



MANGO PARK HOA INC
FINANCIAL REPORTS
June 30, 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.

07/12/19

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of June 30, 2019

	<u>Jun 30, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	8,207.57
Total Operating Account	8,207.57
Reserve Account	
Cadence MM 8703	12,115.42
Total Reserve Account	12,115.42
Total Checking/Savings	20,322.99
Accounts Receivable	
Accounts Rec / Prepaid Assess	(7,399.00)
Total Accounts Receivable	(7,399.00)
Other Current Assets	
Undeposited Funds	1,921.00
Total Other Current Assets	1,921.00
Total Current Assets	14,844.99
TOTAL ASSETS	14,844.99
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	(30.43)
Total Accounts Payable	(30.43)
Total Current Liabilities	(30.43)
Total Liabilities	(30.43)
Equity	
Reserve	12,115.42
Operating Fund Balance	4,462.61
Retained Earnings	(3,208.13)
Net Income	1,505.52
Total Equity	14,875.42
TOTAL LIABILITIES & EQUITY	14,844.99

07/12/19

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

	<u>Jun 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 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	13,865.50	13,865.48	0.02	27,731.00
Reserve Fees	0.00	0.00	0.00	3,174.50	3,174.50	0.00	6,349.00
Late Fees	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Reserve Interest Income	2.49	0.00	2.49	11.90	0.00	11.90	0.00
Total Income	<u>2,313.41</u>	<u>2,310.92</u>	<u>2.49</u>	<u>17,551.90</u>	<u>17,039.98</u>	<u>511.92</u>	<u>34,080.00</u>
Total Income	2,313.41	2,310.92	2.49	17,551.90	17,039.98	511.92	34,080.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	175.83	(175.83)	904.00	1,055.02	(151.02)	2,110.00
Management	550.00	580.00	(30.00)	3,300.00	3,480.00	(180.00)	6,960.00
Office Expense	82.62	62.50	20.12	1,076.43	375.00	701.43	750.00
Professional Services	0.00	16.67	(16.67)	250.00	99.98	150.02	200.00
Social	0.00	20.83	(20.83)	25.00	125.02	(100.02)	250.00
State Annual Report	0.00	5.08	(5.08)	61.25	30.52	30.73	61.00
Total Administration	<u>632.62</u>	<u>860.91</u>	<u>(228.29)</u>	<u>5,616.68</u>	<u>5,165.54</u>	<u>451.14</u>	<u>10,331.00</u>
Grounds							
Annuals / Plants	0.00	62.50	(62.50)	455.00	375.00	80.00	750.00
Entry Sign/ Wall Maint/ Lights	0.00	133.33	(133.33)	0.00	800.02	(800.02)	1,600.00
Grounds Contract	590.00	590.00	0.00	3,640.00	3,540.00	100.00	7,080.00
Mulch	0.00	41.67	(41.67)	0.00	249.98	(249.98)	500.00
Property/Grounds R&M	0.00	125.00	(125.00)	905.52	750.00	155.52	1,500.00
Irrig R&M	82.55	41.67	40.88	187.96	249.98	(62.02)	500.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	150.00	(150.00)	300.00
Water Management	121.00	208.33	(87.33)	726.00	1,250.02	(524.02)	2,500.00
Total Grounds	<u>793.55</u>	<u>1,227.50</u>	<u>(433.95)</u>	<u>5,914.48</u>	<u>7,365.00</u>	<u>(1,450.52)</u>	<u>14,730.00</u>
Utilities							
Electric- Lights (50334)	188.13	188.33	(0.20)	1,113.33	1,130.02	(16.69)	2,260.00
Electric - Pump (31712)	37.90	34.17	3.73	215.49	204.98	10.51	410.00
Total Utilities	<u>226.03</u>	<u>222.50</u>	<u>3.53</u>	<u>1,328.82</u>	<u>1,335.00</u>	<u>(6.18)</u>	<u>2,670.00</u>
Total Expense	<u>1,652.20</u>	<u>2,310.91</u>	<u>(658.71)</u>	<u>12,859.98</u>	<u>13,865.54</u>	<u>(1,005.56)</u>	<u>27,731.00</u>
Net Ordinary Income	661.21	0.01	661.20	4,691.92	3,174.44	1,517.48	6,349.00

07/12/19

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

	<u>Jun 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	2.49	0.00	2.49	11.90	0.00	11.90	0.00
Transfer to Reserve	0.00	0.00	0.00	3,174.50	3,174.50	0.00	6,349.00
Total Other Expense	<u>2.49</u>	<u>0.00</u>	<u>2.49</u>	<u>3,186.40</u>	<u>3,174.50</u>	<u>11.90</u>	<u>6,349.00</u>
Net Other Income	<u>(2.49)</u>	<u>0.00</u>	<u>(2.49)</u>	<u>(3,186.40)</u>	<u>(3,174.50)</u>	<u>(11.90)</u>	<u>(6,349.00)</u>
Net Income	<u><u>658.72</u></u>	<u><u>0.01</u></u>	<u><u>658.71</u></u>	<u><u>1,505.52</u></u>	<u><u>(0.06)</u></u>	<u><u>1,505.58</u></u>	<u><u>0.00</u></u>