



MANGO PARK HOA INC
FINANCIAL REPORTS
March 31, 2016

Presented by: Sunstate Association Management Group, Inc.

04/07/16

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

| | Mar 31, 16 |
|---------------------------------------|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating Account | |
| Cadence Operating 9396 | 6,394.86 |
| Total Operating Account | 6,394.86 |
| Reserve Account | |
| Cadence 8703 | 18,426.88 |
| Total Reserve Account | 18,426.88 |
| Total Checking/Savings | 24,821.74 |
| Accounts Receivable | |
| Accounts Rec / Prepaid Assess | (2,815.00) |
| Total Accounts Receivable | (2,815.00) |
| Other Current Assets | |
| Undeposited Funds | 880.00 |
| Total Other Current Assets | 880.00 |
| Total Current Assets | 22,886.74 |
| TOTAL ASSETS | 22,886.74 |
| 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 | 18,426.88 |
| Operating Fund Balance | 1,428.49 |
| Retained Earnings | 2,132.94 |
| Net Income | 748.43 |
| Total Equity | 22,736.74 |
| TOTAL LIABILITIES & EQUITY | 22,886.74 |

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

04/07/16

| | <u>Mar 16</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>Jan - Mar 16</u> | <u>YTD Budget</u> | <u>\$ Over Budget</u> | <u>Annual Budget</u> |
|--------------------------------|-------------------|-------------------|-----------------------|---------------------|-------------------|-----------------------|----------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| Income | | | | | | | |
| Late Fees | 0.00 | | | 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 | 4.24 | | | 13.18 | | | |
| Total Income | <u>4.24</u> | <u>0.00</u> | <u>4.24</u> | <u>13,363.18</u> | <u>12,413.33</u> | <u>949.85</u> | <u>43,240.00</u> |
| Total Income | 4.24 | 0.00 | 4.24 | 13,363.18 | 12,413.33 | 949.85 | 43,240.00 |
| Expense | | | | | | | |
| Administration | | | | | | | |
| Ins/ OD/ FID/ Bond/ Cas/ Liab | 0.00 | 100.00 | (100.00) | 0.00 | 300.00 | (300.00) | 1,200.00 |
| Management | 525.00 | 525.00 | 0.00 | 1,575.00 | 1,575.00 | 0.00 | 6,300.00 |
| Office Expense | 17.44 | 50.00 | (32.56) | 431.85 | 150.00 | 281.85 | 600.00 |
| Professional Services | 150.00 | 66.67 | 83.33 | 150.00 | 200.00 | (50.00) | 800.00 |
| Social | 0.00 | 25.00 | (25.00) | 0.00 | 75.00 | (75.00) | 300.00 |
| State Annual Report | 61.25 | 0.00 | 61.25 | 61.25 | 61.00 | 0.25 | 61.00 |
| Total Administration | <u>753.69</u> | <u>766.67</u> | <u>(12.98)</u> | <u>2,218.10</u> | <u>2,361.00</u> | <u>(142.90)</u> | <u>9,261.00</u> |
| Grounds | | | | | | | |
| Annuals / Plants | 0.00 | 83.33 | (83.33) | 0.00 | 250.00 | (250.00) | 1,000.00 |
| Entry Sign/ Wall Maint/ Lights | 0.00 | 41.67 | (41.67) | 0.00 | 125.00 | (125.00) | 500.00 |
| Grounds Contract | 550.00 | 550.00 | 0.00 | 1,650.00 | 1,650.00 | 0.00 | 6,600.00 |
| Grounds R&M | 0.00 | 23.75 | (23.75) | 0.00 | 71.25 | (71.25) | 285.00 |
| Irrig R&M | 0.00 | 16.67 | (16.67) | 275.00 | 50.00 | 225.00 | 200.00 |
| Mailbox R&R | 0.00 | 41.67 | (41.67) | 0.00 | 125.00 | (125.00) | 500.00 |
| Water Management | 121.00 | 121.17 | (0.17) | 363.00 | 363.50 | (0.50) | 1,454.00 |
| Total Grounds | <u>671.00</u> | <u>878.26</u> | <u>(207.26)</u> | <u>2,288.00</u> | <u>2,634.75</u> | <u>(346.75)</u> | <u>10,539.00</u> |
| Utilities | | | | | | | |
| Cable TV Charges | 2,405.06 | 2,405.00 | 0.06 | 7,215.19 | 7,215.00 | 0.19 | 19,240.00 |
| Electric- Lights | 169.43 | 183.33 | (13.90) | 509.64 | 550.00 | (40.36) | 2,200.00 |
| Electric - Pump | 50.47 | 100.00 | (49.53) | 170.64 | 300.00 | (129.36) | 1,200.00 |
| Total Utilities | <u>2,624.96</u> | <u>2,688.33</u> | <u>(63.37)</u> | <u>7,895.47</u> | <u>8,065.00</u> | <u>(169.53)</u> | <u>22,640.00</u> |
| Total Expense | <u>4,049.65</u> | <u>4,333.26</u> | <u>(283.61)</u> | <u>12,401.57</u> | <u>13,060.75</u> | <u>(659.18)</u> | <u>42,440.00</u> |
| Net Ordinary Income | <u>(4,045.41)</u> | <u>(4,333.26)</u> | <u>287.85</u> | <u>961.61</u> | <u>(647.42)</u> | <u>1,609.03</u> | <u>800.00</u> |

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

| | <u>Mar 16</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>Jan - Mar 16</u> | <u>YTD Budget</u> | <u>\$ Over Budget</u> | <u>Annual Budget</u> |
|----------------------------|-------------------|-------------------|-----------------------|---------------------|-------------------|-----------------------|----------------------|
| Other Income/Expense | | | | | | | |
| Other Expense | | | | | | | |
| Reserve Interest Transfer | 4.24 | | | 13.18 | | | |
| Transfer to Reserve | 0.00 | 0.00 | 0.00 | 200.00 | 200.00 | 0.00 | 800.00 |
| Total Other Expense | <u>4.24</u> | <u>0.00</u> | <u>4.24</u> | <u>213.18</u> | <u>200.00</u> | <u>13.18</u> | <u>800.00</u> |
| Net Other Income | (4.24) | 0.00 | (4.24) | (213.18) | (200.00) | (13.18) | (800.00) |
| Net Income | <u>(4,049.65)</u> | <u>(4,333.26)</u> | <u>283.61</u> | <u>748.43</u> | <u>(847.42)</u> | <u>1,595.85</u> | <u>0.00</u> |