



**MANGO PARK HOA INC
YEAR-END FINANCIAL REPORTS
FISCAL YEAR 2016**

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Presented by: Sunstate Association Management Group, Inc.

01/11/17

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

	Dec 31, 16
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	12,132.66
Total Operating Account	12,132.66
Reserve Account	
Cadence MM 8703	13,498.70
Total Reserve Account	13,498.70
Total Checking/Savings	25,631.36
Accounts Receivable	
Accounts Rec / Prepaid Assess	(5,395.00)
Total Accounts Receivable	(5,395.00)
Other Current Assets	
Undeposited Funds	200.00
Total Other Current Assets	200.00
Total Current Assets	20,436.36
TOTAL ASSETS	20,436.36
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	13,498.70
Operating Fund Balance	1,428.49
Retained Earnings	2,132.94
Net Income	3,269.67
Total Equity	20,329.80
TOTAL LIABILITIES & EQUITY	20,436.36

Mango Park Homeowners Association, Inc.
Statement of Revenues & Expenses
December 2016

01/11/17

	Dec 16	Jan - Dec 16
Ordinary Income/Expense		
Income		
Income		
Maintenance Fees	0.00	24,000.00
Cable TV	0.00	20,700.00
Late Fees	0.00	500.00
Reserve Interest Income	2.86	40.25
Total Income	2.86	45,240.25
Total Income	2.86	45,240.25
Expense		
Administration		
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	2,383.93
Management	525.00	6,300.00
Office Expense	124.87	867.88
Professional Services	0.00	150.00
Social	0.00	278.41
State Annual Report	0.00	61.25
Total Administration	649.87	10,041.47
Grounds		
Entry Sign/ Wall Maint/ Lights	0.00	2,219.00
Grounds Contract	475.00	5,675.00
Grounds R&M	0.00	40.00
Irrig R&M	0.00	275.00
Water Management	121.00	1,660.00
Total Grounds	596.00	9,869.00
Utilities		
Cable TV Charges	0.00	18,280.57
Electric- Lights	174.15	2,242.65
Electric - Pump	68.85	696.64
Total Utilities	243.00	21,219.86
Total Expense	1,488.87	41,130.33
Net Ordinary Income	(1,486.01)	4,109.92
Other Income/Expense		
Other Expense		
Reserve Interest Transfer	2.86	40.25
Transfer to Reserve	0.00	800.00
Total Other Expense	2.86	840.25
Net Other Income	(2.86)	(840.25)
Net Income	(1,488.87)	3,269.67

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

	<u>Dec 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 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	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	2.86			40.25			
Total Income	<u>2.86</u>	<u>0.00</u>	<u>2.86</u>	<u>45,240.25</u>	<u>43,240.00</u>	<u>2,000.25</u>	<u>43,240.00</u>
Total Income	2.86	0.00	2.86	45,240.25	43,240.00	2,000.25	43,240.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	100.00	(100.00)	2,383.93	1,200.00	1,183.93	1,200.00
Management	525.00	525.00	0.00	6,300.00	6,300.00	0.00	6,300.00
Office Expense	124.87	50.00	74.87	867.88	600.00	267.88	600.00
Professional Services	0.00	66.67	(66.67)	150.00	800.00	(650.00)	800.00
Social	0.00	25.00	(25.00)	278.41	300.00	(21.59)	300.00
State Annual Report	0.00	0.00	0.00	61.25	61.00	0.25	61.00
Total Administration	<u>649.87</u>	<u>766.67</u>	<u>(116.80)</u>	<u>10,041.47</u>	<u>9,261.00</u>	<u>780.47</u>	<u>9,261.00</u>
Grounds							
Annuals / Plants	0.00	83.33	(83.33)	0.00	1,000.00	(1,000.00)	1,000.00
Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	2,219.00	500.00	1,719.00	500.00
Grounds Contract	475.00	550.00	(75.00)	5,675.00	6,600.00	(925.00)	6,600.00
Grounds R&M	0.00	23.75	(23.75)	40.00	285.00	(245.00)	285.00
Irrig R&M	0.00	16.67	(16.67)	275.00	200.00	75.00	200.00
Mailbox R&R	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
Water Management	121.00	121.17	(0.17)	1,660.00	1,454.00	206.00	1,454.00
Total Grounds	<u>596.00</u>	<u>878.26</u>	<u>(282.26)</u>	<u>9,869.00</u>	<u>10,539.00</u>	<u>(670.00)</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	183.33	(9.18)	2,242.65	2,200.00	42.65	2,200.00
Electric - Pump	68.85	100.00	(31.15)	696.64	1,200.00	(503.36)	1,200.00
Total Utilities	<u>243.00</u>	<u>283.33</u>	<u>(40.33)</u>	<u>21,219.86</u>	<u>22,640.00</u>	<u>(1,420.14)</u>	<u>22,640.00</u>
Total Expense	<u>1,488.87</u>	<u>1,928.26</u>	<u>(439.39)</u>	<u>41,130.33</u>	<u>42,440.00</u>	<u>(1,309.67)</u>	<u>42,440.00</u>
Net Ordinary Income	(1,486.01)	(1,928.26)	442.25	4,109.92	800.00	3,309.92	800.00

01/11/17

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

December 2016

	<u>Dec 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	2.86			40.25			
Transfer to Reserve	0.00	0.00	0.00	800.00	800.00	0.00	800.00
Total Other Expense	<u>2.86</u>	<u>0.00</u>	<u>2.86</u>	<u>840.25</u>	<u>800.00</u>	<u>40.25</u>	<u>800.00</u>
Net Other Income	<u>(2.86)</u>	<u>0.00</u>	<u>(2.86)</u>	<u>(840.25)</u>	<u>(800.00)</u>	<u>(40.25)</u>	<u>(800.00)</u>
Net Income	<u><u>(1,488.87)</u></u>	<u><u>(1,928.26)</u></u>	<u><u>439.39</u></u>	<u><u>3,269.67</u></u>	<u><u>0.00</u></u>	<u><u>3,269.67</u></u>	<u><u>0.00</u></u>

MANGO PARK HOA INC
Reserve Balances
As of December 31, 2016

Reserve - Beginning of Year Balance	\$ 21,713.70
2016 Contributions	\$ 800.00
2016 Expenditures	\$ (9,055.25)
2016 Interest Income	<u>\$ 40.25</u>
Reserve - Month End Balance	<u><u>\$13,498.70</u></u>

Expenses

3/15/16 - \$3,500.00 - M&E Landscape for Front Entrance Renovation Project
4/16/16 - \$3,818.25 - M&E Landscape for Front Entrance Renovation Project
6/1/16 - \$1,737.00 - M&E Landscape for Front Entrance Renovation Project