



MANGO PARK HOA INC
FINANCIAL REPORTS
January 31, 2016

Presented by: Sunstate Association Management Group, Inc.

02/11/16

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

	<u>Jan 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	13,946.35
Total Operating Account	<u>13,946.35</u>
Reserve Account	
Cadence 8703	21,918.30
Total Reserve Account	<u>21,918.30</u>
Total Checking/Savings	35,864.65
Accounts Receivable	
Accounts Rec / Prepaid Assess	(85.00)
Total Accounts Receivable	<u>(85.00)</u>
Other Current Assets	
Undeposited Funds	(660.00)
Total Other Current Assets	<u>(660.00)</u>
Total Current Assets	<u>35,119.65</u>
TOTAL ASSETS	<u>35,119.65</u>
LIABILITIES & EQUITY	
Equity	
Reserve	21,918.30
Operating Fund Balance	1,428.49
Retained Earnings	2,132.94
Net Income	9,639.92
Total Equity	<u>35,119.65</u>
TOTAL LIABILITIES & EQUITY	<u>35,119.65</u>

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

	<u>Jan 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	6,000.00	6,000.00	0.00	6,000.00	6,000.00	0.00	24,000.00
Cable TV	7,200.00	6,413.33	786.67	7,200.00	6,413.33	786.67	19,240.00
Reserve Interest Income	4.60			4.60			
Total Income	<u>13,204.60</u>	<u>12,413.33</u>	<u>791.27</u>	<u>13,204.60</u>	<u>12,413.33</u>	<u>791.27</u>	<u>43,240.00</u>
Total Income	13,204.60	12,413.33	791.27	13,204.60	12,413.33	791.27	43,240.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
Management	525.00	525.00	0.00	525.00	525.00	0.00	6,300.00
Office Expense	114.79	50.00	64.79	114.79	50.00	64.79	600.00
Professional Services	0.00	66.66	(66.66)	0.00	66.66	(66.66)	800.00
Social	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
State Annual Report	0.00	0.00	0.00	0.00	0.00	0.00	61.00
Total Administration	<u>639.79</u>	<u>766.66</u>	<u>(126.87)</u>	<u>639.79</u>	<u>766.66</u>	<u>(126.87)</u>	<u>9,261.00</u>
Grounds							
Annuals / Plants	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
Entry Sign/ Wall Maint/ Lights	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00
Grounds Contract	0.00	550.00	(550.00)	0.00	550.00	(550.00)	6,600.00
Grounds R&M	0.00	23.75	(23.75)	0.00	23.75	(23.75)	285.00
Irrig R&M	0.00	16.66	(16.66)	0.00	16.66	(16.66)	200.00
Mailbox R&R	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00
Water Management	121.00	121.16	(0.16)	121.00	121.16	(0.16)	1,454.00
Total Grounds	<u>121.00</u>	<u>878.23</u>	<u>(757.23)</u>	<u>121.00</u>	<u>878.23</u>	<u>(757.23)</u>	<u>10,539.00</u>
Utilities							
Cable TV Charges	2,361.67	1,603.34	758.33	2,361.67	1,603.34	758.33	19,240.00
Electric- Lights	170.78	183.34	(12.56)	170.78	183.34	(12.56)	2,200.00
Electric - Pump	66.84	100.00	(33.16)	66.84	100.00	(33.16)	1,200.00
Total Utilities	<u>2,599.29</u>	<u>1,886.68</u>	<u>712.61</u>	<u>2,599.29</u>	<u>1,886.68</u>	<u>712.61</u>	<u>22,640.00</u>
Total Expense	<u>3,360.08</u>	<u>3,531.57</u>	<u>(171.49)</u>	<u>3,360.08</u>	<u>3,531.57</u>	<u>(171.49)</u>	<u>42,440.00</u>
Net Ordinary Income	9,844.52	8,881.76	962.76	9,844.52	8,881.76	962.76	800.00

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

	<u>Jan 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	4.60			4.60			
Transfer to Reserve	200.00	200.00	0.00	200.00	200.00	0.00	800.00
Total Other Expense	<u>204.60</u>	<u>200.00</u>	<u>4.60</u>	<u>204.60</u>	<u>200.00</u>	<u>4.60</u>	<u>800.00</u>
Net Other Income	<u>(204.60)</u>	<u>(200.00)</u>	<u>(4.60)</u>	<u>(204.60)</u>	<u>(200.00)</u>	<u>(4.60)</u>	<u>(800.00)</u>
Net Income	<u><u>9,639.92</u></u>	<u><u>8,681.76</u></u>	<u><u>958.16</u></u>	<u><u>9,639.92</u></u>	<u><u>8,681.76</u></u>	<u><u>958.16</u></u>	<u><u>0.00</u></u>