



MANGO PARK HOA INC
FINANCIAL REPORTS
September 30, 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.

10/10/18

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of September 30, 2018

| | Sep 30, 18 |
|---------------------------------------|-----------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating Account | |
| Cadence Operating 9396 | 3,415.51 |
| Due (To)/From Reserves | 3,965.00 |
| Total Operating Account | 7,380.51 |
| Reserve Account | |
| Cadence MM 8703 | 11,287.03 |
| Due (To)/From Operating | (3,965.00) |
| Total Reserve Account | 7,322.03 |
| Total Checking/Savings | 14,702.54 |
| Accounts Receivable | |
| Accounts Rec / Prepaid Assess | (6,150.00) |
| Total Accounts Receivable | (6,150.00) |
| Other Current Assets | |
| Undeposited Funds | 375.00 |
| Total Other Current Assets | 375.00 |
| Total Current Assets | 8,927.54 |
| TOTAL ASSETS | 8,927.54 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| Accounts Payable | 182.06 |
| Total Accounts Payable | 182.06 |
| Total Current Liabilities | 182.06 |
| Total Liabilities | 182.06 |
| Equity | |
| Reserve | 7,322.03 |
| Operating Fund Balance | 1,428.49 |
| Retained Earnings | 3,034.12 |
| Net Income | (3,039.16) |
| Total Equity | 8,745.48 |
| TOTAL LIABILITIES & EQUITY | 8,927.54 |

10/10/18

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

| | Sep 18 | Budget | \$ Over Budget | Jan - Sep 18 | YTD Budget | \$ Over Budget | Annual Bud... |
|---|-----------------|-----------------|----------------|------------------|------------------|-----------------|------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| Maintenance Fees | 1,960.00 | 1,965.92 | (5.92) | 17,696.25 | 17,693.24 | 3.01 | 23,591.00 |
| Reserve Fees | 0.00 | 0.00 | 0.00 | 4,803.75 | 4,803.75 | 0.00 | 6,405.00 |
| Late Fees | 0.00 | 0.00 | 0.00 | 475.00 | 0.00 | 475.00 | 0.00 |
| Reserve Interest Income | 2.32 | 0.00 | 2.32 | 12.85 | 0.00 | 12.85 | 0.00 |
| Total Income | <u>1,962.32</u> | <u>1,965.92</u> | <u>(3.60)</u> | <u>22,987.85</u> | <u>22,496.99</u> | <u>490.86</u> | <u>29,996.00</u> |
| Total Income | 1,962.32 | 1,965.92 | (3.60) | 22,987.85 | 22,496.99 | 490.86 | 29,996.00 |
| Expense | | | | | | | |
| Administration | | | | | | | |
| Ins/ OD/ FID/ Bond/ Cas/ Liab Management | 1,118.00 | 177.33 | 940.67 | 2,049.00 | 1,596.01 | 452.99 | 2,128.00 |
| Office Expense | 525.00 | 525.00 | 0.00 | 4,725.00 | 4,725.00 | 0.00 | 6,300.00 |
| Professional Services | 24.07 | 45.83 | (21.76) | 497.37 | 412.51 | 84.86 | 550.00 |
| Social | 0.00 | 12.50 | (12.50) | 200.00 | 112.50 | 87.50 | 150.00 |
| State Annual Report | 0.00 | 12.50 | (12.50) | 25.00 | 112.50 | (87.50) | 150.00 |
| Total Administration | <u>1,667.07</u> | <u>778.24</u> | <u>888.83</u> | <u>7,557.62</u> | <u>7,004.28</u> | <u>553.34</u> | <u>9,339.00</u> |
| Grounds | | | | | | | |
| Annuals / Plants | 0.00 | 41.67 | (41.67) | 700.00 | 374.99 | 325.01 | 500.00 |
| Entry Sign/ Wall Maint/ Lights | 0.00 | 41.67 | (41.67) | 1,909.56 | 374.99 | 1,534.57 | 500.00 |
| Grounds Contract | 490.00 | 400.00 | 90.00 | 4,117.50 | 3,600.00 | 517.50 | 4,800.00 |
| Grounds R&M | 450.00 | 287.50 | 162.50 | 3,724.00 | 2,587.50 | 1,136.50 | 3,450.00 |
| Irrig R&M | 14.39 | 16.67 | (2.28) | 515.86 | 149.99 | 365.87 | 200.00 |
| Mailbox R&R | 0.00 | 25.00 | (25.00) | 0.00 | 225.00 | (225.00) | 300.00 |
| Water Management | 121.00 | 121.00 | 0.00 | 1,089.00 | 1,089.00 | 0.00 | 1,452.00 |
| Total Grounds | <u>1,075.39</u> | <u>933.51</u> | <u>141.88</u> | <u>12,055.92</u> | <u>8,401.47</u> | <u>3,654.45</u> | <u>11,202.00</u> |
| Utilities | | | | | | | |
| Electric- Lights (50334) | 182.06 | 175.00 | 7.06 | 1,296.15 | 1,575.00 | (278.85) | 2,100.00 |
| Electric - Pump (31712) | 35.22 | 79.17 | (43.95) | 300.72 | 712.49 | (411.77) | 950.00 |
| Total Utilities | <u>217.28</u> | <u>254.17</u> | <u>(36.89)</u> | <u>1,596.87</u> | <u>2,287.49</u> | <u>(690.62)</u> | <u>3,050.00</u> |
| Total Expense | <u>2,959.74</u> | <u>1,965.92</u> | <u>993.82</u> | <u>21,210.41</u> | <u>17,693.24</u> | <u>3,517.17</u> | <u>23,591.00</u> |
| Net Ordinary Income | (997.42) | 0.00 | (997.42) | 1,777.44 | 4,803.75 | (3,026.31) | 6,405.00 |

10/10/18

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

| | <u>Sep 18</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>Jan - Sep 18</u> | <u>YTD Budget</u> | <u>\$ Over Budget</u> | <u>Annual Bud...</u> |
|---------------------------|-----------------|---------------|-----------------------|---------------------|-------------------|-----------------------|----------------------|
| Other Income/Expense | | | | | | | |
| Other Expense | | | | | | | |
| Reserve Interest Transfer | 2.32 | 0.00 | 2.32 | 12.85 | 0.00 | 12.85 | 0.00 |
| Transfer to Reserve | 0.00 | 0.00 | 0.00 | 4,803.75 | 4,803.75 | 0.00 | 6,405.00 |
| Total Other Expense | <u>2.32</u> | <u>0.00</u> | <u>2.32</u> | <u>4,816.60</u> | <u>4,803.75</u> | <u>12.85</u> | <u>6,405.00</u> |
| Net Other Income | <u>(2.32)</u> | <u>0.00</u> | <u>(2.32)</u> | <u>(4,816.60)</u> | <u>(4,803.75)</u> | <u>(12.85)</u> | <u>(6,405.00)</u> |
| Net Income | <u>(999.74)</u> | <u>0.00</u> | <u>(999.74)</u> | <u>(3,039.16)</u> | <u>0.00</u> | <u>(3,039.16)</u> | <u>0.00</u> |