



MANGO PARK HOA INC
FINANCIAL REPORTS
November 30, 2016

Presented by: Sunstate Association Management Group, Inc.

12/02/16

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

	Nov 30, 16
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	10,251.53
Total Operating Account	10,251.53
Reserve Account	
Cadence MM 8703	13,495.84
Total Reserve Account	13,495.84
Total Checking/Savings	23,747.37
Accounts Receivable	
Accounts Rec / Prepaid Assess	(1,825.00)
Total Accounts Receivable	(1,825.00)
Total Current Assets	21,922.37
TOTAL ASSETS	21,922.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	106.56
Total Accounts Payable	106.56
Total Current Liabilities	106.56
Total Liabilities	106.56
Equity	
Reserve	13,495.84
Operating Fund Balance	1,428.49
Retained Earnings	2,132.94
Net Income	4,758.54
Total Equity	21,815.81
TOTAL LIABILITIES & EQUITY	21,922.37

12/02/16

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

	<u>Nov 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Maintenance Fees	0.00	0.00	0.00	24,000.00	24,000.00	0.00	24,000.00
Cable TV	0.00	0.00	0.00	20,700.00	19,240.00	1,460.00	19,240.00
Late Fees	0.00			500.00			
Reserve Interest Income	2.76			37.39			
Total Income	<u>2.76</u>	<u>0.00</u>	<u>2.76</u>	<u>45,237.39</u>	<u>43,240.00</u>	<u>1,997.39</u>	<u>43,240.00</u>
Total Income	2.76	0.00	2.76	45,237.39	43,240.00	1,997.39	43,240.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	100.00	(100.00)	2,383.93	1,100.00	1,283.93	1,200.00
Office Expense	525.00	525.00	0.00	5,775.00	5,775.00	0.00	6,300.00
Professional Services	146.99	50.00	96.99	743.01	550.00	193.01	600.00
Social	0.00	66.67	(66.67)	150.00	733.33	(583.33)	800.00
State Annual Report	278.41	25.00	253.41	278.41	275.00	3.41	300.00
	0.00	0.00	0.00	61.25	61.00	0.25	61.00
Total Administration	<u>950.40</u>	<u>766.67</u>	<u>183.73</u>	<u>9,391.60</u>	<u>8,494.33</u>	<u>897.27</u>	<u>9,261.00</u>
Grounds							
Annuals / Plants	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	2,219.00	458.33	1,760.67	500.00
Grounds Contract	475.00	550.00	(75.00)	5,200.00	6,050.00	(850.00)	6,600.00
Grounds R&M	0.00	23.75	(23.75)	40.00	261.25	(221.25)	285.00
Irrig R&M	0.00	16.67	(16.67)	275.00	183.33	91.67	200.00
Mailbox R&R	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
Water Management	121.00	121.17	(0.17)	1,539.00	1,332.83	206.17	1,454.00
Total Grounds	<u>596.00</u>	<u>878.26</u>	<u>(282.26)</u>	<u>9,273.00</u>	<u>9,660.74</u>	<u>(387.74)</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	348.30	183.33	164.97	2,068.50	2,016.67	51.83	2,200.00
Electric - Pump	66.69	100.00	(33.31)	627.79	1,100.00	(472.21)	1,200.00
Total Utilities	<u>414.99</u>	<u>283.33</u>	<u>131.66</u>	<u>20,976.86</u>	<u>22,356.67</u>	<u>(1,379.81)</u>	<u>22,640.00</u>
Total Expense	<u>1,961.39</u>	<u>1,928.26</u>	<u>33.13</u>	<u>39,641.46</u>	<u>40,511.74</u>	<u>(870.28)</u>	<u>42,440.00</u>
Net Ordinary Income	<u>(1,958.63)</u>	<u>(1,928.26)</u>	<u>(30.37)</u>	<u>5,595.93</u>	<u>2,728.26</u>	<u>2,867.67</u>	<u>800.00</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	2.76			37.39			
Transfer to Reserve	0.00	0.00	0.00	800.00	800.00	0.00	800.00
Total Other Expense	<u>2.76</u>	<u>0.00</u>	<u>2.76</u>	<u>837.39</u>	<u>800.00</u>	<u>37.39</u>	<u>800.00</u>
Net Other Income	<u>(2.76)</u>	<u>0.00</u>	<u>(2.76)</u>	<u>(837.39)</u>	<u>(800.00)</u>	<u>(37.39)</u>	<u>(800.00)</u>
Net Income	<u>(1,961.39)</u>	<u>(1,928.26)</u>	<u>(33.13)</u>	<u>4,758.54</u>	<u>1,928.26</u>	<u>2,830.28</u>	<u>0.00</u>