



MANGO PARK HOA INC
FINANCIAL REPORTS
June 30, 2017

Presented by: Sunstate Association Management Group, Inc.

07/18/17

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

	Jun 30, 17
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	9,399.58
Total Operating Account	9,399.58
Reserve Account	
Cadence MM 8703	9,699.69
Total Reserve Account	9,699.69
Total Checking/Savings	19,099.27
Accounts Receivable	
Accounts Rec / Prepaid Assess	(5,435.00)
Total Accounts Receivable	(5,435.00)
Other Current Assets	
Undeposited Funds	2,347.00
Total Other Current Assets	2,347.00
Total Current Assets	16,011.27
TOTAL ASSETS	16,011.27
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	400.00
Total Accounts Payable	400.00
Total Current Liabilities	400.00
Total Liabilities	400.00
Equity	
Reserve	9,699.69
Operating Fund Balance	1,428.49
Retained Earnings	5,402.61
Net Income	(919.52)
Total Equity	15,611.27
TOTAL LIABILITIES & EQUITY	16,011.27

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

07/19/17

	<u>Jun 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Maintenance Fees	1,880.00	1,880.75	(0.75)	11,280.00	11,284.50	(4.50)	22,569.00
Reserve Fees	0.00	0.00	0.00	2,520.00	2,558.00	(38.00)	5,116.00
Late Fees	0.00			75.00			
Reserve Interest Income	1.20			10.09			
Total Income	<u>1,881.20</u>	<u>1,880.75</u>	<u>0.45</u>	<u>13,885.09</u>	<u>13,842.50</u>	<u>42.59</u>	<u>27,685.00</u>
Total Income	1,881.20	1,880.75	0.45	13,885.09	13,842.50	42.59	27,685.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	204.67	(204.67)	948.00	1,228.00	(280.00)	2,456.00
Management	525.00	525.00	0.00	3,150.00	3,150.00	0.00	6,300.00
Office Expense	27.22	58.33	(31.11)	144.44	350.00	(205.56)	700.00
Professional Services	0.00	25.00	(25.00)	150.00	150.00	0.00	300.00
Social	0.00	12.50	(12.50)	0.00	75.00	(75.00)	150.00
State Annual Report	0.00	5.08	(5.08)	61.25	30.50	30.75	61.00
Total Administration	<u>552.22</u>	<u>830.58</u>	<u>(278.36)</u>	<u>4,453.69</u>	<u>4,983.50</u>	<u>(529.81)</u>	<u>9,967.00</u>
Grounds							
Annuals / Plants	0.00	62.50	(62.50)	0.00	375.00	(375.00)	750.00
Entry Sign/ Wall Maint/ Lights	400.00	41.67	358.33	1,145.00	250.00	895.00	500.00
Grounds Contract	475.00	500.00	(25.00)	2,850.00	3,000.00	(150.00)	6,000.00
Grounds R&M	0.00	16.67	(16.67)	1,729.75	100.00	1,629.75	200.00
Irrig R&M	0.00	16.67	(16.67)	0.00	100.00	(100.00)	200.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	150.00	(150.00)	300.00
Water Management	121.00	121.00	0.00	726.00	726.00	0.00	1,452.00
Total Grounds	<u>996.00</u>	<u>783.51</u>	<u>212.49</u>	<u>6,450.75</u>	<u>4,701.00</u>	<u>1,749.75</u>	<u>9,402.00</u>
Utilities							
Electric- Lights	189.46	183.33	6.13	925.20	1,100.00	(174.80)	2,200.00
Electric - Pump	108.72	83.33	25.39	406.88	500.00	(93.12)	1,000.00
Total Utilities	<u>298.18</u>	<u>266.66</u>	<u>31.52</u>	<u>1,332.08</u>	<u>1,600.00</u>	<u>(267.92)</u>	<u>3,200.00</u>
Total Expense	<u>1,846.40</u>	<u>1,880.75</u>	<u>(34.35)</u>	<u>12,236.52</u>	<u>11,284.50</u>	<u>952.02</u>	<u>22,569.00</u>
Net Ordinary Income	<u>34.80</u>	<u>0.00</u>	<u>34.80</u>	<u>1,648.57</u>	<u>2,558.00</u>	<u>(909.43)</u>	<u>5,116.00</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	1.20			10.09			
Transfer to Reserve	0.00	0.00	0.00	2,558.00	2,558.00	0.00	5,116.00
Total Other Expense	<u>1.20</u>	<u>0.00</u>	<u>1.20</u>	<u>2,568.09</u>	<u>2,558.00</u>	<u>10.09</u>	<u>5,116.00</u>
Net Other Income	<u>(1.20)</u>	<u>0.00</u>	<u>(1.20)</u>	<u>(2,568.09)</u>	<u>(2,558.00)</u>	<u>(10.09)</u>	<u>(5,116.00)</u>
Net Income	<u>33.60</u>	<u>0.00</u>	<u>33.60</u>	<u>(919.52)</u>	<u>0.00</u>	<u>(919.52)</u>	<u>0.00</u>