



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**September 30, 2017**

**Presented by: Sunstate Association Management Group, Inc.**

10/09/17

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

	<u>Sep 30, 17</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	9,828.99
Total Operating Account	<u>9,828.99</u>
Reserve Account	
Cadence MM 8703	10,985.05
Total Reserve Account	<u>10,985.05</u>
Total Checking/Savings	20,814.04
Accounts Receivable	
Accounts Rec / Prepaid Assess	(4,500.00)
Total Accounts Receivable	<u>(4,500.00)</u>
Other Current Assets	
Undeposited Funds	670.00
Total Other Current Assets	<u>670.00</u>
Total Current Assets	<u>16,984.04</u>
<b>TOTAL ASSETS</b>	<b><u>16,984.04</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Reserve	10,985.05
Operating Fund Balance	1,428.49
Retained Earnings	5,402.61
Net Income	(832.11)
Total Equity	<u>16,984.04</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>16,984.04</u></b>

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

	Sep 17	Budget	\$ Over Budget	Jan - Sep 17	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Maintenance Fees	1,880.00	1,880.75	(0.75)	16,920.00	16,926.75	(6.75)	22,569.00
Reserve Fees	0.00	0.00	0.00	3,780.00	3,837.00	(57.00)	5,116.00
Late Fees	0.00			75.00			
Reserve Interest Income	2.26			16.45			
<b>Total Income</b>	<u>1,882.26</u>	<u>1,880.75</u>	<u>1.51</u>	<u>20,791.45</u>	<u>20,763.75</u>	<u>27.70</u>	<u>27,685.00</u>
<b>Total Income</b>	1,882.26	1,880.75	1.51	20,791.45	20,763.75	27.70	27,685.00
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	204.67	(204.67)	2,066.00	1,842.00	224.00	2,456.00
Management	525.00	525.00	0.00	4,725.00	4,725.00	0.00	6,300.00
Office Expense	26.80	58.33	(31.53)	220.58	525.00	(304.42)	700.00
Professional Services	0.00	25.00	(25.00)	150.00	225.00	(75.00)	300.00
Social	0.00	12.50	(12.50)	0.00	112.50	(112.50)	150.00
State Annual Report	0.00	5.08	(5.08)	61.25	45.75	15.50	61.00
<b>Total Administration</b>	<u>551.80</u>	<u>830.58</u>	<u>(278.78)</u>	<u>7,222.83</u>	<u>7,475.25</u>	<u>(252.42)</u>	<u>9,967.00</u>
<b>Grounds</b>							
Annuals / Plants	0.00	62.50	(62.50)	0.00	562.50	(562.50)	750.00
Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	1,145.00	375.00	770.00	500.00
Grounds Contract	475.00	500.00	(25.00)	4,275.00	4,500.00	(225.00)	6,000.00
Grounds R&M	0.00	16.67	(16.67)	1,904.75	150.00	1,754.75	200.00
Irrig R&M	0.00	16.67	(16.67)	0.00	150.00	(150.00)	200.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	225.00	(225.00)	300.00
Water Management	121.00	121.00	0.00	1,089.00	1,089.00	0.00	1,452.00
<b>Total Grounds</b>	<u>596.00</u>	<u>783.51</u>	<u>(187.51)</u>	<u>8,413.75</u>	<u>7,051.50</u>	<u>1,362.25</u>	<u>9,402.00</u>
<b>Utilities</b>							
Electric- Lights	189.69	183.33	6.36	1,490.05	1,650.00	(159.95)	2,200.00
Electric - Pump	70.90	83.33	(12.43)	643.48	750.00	(106.52)	1,000.00
<b>Total Utilities</b>	<u>260.59</u>	<u>266.66</u>	<u>(6.07)</u>	<u>2,133.53</u>	<u>2,400.00</u>	<u>(266.47)</u>	<u>3,200.00</u>
<b>Total Expense</b>	<u>1,408.39</u>	<u>1,880.75</u>	<u>(472.36)</u>	<u>17,770.11</u>	<u>16,926.75</u>	<u>843.36</u>	<u>22,569.00</u>
<b>Net Ordinary Income</b>	<u>473.87</u>	<u>0.00</u>	<u>473.87</u>	<u>3,021.34</u>	<u>3,837.00</u>	<u>(815.66)</u>	<u>5,116.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	2.26			16.45			
Transfer to Reserve	0.00	0.00	0.00	3,837.00	3,837.00	0.00	5,116.00
<b>Total Other Expense</b>	<u>2.26</u>	<u>0.00</u>	<u>2.26</u>	<u>3,853.45</u>	<u>3,837.00</u>	<u>16.45</u>	<u>5,116.00</u>
<b>Net Other Income</b>	<u>(2.26)</u>	<u>0.00</u>	<u>(2.26)</u>	<u>(3,853.45)</u>	<u>(3,837.00)</u>	<u>(16.45)</u>	<u>(5,116.00)</u>
<b>Net Income</b>	<u><u>471.61</u></u>	<u><u>0.00</u></u>	<u><u>471.61</u></u>	<u><u>(832.11)</u></u>	<u><u>0.00</u></u>	<u><u>(832.11)</u></u>	<u><u>0.00</u></u>