



**MANGO PARK HOA INC
FINANCIAL REPORTS
January 31, 2019**

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

REVENUE & EXPENSE - COMPARISON OF ACTUAL TO BUDGET

Presented by: Sunstate Association Management Group, Inc.

02/20/19

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of January 31, 2019

	Jan 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	7,977.32
Due (To)/From Reserves	(1,587.25)
Total Operating Account	6,390.07
Reserve Account	
Cadence MM 8703	8,930.16
Due (To)/From Operating	1,587.25
Total Reserve Account	10,517.41
Total Checking/Savings	16,907.48
Accounts Receivable	
Accounts Rec / Prepaid Assess	118.00
Total Accounts Receivable	118.00
Other Current Assets	
Undeposited Funds	142.00
Total Other Current Assets	142.00
Total Current Assets	17,167.48
TOTAL ASSETS	17,167.48
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Assessment Income	4,621.84
Total Other Current Liabilities	4,621.84
Total Current Liabilities	4,621.84
Total Liabilities	4,621.84
Equity	
Reserve	10,517.41
Operating Fund Balance	4,462.61
Retained Earnings	(3,208.13)
Net Income	773.75
Total Equity	12,545.64
TOTAL LIABILITIES & EQUITY	17,167.48

02/20/19

Mango Park Homeowners Association, Inc.
Revenue & Expense - Comparison Actual To Budget
January 2019

	<u>Jan 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,310.91	2,310.88	0.03	2,310.91	2,310.88	0.03	27,731.00
Reserve Fees	1,587.25	529.09	1,058.16	1,587.25	529.09	1,058.16	6,349.00
Reserve Interest Income	1.14			1.14			
Total Income	<u>3,899.30</u>	<u>2,839.97</u>	<u>1,059.33</u>	<u>3,899.30</u>	<u>2,839.97</u>	<u>1,059.33</u>	<u>34,080.00</u>
Total Income	3,899.30	2,839.97	1,059.33	3,899.30	2,839.97	1,059.33	34,080.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	175.87	(175.87)	0.00	175.87	(175.87)	2,110.00
Office Expense	550.00	580.00	(30.00)	550.00	580.00	(30.00)	6,960.00
Professional Services	57.28	62.50	(5.22)	57.28	62.50	(5.22)	750.00
Social	0.00	16.63	(16.63)	0.00	16.63	(16.63)	200.00
State Annual Report	0.00	20.87	(20.87)	0.00	20.87	(20.87)	250.00
State Annual Report	0.00	5.12	(5.12)	0.00	5.12	(5.12)	61.00
Total Administration	<u>607.28</u>	<u>860.99</u>	<u>(253.71)</u>	<u>607.28</u>	<u>860.99</u>	<u>(253.71)</u>	<u>10,331.00</u>
Grounds							
Annuals / Plants	0.00	62.50	(62.50)	0.00	62.50	(62.50)	750.00
Entry Sign/ Wall Maint/ Lights	0.00	133.37	(133.37)	0.00	133.37	(133.37)	1,600.00
Grounds Contract	590.00	590.00	0.00	590.00	590.00	0.00	7,080.00
Mulch	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
Property/Grounds R&M	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
Irrig R&M	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
Water Management	121.00	208.37	(87.37)	121.00	208.37	(87.37)	2,500.00
Total Grounds	<u>711.00</u>	<u>1,227.50</u>	<u>(516.50)</u>	<u>711.00</u>	<u>1,227.50</u>	<u>(516.50)</u>	<u>14,730.00</u>
Utilities							
Electric- Lights (50334)	182.39	188.37	(5.98)	182.39	188.37	(5.98)	2,260.00
Electric - Pump (31712)	36.49	34.13	2.36	36.49	34.13	2.36	410.00
Total Utilities	<u>218.88</u>	<u>222.50</u>	<u>(3.62)</u>	<u>218.88</u>	<u>222.50</u>	<u>(3.62)</u>	<u>2,670.00</u>
Total Expense	<u>1,537.16</u>	<u>2,310.99</u>	<u>(773.83)</u>	<u>1,537.16</u>	<u>2,310.99</u>	<u>(773.83)</u>	<u>27,731.00</u>
Net Ordinary Income	2,362.14	528.98	1,833.16	2,362.14	528.98	1,833.16	6,349.00

02/20/19

Mango Park Homeowners Association, Inc. Revenue & Expense - Comparison Actual To Budget January 2019

	<u>Jan 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	1.14			1.14			
Transfer to Reserve	1,587.25	529.12	1,058.13	1,587.25	529.12	1,058.13	6,349.00
Total Other Expense	<u>1,588.39</u>	<u>529.12</u>	<u>1,059.27</u>	<u>1,588.39</u>	<u>529.12</u>	<u>1,059.27</u>	<u>6,349.00</u>
Net Other Income	<u>(1,588.39)</u>	<u>(529.12)</u>	<u>(1,059.27)</u>	<u>(1,588.39)</u>	<u>(529.12)</u>	<u>(1,059.27)</u>	<u>(6,349.00)</u>
Net Income	<u><u>773.75</u></u>	<u><u>(0.14)</u></u>	<u><u>773.89</u></u>	<u><u>773.75</u></u>	<u><u>(0.14)</u></u>	<u><u>773.89</u></u>	<u><u>0.00</u></u>