



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**December 31, 2015**

**Presented by: Sunstate Association Management Group, Inc.**

01/14/16

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

	<u>Dec 31, 15</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	11,223.66
Total Operating Account	11,223.66
Reserve Account	
Cadence 8703	21,713.70
Total Reserve Account	21,713.70
Total Checking/Savings	32,937.36
Accounts Receivable	
Accounts Rec / Prepaid Assess	(7,662.23)
Total Accounts Receivable	(7,662.23)
Total Current Assets	25,275.13
<b>TOTAL ASSETS</b>	<b><u>25,275.13</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Reserve	21,713.70
Operating Fund Balance	1,428.49
Retained Earnings	146.21
Net Income	1,986.73
Total Equity	25,275.13
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>25,275.13</u></b>

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

	Dec 15	Budget	\$ Over Budget	Jan - Dec 15	YTD Budget	\$ Over Budget	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Late Fees	0.00	0.00	0.00	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	4.61	0.00	4.61	52.72	0.00	52.72	0.00
<b>Total Income</b>	<b>4.61</b>	<b>0.00</b>	<b>4.61</b>	<b>53,828.66</b>	<b>52,800.00</b>	<b>1,028.66</b>	<b>52,800.00</b>
<b>Total Income</b>	<b>4.61</b>	<b>0.00</b>	<b>4.61</b>	<b>53,828.66</b>	<b>52,800.00</b>	<b>1,028.66</b>	<b>52,800.00</b>
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	212.17	(212.17)	2,257.93	2,546.00	(288.07)	2,546.00
Management	500.00	500.00	0.00	6,000.00	6,000.00	0.00	6,000.00
Office Expense	208.39	50.00	158.39	787.57	500.00	287.57	500.00
Professional Services	0.00	83.33	(83.33)	150.00	1,000.00	(850.00)	1,000.00
Social	149.81	29.16	120.65	370.79	350.00	20.79	350.00
State Annual Report	0.00	0.00	0.00	61.25	61.00	0.25	61.00
<b>Total Administration</b>	<b>858.20</b>	<b>874.66</b>	<b>(16.46)</b>	<b>9,627.54</b>	<b>10,457.00</b>	<b>(829.46)</b>	<b>10,457.00</b>
<b>Grounds</b>							
Annuals / Plants	0.00	50.00	(50.00)	388.00	600.00	(212.00)	600.00
Entry Sign/ Wall Maint/ Lights	145.00			241.08			
Grounds Contract	1,100.00	550.00	550.00	6,600.00	6,600.00	0.00	6,600.00
Grounds R&M	0.00	13.58	(13.58)	214.64	163.00	51.64	163.00
Irrig R&M	0.00	15.00	(15.00)	350.00	200.00	150.00	200.00
Mailbox R&R	0.00	50.00	(50.00)	238.00	600.00	(362.00)	600.00
Water Management	121.00	121.00	0.00	1,452.00	1,452.00	0.00	1,452.00
<b>Total Grounds</b>	<b>1,366.00</b>	<b>799.58</b>	<b>566.42</b>	<b>9,483.72</b>	<b>9,615.00</b>	<b>(131.28)</b>	<b>9,615.00</b>
<b>Utilities</b>							
Cable TV Charges	2,361.67	2,400.00	(38.33)	28,601.00	28,800.00	(199.00)	28,800.00
Electric- Lights	170.78	161.00	9.78	2,020.08	1,932.00	88.08	1,932.00
Electric - Pump	67.02	70.00	(2.98)	901.87	840.00	61.87	840.00
<b>Total Utilities</b>	<b>2,599.47</b>	<b>2,631.00</b>	<b>(31.53)</b>	<b>31,522.95</b>	<b>31,572.00</b>	<b>(49.05)</b>	<b>31,572.00</b>
<b>Total Expense</b>	<b>4,823.67</b>	<b>4,305.24</b>	<b>518.43</b>	<b>50,634.21</b>	<b>51,644.00</b>	<b>(1,009.79)</b>	<b>51,644.00</b>
<b>Net Ordinary Income</b>	<b>(4,819.06)</b>	<b>(4,305.24)</b>	<b>(513.82)</b>	<b>3,194.45</b>	<b>1,156.00</b>	<b>2,038.45</b>	<b>1,156.00</b>

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

	<u>Dec 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 15</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	4.61			52.72			
Transfer to Reserve	0.00	0.00	0.00	1,155.00	1,155.00	0.00	1,155.00
<b>Total Other Expense</b>	<u>4.61</u>	<u>0.00</u>	<u>4.61</u>	<u>1,207.72</u>	<u>1,155.00</u>	<u>52.72</u>	<u>1,155.00</u>
<b>Net Other Income</b>	<u>(4.61)</u>	<u>0.00</u>	<u>(4.61)</u>	<u>(1,207.72)</u>	<u>(1,155.00)</u>	<u>(52.72)</u>	<u>(1,155.00)</u>
<b>Net Income</b>	<u><b>(4,823.67)</b></u>	<u><b>(4,305.24)</b></u>	<u><b>(518.43)</b></u>	<u><b>1,986.73</b></u>	<u><b>1.00</b></u>	<u><b>1,985.73</b></u>	<u><b>1.00</b></u>