



MANGO PARK HOA INC
FINANCIAL REPORTS
February 28, 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.

03/07/19

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of February 28, 2019

	Feb 28, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	5,840.26
Total Operating Account	5,840.26
Reserve Account	
Cadence MM 8703	10,518.54
Total Reserve Account	10,518.54
Total Checking/Savings	16,358.80
Accounts Receivable	
Accounts Rec / Prepaid Assess	(876.00)
Total Accounts Receivable	(876.00)
Total Current Assets	15,482.80
TOTAL ASSETS	15,482.80
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	265.70
Total Accounts Payable	265.70
Other Current Liabilities	
Deferred Assessment Income	2,310.92
Total Other Current Liabilities	2,310.92
Total Current Liabilities	2,576.62
Total Liabilities	2,576.62
Equity	
Reserve	10,518.54
Operating Fund Balance	4,462.61
Retained Earnings	(3,208.13)
Net Income	1,133.16
Total Equity	12,906.18
TOTAL LIABILITIES & EQUITY	15,482.80

03/07/19

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

	<u>Feb 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,310.92	2,310.92	0.00	4,621.83	4,621.80	0.03	27,731.00
Reserve Fees	0.00	0.00	0.00	1,587.25	1,587.25	0.00	6,349.00
Reserve Interest Income	1.13	0.00	1.13	2.27	0.00	2.27	0.00
Total Income	<u>2,312.05</u>	<u>2,310.92</u>	<u>1.13</u>	<u>6,211.35</u>	<u>6,209.05</u>	<u>2.30</u>	<u>34,080.00</u>
Total Income	2,312.05	2,310.92	1.13	6,211.35	6,209.05	2.30	34,080.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	175.83	(175.83)	0.00	351.70	(351.70)	2,110.00
Management	550.00	580.00	(30.00)	1,100.00	1,160.00	(60.00)	6,960.00
Office Expense	182.64	62.50	120.14	239.92	125.00	114.92	750.00
Professional Services	200.00	16.67	183.33	200.00	33.30	166.70	200.00
Social	25.00	20.83	4.17	25.00	41.70	(16.70)	250.00
State Annual Report	0.00	5.08	(5.08)	0.00	10.20	(10.20)	61.00
Total Administration	<u>957.64</u>	<u>860.91</u>	<u>96.73</u>	<u>1,564.92</u>	<u>1,721.90</u>	<u>(156.98)</u>	<u>10,331.00</u>
Grounds							
Annuals / Plants	0.00	62.50	(62.50)	0.00	125.00	(125.00)	750.00
Entry Sign/ Wall Maint/ Lights	0.00	133.33	(133.33)	0.00	266.70	(266.70)	1,600.00
Grounds Contract	590.00	590.00	0.00	1,180.00	1,180.00	0.00	7,080.00
Mulch	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
Property/Grounds R&M	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00
Irrig R&M	65.70	41.67	24.03	65.70	83.30	(17.60)	500.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
Water Management	121.00	208.33	(87.33)	242.00	416.70	(174.70)	2,500.00
Total Grounds	<u>776.70</u>	<u>1,227.50</u>	<u>(450.80)</u>	<u>1,487.70</u>	<u>2,455.00</u>	<u>(967.30)</u>	<u>14,730.00</u>
Utilities							
Electric- Lights (50334)	183.57	188.33	(4.76)	365.96	376.70	(10.74)	2,260.00
Electric - Pump (31712)	33.60	34.17	(0.57)	70.09	68.30	1.79	410.00
Total Utilities	<u>217.17</u>	<u>222.50</u>	<u>(5.33)</u>	<u>436.05</u>	<u>445.00</u>	<u>(8.95)</u>	<u>2,670.00</u>
Total Expense	<u>1,951.51</u>	<u>2,310.91</u>	<u>(359.40)</u>	<u>3,488.67</u>	<u>4,621.90</u>	<u>(1,133.23)</u>	<u>27,731.00</u>
Net Ordinary Income	360.54	0.01	360.53	2,722.68	1,587.15	1,135.53	6,349.00

03/07/19

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

	<u>Feb 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	1.13	0.00	1.13	2.27	0.00	2.27	0.00
Transfer to Reserve	0.00	0.00	0.00	1,587.25	1,587.25	0.00	6,349.00
Total Other Expense	<u>1.13</u>	<u>0.00</u>	<u>1.13</u>	<u>1,589.52</u>	<u>1,587.25</u>	<u>2.27</u>	<u>6,349.00</u>
Net Other Income	<u>(1.13)</u>	<u>0.00</u>	<u>(1.13)</u>	<u>(1,589.52)</u>	<u>(1,587.25)</u>	<u>(2.27)</u>	<u>(6,349.00)</u>
Net Income	<u><u>359.41</u></u>	<u><u>0.01</u></u>	<u><u>359.40</u></u>	<u><u>1,133.16</u></u>	<u><u>(0.10)</u></u>	<u><u>1,133.26</u></u>	<u><u>0.00</u></u>