



MANGO PARK HOA INC
FINANCIAL REPORTS
November 30, 2015

Presented by: Sunstate Association Management Group, Inc.

12/09/15

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of November 30, 2015

	<u>Nov 30, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	7,131.55
Total Operating Account	7,131.55
Reserve Account	
Cadence 8703	21,709.09
Total Reserve Account	21,709.09
Total Checking/Savings	28,840.64
Accounts Receivable	
Accounts Rec / Prepaid Assess	1,232.77
Total Accounts Receivable	1,232.77
Total Current Assets	30,073.41
TOTAL ASSETS	<u>30,073.41</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	150.00
Total Accounts Payable	150.00
Total Current Liabilities	150.00
Total Liabilities	150.00
Equity	
Reserve	21,709.09
Operating Fund Balance	1,428.49
Retained Earnings	146.21
Net Income	6,639.62
Total Equity	29,923.41
TOTAL LIABILITIES & EQUITY	<u>30,073.41</u>

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

	<u>Nov 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 15</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Income							
Late Fees	200.00	0.00	200.00	975.23	0.00	975.23	0.00
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	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	4.46	0.00	4.46	48.11	0.00	48.11	0.00
Total Income	<u>204.46</u>	<u>0.00</u>	<u>204.46</u>	<u>53,824.05</u>	<u>52,800.00</u>	<u>1,024.05</u>	<u>52,800.00</u>
Total Income	204.46	0.00	204.46	53,824.05	52,800.00	1,024.05	52,800.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	212.17	(212.17)	2,257.93	2,333.83	(75.90)	2,546.00
Management	500.00	500.00	0.00	5,500.00	5,500.00	0.00	6,000.00
Office Expense	39.95	50.00	(10.05)	579.18	450.00	129.18	500.00
Professional Services	0.00	83.33	(83.33)	150.00	916.67	(766.67)	1,000.00
Social	150.00	29.17	120.83	220.98	320.84	(99.86)	350.00
State Annual Report	0.00	0.00	0.00	61.25	61.00	0.25	61.00
Total Administration	<u>689.95</u>	<u>874.67</u>	<u>(184.72)</u>	<u>8,769.34</u>	<u>9,582.34</u>	<u>(813.00)</u>	<u>10,457.00</u>
Grounds							
Annuals / Plants	0.00	50.00	(50.00)	388.00	550.00	(162.00)	600.00
Entry Sign/ Wall Maint/ Lights	0.00			96.08			
Grounds Contract	0.00	550.00	(550.00)	5,500.00	6,050.00	(550.00)	6,600.00
Grounds R&M	0.00	13.58	(13.58)	214.64	149.42	65.22	163.00
Irrig R&M	0.00	15.00	(15.00)	350.00	185.00	165.00	200.00
Mailbox R&R	0.00	50.00	(50.00)	238.00	550.00	(312.00)	600.00
Water Management	121.00	121.00	0.00	1,331.00	1,331.00	0.00	1,452.00
Total Grounds	<u>121.00</u>	<u>799.58</u>	<u>(678.58)</u>	<u>8,117.72</u>	<u>8,815.42</u>	<u>(697.70)</u>	<u>9,615.00</u>
Utilities							
Cable TV Charges	2,361.67	2,400.00	(38.33)	26,239.33	26,400.00	(160.67)	28,800.00
Electric- Lights	341.56	161.00	180.56	2,020.08	1,771.00	249.08	1,932.00
Electric - Pump	65.76	70.00	(4.24)	834.85	770.00	64.85	840.00
Total Utilities	<u>2,768.99</u>	<u>2,631.00</u>	<u>137.99</u>	<u>29,094.26</u>	<u>28,941.00</u>	<u>153.26</u>	<u>31,572.00</u>
Total Expense	<u>3,579.94</u>	<u>4,305.25</u>	<u>(725.31)</u>	<u>45,981.32</u>	<u>47,338.76</u>	<u>(1,357.44)</u>	<u>51,644.00</u>
Net Ordinary Income	<u>(3,375.48)</u>	<u>(4,305.25)</u>	<u>929.77</u>	<u>7,842.73</u>	<u>5,461.24</u>	<u>2,381.49</u>	<u>1,156.00</u>

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

	<u>Nov 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 15</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	4.46			48.11			
Transfer to Reserve	0.00	0.00	0.00	1,155.00	1,155.00	0.00	1,155.00
Total Other Expense	4.46	0.00	4.46	1,203.11	1,155.00	48.11	1,155.00
Net Other Income	(4.46)	0.00	(4.46)	(1,203.11)	(1,155.00)	(48.11)	(1,155.00)
Net Income	<u>(3,379.94)</u>	<u>(4,305.25)</u>	<u>925.31</u>	<u>6,639.62</u>	<u>4,306.24</u>	<u>2,333.38</u>	<u>1.00</u>