



MANGO PARK HOA INC
FINANCIAL REPORTS
October 30, 2015

Presented by: Sunstate Association Management Group, Inc.

11/12/15

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of October 31, 2015

	<u>Oct 31, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	9,406.49
Total Operating Account	9,406.49
Reserve Account	
Cadence 8703	21,704.63
Total Reserve Account	21,704.63
Total Checking/Savings	31,111.12
Accounts Receivable	
Accounts Rec / Prepaid Assess	2,187.77
Total Accounts Receivable	2,187.77
Total Current Assets	33,298.89
TOTAL ASSETS	<u>33,298.89</u>
LIABILITIES & EQUITY	
Equity	
Reserve	21,704.63
Operating Fund Balance	1,428.49
Retained Earnings	146.21
Net Income	10,019.56
Total Equity	33,298.89
TOTAL LIABILITIES & EQUITY	<u>33,298.89</u>

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Mango Park Homeowners Association, Inc.
Revenue & Expense - Comparison Actual To Budget
October 2015

	<u>Oct 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 15</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Income							
Late Fees	0.00	0.00	0.00	775.23	0.00	775.23	0.00
Maintenance Fees	6,000.00	6,000.00	0.00	24,000.00	24,000.00	0.00	24,000.00
Cable TV	7,200.00	7,200.00	0.00	28,800.00	28,800.00	0.00	28,800.00
Carryover from 2013	0.00	0.00	0.00	0.71	0.00	0.71	0.00
Reserve Interest Income	4.61	0.00	4.61	43.65	0.00	43.65	0.00
Total Income	<u>13,204.61</u>	<u>13,200.00</u>	<u>4.61</u>	<u>53,619.59</u>	<u>52,800.00</u>	<u>819.59</u>	<u>52,800.00</u>
Total Income	13,204.61	13,200.00	4.61	53,619.59	52,800.00	819.59	52,800.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	212.17	(212.17)	2,257.93	2,121.66	136.27	2,546.00
Management	500.00	500.00	0.00	5,000.00	5,000.00	0.00	6,000.00
Office Expense	21.26	50.00	(28.74)	539.23	400.00	139.23	500.00
Professional Services	0.00	83.33	(83.33)	150.00	833.34	(683.34)	1,000.00
Social	0.00	29.17	(29.17)	70.98	291.67	(220.69)	350.00
State Annual Report	0.00	0.00	0.00	61.25	61.00	0.25	61.00
Total Administration	<u>521.26</u>	<u>874.67</u>	<u>(353.41)</u>	<u>8,079.39</u>	<u>8,707.67</u>	<u>(628.28)</u>	<u>10,457.00</u>
Grounds							
Annuals / Plants	0.00	50.00	(50.00)	388.00	500.00	(112.00)	600.00
Entry Sign/ Wall Maint/ Lights	0.00			96.08			
Grounds Contract	550.00	550.00	0.00	5,500.00	5,500.00	0.00	6,600.00
Grounds R&M	0.00	13.58	(13.58)	214.64	135.84	78.80	163.00
Irrig R&M	275.00	20.00	255.00	350.00	170.00	180.00	200.00
Mailbox R&R	0.00	50.00	(50.00)	238.00	500.00	(262.00)	600.00
Water Management	121.00	121.00	0.00	1,210.00	1,210.00	0.00	1,452.00
Total Grounds	<u>946.00</u>	<u>804.58</u>	<u>141.42</u>	<u>7,996.72</u>	<u>8,015.84</u>	<u>(19.12)</u>	<u>9,615.00</u>
Utilities							
Cable TV Charges	2,361.67	2,400.00	(38.33)	23,877.66	24,000.00	(122.34)	28,800.00
Electric- Lights	170.78	161.00	9.78	1,678.52	1,610.00	68.52	1,932.00
Electric - Pump	64.08	70.00	(5.92)	769.09	700.00	69.09	840.00
Total Utilities	<u>2,596.53</u>	<u>2,631.00</u>	<u>(34.47)</u>	<u>26,325.27</u>	<u>26,310.00</u>	<u>15.27</u>	<u>31,572.00</u>
Total Expense	<u>4,063.79</u>	<u>4,310.25</u>	<u>(246.46)</u>	<u>42,401.38</u>	<u>43,033.51</u>	<u>(632.13)</u>	<u>51,644.00</u>
Net Ordinary Income	9,140.82	8,889.75	251.07	11,218.21	9,766.49	1,451.72	1,156.00

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Mango Park Homeowners Association, Inc. Revenue & Expense - Comparison Actual To Budget October 2015

	<u>Oct 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 15</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	4.61			43.65			
Transfer to Reserve	288.75	288.75	0.00	1,155.00	1,155.00	0.00	1,155.00
Total Other Expense	293.36	288.75	4.61	1,198.65	1,155.00	43.65	1,155.00
Net Other Income	(293.36)	(288.75)	(4.61)	(1,198.65)	(1,155.00)	(43.65)	(1,155.00)
Net Income	<u>8,847.46</u>	<u>8,601.00</u>	<u>246.46</u>	<u>10,019.56</u>	<u>8,611.49</u>	<u>1,408.07</u>	<u>1.00</u>