



MANGO PARK HOA INC
FINANCIAL REPORTS
April 30, 2016

Presented by: Sunstate Association Management Group, Inc.

05/09/16

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of April 30, 2016

	Apr 30, 16
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	7,988.82
Due (To)/From Reserves	4,100.00
Total Operating Account	12,088.82
Reserve Account	
Cadence MM 8703	18,912.23
Due (To)/From Operating	(4,100.00)
Total Reserve Account	14,812.23
Total Checking/Savings	26,901.05
Accounts Receivable	
Accounts Rec / Prepaid Assess	1,470.00
Total Accounts Receivable	1,470.00
Total Current Assets	28,371.05
TOTAL ASSETS	28,371.05
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,965.00
Total Accounts Payable	1,965.00
Total Current Liabilities	1,965.00
Total Liabilities	1,965.00
Equity	
Reserve	14,812.23
Operating Fund Balance	1,428.49
Retained Earnings	2,132.94
Net Income	8,032.39
Total Equity	26,406.05
TOTAL LIABILITIES & EQUITY	28,371.05

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

05/09/16

	<u>Apr 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 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	12,000.00	12,000.00	0.00	24,000.00
Cable TV	7,200.00	6,413.33	786.67	14,400.00	12,826.66	1,573.34	19,240.00
Late Fees	0.00			150.00			
Reserve Interest Income	3.60			16.78			
Total Income	<u>13,203.60</u>	<u>12,413.33</u>	<u>790.27</u>	<u>26,566.78</u>	<u>24,826.66</u>	<u>1,740.12</u>	<u>43,240.00</u>
Total Income	13,203.60	12,413.33	790.27	26,566.78	24,826.66	1,740.12	43,240.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00
Management	525.00	525.00	0.00	2,100.00	2,100.00	0.00	6,300.00
Office Expense	30.63	50.00	(19.37)	462.48	200.00	262.48	600.00
Professional Services	0.00	66.66	(66.66)	150.00	266.66	(116.66)	800.00
Social	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00
State Annual Report	0.00	0.00	0.00	61.25	61.00	0.25	61.00
Total Administration	<u>555.63</u>	<u>766.66</u>	<u>(211.03)</u>	<u>2,773.73</u>	<u>3,127.66</u>	<u>(353.93)</u>	<u>9,261.00</u>
Grounds							
Annuals / Plants	0.00	83.34	(83.34)	0.00	333.34	(333.34)	1,000.00
Entry Sign/ Wall Maint/ Lights	1,782.00	41.66	1,740.34	1,782.00	166.66	1,615.34	500.00
Grounds Contract	425.00	550.00	(125.00)	2,075.00	2,200.00	(125.00)	6,600.00
Grounds R&M	0.00	23.75	(23.75)	0.00	95.00	(95.00)	285.00
Irrig R&M	0.00	16.66	(16.66)	275.00	66.66	208.34	200.00
Mailbox R&R	0.00	41.66	(41.66)	0.00	166.66	(166.66)	500.00
Water Management	329.00	121.16	207.84	692.00	484.66	207.34	1,454.00
Total Grounds	<u>2,536.00</u>	<u>878.23</u>	<u>1,657.77</u>	<u>4,824.00</u>	<u>3,512.98</u>	<u>1,311.02</u>	<u>10,539.00</u>
Utilities							
Cable TV Charges	2,405.06	2,405.00	0.06	9,620.25	9,620.00	0.25	19,240.00
Electric- Lights	170.46	183.34	(12.88)	680.10	733.34	(53.24)	2,200.00
Electric - Pump	48.89	100.00	(51.11)	219.53	400.00	(180.47)	1,200.00
Total Utilities	<u>2,624.41</u>	<u>2,688.34</u>	<u>(63.93)</u>	<u>10,519.88</u>	<u>10,753.34</u>	<u>(233.46)</u>	<u>22,640.00</u>
Total Expense	<u>5,716.04</u>	<u>4,333.23</u>	<u>1,382.81</u>	<u>18,117.61</u>	<u>17,393.98</u>	<u>723.63</u>	<u>42,440.00</u>
Net Ordinary Income	<u>7,487.56</u>	<u>8,080.10</u>	<u>(592.54)</u>	<u>8,449.17</u>	<u>7,432.68</u>	<u>1,016.49</u>	<u>800.00</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	3.60			16.78			
Transfer to Reserve	200.00	200.00	0.00	400.00	400.00	0.00	800.00
Total Other Expense	<u>203.60</u>	<u>200.00</u>	<u>3.60</u>	<u>416.78</u>	<u>400.00</u>	<u>16.78</u>	<u>800.00</u>
Net Other Income	<u>(203.60)</u>	<u>(200.00)</u>	<u>(3.60)</u>	<u>(416.78)</u>	<u>(400.00)</u>	<u>(16.78)</u>	<u>(800.00)</u>
Net Income	<u>7,283.96</u>	<u>7,880.10</u>	<u>(596.14)</u>	<u>8,032.39</u>	<u>7,032.68</u>	<u>999.71</u>	<u>0.00</u>