



MANGO PARK HOA INC
FINANCIAL REPORTS
October 31, 2019

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

REVENUE & EXPENSE - COMPARISON OF ACTUAL TO BUDGET

REVENUE & EXPENSE - MONTHLY COMPARISON

Presented by: Sunstate Association Management Group, Inc.

11/11/19

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of October 31, 2019

	Oct 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	8,413.68
Total Operating Account	8,413.68
Reserve Account	
Cadence MM 8703	15,301.51
Total Reserve Account	15,301.51
Total Checking/Savings	23,715.19
Accounts Receivable	
Accounts Rec / Prepaid Assess	(382.00)
Total Accounts Receivable	(382.00)
Total Current Assets	23,333.19
TOTAL ASSETS	23,333.19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,300.43
Total Accounts Payable	1,300.43
Other Current Liabilities	
Deferred Assessment Income	4,621.84
Total Other Current Liabilities	4,621.84
Total Current Liabilities	5,922.27
Total Liabilities	5,922.27
Equity	
Reserve	15,301.51
Operating Fund Balance	1,254.48
Net Income	854.93
Total Equity	17,410.92
TOTAL LIABILITIES & EQUITY	23,333.19

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

11/11/19

	<u>Oct 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,310.91	2,310.92	(0.01)	23,109.16	23,109.16	0.00	27,731.00
Reserve Fees	1,587.25	1,587.25	0.00	6,349.00	6,349.00	0.00	6,349.00
Late Fees	0.00	0.00	0.00	675.00	0.00	675.00	0.00
Reserve Interest Income	3.10	0.00	3.10	23.49	0.00	23.49	0.00
Total Income	<u>3,901.26</u>	<u>3,898.17</u>	<u>3.09</u>	<u>30,156.65</u>	<u>29,458.16</u>	<u>698.49</u>	<u>34,080.00</u>
Total Income	3,901.26	3,898.17	3.09	30,156.65	29,458.16	698.49	34,080.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	175.83	(175.83)	2,071.00	1,758.34	312.66	2,110.00
Office Expense	550.00	580.00	(30.00)	5,500.00	5,800.00	(300.00)	6,960.00
Professional Services	75.00	62.50	12.50	1,452.84	625.00	827.84	750.00
Social	0.00	16.67	(16.67)	200.00	166.66	33.34	200.00
State Annual Report	0.00	20.83	(20.83)	275.00	208.34	66.66	250.00
	0.00	5.08	(5.08)	61.25	50.84	10.41	61.00
Total Administration	<u>625.00</u>	<u>860.91</u>	<u>(235.91)</u>	<u>9,560.09</u>	<u>8,609.18</u>	<u>950.91</u>	<u>10,331.00</u>
Grounds							
Annuals / Plants	0.00	62.50	(62.50)	455.00	625.00	(170.00)	750.00
Entry Sign/ Wall Maint/ Lights	0.00	133.33	(133.33)	0.00	1,333.34	(1,333.34)	1,600.00
Grounds Contract	590.00	590.00	0.00	6,000.00	5,900.00	100.00	7,080.00
Mulch	845.93	41.67	804.26	845.93	416.66	429.27	500.00
Property/Grounds R&M	0.00	125.00	(125.00)	905.52	1,250.00	(344.48)	1,500.00
Irrig R&M	580.50	41.67	538.83	926.17	416.66	509.51	500.00
Mailbox R&R	0.00	25.00	(25.00)	526.00	250.00	276.00	300.00
Water Management	121.00	208.33	(87.33)	1,510.00	2,083.34	(573.34)	2,500.00
Total Grounds	<u>2,137.43</u>	<u>1,227.50</u>	<u>909.93</u>	<u>11,168.62</u>	<u>12,275.00</u>	<u>(1,106.38)</u>	<u>14,730.00</u>
Utilities							
Electric- Lights (50334)	184.03	188.33	(4.30)	1,853.55	1,883.34	(29.79)	2,260.00
Electric - Pump (31712)	39.84	34.17	5.67	346.97	341.66	5.31	410.00
Total Utilities	<u>223.87</u>	<u>222.50</u>	<u>1.37</u>	<u>2,200.52</u>	<u>2,225.00</u>	<u>(24.48)</u>	<u>2,670.00</u>
Total Expense	<u>2,986.30</u>	<u>2,310.91</u>	<u>675.39</u>	<u>22,929.23</u>	<u>23,109.18</u>	<u>(179.95)</u>	<u>27,731.00</u>
Net Ordinary Income	<u>914.96</u>	<u>1,587.26</u>	<u>(672.30)</u>	<u>7,227.42</u>	<u>6,348.98</u>	<u>878.44</u>	<u>6,349.00</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	3.10	0.00	3.10	23.49	0.00	23.49	0.00
Transfer to Reserve	1,587.25	1,587.25	0.00	6,349.00	6,349.00	0.00	6,349.00
Total Other Expense	<u>1,590.35</u>	<u>1,587.25</u>	<u>3.10</u>	<u>6,372.49</u>	<u>6,349.00</u>	<u>23.49</u>	<u>6,349.00</u>
Net Other Income	<u>(1,590.35)</u>	<u>(1,587.25)</u>	<u>(3.10)</u>	<u>(6,372.49)</u>	<u>(6,349.00)</u>	<u>(23.49)</u>	<u>(6,349.00)</u>
Net Income	<u>(675.39)</u>	<u>0.01</u>	<u>(675.40)</u>	<u>854.93</u>	<u>(0.02)</u>	<u>854.95</u>	<u>0.00</u>

