



MANGO PARK HOA INC
FINANCIAL REPORTS
June 30, 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.

07/16/18

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

	Jun 30, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	10,853.54
Total Operating Account	10,853.54
Reserve Account	
Cadence MM 8703	9,679.23
Total Reserve Account	9,679.23
Total Checking/Savings	20,532.77
Accounts Receivable	
Accounts Rec / Prepaid Assess	(7,190.00)
Total Accounts Receivable	(7,190.00)
Other Current Assets	
Undeposited Funds	720.00
Total Other Current Assets	720.00
Total Current Assets	14,062.77
TOTAL ASSETS	14,062.77
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	1,113.07
Total Current Liabilities	1,113.07
Total Liabilities	1,113.07
Equity	
Reserve	9,679.23
Operating Fund Balance	1,428.49
Retained Earnings	3,034.12
Net Income	(1,192.14)
Total Equity	12,949.70
TOTAL LIABILITIES & EQUITY	14,062.77

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

07/16/18

	<u>Jun 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 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)	11,797.50	11,795.48	2.02	23,591.00
Reserve Fees	0.00	0.00	0.00	3,202.50	3,202.50	0.00	6,405.00
Late Fees	(50.00)	0.00	(50.00)	350.00	0.00	350.00	0.00
Reserve Interest Income	1.19	0.00	1.19	6.30	0.00	6.30	0.00
Total Income	<u>1,911.19</u>	<u>1,965.92</u>	<u>(54.73)</u>	<u>15,356.30</u>	<u>14,997.98</u>	<u>358.32</u>	<u>29,996.00</u>
Total Income	1,911.19	1,965.92	(54.73)	15,356.30	14,997.98	358.32	29,996.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	177.33	(177.33)	931.00	1,064.02	(133.02)	2,128.00
Management	525.00	525.00	0.00	3,150.00	3,150.00	0.00	6,300.00
Office Expense	27.39	45.83	(18.44)	408.92	275.02	133.90	550.00
Professional Services	200.00	12.50	187.50	200.00	75.00	125.00	150.00
Social	0.00	12.50	(12.50)	25.00	75.00	(50.00)	150.00
State Annual Report	0.00	5.08	(5.08)	61.25	30.52	30.73	61.00
Total Administration	<u>752.39</u>	<u>778.24</u>	<u>(25.85)</u>	<u>4,776.17</u>	<u>4,669.56</u>	<u>106.61</u>	<u>9,339.00</u>
Grounds							
Annua's / Plants	700.00	41.67	658.33	700.00	249.98	450.02	500.00
Entry Sign/ Wall Maint/ Lights	72.76	41.67	31.09	1,909.56	249.98	1,659.58	500.00
Grounds Contract	490.00	400.00	90.00	2,647.50	2,400.00	247.50	4,800.00
Grounds R&M	367.50	287.50	80.00	1,262.50	1,725.00	(462.50)	3,450.00
Irrig R&M	0.00	16.67	(16.67)	355.28	99.98	255.30	200.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	150.00	(150.00)	300.00
Water Management	121.00	121.00	0.00	726.00	726.00	0.00	1,452.00
Total Grounds	<u>1,751.26</u>	<u>933.51</u>	<u>817.75</u>	<u>7,600.84</u>	<u>5,600.94</u>	<u>1,999.90</u>	<u>11,202.00</u>
Utilities							
Electric- Lights (50334)	182.81	175.00	7.81	758.33	1,050.00	(291.67)	2,100.00
Electric - Pump (31712)	23.35	79.17	(55.82)	204.30	474.98	(270.68)	950.00
Total Utilities	<u>206.16</u>	<u>254.17</u>	<u>(48.01)</u>	<u>962.63</u>	<u>1,524.98</u>	<u>(562.35)</u>	<u>3,050.00</u>
Total Expense	<u>2,709.81</u>	<u>1,965.92</u>	<u>743.89</u>	<u>13,339.64</u>	<u>11,795.48</u>	<u>1,544.16</u>	<u>23,591.00</u>
Net Ordinary Income	<u>(798.62)</u>	<u>0.00</u>	<u>(798.62)</u>	<u>2,016.66</u>	<u>3,202.50</u>	<u>(1,185.84)</u>	<u>6,405.00</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	1.19	0.00	1.19	6.30	0.00	6.30	0.00
Transfer to Reserve	0.00	0.00	0.00	3,202.50	3,202.50	0.00	6,405.00
Total Other Expense	<u>1.19</u>	<u>0.00</u>	<u>1.19</u>	<u>3,208.80</u>	<u>3,202.50</u>	<u>6.30</u>	<u>6,405.00</u>
Net Other Income	<u>(1.19)</u>	<u>0.00</u>	<u>(1.19)</u>	<u>(3,208.80)</u>	<u>(3,202.50)</u>	<u>(6.30)</u>	<u>(6,405.00)</u>
Net Income	<u>(799.81)</u>	<u>0.00</u>	<u>(799.81)</u>	<u>(1,192.14)</u>	<u>0.00</u>	<u>(1,192.14)</u>	<u>0.00</u>