



MANGO PARK HOA INC
FINANCIAL REPORTS
June 30, 2016

Presented by: Sunstate Association Management Group, Inc.

07/05/16

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

	<u>Jun 30, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	12,010.06
Total Operating Account	12,010.06
Reserve Account	
Cadence MM 8703	14,818.55
Total Reserve Account	14,818.55
Total Checking/Savings	26,828.61
Accounts Receivable	
Accounts Rec / Prepaid Assess	(8,840.00)
Total Accounts Receivable	(8,840.00)
Total Current Assets	17,988.61
TOTAL ASSETS	<u>17,988.61</u>
LIABILITIES & EQUITY	
Equity	
Reserve	14,818.55
Operating Fund Balance	1,428.49
Retained Earnings	2,132.94
Net Income	(391.37)
Total Equity	17,988.61
TOTAL LIABILITIES & EQUITY	<u>17,988.61</u>

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

	<u>Jun 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	0.00	0.00	0.00	12,000.00	12,000.00	0.00	24,000.00
Cable TV	0.00	0.00	0.00	14,400.00	12,826.66	1,573.34	19,240.00
Late Fees	0.00			350.00			
Reserve Interest Income	3.04			23.10			
Total Income	<u>3.04</u>	<u>0.00</u>	<u>3.04</u>	<u>26,773.10</u>	<u>24,826.66</u>	<u>1,946.44</u>	<u>43,240.00</u>
Total Income	3.04	0.00	3.04	26,773.10	24,826.66	1,946.44	43,240.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	1,226.00	100.00	1,126.00	1,226.00	600.00	626.00	1,200.00
Management	525.00	525.00	0.00	3,150.00	3,150.00	0.00	6,300.00
Office Expense	20.65	50.00	(29.35)	501.09	300.00	201.09	600.00
Professional Services	0.00	66.67	(66.67)	150.00	400.00	(250.00)	800.00
Social	0.00	25.00	(25.00)	0.00	150.00	(150.00)	300.00
State Annual Report	0.00	0.00	0.00	61.25	61.00	0.25	61.00
Total Administration	<u>1,771.65</u>	<u>766.67</u>	<u>1,004.98</u>	<u>5,088.34</u>	<u>4,661.00</u>	<u>427.34</u>	<u>9,261.00</u>
Grounds							
Annuals / Plants	0.00	83.33	(83.33)	0.00	500.00	(500.00)	1,000.00
Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	1,782.00	250.00	1,532.00	500.00
Grounds Contract	425.00	550.00	(125.00)	2,925.00	3,300.00	(375.00)	6,600.00
Grounds R&M	0.00	23.75	(23.75)	0.00	142.50	(142.50)	285.00
Irrig R&M	0.00	16.67	(16.67)	275.00	100.00	175.00	200.00
Mailbox R&R	0.00	41.67	(41.67)	0.00	250.00	(250.00)	500.00
Water Management	121.00	121.17	(0.17)	934.00	727.00	207.00	1,454.00
Total Grounds	<u>546.00</u>	<u>878.26</u>	<u>(332.26)</u>	<u>5,916.00</u>	<u>5,269.50</u>	<u>646.50</u>	<u>10,539.00</u>
Utilities							
Cable TV Charges	2,405.06	2,405.00	0.06	14,430.37	14,430.00	0.37	19,240.00
Electric- Lights	174.68	183.33	(8.65)	1,029.46	1,100.00	(70.54)	2,200.00
Electric - Pump	57.67	100.00	(42.33)	277.20	600.00	(322.80)	1,200.00
Total Utilities	<u>2,637.41</u>	<u>2,688.33</u>	<u>(50.92)</u>	<u>15,737.03</u>	<u>16,130.00</u>	<u>(392.97)</u>	<u>22,640.00</u>
Total Expense	<u>4,955.06</u>	<u>4,333.26</u>	<u>621.80</u>	<u>26,741.37</u>	<u>26,060.50</u>	<u>680.87</u>	<u>42,440.00</u>
Net Ordinary Income	(4,952.02)	(4,333.26)	(618.76)	31.73	(1,233.84)	1,265.57	800.00

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

	<u>Jun 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	3.04			23.10			
Transfer to Reserve	0.00	0.00	0.00	400.00	400.00	0.00	800.00
Total Other Expense	<u>3.04</u>	<u>0.00</u>	<u>3.04</u>	<u>423.10</u>	<u>400.00</u>	<u>23.10</u>	<u>800.00</u>
Net Other Income	<u>(3.04)</u>	<u>0.00</u>	<u>(3.04)</u>	<u>(423.10)</u>	<u>(400.00)</u>	<u>(23.10)</u>	<u>(800.00)</u>
Net Income	<u>(4,955.06)</u>	<u>(4,333.26)</u>	<u>(621.80)</u>	<u>(391.37)</u>	<u>(1,633.84)</u>	<u>1,242.47</u>	<u>0.00</u>