



MANGO PARK HOA INC
FINANCIAL REPORTS
July 31, 2017

Presented by: Sunstate Association Management Group, Inc.

08/05/17

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

	Jul 31, 17
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	10,475.13
Total Operating Account	10,475.13
Reserve Account	
Cadence MM 8703	10,980.46
Total Reserve Account	10,980.46
Total Checking/Savings	21,455.59
Accounts Receivable	
Accounts Rec / Prepaid Assess	(465.00)
Total Accounts Receivable	(465.00)
Other Current Assets	
Undeposited Funds	115.00
Total Other Current Assets	115.00
Total Current Assets	21,105.59
TOTAL ASSETS	21,105.59
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	10,980.46
Operating Fund Balance	1,428.49
Retained Earnings	5,402.61
Net Income	(465.97)
Total Equity	17,345.59
TOTAL LIABILITIES & EQUITY	21,105.59

08/05/17

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

	<u>Jul 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	1,880.00	1,880.75	(0.75)	13,160.00	13,165.25	(5.25)	22,569.00
Reserve Fees	1,260.00	1,279.00	(19.00)	3,780.00	3,837.00	(57.00)	5,116.00
Late Fees	0.00			75.00			
Reserve Interest Income	1.77			11.86			
Total Income	<u>3,141.77</u>	<u>3,159.75</u>	<u>(17.98)</u>	<u>17,026.86</u>	<u>17,002.25</u>	<u>24.61</u>	<u>27,685.00</u>
Total Income	3,141.77	3,159.75	(17.98)	17,026.86	17,002.25	24.61	27,685.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	204.66	(204.66)	948.00	1,432.66	(484.66)	2,456.00
Office Expense	525.00	525.00	0.00	3,675.00	3,675.00	0.00	6,300.00
Professional Services	26.16	58.34	(32.18)	170.60	408.34	(237.74)	700.00
Social	0.00	25.00	(25.00)	150.00	175.00	(25.00)	300.00
State Annual Report	0.00	12.50	(12.50)	0.00	87.50	(87.50)	150.00
State Annual Report	0.00	5.09	(5.09)	61.25	35.59	25.66	61.00
Total Administration	<u>551.16</u>	<u>830.59</u>	<u>(279.43)</u>	<u>5,004.85</u>	<u>5,814.09</u>	<u>(809.24)</u>	<u>9,967.00</u>
Grounds							
Annuals / Plants	0.00	62.50	(62.50)	0.00	437.50	(437.50)	750.00
Entry Sign/ Wall Maint/ Lights	0.00	41.66	(41.66)	1,145.00	291.66	853.34	500.00
Grounds Contract	475.00	500.00	(25.00)	3,325.00	3,500.00	(175.00)	6,000.00
Grounds R&M	0.00	16.66	(16.66)	1,729.75	116.66	1,613.09	200.00
Irrig R&M	0.00	16.66	(16.66)	0.00	116.66	(116.66)	200.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00
Water Management	121.00	121.00	0.00	847.00	847.00	0.00	1,452.00
Total Grounds	<u>596.00</u>	<u>783.48</u>	<u>(187.48)</u>	<u>7,046.75</u>	<u>5,484.48</u>	<u>1,562.27</u>	<u>9,402.00</u>
Utilities							
Electric- Lights	185.47	183.34	2.13	1,110.67	1,283.34	(172.67)	2,200.00
Electric - Pump	74.82	83.34	(8.52)	481.70	583.34	(101.64)	1,000.00
Total Utilities	<u>260.29</u>	<u>266.68</u>	<u>(6.39)</u>	<u>1,592.37</u>	<u>1,866.68</u>	<u>(274.31)</u>	<u>3,200.00</u>
Total Expense	<u>1,407.45</u>	<u>1,880.75</u>	<u>(473.30)</u>	<u>13,643.97</u>	<u>13,165.25</u>	<u>478.72</u>	<u>22,569.00</u>
Net Ordinary Income	1,734.32	1,279.00	455.32	3,382.89	3,837.00	(454.11)	5,116.00

08/05/17

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

	<u>Jul 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	1.77			11.86			
Transfer to Reserve	1,279.00	1,279.00	0.00	3,837.00	3,837.00	0.00	5,116.00
Total Other Expense	<u>1,280.77</u>	<u>1,279.00</u>	<u>1.77</u>	<u>3,848.86</u>	<u>3,837.00</u>	<u>11.86</u>	<u>5,116.00</u>
Net Other Income	<u>(1,280.77)</u>	<u>(1,279.00)</u>	<u>(1.77)</u>	<u>(3,848.86)</u>	<u>(3,837.00)</u>	<u>(11.86)</u>	<u>(5,116.00)</u>
Net Income	<u><u>453.55</u></u>	<u><u>0.00</u></u>	<u><u>453.55</u></u>	<u><u>(465.97)</u></u>	<u><u>0.00</u></u>	<u><u>(465.97)</u></u>	<u><u>0.00</u></u>