



MANGO PARK HOA INC
FINANCIAL REPORTS
August 31, 2017

Presented by: Sunstate Association Management Group, Inc.

09/15/17

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

	Aug 31, 17
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	8,247.38
Total Operating Account	8,247.38
Reserve Account	
Cadence MM 8703	10,982.79
Total Reserve Account	10,982.79
Total Checking/Savings	19,230.17
Accounts Receivable	
Accounts Rec / Prepaid Assess	(755.00)
Total Accounts Receivable	(755.00)
Other Current Assets	
Undeposited Funds	90.00
Total Other Current Assets	90.00
Total Current Assets	18,565.17
TOTAL ASSETS	18,565.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	175.00
Total Accounts Payable	175.00
Other Current Liabilities	
Deferred Assessment Income	1,880.00
Total Other Current Liabilities	1,880.00
Total Current Liabilities	2,055.00
Total Liabilities	2,055.00
Equity	
Reserve	10,982.79
Operating Fund Balance	1,428.49
Retained Earnings	5,402.61
Net Income	(1,303.72)
Total Equity	16,510.17
TOTAL LIABILITIES & EQUITY	18,565.17

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

09/16/17

	Aug 17	Budget	\$ Over Budget	Jan - Aug 17	YTD Budget	\$ Over Budget	Annual Bud...
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	1,880.00	1,880.75	(0.75)	15,040.00	15,046.00	(6.00)	22,569.00
Reserve Fees	0.00	0.00	0.00	3,780.00	3,837.00	(57.00)	5,116.00
Late Fees	0.00			75.00			
Reserve Interest Income	2.33			14.19			
Total Income	1,882.33	1,880.75	1.58	18,909.19	18,883.00	26.19	27,685.00
Total Income	1,882.33	1,880.75	1.58	18,909.19	18,883.00	26.19	27,685.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	1,118.00	204.67	913.33	2,066.00	1,637.33	428.67	2,456.00
Management	525.00	525.00	0.00	4,200.00	4,200.00	0.00	6,300.00
Office Expense	16.58	58.33	(41.75)	193.78	466.67	(272.89)	700.00
Professional Services	0.00	25.00	(25.00)	150.00	200.00	(50.00)	300.00
Social	0.00	12.50	(12.50)	0.00	100.00	(100.00)	150.00
State Annual Report	0.00	5.08	(5.08)	61.25	40.67	20.58	61.00
Total Administration	1,659.58	830.58	829.00	6,671.03	6,644.67	26.36	9,967.00
Grounds							
Annuals / Plants	0.00	62.50	(62.50)	0.00	500.00	(500.00)	750.00
Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	1,145.00	333.33	811.67	500.00
Grounds Contract	475.00	500.00	(25.00)	3,800.00	4,000.00	(200.00)	6,000.00
Grounds R&M	175.00	16.67	158.33	1,904.75	133.33	1,771.42	200.00
Irrig R&M	0.00	16.67	(16.67)	0.00	133.33	(133.33)	200.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	200.00	(200.00)	300.00
Water Management	121.00	121.00	0.00	968.00	968.00	0.00	1,452.00
Total Grounds	771.00	783.51	(12.51)	7,817.75	6,267.99	1,549.76	9,402.00
Utilities							
Electric- Lights	189.69	183.33	6.36	1,300.36	1,466.67	(166.31)	2,200.00
Electric - Pump	90.88	83.33	7.55	572.58	666.67	(94.09)	1,000.00
Total Utilities	280.57	266.66	13.91	1,872.94	2,133.34	(260.40)	3,200.00
Total Expense	2,711.15	1,880.75	830.40	16,361.72	15,046.00	1,315.72	22,569.00
Net Ordinary Income	(828.82)	0.00	(828.82)	2,547.47	3,837.00	(1,289.53)	5,116.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	2.33			14.19			
Transfer to Reserve	0.00	0.00	0.00	3,837.00	3,837.00	0.00	5,116.00
Total Other Expense	2.33	0.00	2.33	3,851.19	3,837.00	14.19	5,116.00
Net Other Income	(2.33)	0.00	(2.33)	(3,851.19)	(3,837.00)	(14.19)	(5,116.00)
Net Income	(831.15)	0.00	(831.15)	(1,303.72)	0.00	(1,303.72)	0.00