



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**May 31, 2017**

**Presented by: Sunstate Association Management Group, Inc.**

06/15/17

**Mango Park Homeowners Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of May 31, 2017

	<u>May 31, 17</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	9,365.98
Total Operating Account	9,365.98
Reserve Account	
Cadence MM 8703	9,698.49
Total Reserve Account	9,698.49
Total Checking/Savings	19,064.47
Accounts Receivable	
Accounts Rec / Prepaid Assess	(1,608.00)
Total Accounts Receivable	(1,608.00)
Total Current Assets	17,456.47
<b>TOTAL ASSETS</b>	<b><u>17,456.47</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Assessment Income	1,880.00
Total Other Current Liabilities	1,880.00
Total Current Liabilities	1,880.00
Total Liabilities	1,880.00
Equity	
Reserve	9,698.49
Operating Fund Balance	1,428.49
Retained Earnings	5,402.61
Net Income	(953.12)
Total Equity	15,576.47
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>17,456.47</u></b>

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

	<u>May 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budg...</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Maintenance Fees	1,880.00	1,880.75	(0.75)	9,400.00	9,403.75	(3.75)	22,569.00
Reserve Fees	0.00	0.00	0.00	2,520.00	2,558.00	(38.00)	5,116.00
Late Fees	0.00			75.00			
Reserve Interest Income	1.24			8.89			
<b>Total Income</b>	<u>1,881.24</u>	<u>1,880.75</u>	<u>0.49</u>	<u>12,003.89</u>	<u>11,961.75</u>	<u>42.14</u>	<u>27,685.00</u>
<b>Total Income</b>	1,881.24	1,880.75	0.49	12,003.89	11,961.75	42.14	27,685.00
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab	948.00	204.67	743.33	948.00	1,023.33	(75.33)	2,456.00
Management	525.00	525.00	0.00	2,625.00	2,625.00	0.00	6,300.00
Office Expense	16.47	58.33	(41.86)	117.22	291.67	(174.45)	700.00
Professional Services	0.00	25.00	(25.00)	150.00	125.00	25.00	300.00
Social	0.00	12.50	(12.50)	0.00	62.50	(62.50)	150.00
State Annual Report	0.00	5.08	(5.08)	61.25	25.42	35.83	61.00
<b>Total Administration</b>	<u>1,489.47</u>	<u>830.58</u>	<u>658.89</u>	<u>3,901.47</u>	<u>4,152.92</u>	<u>(251.45)</u>	<u>9,967.00</u>
<b>Grounds</b>							
Annuals / Plants	0.00	62.50	(62.50)	0.00	312.50	(312.50)	750.00
Entry Sign/ Wall Maint/ Lights	650.00	41.67	608.33	745.00	208.33	536.67	500.00
Grounds Contract	475.00	500.00	(25.00)	2,375.00	2,500.00	(125.00)	6,000.00
Grounds R&M	0.00	16.67	(16.67)	1,729.75	83.33	1,646.42	200.00
Irrig R&M	0.00	16.67	(16.67)	0.00	83.33	(83.33)	200.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	125.00	(125.00)	300.00
Water Management	121.00	121.00	0.00	605.00	605.00	0.00	1,452.00
<b>Total Grounds</b>	<u>1,246.00</u>	<u>783.51</u>	<u>462.49</u>	<u>5,454.75</u>	<u>3,917.49</u>	<u>1,537.26</u>	<u>9,402.00</u>
<b>Utilities</b>							
Electric- Lights	189.46	183.33	6.13	735.74	916.67	(180.93)	2,200.00
Electric - Pump	74.11	83.33	(9.22)	298.16	416.67	(118.51)	1,000.00
<b>Total Utilities</b>	<u>263.57</u>	<u>266.66</u>	<u>(3.09)</u>	<u>1,033.90</u>	<u>1,333.34</u>	<u>(299.44)</u>	<u>3,200.00</u>
<b>Total Expense</b>	<u>2,999.04</u>	<u>1,880.75</u>	<u>1,118.29</u>	<u>10,390.12</u>	<u>9,403.75</u>	<u>986.37</u>	<u>22,569.00</u>
<b>Net Ordinary Income</b>	<u>(1,117.80)</u>	<u>0.00</u>	<u>(1,117.80)</u>	<u>1,613.77</u>	<u>2,558.00</u>	<u>(944.23)</u>	<u>5,116.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	1.24			8.89			
Transfer to Reserve	0.00	0.00	0.00	2,558.00	2,558.00	0.00	5,116.00
<b>Total Other Expense</b>	<u>1.24</u>	<u>0.00</u>	<u>1.24</u>	<u>2,566.89</u>	<u>2,558.00</u>	<u>8.89</u>	<u>5,116.00</u>
<b>Net Other Income</b>	<u>(1.24)</u>	<u>0.00</u>	<u>(1.24)</u>	<u>(2,566.89)</u>	<u>(2,558.00)</u>	<u>(8.89)</u>	<u>(5,116.00)</u>
<b>Net Income</b>	<u>(1,119.04)</u>	<u>0.00</u>	<u>(1,119.04)</u>	<u>(953.12)</u>	<u>0.00</u>	<u>(953.12)</u>	<u>0.00</u>