



MANGO PARK HOA INC
FINANCIAL REPORTS
October 31, 2016

Presented by: Sunstate Association Management Group, Inc.

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of October 31, 2016

	Oct 31, 16
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	11,486.36
Total Operating Account	11,486.36
Reserve Account	
Cadence MM 8703	13,493.08
Total Reserve Account	13,493.08
Total Checking/Savings	24,979.44
Accounts Receivable	
Accounts Rec / Prepaid Assess	(1,305.00)
Total Accounts Receivable	(1,305.00)
Other Current Assets	
Undeposited Funds	100.00
Total Other Current Assets	100.00
Total Current Assets	23,774.44
TOTAL ASSETS	23,774.44
LIABILITIES & EQUITY	
Equity	
Reserve	13,493.08
Operating Fund Balance	1,428.49
Retained Earnings	2,132.94
Net Income	6,719.93
Total Equity	23,774.44
TOTAL LIABILITIES & EQUITY	23,774.44

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

	<u>Oct 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	6,000.00	6,000.00	0.00	24,000.00	24,000.00	0.00	24,000.00
Cable TV	(900.00)	0.00	(900.00)	20,700.00	19,240.00	1,460.00	19,240.00
Late Fees	(25.00)			500.00			
Reserve Interest Income	2.83			34.63			
Total Income	<u>5,077.83</u>	<u>6,000.00</u>	<u>(922.17)</u>	<u>45,234.63</u>	<u>43,240.00</u>	<u>1,994.63</u>	<u>43,240.00</u>
Total Income	5,077.83	6,000.00	(922.17)	45,234.63	43,240.00	1,994.63	43,240.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	100.00	(100.00)	2,383.93	1,000.00	1,383.93	1,200.00
Management	525.00	525.00	0.00	5,250.00	5,250.00	0.00	6,300.00
Office Expense	35.71	50.00	(14.29)	596.02	500.00	96.02	600.00
Professional Services	0.00	66.66	(66.66)	150.00	666.66	(516.66)	800.00
Social	0.00	25.00	(25.00)	0.00	250.00	(250.00)	300.00
State Annual Report	0.00	0.00	0.00	61.25	61.00	0.25	61.00
Total Administration	<u>560.71</u>	<u>766.66</u>	<u>(205.95)</u>	<u>8,441.20</u>	<u>7,727.66</u>	<u>713.54</u>	<u>9,261.00</u>
Grounds							
Annuals / Plants	0.00	83.34	(83.34)	0.00	833.34	(833.34)	1,000.00
Entry Sign/ Wall Maint/ Lights	437.00	41.66	395.34	2,219.00	416.66	1,802.34	500.00
Grounds Contract	475.00	550.00	(75.00)	4,725.00	5,500.00	(775.00)	6,600.00
Grounds R&M	0.00	23.75	(23.75)	40.00	237.50	(197.50)	285.00
Irrig R&M	0.00	16.66	(16.66)	275.00	166.66	108.34	200.00
Mailbox R&R	0.00	41.66	(41.66)	0.00	416.66	(416.66)	500.00
Water Management	121.00	121.16	(0.16)	1,418.00	1,211.66	206.34	1,454.00
Total Grounds	<u>1,033.00</u>	<u>878.23</u>	<u>154.77</u>	<u>8,677.00</u>	<u>8,782.48</u>	<u>(105.48)</u>	<u>10,539.00</u>
Utilities							
Cable TV Charges	0.00	0.00	0.00	18,280.57	19,240.00	(959.43)	19,240.00
Electric- Lights	174.15	183.34	(9.19)	1,720.20	1,833.34	(113.14)	2,200.00
Electric - Pump	68.85	100.00	(31.15)	561.10	1,000.00	(438.90)	1,200.00
Total Utilities	<u>243.00</u>	<u>283.34</u>	<u>(40.34)</u>	<u>20,561.87</u>	<u>22,073.34</u>	<u>(1,511.47)</u>	<u>22,640.00</u>
Total Expense	<u>1,836.71</u>	<u>1,928.23</u>	<u>(91.52)</u>	<u>37,680.07</u>	<u>38,583.48</u>	<u>(903.41)</u>	<u>42,440.00</u>
Net Ordinary Income	<u>3,241.12</u>	<u>4,071.77</u>	<u>(830.65)</u>	<u>7,554.56</u>	<u>4,656.52</u>	<u>2,898.04</u>	<u>800.00</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	2.83			34.63			
Transfer to Reserve	200.00	200.00	0.00	800.00	800.00	0.00	800.00
Total Other Expense	<u>202.83</u>	<u>200.00</u>	<u>2.83</u>	<u>834.63</u>	<u>800.00</u>	<u>34.63</u>	<u>800.00</u>
Net Other Income	<u>(202.83)</u>	<u>(200.00)</u>	<u>(2.83)</u>	<u>(834.63)</u>	<u>(800.00)</u>	<u>(34.63)</u>	<u>(800.00)</u>
Net Income	<u>3,038.29</u>	<u>3,871.77</u>	<u>(833.48)</u>	<u>6,719.93</u>	<u>3,856.52</u>	<u>2,863.41</u>	<u>0.00</u>