



MANGO PARK HOA INC
FINANCIAL REPORTS
February 29, 2016

Presented by: Sunstate Association Management Group, Inc.

03/10/16

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of February 29, 2016

	<u>Feb 29, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	9,969.51
Total Operating Account	9,969.51
Reserve Account	
Cadence 8703	21,922.64
Total Reserve Account	21,922.64
Total Checking/Savings	31,892.15
Accounts Receivable	
Accounts Rec / Prepaid Assess	(1,060.00)
Total Accounts Receivable	(1,060.00)
Total Current Assets	30,832.15
TOTAL ASSETS	<u>30,832.15</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	550.00
Total Accounts Payable	550.00
Total Current Liabilities	550.00
Total Liabilities	550.00
Equity	
Reserve	21,922.64
Operating Fund Balance	1,428.49
Retained Earnings	2,132.94
Net Income	4,798.08
Total Equity	30,282.15
TOTAL LIABILITIES & EQUITY	<u>30,832.15</u>

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

	<u>Feb 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
Income							
Late Fees	150.00			150.00			
Maintenance Fees	0.00	0.00	0.00	6,000.00	6,000.00	0.00	24,000.00
Cable TV	0.00	0.00	0.00	7,200.00	6,413.33	786.67	19,240.00
Reserve Interest Income	4.34			8.94			
Total Income	<u>154.34</u>	<u>0.00</u>	<u>154.34</u>	<u>13,358.94</u>	<u>12,413.33</u>	<u>945.61</u>	<u>43,240.00</u>
Total Income	154.34	0.00	154.34	13,358.94	12,413.33	945.61	43,240.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00
Management	525.00	525.00	0.00	1,050.00	1,050.00	0.00	6,300.00
Office Expense	299.62	50.00	249.62	414.41	100.00	314.41	600.00
Professional Services	0.00	66.67	(66.67)	0.00	133.33	(133.33)	800.00
Social	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
State Annual Report	0.00	61.00	(61.00)	0.00	61.00	(61.00)	61.00
Total Administration	<u>824.62</u>	<u>827.67</u>	<u>(3.05)</u>	<u>1,464.41</u>	<u>1,594.33</u>	<u>(129.92)</u>	<u>9,261.00</u>
Grounds							
Annuals / Plants	0.00	83.33	(83.33)	0.00	166.67	(166.67)	1,000.00
Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	0.00	83.33	(83.33)	500.00
Grounds Contract	550.00	550.00	0.00	1,100.00	1,100.00	0.00	6,600.00
Grounds R&M	0.00	23.75	(23.75)	0.00	47.50	(47.50)	285.00
Irrig R&M	0.00	16.67	(16.67)	275.00	33.33	241.67	200.00
Mailbox R&R	0.00	41.67	(41.67)	0.00	83.33	(83.33)	500.00
Water Management	121.00	121.17	(0.17)	242.00	242.33	(0.33)	1,454.00
Total Grounds	<u>671.00</u>	<u>878.26</u>	<u>(207.26)</u>	<u>1,617.00</u>	<u>1,756.49</u>	<u>(139.49)</u>	<u>10,539.00</u>
Utilities							
Cable TV Charges	2,448.46	2,405.00	43.46	4,810.13	4,810.00	0.13	19,240.00
Electric- Lights	169.43	183.33	(13.90)	340.21	366.67	(26.46)	2,200.00
Electric - Pump	53.33	100.00	(46.67)	120.17	200.00	(79.83)	1,200.00
Total Utilities	<u>2,671.22</u>	<u>2,688.33</u>	<u>(17.11)</u>	<u>5,270.51</u>	<u>5,376.67</u>	<u>(106.16)</u>	<u>22,640.00</u>
Total Expense	<u>4,166.84</u>	<u>4,394.26</u>	<u>(227.42)</u>	<u>8,351.92</u>	<u>8,727.49</u>	<u>(375.57)</u>	<u>42,440.00</u>
Net Ordinary Income	(4,012.50)	(4,394.26)	381.76	5,007.02	3,685.84	1,321.18	800.00

03/10/16

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

February 2016

	<u>Feb 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	4.34			8.94			
Transfer to Reserve	0.00	0.00	0.00	200.00	200.00	0.00	800.00
Total Other Expense	4.34	0.00	4.34	208.94	200.00	8.94	800.00
Net Other Income	(4.34)	0.00	(4.34)	(208.94)	(200.00)	(8.94)	(800.00)
Net Income	<u>(4,016.84)</u>	<u>(4,394.26)</u>	<u>377.42</u>	<u>4,798.08</u>	<u>3,485.84</u>	<u>1,312.24</u>	<u>0.00</u>