



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

11/15/18

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

|  | Oct 31, 18       |
|--|------------------|
| <b>ASSETS</b>                          |                  |
| <b>Current Assets</b>                  |                  |
| <b>Checking/Savings</b>                |                  |
| <b>Operating Account</b>               |                  |
| Cadence Operating 9396                 | 2,391.25         |
| Due (To)/From Reserves                 | 3,965.00         |
| <b>Total Operating Account</b>         | 6,356.25         |
| <b>Reserve Account</b>                 |                  |
| Cadence MM 8703                        | 12,890.85        |
| Due (To)/From Operating                | (3,965.00)       |
| <b>Total Reserve Account</b>           | 8,925.85         |
| <b>Total Checking/Savings</b>          | 15,282.10        |
| <b>Accounts Receivable</b>             |                  |
| Accounts Rec / Prepaid Assess          | (620.00)         |
| <b>Total Accounts Receivable</b>       | (620.00)         |
| <b>Other Current Assets</b>            |                  |
| Undeposited Funds                      | 250.00           |
| <b>Total Other Current Assets</b>      | 250.00           |
| <b>Total Current Assets</b>            | 14,912.10        |
| <b>TOTAL ASSETS</b>                    | <b>14,912.10</b> |
| <b>LIABILITIES &amp; EQUITY</b>        |                  |
| <b>Liabilities</b>                     |                  |
| <b>Current Liabilities</b>             |                  |
| <b>Accounts Payable</b>                |                  |
| Accounts Payable                       | 150.00           |
| <b>Total Accounts Payable</b>          | 150.00           |
| <b>Other Current Liabilities</b>       |                  |
| Deferred Assessment Income             | 3,920.00         |
| <b>Total Other Current Liabilities</b> | 3,920.00         |
| <b>Total Current Liabilities</b>       | 4,070.00         |
| <b>Total Liabilities</b>               | 4,070.00         |
| <b>Equity</b>                          |                  |
| Reserve                                | 8,925.85         |
| Operating Fund Balance                 | 1,428.49         |
| Retained Earnings                      | 3,034.12         |
| Net Income                             | (2,546.36)       |
| <b>Total Equity</b>                    | 10,842.10        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <b>14,912.10</b> |

