



MANGO PARK HOA INC
FINANCIAL REPORTS
February 28, 2018

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STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

REVENUE & EXPENSE - COMPARISON OF ACTUAL TO BUDGET

Presented by: Sunstate Association Management Group, Inc.

03/16/18

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of February 28, 2018

	Feb 28, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	11,199.14
Due (To)/From Reserves	(1,601.25)
Total Operating Account	9,597.89
Reserve Account	
Cadence MM 8703	6,471.99
Due (To)/From Operating	1,601.25
Total Reserve Account	8,073.24
Total Checking/Savings	17,671.13
Accounts Receivable	
Accounts Rec / Prepaid Assess	(2,455.00)
Total Accounts Receivable	(2,455.00)
Total Current Assets	15,216.13
TOTAL ASSETS	15,216.13
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	28.05
Total Accounts Payable	28.05
Other Current Liabilities	
Deferred Assessment Income	1,960.00
Total Other Current Liabilities	1,960.00
Total Current Liabilities	1,988.05
Total Liabilities	1,988.05
Equity	
Reserve	8,073.24
Operating Fund Balance	1,428.49
Retained Earnings	3,034.12
Net Income	692.23
Total Equity	13,228.08
TOTAL LIABILITIES & EQUITY	15,216.13

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Mango Park Homeowners Association, Inc.
Revenue & Expense - Comparison Actual To Budget
February 2018

	<u>Feb 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	1,960.00	1,965.92	(5.92)	3,938.75	3,931.80	6.95	23,591.00
Reserve Fees	0.00	0.00	0.00	1,601.25	1,601.25	0.00	6,405.00
Late Fees	0.00	0.00	0.00	250.00	0.00	250.00	0.00
Reserve Interest Income	0.74	0.00	0.74	1.56	0.00	1.56	0.00
Total Income	<u>1,960.74</u>	<u>1,965.92</u>	<u>(5.18)</u>	<u>5,791.56</u>	<u>5,533.05</u>	<u>258.51</u>	<u>29,996.00</u>
Total Income	1,960.74	1,965.92	(5.18)	5,791.56	5,533.05	258.51	29,996.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	177.33	(177.33)	0.00	354.70	(354.70)	2,128.00
Office Expense	525.00	525.00	0.00	1,050.00	1,050.00	0.00	6,300.00
Professional Services	52.82	45.83	6.99	166.46	91.70	74.76	550.00
Social	0.00	12.50	(12.50)	0.00	25.00	(25.00)	150.00
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	10.20	51.05	61.00
Total Administration	<u>639.07</u>	<u>778.24</u>	<u>(139.17)</u>	<u>1,277.71</u>	<u>1,556.60</u>	<u>(278.89)</u>	<u>9,339.00</u>
Grounds							
Annuals / Plants	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
Grounds Contract	395.50	400.00	(4.50)	792.00	800.00	(8.00)	4,800.00
Grounds R&M	0.00	287.50	(287.50)	895.00	575.00	320.00	3,450.00
Irrig R&M	0.00	16.67	(16.67)	0.00	33.30	(33.30)	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>516.50</u>	<u>933.51</u>	<u>(417.01)</u>	<u>1,929.00</u>	<u>1,866.90</u>	<u>62.10</u>	<u>11,202.00</u>
Utilities							
Electric- Lights	28.05	175.00	(146.95)	217.75	350.00	(132.25)	2,100.00
Electric - Pump	31.49	79.17	(47.68)	72.06	158.30	(86.24)	950.00
Total Utilities	<u>59.54</u>	<u>254.17</u>	<u>(194.63)</u>	<u>289.81</u>	<u>508.30</u>	<u>(218.49)</u>	<u>3,050.00</u>
Total Expense	<u>1,215.11</u>	<u>1,965.92</u>	<u>(750.81)</u>	<u>3,496.52</u>	<u>3,931.80</u>	<u>(435.28)</u>	<u>23,591.00</u>
Net Ordinary Income	745.63	0.00	745.63	2,295.04	1,601.25	693.79	6,405.00

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Mango Park Homeowners Association, Inc. Revenue & Expense - Comparison Actual To Budget February 2018

	<u>Feb 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	0.74	0.00	0.74	1.56	0.00	1.56	0.00
Transfer to Reserve	0.00	0.00	0.00	1,601.25	1,601.25	0.00	6,405.00
Total Other Expense	<u>0.74</u>	<u>0.00</u>	<u>0.74</u>	<u>1,602.81</u>	<u>1,601.25</u>	<u>1.56</u>	<u>6,405.00</u>
Net Other Income	<u>(0.74)</u>	<u>0.00</u>	<u>(0.74)</u>	<u>(1,602.81)</u>	<u>(1,601.25)</u>	<u>(1.56)</u>	<u>(6,405.00)</u>
Net Income	<u><u>744.89</u></u>	<u><u>0.00</u></u>	<u><u>744.89</u></u>	<u><u>692.23</u></u>	<u><u>0.00</u></u>	<u><u>692.23</u></u>	<u><u>0.00</u></u>