



MANGO PARK HOA INC
FINANCIAL REPORTS
April 30, 2017

Presented by: Sunstate Association Management Group, Inc.

05/12/17

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of April 30, 2017

	Apr 30, 17
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	10,331.02
Total Operating Account	10,331.02
Reserve Account	
Cadence MM 8703	9,697.25
Total Reserve Account	9,697.25
Total Checking/Savings	20,028.27
Accounts Receivable	
Accounts Rec / Prepaid Assess	(358.00)
Total Accounts Receivable	(358.00)
Other Current Assets	
Undeposited Funds	784.00
Total Other Current Assets	784.00
Total Current Assets	20,454.27
TOTAL ASSETS	20,454.27
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	9,697.25
Operating Fund Balance	1,428.49
Retained Earnings	5,402.61
Net Income	165.92
Total Equity	16,694.27
TOTAL LIABILITIES & EQUITY	20,454.27

05/12/17

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

	Apr 17	Budget	\$ Over Budget	Jan - Apr 17	YTD Budget	\$ Over Budget	Annual Budg...
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	1,880.00	1,880.75	(0.75)	7,520.00	7,523.00	(3.00)	22,569.00
Reserve Fees	1,260.00	1,279.00	(19.00)	2,520.00	2,558.00	(38.00)	5,116.00
Late Fees	0.00			75.00			
Reserve Interest Income	1.11			7.65			
Total Income	<u>3,141.11</u>	<u>3,159.75</u>	<u>(18.64)</u>	<u>10,122.65</u>	<u>10,081.00</u>	<u>41.65</u>	<u>27,685.00</u>
Total Income	3,141.11	3,159.75	(18.64)	10,122.65	10,081.00	41.65	27,685.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	204.66	(204.66)	0.00	818.66	(818.66)	2,456.00
Office Expense	525.00	525.00	0.00	2,100.00	2,100.00	0.00	6,300.00
Professional Services	29.22	58.34	(29.12)	100.75	233.34	(132.59)	700.00
Social	150.00	25.00	125.00	150.00	100.00	50.00	300.00
State Annual Report	0.00	12.50	(12.50)	0.00	50.00	(50.00)	150.00
Total Administration	<u>704.22</u>	<u>830.59</u>	<u>(126.37)</u>	<u>2,412.00</u>	<u>3,322.34</u>	<u>(910.34)</u>	<u>9,967.00</u>
Grounds							
Annuals / Plants	0.00	62.50	(62.50)	0.00	250.00	(250.00)	750.00
Entry Sign/ Wall Maint/ Lights	0.00	41.66	(41.66)	95.00	166.66	(71.66)	500.00
Grounds Contract	475.00	500.00	(25.00)	1,900.00	2,000.00	(100.00)	6,000.00
Grounds R&M	1,149.75	16.66	1,133.09	1,729.75	66.66	1,663.09	200.00
Irrig R&M	0.00	16.66	(16.66)	0.00	66.66	(66.66)	200.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00
Water Management	121.00	121.00	0.00	484.00	484.00	0.00	1,452.00
Total Grounds	<u>1,745.75</u>	<u>783.48</u>	<u>962.27</u>	<u>4,208.75</u>	<u>3,133.98</u>	<u>1,074.77</u>	<u>9,402.00</u>
Utilities							
Electric- Lights	189.46	183.34	6.12	546.28	733.34	(187.06)	2,200.00
Electric - Pump	69.75	83.34	(13.59)	224.05	333.34	(109.29)	1,000.00
Total Utilities	<u>259.21</u>	<u>266.68</u>	<u>(7.47)</u>	<u>770.33</u>	<u>1,066.68</u>	<u>(296.35)</u>	<u>3,200.00</u>
Total Expense	<u>2,709.18</u>	<u>1,880.75</u>	<u>828.43</u>	<u>7,391.08</u>	<u>7,523.00</u>	<u>(131.92)</u>	<u>22,569.00</u>
Net Ordinary Income	431.93	1,279.00	(847.07)	2,731.57	2,558.00	173.57	5,116.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	1.11			7.65			
Transfer to Reserve	1,279.00	1,279.00	0.00	2,558.00	2,558.00	0.00	5,116.00
Total Other Expense	<u>1,280.11</u>	<u>1,279.00</u>	<u>1.11</u>	<u>2,565.65</u>	<u>2,558.00</u>	<u>7.65</u>	<u>5,116.00</u>
Net Other Income	(1,280.11)	(1,279.00)	(1.11)	(2,565.65)	(2,558.00)	(7.65)	(5,116.00)
Net Income	<u>(848.18)</u>	<u>0.00</u>	<u>(848.18)</u>	<u>165.92</u>	<u>0.00</u>	<u>165.92</u>	<u>0.00</u>