



MANGO PARK HOA INC
FINANCIAL REPORTS
March 31, 2018

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STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

REVENUE & EXPENSE - COMPARISON OF ACTUAL TO BUDGET

Presented by: Sunstate Association Management Group, Inc.

04/12/18

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

	<u>Mar 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	11,278.58
Due (To)/From Reserves	<u>1,601.25</u>
Total Operating Account	12,879.83
Reserve Account	
Cadence MM 8703	9,675.62
Due (To)/From Operating	<u>(1,601.25)</u>
Total Reserve Account	<u>8,074.37</u>
Total Checking/Savings	20,954.20
Accounts Receivable	
Accounts Rec / Prepaid Assess	<u>(7,120.00)</u>
Total Accounts Receivable	(7,120.00)
Other Current Assets	
Undeposited Funds	<u>165.00</u>
Total Other Current Assets	<u>165.00</u>
Total Current Assets	<u>13,999.20</u>
TOTAL ASSETS	<u>13,999.20</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	<u>182.49</u>
Total Accounts Payable	<u>182.49</u>
Total Current Liabilities	<u>182.49</u>
Total Liabilities	182.49
Equity	
Reserve	8,074.37
Operating Fund Balance	1,428.49
Retained Earnings	3,034.12
Net Income	<u>1,279.73</u>
Total Equity	<u>13,816.71</u>
TOTAL LIABILITIES & EQUITY	<u>13,999.20</u>

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

	<u>Mar 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Mar 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	1,960.00	1,965.92	(5.92)	5,898.75	5,897.72	1.03	23,591.00
Reserve Fees	0.00	0.00	0.00	1,601.25	1,601.25	0.00	6,405.00
Late Fees	0.00	0.00	0.00	250.00	0.00	250.00	0.00
Reserve Interest Income	1.13	0.00	1.13	2.69	0.00	2.69	0.00
Total Income	<u>1,961.13</u>	<u>1,965.92</u>	<u>(4.79)</u>	<u>7,752.69</u>	<u>7,498.97</u>	<u>253.72</u>	<u>29,996.00</u>
Total Income	1,961.13	1,965.92	(4.79)	7,752.69	7,498.97	253.72	29,996.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	177.33	(177.33)	0.00	532.03	(532.03)	2,128.00
Management	525.00	525.00	0.00	1,575.00	1,575.00	0.00	6,300.00
Office Expense	81.92	45.83	36.09	248.38	137.53	110.85	550.00
Professional Services	0.00	12.50	(12.50)	0.00	37.50	(37.50)	150.00
Social	25.00	12.50	12.50	25.00	37.50	(12.50)	150.00
State Annual Report	0.00	5.08	(5.08)	61.25	15.28	45.97	61.00
Total Administration	<u>631.92</u>	<u>778.24</u>	<u>(146.32)</u>	<u>1,909.63</u>	<u>2,334.84</u>	<u>(425.21)</u>	<u>9,339.00</u>
Grounds							
Annuals / Plants	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
Grounds Contract	395.50	400.00	(4.50)	1,187.50	1,200.00	(12.50)	4,800.00
Grounds R&M	0.00	287.50	(287.50)	895.00	862.50	32.50	3,450.00
Irrig R&M	0.00	16.67	(16.67)	0.00	49.97	(49.97)	200.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00
Water Management	121.00	121.00	0.00	363.00	363.00	0.00	1,452.00
Total Grounds	<u>516.50</u>	<u>933.51</u>	<u>(417.01)</u>	<u>2,445.50</u>	<u>2,800.41</u>	<u>(354.91)</u>	<u>11,202.00</u>
Utilities							
Electric- Lights (50334)	182.49	175.00	7.49	400.24	525.00	(124.76)	2,100.00
Electric - Pump (31712)	41.59	79.17	(37.58)	113.65	237.47	(123.82)	950.00
Total Utilities	<u>224.08</u>	<u>254.17</u>	<u>(30.09)</u>	<u>513.89</u>	<u>762.47</u>	<u>(248.58)</u>	<u>3,050.00</u>
Total Expense	<u>1,372.50</u>	<u>1,965.92</u>	<u>(593.42)</u>	<u>4,869.02</u>	<u>5,897.72</u>	<u>(1,028.70)</u>	<u>23,591.00</u>
Net Ordinary Income	588.63	0.00	588.63	2,883.67	1,601.25	1,282.42	6,405.00

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

	<u>Mar 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Mar 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	1.13	0.00	1.13	2.69	0.00	2.69	0.00
Transfer to Reserve	0.00	0.00	0.00	1,601.25	1,601.25	0.00	6,405.00
Total Other Expense	<u>1.13</u>	<u>0.00</u>	<u>1.13</u>	<u>1,603.94</u>	<u>1,601.25</u>	<u>2.69</u>	<u>6,405.00</u>
Net Other Income	<u>(1.13)</u>	<u>0.00</u>	<u>(1.13)</u>	<u>(1,603.94)</u>	<u>(1,601.25)</u>	<u>(2.69)</u>	<u>(6,405.00)</u>
Net Income	<u><u>587.50</u></u>	<u><u>0.00</u></u>	<u><u>587.50</u></u>	<u><u>1,279.73</u></u>	<u><u>0.00</u></u>	<u><u>1,279.73</u></u>	<u><u>0.00</u></u>