



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

06/08/18

**Mango Park Homeowners Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
 As of May 31, 2018

	May 31, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Operating Account	
Cadence Operating 9396	7,922.77
<b>Total Operating Account</b>	7,922.77
<b>Reserve Account</b>	
Cadence MM 8703	9,678.04
<b>Total Reserve Account</b>	9,678.04
<b>Total Checking/Savings</b>	17,600.81
<b>Accounts Receivable</b>	
Accounts Rec / Prepaid Assess	(1,960.00)
<b>Total Accounts Receivable</b>	(1,960.00)
<b>Other Current Assets</b>	
Undeposited Funds	250.00
<b>Total Other Current Assets</b>	250.00
<b>Total Current Assets</b>	15,890.81
<b>TOTAL ASSETS</b>	<b>15,890.81</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	182.49
<b>Total Accounts Payable</b>	182.49
<b>Other Current Liabilities</b>	
Deferred Assessment Income	1,960.00
<b>Total Other Current Liabilities</b>	1,960.00
<b>Total Current Liabilities</b>	2,142.49
<b>Total Liabilities</b>	2,142.49
<b>Equity</b>	
Reserve	9,678.04
Operating Fund Balance	1,428.49
Retained Earnings	3,034.12
Net Income	(392.33)
<b>Total Equity</b>	13,748.32
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>15,890.81</b>

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

	<u>May 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Maintenance Fees	1,960.00	1,965.92	(5.92)	9,837.50	9,829.56	7.94	23,591.00
Reserve Fees	0.00	0.00	0.00	3,202.50	3,202.50	0.00	6,405.00
Late Fees	150.00	0.00	150.00	400.00	0.00	400.00	0.00
Reserve Interest Income	1.23	0.00	1.23	5.11	0.00	5.11	0.00
<b>Total Income</b>	<u>2,111.23</u>	<u>1,965.92</u>	<u>145.31</u>	<u>13,445.11</u>	<u>13,032.06</u>	<u>413.05</u>	<u>29,996.00</u>
<b>Total Income</b>	2,111.23	1,965.92	145.31	13,445.11	13,032.06	413.05	29,996.00
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	931.00	177.33	753.67	931.00	886.69	44.31	2,128.00
Office Expense	525.00	525.00	0.00	2,625.00	2,625.00	0.00	6,300.00
Professional Services	85.26	45.83	39.43	381.53	229.19	152.34	550.00
Social	0.00	12.50	(12.50)	0.00	62.50	(62.50)	150.00
State Annual Report	0.00	12.50	(12.50)	25.00	62.50	(37.50)	150.00
State Annual Report	0.00	5.08	(5.08)	61.25	25.44	35.81	61.00
<b>Total Administration</b>	<u>1,541.26</u>	<u>778.24</u>	<u>763.02</u>	<u>4,023.78</u>	<u>3,891.32</u>	<u>132.46</u>	<u>9,339.00</u>
<b>Grounds</b>							
Annuals / Plants	0.00	41.67	(41.67)	0.00	208.31	(208.31)	500.00
Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	1,836.80	208.31	1,628.49	500.00
Grounds Contract	485.00	400.00	85.00	2,157.50	2,000.00	157.50	4,800.00
Grounds R&M	0.00	287.50	(287.50)	895.00	1,437.50	(542.50)	3,450.00
Irrig R&M	158.32	16.67	141.65	355.28	83.31	271.97	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>764.32</u>	<u>933.51</u>	<u>(169.19)</u>	<u>5,849.58</u>	<u>4,667.43</u>	<u>1,182.15</u>	<u>11,202.00</u>
<b>Utilities</b>							
Electric- Lights (50334)	182.49	175.00	7.49	575.52	875.00	(299.48)	2,100.00
Electric - Pump (31712)	32.74	79.17	(46.43)	180.95	395.81	(214.86)	950.00
<b>Total Utilities</b>	<u>215.23</u>	<u>254.17</u>	<u>(38.94)</u>	<u>756.47</u>	<u>1,270.81</u>	<u>(514.34)</u>	<u>3,050.00</u>
<b>Total Expense</b>	<u>2,520.81</u>	<u>1,965.92</u>	<u>554.89</u>	<u>10,629.83</u>	<u>9,829.56</u>	<u>800.27</u>	<u>23,591.00</u>
<b>Net Ordinary Income</b>	(409.58)	0.00	(409.58)	2,815.28	3,202.50	(387.22)	6,405.00

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

	<u>May 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	1.23	0.00	1.23	5.11	0.00	5.11	0.00
Transfer to Reserve	0.00	0.00	0.00	3,202.50	3,202.50	0.00	6,405.00
<b>Total Other Expense</b>	<u>1.23</u>	<u>0.00</u>	<u>1.23</u>	<u>3,207.61</u>	<u>3,202.50</u>	<u>5.11</u>	<u>6,405.00</u>
<b>Net Other Income</b>	<u>(1.23)</u>	<u>0.00</u>	<u>(1.23)</u>	<u>(3,207.61)</u>	<u>(3,202.50)</u>	<u>(5.11)</u>	<u>(6,405.00)</u>
<b>Net Income</b>	<u><u>(410.81)</u></u>	<u><u>0.00</u></u>	<u><u>(410.81)</u></u>	<u><u>(392.33)</u></u>	<u><u>0.00</u></u>	<u><u>(392.33)</u></u>	<u><u>0.00</u></u>