



MANGO PARK HOA INC
FINANCIAL REPORTS
January 31, 2017

Presented by: Sunstate Association Management Group, Inc.

02/28/17

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of January 31, 2017

	Jan 31, 17
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	10,314.08
Total Operating Account	10,314.08
Reserve Account	
Cadence MM 8703	14,780.61
Total Reserve Account	14,780.61
Total Checking/Savings	25,094.69
Accounts Receivable	
Accounts Rec / Prepaid Assess	(524.00)
Total Accounts Receivable	(524.00)
Other Current Assets	
Undeposited Funds	700.00
Total Other Current Assets	700.00
Total Current Assets	25,270.69
TOTAL ASSETS	25,270.69
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Assessment Income	3,760.00
Total Other Current Liabilities	3,760.00
Total Current Liabilities	3,760.00
Total Liabilities	3,760.00
Equity	
Reserve	14,780.61
Operating Fund Balance	1,428.49
Retained Earnings	5,402.61
Net Income	(101.02)
Total Equity	21,510.69
TOTAL LIABILITIES & EQUITY	25,270.69

02/28/17

Mango Park Homeowners Association, Inc.
Revenue & Expense - Comparison Actual To Budget
January 2017

	Jan 17	Budget	\$ Over Budget	Jan 17	YTD Budget	\$ Over Budget	Annual Bud...
Ordinary Income/Expense							
Income							
Maintenance Fees	1,880.00	1,880.75	(0.75)	1,880.00	1,880.75	(0.75)	22,569.00
Reserve Fees	1,260.00	1,279.00	(19.00)	1,260.00	1,279.00	(19.00)	5,116.00
Reserve Interest Income	2.91			2.91			
Total Income	<u>3,142.91</u>	<u>3,159.75</u>	<u>(16.84)</u>	<u>3,142.91</u>	<u>3,159.75</u>	<u>(16.84)</u>	<u>27,685.00</u>
Total Income	3,142.91	3,159.75	(16.84)	3,142.91	3,159.75	(16.84)	27,685.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	204.66	(204.66)	0.00	204.66	(204.66)	2,456.00
Office Expense	525.00	525.00	0.00	525.00	525.00	0.00	6,300.00
Professional Services	24.41	58.34	(33.93)	24.41	58.34	(33.93)	700.00
Social	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
State Annual Report	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
State Annual Report	0.00	5.09	(5.09)	0.00	5.09	(5.09)	61.00
Total Administration	<u>549.41</u>	<u>830.59</u>	<u>(281.18)</u>	<u>549.41</u>	<u>830.59</u>	<u>(281.18)</u>	<u>9,967.00</u>
Grounds							
Annuals / Plants	0.00	62.50	(62.50)	0.00	62.50	(62.50)	750.00
Entry Sign/ Wall Maint/ Lights	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00
Grounds Contract	475.00	500.00	(25.00)	475.00	500.00	(25.00)	6,000.00
Grounds R&M	580.00	16.66	563.34	580.00	16.66	563.34	200.00
Irrig R&M	0.00	16.66	(16.66)	0.00	16.66	(16.66)	200.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
Water Management	121.00	121.00	0.00	121.00	121.00	0.00	1,452.00
Total Grounds	<u>1,176.00</u>	<u>783.48</u>	<u>392.52</u>	<u>1,176.00</u>	<u>783.48</u>	<u>392.52</u>	<u>9,402.00</u>
Utilities							
Electric- Lights	174.15	183.34	(9.19)	174.15	183.34	(9.19)	2,200.00
Electric - Pump	62.46	83.34	(20.88)	62.46	83.34	(20.88)	1,000.00
Total Utilities	<u>236.61</u>	<u>266.68</u>	<u>(30.07)</u>	<u>236.61</u>	<u>266.68</u>	<u>(30.07)</u>	<u>3,200.00</u>
Total Expense	<u>1,962.02</u>	<u>1,880.75</u>	<u>81.27</u>	<u>1,962.02</u>	<u>1,880.75</u>	<u>81.27</u>	<u>22,569.00</u>
Net Ordinary Income	1,180.89	1,279.00	(98.11)	1,180.89	1,279.00	(98.11)	5,116.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	2.91			2.91			
Transfer to Reserve	1,279.00	1,279.00	0.00	1,279.00	1,279.00	0.00	5,116.00
Total Other Expense	<u>1,281.91</u>	<u>1,279.00</u>	<u>2.91</u>	<u>1,281.91</u>	<u>1,279.00</u>	<u>2.91</u>	<u>5,116.00</u>
Net Other Income	(1,281.91)	(1,279.00)	(2.91)	(1,281.91)	(1,279.00)	(2.91)	(5,116.00)
Net Income	<u>(101.02)</u>	<u>0.00</u>	<u>(101.02)</u>	<u>(101.02)</u>	<u>0.00</u>	<u>(101.02)</u>	<u>0.00</u>