



MANGO PARK HOA INC
FINANCIAL REPORTS
February 28, 2017

Presented by: Sunstate Association Management Group, Inc.

03/10/17

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of February 28, 2017

	Feb 28, 17
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	14,755.68
Total Operating Account	14,755.68
Reserve Account	
Cadence MM 8703	8,416.07
Total Reserve Account	8,416.07
Total Checking/Savings	23,171.75
Accounts Receivable	
Accounts Rec / Prepaid Assess	(624.00)
Total Accounts Receivable	(624.00)
Other Current Assets	
Undeposited Funds	100.00
Total Other Current Assets	100.00
Total Current Assets	22,647.75
TOTAL ASSETS	22,647.75
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	4,986.25
Total Accounts Payable	4,986.25
Other Current Liabilities	
Deferred Assessment Income	1,880.00
Total Other Current Liabilities	1,880.00
Total Current Liabilities	6,866.25
Total Liabilities	6,866.25
Equity	
Reserve	8,416.07
Operating Fund Balance	1,428.49
Retained Earnings	5,402.61
Net Income	534.33
Total Equity	15,781.50
TOTAL LIABILITIES & EQUITY	22,647.75

03/10/17

Mango Park Homeowners Association, Inc.
Revenue & Expense - Comparison Actual To Budget
February 2017

	Feb 17	Budget	\$ Over Budget	Jan - Feb 17	YTD Budget	\$ Over Budget	Annual Bud...
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	1,880.00	1,880.75	(0.75)	3,760.00	3,761.50	(1.50)	22,569.00
Reserve Fees	0.00	0.00	0.00	1,260.00	1,279.00	(19.00)	5,116.00
Late Fees	100.00			100.00			
Reserve Interest Income	2.56			5.47			
Total Income	<u>1,982.56</u>	<u>1,880.75</u>	<u>101.81</u>	<u>5,125.47</u>	<u>5,040.50</u>	<u>84.97</u>	<u>27,685.00</u>
Total Income	1,982.56	1,880.75	101.81	5,125.47	5,040.50	84.97	27,685.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	204.67	(204.67)	0.00	409.33	(409.33)	2,456.00
Office Expense	525.00	525.00	0.00	1,050.00	1,050.00	0.00	6,300.00
Professional Services	28.38	58.33	(29.95)	52.79	116.67	(63.88)	700.00
Social	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
State Annual Report	0.00	12.50	(12.50)	0.00	25.00	(25.00)	150.00
State Annual Report	61.25	5.08	56.17	61.25	10.17	51.08	61.00
Total Administration	<u>614.63</u>	<u>830.58</u>	<u>(215.95)</u>	<u>1,164.04</u>	<u>1,661.17</u>	<u>(497.13)</u>	<u>9,967.00</u>
Grounds							
Annuals / Plants	0.00	62.50	(62.50)	0.00	125.00	(125.00)	750.00
Entry Sign/ Wall Maint/ Lights	95.00	41.67	53.33	95.00	83.33	11.67	500.00
Grounds Contract	475.00	500.00	(25.00)	950.00	1,000.00	(50.00)	6,000.00
Grounds R&M	0.00	16.67	(16.67)	580.00	33.33	546.67	200.00
Irrig R&M	0.00	16.67	(16.67)	0.00	33.33	(33.33)	200.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
Water Management	121.00	121.00	0.00	242.00	242.00	0.00	1,452.00
Total Grounds	<u>691.00</u>	<u>783.51</u>	<u>(92.51)</u>	<u>1,867.00</u>	<u>1,566.99</u>	<u>300.01</u>	<u>9,402.00</u>
Utilities							
Electric- Lights	213.17	183.33	29.84	213.17	366.67	(153.50)	2,200.00
Electric - Pump	0.00	83.33	(83.33)	62.46	166.67	(104.21)	1,000.00
Total Utilities	<u>213.17</u>	<u>266.66</u>	<u>(53.49)</u>	<u>275.63</u>	<u>533.34</u>	<u>(257.71)</u>	<u>3,200.00</u>
Total Expense	<u>1,518.80</u>	<u>1,880.75</u>	<u>(361.95)</u>	<u>3,306.67</u>	<u>3,761.50</u>	<u>(454.83)</u>	<u>22,569.00</u>
Net Ordinary Income	463.76	0.00	463.76	1,818.80	1,279.00	539.80	5,116.00