



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

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

12/11/17

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

	Nov 30, 17
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	3,091.47
Due (To)/From Reserves	5,800.00
Total Operating Account	8,891.47
Reserve Account	
Cadence MM 8703	12,269.03
Due (To)/From Operating	(5,800.00)
Total Reserve Account	6,469.03
Total Checking/Savings	15,360.50
Accounts Receivable	
Accounts Rec / Prepaid Assess	(1,010.00)
Total Accounts Receivable	(1,010.00)
Total Current Assets	14,350.50
<b>TOTAL ASSETS</b>	<b>14,350.50</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	166.30
Total Accounts Payable	166.30
Other Current Liabilities	
Deferred Assessment Income	1,880.00
Total Other Current Liabilities	1,880.00
Total Current Liabilities	2,046.30
Total Liabilities	2,046.30
Equity	
Reserve	6,469.03
Operating Fund Balance	1,428.49
Retained Earnings	5,402.61
Net Income	(995.93)
Total Equity	12,304.20
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>14,350.50</b>

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

	Nov 17	Budget	\$ Over Budget	Jan - Nov 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)	20,680.00	20,688.25	(8.25)	22,569.00
Reserve Fees	0.00	0.00	0.00	5,040.00	5,116.00	(76.00)	5,116.00
Late Fees	(25.00)			175.00			
Reserve Interest Income	2.52			21.43			
<b>Total Income</b>	<u>1,857.52</u>	<u>1,880.75</u>	<u>(23.23)</u>	<u>25,916.43</u>	<u>25,804.25</u>	<u>112.18</u>	<u>27,685.00</u>
<b>Total Income</b>	1,857.52	1,880.75	(23.23)	25,916.43	25,804.25	112.18	27,685.00
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	204.67	(204.67)	2,066.00	2,251.33	(185.33)	2,456.00
Management	525.00	525.00	0.00	5,775.00	5,775.00	0.00	6,300.00
Office Expense	193.26	58.33	134.93	539.17	641.67	(102.50)	700.00
Professional Services	171.00	25.00	146.00	321.00	275.00	46.00	300.00
Social	0.00	12.50	(12.50)	143.39	137.50	5.89	150.00
State Annual Report	0.00	5.08	(5.08)	61.25	55.92	5.33	61.00
<b>Total Administration</b>	<u>889.26</u>	<u>830.58</u>	<u>58.68</u>	<u>8,905.81</u>	<u>9,136.42</u>	<u>(230.61)</u>	<u>9,967.00</u>
<b>Grounds</b>							
Annuals / Plants	0.00	62.50	(62.50)	0.00	687.50	(687.50)	750.00
Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	1,145.00	458.33	686.67	500.00
Grounds Contract	396.50	500.00	(103.50)	5,068.00	5,500.00	(432.00)	6,000.00
Grounds R&M	0.00	16.67	(16.67)	1,904.75	183.33	1,721.42	200.00
Irrig R&M	0.00	16.67	(16.67)	762.00	183.33	578.67	200.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	275.00	(275.00)	300.00
Water Management	121.00	121.00	0.00	1,331.00	1,331.00	0.00	1,452.00
<b>Total Grounds</b>	<u>517.50</u>	<u>783.51</u>	<u>(266.01)</u>	<u>10,210.75</u>	<u>8,618.49</u>	<u>1,592.26</u>	<u>9,402.00</u>
<b>Utilities</b>							
Electric- Lights	189.53	183.33	6.20	1,869.11	2,016.67	(147.56)	2,200.00
Electric - Pump	64.86	83.33	(18.47)	789.26	916.67	(127.41)	1,000.00
<b>Total Utilities</b>	<u>254.39</u>	<u>266.66</u>	<u>(12.27)</u>	<u>2,658.37</u>	<u>2,933.34</u>	<u>(274.97)</u>	<u>3,200.00</u>
<b>Total Expense</b>	<u>1,661.15</u>	<u>1,880.75</u>	<u>(219.60)</u>	<u>21,774.93</u>	<u>20,688.25</u>	<u>1,086.68</u>	<u>22,569.00</u>
<b>Net Ordinary Income</b>	<u>196.37</u>	<u>0.00</u>	<u>196.37</u>	<u>4,141.50</u>	<u>5,116.00</u>	<u>(974.50)</u>	<u>5,116.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	2.52			21.43			
Transfer to Reserve	0.00	0.00	0.00	5,116.00	5,116.00	0.00	5,116.00
<b>Total Other Expense</b>	<u>2.52</u>	<u>0.00</u>	<u>2.52</u>	<u>5,137.43</u>	<u>5,116.00</u>	<u>21.43</u>	<u>5,116.00</u>
<b>Net Other Income</b>	<u>(2.52)</u>	<u>0.00</u>	<u>(2.52)</u>	<u>(5,137.43)</u>	<u>(5,116.00)</u>	<u>(21.43)</u>	<u>(5,116.00)</u>
<b>Net Income</b>	<u>193.85</u>	<u>0.00</u>	<u>193.85</u>	<u>(995.93)</u>	<u>0.00</u>	<u>(995.93)</u>	<u>0.00</u>