



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

01/15/19

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

	<u>Dec 31, 18</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Operating Account	
Cadence Operating 9396	3,585.33
<b>Total Operating Account</b>	<u>3,585.33</u>
<b>Reserve Account</b>	
Cadence MM 8703	8,929.02
<b>Total Reserve Account</b>	<u>8,929.02</u>
<b>Total Checking/Savings</b>	12,514.35
<b>Accounts Receivable</b>	
Accounts Rec / Prepaid Assess	(1,542.00)
<b>Total Accounts Receivable</b>	<u>(1,542.00)</u>
<b>Total Current Assets</b>	<u>10,972.35</u>
<b>TOTAL ASSETS</b>	<b><u>10,972.35</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	303.85
<b>Total Accounts Payable</b>	<u>303.85</u>
<b>Total Current Liabilities</b>	<u>303.85</u>
<b>Total Liabilities</b>	303.85
<b>Equity</b>	
Reserve	8,929.02
Operating Fund Balance	1,428.49
Retained Earnings	3,034.12
Net Income	(2,723.13)
<b>Total Equity</b>	<u>10,668.50</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>10,972.35</u></b>

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

	<u>Dec 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Maintenance Fees</b>	1,960.00	1,965.92	(5.92)	23,595.00	23,591.00	4.00	23,591.00
<b>Reserve Fees</b>	0.00	0.00	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>	1.14	0.00	1.14	18.59	0.00	18.59	0.00
<b>Total Income</b>	<u>1,961.14</u>	<u>1,965.92</u>	<u>(4.78)</u>	<u>30,493.59</u>	<u>29,996.00</u>	<u>497.59</u>	<u>29,996.00</u>
<b>Total Income</b>	1,961.14	1,965.92	(4.78)	30,493.59	29,996.00	497.59	29,996.00
<b>Expense</b>							
<b>Administration</b>							
<b>Ins/ OD/ FID/ Bond/ Cas/ Liab</b>	0.00	177.33	(177.33)	2,049.00	2,128.00	(79.00)	2,128.00
<b>Management</b>	525.00	525.00	0.00	6,300.00	6,300.00	0.00	6,300.00
<b>Office Expense</b>	112.21	45.83	66.38	914.22	550.00	364.22	550.00
<b>Professional Services</b>	0.00	12.50	(12.50)	225.00	150.00	75.00	150.00
<b>Social</b>	0.00	12.50	(12.50)	175.00	150.00	25.00	150.00
<b>State Annual Report</b>	0.00	5.08	(5.08)	61.25	61.00	0.25	61.00
<b>Total Administration</b>	<u>637.21</u>	<u>778.24</u>	<u>(141.03)</u>	<u>9,724.47</u>	<u>9,339.00</u>	<u>385.47</u>	<u>9,339.00</u>
<b>Grounds</b>							
<b>Annuals / Plants</b>	0.00	41.67	(41.67)	700.00	500.00	200.00	500.00
<b>Entry Sign/ Wall Maint/ Lights</b>	0.00	41.67	(41.67)	1,909.56	500.00	1,409.56	500.00
<b>Grounds Contract</b>	485.00	400.00	85.00	5,552.50	4,800.00	752.50	4,800.00
<b>Property/Grounds R&amp;M</b>	375.00	287.50	87.50	4,424.00	3,450.00	974.00	3,450.00
<b>Irrig R&amp;M</b>	157.95	16.67	141.28	673.81	200.00	473.81	200.00
<b>Mailbox R&amp;R</b>	0.00	25.00	(25.00)	372.00	300.00	72.00	300.00
<b>Water Management</b>	121.00	121.00	0.00	1,671.00	1,452.00	219.00	1,452.00
<b>Total Grounds</b>	<u>1,138.95</u>	<u>933.51</u>	<u>205.44</u>	<u>15,302.87</u>	<u>11,202.00</u>	<u>4,100.87</u>	<u>11,202.00</u>
<b>Utilities</b>							
<b>Electric- Lights (50334)</b>	182.06	175.00	7.06	1,842.33	2,100.00	(257.67)	2,100.00
<b>Electric - Pump (31712)</b>	31.25	79.17	(47.92)	408.46	950.00	(541.54)	950.00
<b>Total Utilities</b>	<u>213.31</u>	<u>254.17</u>	<u>(40.86)</u>	<u>2,250.79</u>	<u>3,050.00</u>	<u>(799.21)</u>	<u>3,050.00</u>
<b>Total Expense</b>	<u>1,989.47</u>	<u>1,965.92</u>	<u>23.55</u>	<u>27,278.13</u>	<u>23,591.00</u>	<u>3,687.13</u>	<u>23,591.00</u>
<b>Net Ordinary Income</b>	(28.33)	0.00	(28.33)	3,215.46	6,405.00	(3,189.54)	6,405.00

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## Mango Park Homeowners Association, Inc.

### Revenue & Expense - Comparison Actual To Budget

December 2018

	<u>Dec 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 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	1.14	0.00	1.14	18.59	0.00	18.59	0.00
Transfer to Reserve	0.00	0.00	0.00	6,405.00	6,405.00	0.00	6,405.00
<b>Total Other Expense</b>	<u>1.14</u>	<u>0.00</u>	<u>1.14</u>	<u>6,423.59</u>	<u>6,405.00</u>	<u>18.59</u>	<u>6,405.00</u>
<b>Net Other Income</b>	<u>(1.14)</u>	<u>0.00</u>	<u>(1.14)</u>	<u>(6,423.59)</u>	<u>(6,405.00)</u>	<u>(18.59)</u>	<u>(6,405.00)</u>
<b>Net Income</b>	<u><u>(29.47)</u></u>	<u><u>0.00</u></u>	<u><u>(29.47)</u></u>	<u><u>(3,208.13)</u></u>	<u><u>0.00</u></u>	<u><u>(3,208.13)</u></u>	<u><u>0.00</u></u>