



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**January 31, 2018**

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

03/01/18

**Mango Park Homeowners Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
 As of January 31, 2018

	Jan 31, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	10,721.20
Due (To)/From Reserves	(1,601.25)
Total Operating Account	9,119.95
Reserve Account	
Cadence MM 8703	6,471.25
Due (To)/From Operating	1,601.25
Total Reserve Account	8,072.50
Total Checking/Savings	17,192.45
Accounts Receivable	
Accounts Rec / Prepaid Assess	(915.00)
Total Accounts Receivable	(915.00)
Other Current Assets	
Undeposited Funds	125.00
Total Other Current Assets	125.00
Total Current Assets	16,402.45
<b>TOTAL ASSETS</b>	<b>16,402.45</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Assessment Income	3,920.00
Total Other Current Liabilities	3,920.00
Total Current Liabilities	3,920.00
Total Liabilities	3,920.00
Equity	
Reserve	8,072.50
Operating Fund Balance	1,428.49
Retained Earnings	3,034.12
Net Income	(52.66)
Total Equity	12,482.45
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>16,402.45</b>

03/02/18

**Mango Park Homeowners Association, Inc.**  
**Revenue & Expense - Comparison Actual To Budget**  
**January 2018**

	<u>Jan 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Maintenance Fees</b>	1,978.75	1,965.88	12.87	1,978.75	1,965.88	12.87	23,591.00
<b>Reserve Fees</b>	1,601.25	1,601.25	0.00	1,601.25	1,601.25	0.00	6,405.00
<b>Late Fees</b>	250.00	0.00	250.00	250.00	0.00	250.00	0.00
<b>Reserve Interest Income</b>	0.82	0.00	0.82	0.82	0.00	0.82	0.00
<b>Total Income</b>	<u>3,830.82</u>	<u>3,567.13</u>	<u>263.69</u>	<u>3,830.82</u>	<u>3,567.13</u>	<u>263.69</u>	<u>29,996.00</u>
<b>Total Income</b>	3,830.82	3,567.13	263.69	3,830.82	3,567.13	263.69	29,996.00
<b>Expense</b>							
<b>Administration</b>							
<b>Ins/ OD/ FID/ Bond/ Cas/ Liab Management</b>	0.00	177.37	(177.37)	0.00	177.37	(177.37)	2,128.00
<b>Office Expense</b>	525.00	525.00	0.00	525.00	525.00	0.00	6,300.00
<b>Professional Services</b>	113.64	45.87	67.77	113.64	45.87	67.77	550.00
<b>Social</b>	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
<b>State Annual Report</b>	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
<b>State Annual Report</b>	0.00	5.12	(5.12)	0.00	5.12	(5.12)	61.00
<b>Total Administration</b>	<u>638.64</u>	<u>778.36</u>	<u>(139.72)</u>	<u>638.64</u>	<u>778.36</u>	<u>(139.72)</u>	<u>9,339.00</u>
<b>Grounds</b>							
<b>Annuals / Plants</b>	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
<b>Entry Sign/ Wall Maint/ Lights</b>	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
<b>Grounds Contract</b>	396.50	400.00	(3.50)	396.50	400.00	(3.50)	4,800.00
<b>Grounds R&amp;M</b>	895.00	287.50	607.50	895.00	287.50	607.50	3,450.00
<b>Irrig R&amp;M</b>	0.00	16.63	(16.63)	0.00	16.63	(16.63)	200.00
<b>Mailbox R&amp;R</b>	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
<b>Water Management</b>	121.00	121.00	0.00	121.00	121.00	0.00	1,452.00
<b>Total Grounds</b>	<u>1,412.50</u>	<u>933.39</u>	<u>479.11</u>	<u>1,412.50</u>	<u>933.39</u>	<u>479.11</u>	<u>11,202.00</u>
<b>Utilities</b>							
<b>Electric- Lights</b>	189.70	175.00	14.70	189.70	175.00	14.70	2,100.00
<b>Electric - Pump</b>	40.57	79.13	(38.56)	40.57	79.13	(38.56)	950.00
<b>Total Utilities</b>	<u>230.27</u>	<u>254.13</u>	<u>(23.86)</u>	<u>230.27</u>	<u>254.13</u>	<u>(23.86)</u>	<u>3,050.00</u>
<b>Total Expense</b>	<u>2,281.41</u>	<u>1,965.88</u>	<u>315.53</u>	<u>2,281.41</u>	<u>1,965.88</u>	<u>315.53</u>	<u>23,591.00</u>
<b>Net Ordinary Income</b>	1,549.41	1,601.25	(51.84)	1,549.41	1,601.25	(51.84)	6,405.00

03/02/18

**Mango Park Homeowners Association, Inc.**  
**Revenue & Expense - Comparison Actual To Budget**  
January 2018

	<u>Jan 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	0.82	0.00	0.82	0.82	0.00	0.82	0.00
Transfer to Reserve	1,601.25	1,601.25	0.00	1,601.25	1,601.25	0.00	6,405.00
<b>Total Other Expense</b>	<u>1,602.07</u>	<u>1,601.25</u>	<u>0.82</u>	<u>1,602.07</u>	<u>1,601.25</u>	<u>0.82</u>	<u>6,405.00</u>
<b>Net Other Income</b>	<u>(1,602.07)</u>	<u>(1,601.25)</u>	<u>(0.82)</u>	<u>(1,602.07)</u>	<u>(1,601.25)</u>	<u>(0.82)</u>	<u>(6,405.00)</u>
<b>Net Income</b>	<u>(52.66)</u>	<u>0.00</u>	<u>(52.66)</u>	<u>(52.66)</u>	<u>0.00</u>	<u>(52.66)</u>	<u>0.00</u>