



MANGO PARK HOA INC
FINANCIAL REPORTS
August 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.

09/12/18

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

	<u>Aug 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	7,621.18
Total Operating Account	7,621.18
Reserve Account	
Cadence MM 8703	11,284.71
Total Reserve Account	11,284.71
Total Checking/Savings	18,905.89
Accounts Receivable	
Accounts Rec / Prepaid Assess	(1,725.00)
Total Accounts Receivable	(1,725.00)
Total Current Assets	17,180.89
TOTAL ASSETS	<u>17,180.89</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,512.99
Total Accounts Payable	1,512.99
Other Current Liabilities	
Deferred Assessment Income	1,960.00
Total Other Current Liabilities	1,960.00
Total Current Liabilities	3,472.99
Total Liabilities	3,472.99
Equity	
Reserve	11,284.71
Operating Fund Balance	1,428.49
Retained Earnings	3,034.12
Net Income	(2,039.42)
Total Equity	13,707.90
TOTAL LIABILITIES & EQUITY	<u>17,180.89</u>

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

	<u>Aug 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 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)	15,736.25	15,727.32	8.93	23,591.00
Reserve Fees	0.00	0.00	0.00	4,803.75	4,803.75	0.00	6,405.00
Late Fees	125.00	0.00	125.00	475.00	0.00	475.00	0.00
Reserve Interest Income	2.40	0.00	2.40	10.53	0.00	10.53	0.00
Total Income	<u>2,087.40</u>	<u>1,965.92</u>	<u>121.48</u>	<u>21,025.53</u>	<u>20,531.07</u>	<u>494.46</u>	<u>29,996.00</u>
Total Income	2,087.40	1,965.92	121.48	21,025.53	20,531.07	494.46	29,996.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	177.33	(177.33)	931.00	1,418.68	(487.68)	2,128.00
Management	525.00	525.00	0.00	4,200.00	4,200.00	0.00	6,300.00
Office Expense	25.33	45.83	(20.50)	473.30	366.68	106.62	550.00
Professional Services	0.00	12.50	(12.50)	200.00	100.00	100.00	150.00
Social	0.00	12.50	(12.50)	25.00	100.00	(75.00)	150.00
State Annual Report	0.00	5.08	(5.08)	61.25	40.68	20.57	61.00
Total Administration	<u>550.33</u>	<u>778.24</u>	<u>(227.91)</u>	<u>5,890.55</u>	<u>6,226.04</u>	<u>(335.49)</u>	<u>9,339.00</u>
Grounds							
Annuals / Plants	0.00	41.67	(41.67)	700.00	333.32	366.68	500.00
Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	1,909.56	333.32	1,576.24	500.00
Grounds Contract	490.00	400.00	90.00	3,627.50	3,200.00	427.50	4,800.00
Grounds R&M	850.00	287.50	562.50	3,274.00	2,300.00	974.00	3,450.00
Irrig R&M	0.00	16.67	(16.67)	501.47	133.32	368.15	200.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	200.00	(200.00)	300.00
Water Management	121.00	121.00	0.00	968.00	968.00	0.00	1,452.00
Total Grounds	<u>1,461.00</u>	<u>933.51</u>	<u>527.49</u>	<u>10,980.53</u>	<u>7,467.96</u>	<u>3,512.57</u>	<u>11,202.00</u>
Utilities							
Electric- Lights (50334)	172.99	175.00	(2.01)	1,114.09	1,400.00	(285.91)	2,100.00
Electric - Pump (31712)	29.96	79.17	(49.21)	265.50	633.32	(367.82)	950.00
Total Utilities	<u>202.95</u>	<u>254.17</u>	<u>(51.22)</u>	<u>1,379.59</u>	<u>2,033.32</u>	<u>(653.73)</u>	<u>3,050.00</u>
Total Expense	<u>2,214.28</u>	<u>1,965.92</u>	<u>248.36</u>	<u>18,250.67</u>	<u>15,727.32</u>	<u>2,523.35</u>	<u>23,591.00</u>
Net Ordinary Income	(126.88)	0.00	(126.88)	2,774.86	4,803.75	(2,028.89)	6,405.00

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

	<u>Aug 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	2.40	0.00	2.40	10.53	0.00	10.53	0.00
Transfer to Reserve	0.00	0.00	0.00	4,803.75	4,803.75	0.00	6,405.00
Total Other Expense	<u>2.40</u>	<u>0.00</u>	<u>2.40</u>	<u>4,814.28</u>	<u>4,803.75</u>	<u>10.53</u>	<u>6,405.00</u>
Net Other Income	<u>(2.40)</u>	<u>0.00</u>	<u>(2.40)</u>	<u>(4,814.28)</u>	<u>(4,803.75)</u>	<u>(10.53)</u>	<u>(6,405.00)</u>
Net Income	<u>(129.28)</u>	<u>0.00</u>	<u>(129.28)</u>	<u>(2,039.42)</u>	<u>0.00</u>	<u>(2,039.42)</u>	<u>0.00</u>