



MANGO PARK HOA INC
FINANCIAL REPORTS
April 30, 2018

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

REVENUE & EXPENSE - COMPARISON OF ACTUAL TO BUDGET

Presented by: Sunstate Association Management Group, Inc.

05/08/18

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of April 30, 2018

	Apr 30, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	10,105.54
Total Operating Account	10,105.54
Reserve Account	
Cadence MM 8703	9,676.81
Total Reserve Account	9,676.81
Total Checking/Savings	19,782.35
Accounts Receivable	
Accounts Rec / Prepaid Assess	(965.00)
Total Accounts Receivable	(965.00)
Other Current Assets	
Undeposited Funds	125.00
Total Other Current Assets	125.00
Total Current Assets	18,942.35
TOTAL ASSETS	18,942.35
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	864.45
Total Accounts Payable	864.45
Other Current Liabilities	
Deferred Assessment Income	3,920.00
Total Other Current Liabilities	3,920.00
Total Current Liabilities	4,784.45
Total Liabilities	4,784.45
Equity	
Reserve	9,676.81
Operating Fund Balance	1,428.49
Retained Earnings	3,034.12
Net Income	18.48
Total Equity	14,157.90
TOTAL LIABILITIES & EQUITY	18,942.35

05/12/18

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

	<u>Apr 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	1,978.75	1,965.92	12.83	7,877.50	7,863.64	13.86	23,591.00
Reserve Fees	1,601.25	1,601.25	0.00	3,202.50	3,202.50	0.00	6,405.00
Late Fees	0.00	0.00	0.00	250.00	0.00	250.00	0.00
Reserve Interest Income	1.19	0.00	1.19	3.88	0.00	3.88	0.00
Total Income	<u>3,581.19</u>	<u>3,567.17</u>	<u>14.02</u>	<u>11,333.88</u>	<u>11,066.14</u>	<u>267.74</u>	<u>29,996.00</u>
Total Income	3,581.19	3,567.17	14.02	11,333.88	11,066.14	267.74	29,996.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	177.33	(177.33)	0.00	709.36	(709.36)	2,128.00
Management	525.00	525.00	0.00	2,100.00	2,100.00	0.00	6,300.00
Office Expense	47.89	45.83	2.06	296.27	183.36	112.91	550.00
Professional Services	0.00	12.50	(12.50)	0.00	50.00	(50.00)	150.00
Social	0.00	12.50	(12.50)	25.00	50.00	(25.00)	150.00
State Annual Report	0.00	5.08	(5.08)	61.25	20.36	40.89	61.00
Total Administration	<u>572.89</u>	<u>778.24</u>	<u>(205.35)</u>	<u>2,482.52</u>	<u>3,113.08</u>	<u>(630.56)</u>	<u>9,339.00</u>
Grounds							
Annuals / Plants	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
Entry Sign/ Wall Maint/ Lights	1,836.80	41.67	1,795.13	1,836.80	166.64	1,670.16	500.00
Grounds Contract	485.00	400.00	85.00	1,672.50	1,600.00	72.50	4,800.00
Grounds R&M	0.00	287.50	(287.50)	895.00	1,150.00	(255.00)	3,450.00
Irrig R&M	196.96	16.67	180.29	196.96	66.64	130.32	200.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00
Water Management	121.00	121.00	0.00	484.00	484.00	0.00	1,452.00
Total Grounds	<u>2,639.76</u>	<u>933.51</u>	<u>1,706.25</u>	<u>5,085.26</u>	<u>3,733.92</u>	<u>1,351.34</u>	<u>11,202.00</u>
Utilities							
Electric- Lights (50334)	182.49	175.00	7.49	393.03	700.00	(306.97)	2,100.00
Electric - Pump (31712)	34.56	79.17	(44.61)	148.21	316.64	(168.43)	950.00
Total Utilities	<u>217.05</u>	<u>254.17</u>	<u>(37.12)</u>	<u>541.24</u>	<u>1,016.64</u>	<u>(475.40)</u>	<u>3,050.00</u>
Total Expense	<u>3,429.70</u>	<u>1,965.92</u>	<u>1,463.78</u>	<u>8,109.02</u>	<u>7,863.64</u>	<u>245.38</u>	<u>23,591.00</u>
Net Ordinary Income	151.49	1,601.25	(1,449.76)	3,224.86	3,202.50	22.36	6,405.00

05/12/18

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

	Apr 18	Budget	\$ Over Budget	Jan - Apr 18	YTD Budget	\$ Over Budget	Annual Bud...
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	1.19	0.00	1.19	3.88	0.00	3.88	0.00
Transfer to Reserve	1,601.25	1,601.25	0.00	3,202.50	3,202.50	0.00	6,405.00
Total Other Expense	1,602.44	1,601.25	1.19	3,206.38	3,202.50	3.88	6,405.00
Net Other Income	(1,602.44)	(1,601.25)	(1.19)	(3,206.38)	(3,202.50)	(3.88)	(6,405.00)
Net Income	<u>(1,450.95)</u>	<u>0.00</u>	<u>(1,450.95)</u>	<u>18.48</u>	<u>0.00</u>	<u>18.48</u>	<u>0.00</u>