



MANGO PARK HOA INC
FINANCIAL REPORTS
November 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.

12/04/18

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

	<u>Nov 30, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	4,643.95
Total Operating Account	4,643.95
Reserve Account	
Cadence MM 8703	8,927.88
Total Reserve Account	8,927.88
Total Checking/Savings	13,571.83
Accounts Receivable	
Accounts Rec / Prepaid Assess	(1,400.00)
Total Accounts Receivable	(1,400.00)
Total Current Assets	12,171.83
TOTAL ASSETS	<u>12,171.83</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Assessment Income	1,960.00
Total Other Current Liabilities	1,960.00
Total Current Liabilities	1,960.00
Total Liabilities	1,960.00
Equity	
Reserve	8,927.88
Operating Fund Balance	1,428.49
Retained Earnings	3,034.12
Net Income	(3,178.66)
Total Equity	10,211.83
TOTAL LIABILITIES & EQUITY	<u>12,171.83</u>

12/04/18

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

	<u>Nov 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 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)	21,635.00	21,625.08	9.92	23,591.00
Reserve Fees	0.00	0.00	0.00	6,405.00	6,405.00	0.00	6,405.00
Late Fees	0.00	0.00	0.00	475.00	0.00	475.00	0.00
Reserve Interest Income	2.03	0.00	2.03	17.45	0.00	17.45	0.00
Total Income	<u>1,962.03</u>	<u>1,965.92</u>	<u>(3.89)</u>	<u>28,532.45</u>	<u>28,030.08</u>	<u>502.37</u>	<u>29,996.00</u>
Total Income	1,962.03	1,965.92	(3.89)	28,532.45	28,030.08	502.37	29,996.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	177.33	(177.33)	2,049.00	1,950.67	98.33	2,128.00
Management	525.00	525.00	0.00	5,775.00	5,775.00	0.00	6,300.00
Office Expense	79.58	45.83	33.75	802.01	504.17	297.84	550.00
Professional Services	0.00	12.50	(12.50)	225.00	137.50	87.50	150.00
Social	0.00	12.50	(12.50)	175.00	137.50	37.50	150.00
State Annual Report	0.00	5.08	(5.08)	61.25	55.92	5.33	61.00
Total Administration	<u>604.58</u>	<u>778.24</u>	<u>(173.66)</u>	<u>9,087.26</u>	<u>8,560.76</u>	<u>526.50</u>	<u>9,339.00</u>
Grounds							
Annuals / Plants	0.00	41.67	(41.67)	700.00	458.33	241.67	500.00
Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	1,909.56	458.33	1,451.23	500.00
Grounds Contract	485.00	400.00	85.00	5,067.50	4,400.00	667.50	4,800.00
Property/Grounds R&M	325.00	287.50	37.50	4,049.00	3,162.50	886.50	3,450.00
Irrig R&M	0.00	16.67	(16.67)	515.86	183.33	332.53	200.00
Mailbox R&R	372.00	25.00	347.00	372.00	275.00	97.00	300.00
Water Management	121.00	121.00	0.00	1,550.00	1,331.00	219.00	1,452.00
Total Grounds	<u>1,303.00</u>	<u>933.51</u>	<u>369.49</u>	<u>14,163.92</u>	<u>10,268.49</u>	<u>3,895.43</u>	<u>11,202.00</u>
Utilities							
Electric- Lights (50334)	182.06	175.00	7.06	1,660.27	1,925.00	(264.73)	2,100.00
Electric - Pump (31712)	37.66	79.17	(41.51)	377.21	870.83	(493.62)	950.00
Total Utilities	<u>219.72</u>	<u>254.17</u>	<u>(34.45)</u>	<u>2,037.48</u>	<u>2,795.83</u>	<u>(758.35)</u>	<u>3,050.00</u>
Total Expense	<u>2,127.30</u>	<u>1,965.92</u>	<u>161.38</u>	<u>25,288.66</u>	<u>21,625.08</u>	<u>3,663.58</u>	<u>23,591.00</u>
Net Ordinary Income	(165.27)	0.00	(165.27)	3,243.79	6,405.00	(3,161.21)	6,405.00

12/04/18

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

	Nov 18	Budget	\$ Over Budget	Jan - Nov 18	YTD Budget	\$ Over Budget	Annual Bud...
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	2.03	0.00	2.03	17.45	0.00	17.45	0.00
Transfer to Reserve	0.00	0.00	0.00	6,405.00	6,405.00	0.00	6,405.00
Total Other Expense	2.03	0.00	2.03	6,422.45	6,405.00	17.45	6,405.00
Net Other Income	(2.03)	0.00	(2.03)	(6,422.45)	(6,405.00)	(17.45)	(6,405.00)
Net Income	(167.30)	0.00	(167.30)	(3,178.66)	0.00	(3,178.66)	0.00