



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**July 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.**

08/03/18

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

	Jul 31, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	8,728.13
Total Operating Account	8,728.13
Reserve Account	
Cadence MM 8703	11,282.31
Total Reserve Account	11,282.31
Total Checking/Savings	20,010.44
Accounts Receivable	
Accounts Rec / Prepaid Assess	(1,065.00)
Total Accounts Receivable	(1,065.00)
Total Current Assets	18,945.44
<b>TOTAL ASSETS</b>	<b>18,945.44</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,190.66
Total Accounts Payable	1,190.66
Other Current Liabilities	
Deferred Assessment Income	3,920.00
Total Other Current Liabilities	3,920.00
Total Current Liabilities	5,110.66
Total Liabilities	5,110.66
Equity	
Reserve	11,282.31
Operating Fund Balance	1,428.49
Retained Earnings	3,034.12
Net Income	(1,910.14)
Total Equity	13,834.78
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>18,945.44</b>

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

08/06/18

	<u>Jul 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Maintenance Fees	1,978.75	1,965.92	12.83	13,776.25	13,761.40	14.85	23,591.00
Reserve Fees	1,601.25	1,601.25	0.00	4,803.75	4,803.75	0.00	6,405.00
Late Fees	0.00	0.00	0.00	350.00	0.00	350.00	0.00
Reserve Interest Income	1.83	0.00	1.83	8.13	0.00	8.13	0.00
<b>Total Income</b>	<u>3,581.83</u>	<u>3,567.17</u>	<u>14.66</u>	<u>18,938.13</u>	<u>18,565.15</u>	<u>372.98</u>	<u>29,996.00</u>
<b>Total Income</b>	3,581.83	3,567.17	14.66	18,938.13	18,565.15	372.98	29,996.00
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	177.33	(177.33)	931.00	1,241.35	(310.35)	2,128.00
Office Expense	525.00	525.00	0.00	3,675.00	3,675.00	0.00	6,300.00
Professional Services	39.05	45.83	(6.78)	447.97	320.85	127.12	550.00
Social	0.00	12.50	(12.50)	200.00	87.50	112.50	150.00
State Annual Report	0.00	12.50	(12.50)	25.00	87.50	(62.50)	150.00
Water Management	0.00	5.08	(5.08)	61.25	35.60	25.65	61.00
<b>Total Administration</b>	<u>564.05</u>	<u>778.24</u>	<u>(214.19)</u>	<u>5,340.22</u>	<u>5,447.80</u>	<u>(107.58)</u>	<u>9,339.00</u>
<b>Grounds</b>							
Annuals / Plants	0.00	41.67	(41.67)	700.00	291.65	408.35	500.00
Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	1,909.56	291.65	1,617.91	500.00
Grounds Contract	490.00	400.00	90.00	3,137.50	2,800.00	337.50	4,800.00
Grounds R&M	1,161.50	287.50	874.00	2,424.00	2,012.50	411.50	3,450.00
Irrig R&M	146.19	16.67	129.52	501.47	116.65	384.82	200.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00
Water Management	121.00	121.00	0.00	847.00	847.00	0.00	1,452.00
<b>Total Grounds</b>	<u>1,918.69</u>	<u>933.51</u>	<u>985.18</u>	<u>9,519.53</u>	<u>6,534.45</u>	<u>2,985.08</u>	<u>11,202.00</u>
<b>Utilities</b>							
Electric- Lights (50334)	182.77	175.00	7.77	941.10	1,225.00	(283.90)	2,100.00
Electric - Pump (31712)	31.24	79.17	(47.93)	235.54	554.15	(318.61)	950.00
<b>Total Utilities</b>	<u>214.01</u>	<u>254.17</u>	<u>(40.16)</u>	<u>1,176.64</u>	<u>1,779.15</u>	<u>(602.51)</u>	<u>3,050.00</u>
<b>Total Expense</b>	<u>2,696.75</u>	<u>1,965.92</u>	<u>730.83</u>	<u>16,036.39</u>	<u>13,761.40</u>	<u>2,274.99</u>	<u>23,591.00</u>
<b>Net Ordinary Income</b>	<u>885.08</u>	<u>1,601.25</u>	<u>(716.17)</u>	<u>2,901.74</u>	<u>4,803.75</u>	<u>(1,902.01)</u>	<u>6,405.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	1.83	0.00	1.83	8.13	0.00	8.13	0.00
Transfer to Reserve	1,601.25	1,601.25	0.00	4,803.75	4,803.75	0.00	6,405.00
<b>Total Other Expense</b>	<u>1,603.08</u>	<u>1,601.25</u>	<u>1.83</u>	<u>4,811.88</u>	<u>4,803.75</u>	<u>8.13</u>	<u>6,405.00</u>
<b>Net Other Income</b>	<u>(1,603.08)</u>	<u>(1,601.25)</u>	<u>(1.83)</u>	<u>(4,811.88)</u>	<u>(4,803.75)</u>	<u>(8.13)</u>	<u>(6,405.00)</u>
<b>Net Income</b>	<u>(718.00)</u>	<u>0.00</u>	<u>(718.00)</u>	<u>(1,910.14)</u>	<u>0.00</u>	<u>(1,910.14)</u>	<u>0.00</u>