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

|   | Oct 18          | Budget          | \$ Over Budget  | Jan - Oct 18     | YTD Budget       | \$ Over Budget  | Annual Bud...    |
|---|-----------------|-----------------|-----------------|------------------|------------------|-----------------|------------------|
| <b>Ordinary Income/Expense</b>                  |                 |                 |                 |                  |                  |                 |                  |
| <b>Income</b>                                   |                 |                 |                 |                  |                  |                 |                  |
| <b>Maintenance Fees</b>                         | 1,978.75        | 1,965.92        | 12.83           | 19,675.00        | 19,659.16        | 15.84           | 23,591.00        |
| <b>Reserve Fees</b>                             | 1,601.25        | 1,601.25        | 0.00            | 6,405.00         | 6,405.00         | 0.00            | 6,405.00         |
| <b>Late Fees</b>                                | 0.00            | 0.00            | 0.00            | 475.00           | 0.00             | 475.00          | 0.00             |
| <b>Reserve Interest Income</b>                  | 2.57            | 0.00            | 2.57            | 15.42            | 0.00             | 15.42           | 0.00             |
| <b>Total Income</b>                             | <u>3,582.57</u> | <u>3,567.17</u> | <u>15.40</u>    | <u>26,570.42</u> | <u>26,064.16</u> | <u>506.26</u>   | <u>29,996.00</u> |
| <b>Total Income</b>                             | 3,582.57        | 3,567.17        | 15.40           | 26,570.42        | 26,064.16        | 506.26          | 29,996.00        |
| <b>Expense</b>                                  |                 |                 |                 |                  |                  |                 |                  |
| <b>Administration</b>                           |                 |                 |                 |                  |                  |                 |                  |
| <b>Ins/ OD/ FID/ Bond/ Cas/ Liab Management</b> | 0.00            | 177.33          | (177.33)        | 2,049.00         | 1,773.34         | 275.66          | 2,128.00         |
| <b>Office Expense</b>                           | 525.00          | 525.00          | 0.00            | 5,250.00         | 5,250.00         | 0.00            | 6,300.00         |
| <b>Professional Services</b>                    | 225.06          | 45.83           | 179.23          | 722.43           | 458.34           | 264.09          | 550.00           |
| <b>Social</b>                                   | 25.00           | 12.50           | 12.50           | 225.00           | 125.00           | 100.00          | 150.00           |
| <b>State Annual Report</b>                      | 150.00          | 12.50           | 137.50          | 175.00           | 125.00           | 50.00           | 150.00           |
| <b>State Annual Report</b>                      | 0.00            | 5.08            | (5.08)          | 61.25            | 50.84            | 10.41           | 61.00            |
| <b>Total Administration</b>                     | <u>925.06</u>   | <u>778.24</u>   | <u>146.82</u>   | <u>8,482.68</u>  | <u>7,782.52</u>  | <u>700.16</u>   | <u>9,339.00</u>  |
| <b>Grounds</b>                                  |                 |                 |                 |                  |                  |                 |                  |
| <b>Annuals / Plants</b>                         | 0.00            | 41.67           | (41.67)         | 700.00           | 416.66           | 283.34          | 500.00           |
| <b>Entry Sign/ Wall Maint/ Lights</b>           | 0.00            | 41.67           | (41.67)         | 1,909.56         | 416.66           | 1,492.90        | 500.00           |
| <b>Grounds Contract</b>                         | 0.00            | 400.00          | (400.00)        | 4,117.50         | 4,000.00         | 117.50          | 4,800.00         |
| <b>Grounds R&amp;M</b>                          | 0.00            | 287.50          | (287.50)        | 3,724.00         | 2,875.00         | 849.00          | 3,450.00         |
| <b>Irrig R&amp;M</b>                            | 0.00            | 16.67           | (16.67)         | 515.86           | 166.66           | 349.20          | 200.00           |
| <b>Mailbox R&amp;R</b>                          | 0.00            | 25.00           | (25.00)         | 0.00             | 250.00           | (250.00)        | 300.00           |
| <b>Water Management</b>                         | 340.00          | 121.00          | 219.00          | 1,429.00         | 1,210.00         | 219.00          | 1,452.00         |
| <b>Total Grounds</b>                            | <u>340.00</u>   | <u>933.51</u>   | <u>(593.51)</u> | <u>12,395.92</u> | <u>9,334.98</u>  | <u>3,060.94</u> | <u>11,202.00</u> |
| <b>Utilities</b>                                |                 |                 |                 |                  |                  |                 |                  |
| <b>Electric- Lights (50334)</b>                 | 182.06          | 175.00          | 7.06            | 1,478.21         | 1,750.00         | (271.79)        | 2,100.00         |
| <b>Electric - Pump (31712)</b>                  | 38.83           | 79.17           | (40.34)         | 339.55           | 791.66           | (452.11)        | 950.00           |
| <b>Total Utilities</b>                          | <u>220.89</u>   | <u>254.17</u>   | <u>(33.28)</u>  | <u>1,817.76</u>  | <u>2,541.66</u>  | <u>(723.90)</u> | <u>3,050.00</u>  |
| <b>Total Expense</b>                            | <u>1,485.95</u> | <u>1,965.92</u> | <u>(479.97)</u> | <u>22,696.36</u> | <u>19,659.16</u> | <u>3,037.20</u> | <u>23,591.00</u> |
| <b>Net Ordinary Income</b>                      | 2,096.62        | 1,601.25        | 495.37          | 3,874.06         | 6,405.00         | (2,530.94)      | 6,405.00         |

11/15/18

## Mango Park Homeowners Association, Inc.

### Revenue & Expense - Comparison Actual To Budget

October 2018

|                             | <u>Oct 18</u>        | <u>Budget</u>      | <u>\$ Over Budget</u> | <u>Jan - Oct 18</u>      | <u>YTD Budget</u>  | <u>\$ Over Budget</u>    | <u>Annual Bud...</u> |
|-----------------------------|----------------------|--------------------|-----------------------|--------------------------|--------------------|--------------------------|----------------------|
| <b>Other Income/Expense</b> |                      |                    |                       |                          |                    |                          |                      |
| <b>Other Expense</b>        |                      |                    |                       |                          |                    |                          |                      |
| Reserve Interest Transfer   | 2.57                 | 0.00               | 2.57                  | 15.42                    | 0.00               | 15.42                    | 0.00                 |
| Transfer to Reserve         | 1,601.25             | 1,601.25           | 0.00                  | 6,405.00                 | 6,405.00           | 0.00                     | 6,405.00             |
| <b>Total Other Expense</b>  | <u>1,603.82</u>      | <u>1,601.25</u>    | <u>2.57</u>           | <u>6,420.42</u>          | <u>6,405.00</u>    | <u>15.42</u>             | <u>6,405.00</u>      |
| <b>Net Other Income</b>     | <u>(1,603.82)</u>    | <u>(1,601.25)</u>  | <u>(2.57)</u>         | <u>(6,420.42)</u>        | <u>(6,405.00)</u>  | <u>(15.42)</u>           | <u>(6,405.00)</u>    |
| <b>Net Income</b>           | <u><u>492.80</u></u> | <u><u>0.00</u></u> | <u><u>492.80</u></u>  | <u><u>(2,546.36)</u></u> | <u><u>0.00</u></u> | <u><u>(2,546.36)</u></u> | <u><u>0.00</u></u>   |