



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**October 31, 2017**

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

11/08/17

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

	Oct 31, 17
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	10,114.26
Total Operating Account	10,114.26
Reserve Account	
Cadence MM 8703	12,266.51
Total Reserve Account	12,266.51
Total Checking/Savings	22,380.77
Accounts Receivable	
Accounts Rec / Prepaid Assess	(195.00)
Total Accounts Receivable	(195.00)
Other Current Assets	
Undeposited Funds	115.00
Total Other Current Assets	115.00
Total Current Assets	22,300.77
<b>TOTAL ASSETS</b>	<b>22,300.77</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	632.94
Total Accounts Payable	632.94
Other Current Liabilities	
Deferred Assessment Income	3,760.00
Total Other Current Liabilities	3,760.00
Total Current Liabilities	4,392.94
Total Liabilities	4,392.94
Equity	
Reserve	12,266.51
Operating Fund Balance	1,428.49
Retained Earnings	5,402.61
Net Income	(1,189.78)
Total Equity	17,907.83
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>22,300.77</b>

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

	Oct 17	Budget	\$ Over Budget	Jan - Oct 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)	18,800.00	18,807.50	(7.50)	22,569.00
Reserve Fees	1,260.00	1,279.00	(19.00)	5,040.00	5,116.00	(76.00)	5,116.00
Late Fees	125.00			200.00			
Reserve Interest Income	2.46			18.91			
<b>Total Income</b>	<u>3,267.46</u>	<u>3,159.75</u>	<u>107.71</u>	<u>24,058.91</u>	<u>23,923.50</u>	<u>135.41</u>	<u>27,685.00</u>
<b>Total Income</b>	3,267.46	3,159.75	107.71	24,058.91	23,923.50	135.41	27,685.00
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	204.66	(204.66)	2,066.00	2,046.66	19.34	2,456.00
Management	525.00	525.00	0.00	5,250.00	5,250.00	0.00	6,300.00
Office Expense	125.33	58.34	66.99	345.91	583.34	(237.43)	700.00
Professional Services	0.00	25.00	(25.00)	150.00	250.00	(100.00)	300.00
Social	143.39	12.50	130.89	143.39	125.00	18.39	150.00
State Annual Report	0.00	5.09	(5.09)	61.25	50.84	10.41	61.00
<b>Total Administration</b>	<u>793.72</u>	<u>830.59</u>	<u>(36.87)</u>	<u>8,016.55</u>	<u>8,305.84</u>	<u>(289.29)</u>	<u>9,967.00</u>
<b>Grounds</b>							
Annuals / Plants	0.00	62.50	(62.50)	0.00	625.00	(625.00)	750.00
Entry Sign/ Wall Maint/ Lights	0.00	41.66	(41.66)	1,145.00	416.66	728.34	500.00
Grounds Contract	396.50	500.00	(103.50)	4,671.50	5,000.00	(328.50)	6,000.00
Grounds R&M	0.00	16.66	(16.66)	1,904.75	166.66	1,738.09	200.00
Irrig R&M	762.00	16.66	745.34	762.00	166.66	595.34	200.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	250.00	(250.00)	300.00
Water Management	121.00	121.00	0.00	1,210.00	1,210.00	0.00	1,452.00
<b>Total Grounds</b>	<u>1,279.50</u>	<u>783.48</u>	<u>496.02</u>	<u>9,693.25</u>	<u>7,834.98</u>	<u>1,858.27</u>	<u>9,402.00</u>
<b>Utilities</b>							
Electric- Lights	189.53	183.34	6.19	1,679.58	1,833.34	(153.76)	2,200.00
Electric - Pump	80.92	83.34	(2.42)	724.40	833.34	(108.94)	1,000.00
<b>Total Utilities</b>	<u>270.45</u>	<u>266.68</u>	<u>3.77</u>	<u>2,403.98</u>	<u>2,666.68</u>	<u>(262.70)</u>	<u>3,200.00</u>
<b>Total Expense</b>	<u>2,343.67</u>	<u>1,880.75</u>	<u>462.92</u>	<u>20,113.78</u>	<u>18,807.50</u>	<u>1,306.28</u>	<u>22,569.00</u>
<b>Net Ordinary Income</b>	<u>923.79</u>	<u>1,279.00</u>	<u>(355.21)</u>	<u>3,945.13</u>	<u>5,116.00</u>	<u>(1,170.87)</u>	<u>5,116.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	2.46			18.91			
Transfer to Reserve	1,279.00	1,279.00	0.00	5,116.00	5,116.00	0.00	5,116.00
<b>Total Other Expense</b>	<u>1,281.46</u>	<u>1,279.00</u>	<u>2.46</u>	<u>5,134.91</u>	<u>5,116.00</u>	<u>18.91</u>	<u>5,116.00</u>
<b>Net Other Income</b>	<u>(1,281.46)</u>	<u>(1,279.00)</u>	<u>(2.46)</u>	<u>(5,134.91)</u>	<u>(5,116.00)</u>	<u>(18.91)</u>	<u>(5,116.00)</u>
<b>Net Income</b>	<u>(357.67)</u>	<u>0.00</u>	<u>(357.67)</u>	<u>(1,189.78)</u>	<u>0.00</u>	<u>(1,189.78)</u>	<u>0.00</u>