



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**September 30, 2016**

**Presented by: Sunstate Association Management Group, Inc.**

10/04/16

**Mango Park Homeowners Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
 As of September 30, 2016

	Sep 30, 16
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	12,278.07
Total Operating Account	12,278.07
Reserve Account	
Cadence MM 8703	13,290.25
Total Reserve Account	13,290.25
Total Checking/Savings	25,568.32
Accounts Receivable	
Accounts Rec / Prepaid Assess	(4,660.00)
Total Accounts Receivable	(4,660.00)
Other Current Assets	
Undeposited Funds	100.00
Total Other Current Assets	100.00
Total Current Assets	21,008.32
<b>TOTAL ASSETS</b>	<b>21,008.32</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	475.00
Total Accounts Payable	475.00
Total Current Liabilities	475.00
Total Liabilities	475.00
Equity	
Reserve	13,290.25
Operating Fund Balance	1,428.49
Retained Earnings	2,132.94
Net Income	3,681.64
Total Equity	20,533.32
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>21,008.32</b>

10/04/16

**Mango Park Homeowners Association, Inc.**  
**Revenue & Expense - Comparison Actual To Budget**  
**September 2016**

	<u>Sep 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Sep 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Maintenance Fees	0.00	0.00	0.00	18,000.00	18,000.00	0.00	24,000.00
Cable TV	0.00	0.00	0.00	21,600.00	19,240.00	2,360.00	19,240.00
Late Fees	(50.00)			525.00			
Reserve Interest Income	2.72			31.80			
<b>Total Income</b>	<u>(47.28)</u>	<u>0.00</u>	<u>(47.28)</u>	<u>40,156.80</u>	<u>37,240.00</u>	<u>2,916.80</u>	<u>43,240.00</u>
<b>Total Income</b>	(47.28)	0.00	(47.28)	40,156.80	37,240.00	2,916.80	43,240.00
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	100.00	(100.00)	2,383.93	900.00	1,483.93	1,200.00
Management	525.00	525.00	0.00	4,725.00	4,725.00	0.00	6,300.00
Office Expense	21.15	50.00	(28.85)	560.31	450.00	110.31	600.00
Professional Services	0.00	66.67	(66.67)	150.00	600.00	(450.00)	800.00
Social	0.00	25.00	(25.00)	0.00	225.00	(225.00)	300.00
State Annual Report	0.00	0.00	0.00	61.25	61.00	0.25	61.00
<b>Total Administration</b>	<u>546.15</u>	<u>766.67</u>	<u>(220.52)</u>	<u>7,880.49</u>	<u>6,961.00</u>	<u>919.49</u>	<u>9,261.00</u>
<b>Grounds</b>							
Annuals / Plants	0.00	83.33	(83.33)	0.00	750.00	(750.00)	1,000.00
Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	1,782.00	375.00	1,407.00	500.00
Grounds Contract	475.00	550.00	(75.00)	4,250.00	4,950.00	(700.00)	6,600.00
Grounds R&M	0.00	23.75	(23.75)	40.00	213.75	(173.75)	285.00
Irrig R&M	0.00	16.67	(16.67)	275.00	150.00	125.00	200.00
Mailbox R&R	0.00	41.67	(41.67)	0.00	375.00	(375.00)	500.00
Water Management	121.00	121.17	(0.17)	1,297.00	1,090.50	206.50	1,454.00
<b>Total Grounds</b>	<u>596.00</u>	<u>878.26</u>	<u>(282.26)</u>	<u>7,644.00</u>	<u>7,904.25</u>	<u>(260.25)</u>	<u>10,539.00</u>
<b>Utilities</b>							
Cable TV Charges	(959.92)	0.00	(959.92)	18,280.57	19,240.00	(959.43)	19,240.00
Electric- Lights	174.99	183.33	(8.34)	1,546.05	1,650.00	(103.95)	2,200.00
Electric - Pump	65.77	100.00	(34.23)	492.25	900.00	(407.75)	1,200.00
<b>Total Utilities</b>	<u>(719.16)</u>	<u>283.33</u>	<u>(1,002.49)</u>	<u>20,318.87</u>	<u>21,790.00</u>	<u>(1,471.13)</u>	<u>22,640.00</u>
<b>Total Expense</b>	<u>422.99</u>	<u>1,928.26</u>	<u>(1,505.27)</u>	<u>35,843.36</u>	<u>36,655.25</u>	<u>(811.89)</u>	<u>42,440.00</u>
<b>Net Ordinary Income</b>	<u>(470.27)</u>	<u>(1,928.26)</u>	<u>1,457.99</u>	<u>4,313.44</u>	<u>584.75</u>	<u>3,728.69</u>	<u>800.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	2.72			31.80			
Transfer to Reserve	0.00	0.00	0.00	600.00	600.00	0.00	800.00
<b>Total Other Expense</b>	<u>2.72</u>	<u>0.00</u>	<u>2.72</u>	<u>631.80</u>	<u>600.00</u>	<u>31.80</u>	<u>800.00</u>
<b>Net Other Income</b>	<u>(2.72)</u>	<u>0.00</u>	<u>(2.72)</u>	<u>(631.80)</u>	<u>(600.00)</u>	<u>(31.80)</u>	<u>(800.00)</u>
<b>Net Income</b>	<u>(472.99)</u>	<u>(1,928.26)</u>	<u>1,455.27</u>	<u>3,681.64</u>	<u>(15.25)</u>	<u>3,696.89</u>	<u>0.00</u>