



MANGO PARK HOA INC
FINANCIAL REPORTS
September 30, 2019

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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.

10/09/19

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of September 30, 2019

	<u>Sep 30, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	9,438.80
Total Operating Account	9,438.80
Reserve Account	
Cadence MM 8703	13,711.16
Total Reserve Account	13,711.16
Total Checking/Savings	23,149.96
Accounts Receivable	
Accounts Rec / Prepaid Assess	(6,691.00)
Total Accounts Receivable	(6,691.00)
Total Current Assets	16,458.96
TOTAL ASSETS	16,458.96
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	(37.00)
Total Accounts Payable	(37.00)
Total Current Liabilities	(37.00)
Total Liabilities	(37.00)
Equity	
Reserve	13,711.16
Operating Fund Balance	1,254.48
Net Income	1,530.32
Total Equity	16,495.96
TOTAL LIABILITIES & EQUITY	16,458.96

Mango Park Homeowners Association, Inc.
Revenue & Expense - Comparison Actual To Budget
September 2019

10/09/19

	<u>Sep 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Sep 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,310.92	2,310.92	0.00	20,798.25	20,798.24	0.01	27,731.00
Reserve Fees	0.00	0.00	0.00	4,761.75	4,761.75	0.00	6,349.00
Late Fees	0.00	0.00	0.00	675.00	0.00	675.00	0.00
Reserve Interest Income	2.82	0.00	2.82	20.39	0.00	20.39	0.00
Total Income	<u>2,313.74</u>	<u>2,310.92</u>	<u>2.82</u>	<u>26,255.39</u>	<u>25,559.99</u>	<u>695.40</u>	<u>34,080.00</u>
Total Income	2,313.74	2,310.92	2.82	26,255.39	25,559.99	695.40	34,080.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	175.83	(175.83)	2,071.00	1,582.51	488.49	2,110.00
Office Expense	550.00	580.00	(30.00)	4,950.00	5,220.00	(270.00)	6,960.00
Professional Services	65.30	62.50	2.80	1,377.84	562.50	815.34	750.00
Social	(100.00)	16.67	(116.67)	200.00	149.99	50.01	200.00
State Annual Report	250.00	20.83	229.17	275.00	187.51	87.49	250.00
State Annual Report	0.00	5.08	(5.08)	61.25	45.76	15.49	61.00
Total Administration	<u>765.30</u>	<u>860.91</u>	<u>(95.61)</u>	<u>8,935.09</u>	<u>7,748.27</u>	<u>1,186.82</u>	<u>10,331.00</u>
Grounds							
Annuals / Plants	0.00	62.50	(62.50)	455.00	562.50	(107.50)	750.00
Entry Sign/ Wall Maint/ Lights	0.00	133.33	(133.33)	0.00	1,200.01	(1,200.01)	1,600.00
Grounds Contract	590.00	590.00	0.00	5,410.00	5,310.00	100.00	7,080.00
Mulch	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
Property/Grounds R&M	0.00	125.00	(125.00)	905.52	1,125.00	(219.48)	1,500.00
Irrig R&M	84.00	41.67	42.33	345.67	374.99	(29.32)	500.00
Mailbox R&R	0.00	25.00	(25.00)	526.00	225.00	301.00	300.00
Water Management	121.00	208.33	(87.33)	1,389.00	1,875.01	(486.01)	2,500.00
Total Grounds	<u>795.00</u>	<u>1,227.50</u>	<u>(432.50)</u>	<u>9,031.19</u>	<u>11,047.50</u>	<u>(2,016.31)</u>	<u>14,730.00</u>
Utilities							
Electric- Lights (50334)	184.03	188.33	(4.30)	1,669.52	1,695.01	(25.49)	2,260.00
Electric - Pump (31712)	26.78	34.17	(7.39)	307.13	307.49	(0.36)	410.00
Total Utilities	<u>210.81</u>	<u>222.50</u>	<u>(11.69)</u>	<u>1,976.65</u>	<u>2,002.50</u>	<u>(25.85)</u>	<u>2,670.00</u>
Total Expense	<u>1,771.11</u>	<u>2,310.91</u>	<u>(539.80)</u>	<u>19,942.93</u>	<u>20,798.27</u>	<u>(855.34)</u>	<u>27,731.00</u>
Net Ordinary Income	<u>542.63</u>	<u>0.01</u>	<u>542.62</u>	<u>6,312.46</u>	<u>4,761.72</u>	<u>1,550.74</u>	<u>6,349.00</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	2.82	0.00	2.82	20.39	0.00	20.39	0.00
Transfer to Reserve	0.00	0.00	0.00	4,761.75	4,761.75	0.00	6,349.00
Total Other Expense	<u>2.82</u>	<u>0.00</u>	<u>2.82</u>	<u>4,782.14</u>	<u>4,761.75</u>	<u>20.39</u>	<u>6,349.00</u>
Net Other Income	<u>(2.82)</u>	<u>0.00</u>	<u>(2.82)</u>	<u>(4,782.14)</u>	<u>(4,761.75)</u>	<u>(20.39)</u>	<u>(6,349.00)</u>
Net Income	<u>539.81</u>	<u>0.01</u>	<u>539.80</u>	<u>1,530.32</u>	<u>(0.03)</u>	<u>1,530.35</u>	<u>0.00</u>