Mango Park Homeowners Association, Inc.
Revenue & Expense Monthly Comparison
 January through October 2019

11/11/19

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	TOTAL
Ordinary Income/Expense											
Income											
Maintenance Fees	2,310.91	2,310.92	2,310.92	2,310.91	2,310.92	2,310.92	2,310.91	2,310.92	2,310.92	2,310.91	23,109.16
Reserve Fees	1,587.25	0.00	0.00	1,587.25	0.00	0.00	1,587.25	0.00	0.00	1,587.25	6,349.00
Late Fees	0.00	0.00	200.00	0.00	300.00	0.00	0.00	175.00	0.00	0.00	675.00
Reserve Interest Income	1.14	1.13	2.23	2.34	2.57	2.49	2.76	2.91	2.82	3.10	23.49
Total Income	3,899.30	2,312.05	2,513.15	3,900.50	2,613.49	2,313.41	3,900.92	2,488.83	2,313.74	3,901.26	30,156.65
Total Income	3,899.30	2,312.05	2,513.15	3,900.50	2,613.49	2,313.41	3,900.92	2,488.83	2,313.74	3,901.26	30,156.65
Expense											
Administration											
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	0.00	0.00	0.00	904.00	0.00	0.00	1,167.00	0.00	0.00	2,071.00
Office Expense	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	5,500.00
Professional Services	243.32	182.64	110.20	237.19	220.46	82.62	175.66	60.45	65.30	75.00	1,452.84
Social	0.00	200.00	0.00	0.00	50.00	0.00	50.00	0.00	-100.00	0.00	200.00
State Annual Report	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	275.00
State Annual Report	0.00	0.00	61.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.25
Total Administration	793.32	957.64	721.45	787.19	1,724.46	632.62	775.66	1,777.45	765.30	625.00	9,560.09
Grounds											
Annuals / Plants	0.00	0.00	0.00	0.00	455.00	0.00	0.00	0.00	0.00	0.00	455.00
Grounds Contract	590.00	590.00	590.00	590.00	690.00	590.00	590.00	590.00	590.00	590.00	6,000.00
Mulch	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	845.93	845.93
Property/Grounds R&M	0.00	0.00	0.00	60.00	845.52	0.00	0.00	0.00	0.00	0.00	905.52
Irrig R&M	0.00	65.70	26.96	0.00	12.75	82.55	0.00	73.71	84.00	580.50	926.17
Mailbox R&R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	526.00	0.00	0.00	526.00
Water Management	121.00	121.00	121.00	121.00	121.00	121.00	421.00	121.00	121.00	121.00	1,510.00
Total Grounds	711.00	776.70	737.96	771.00	2,124.27	793.55	1,011.00	1,310.71	795.00	2,137.43	11,168.62
Utilities											
Electric- Lights (50334)	182.39	183.57	183.54	187.85	187.85	188.13	188.13	184.03	184.03	184.03	1,853.55
Electric - Pump (31712)	36.49	33.60	33.68	36.30	37.52	37.90	37.45	27.41	26.78	39.84	346.97
Total Utilities	218.88	217.17	217.22	224.15	225.37	226.03	225.58	211.44	210.81	223.87	2,200.52
Total Expense	1,723.20	1,951.51	1,676.63	1,782.34	4,074.10	1,652.20	2,012.24	3,299.60	1,771.11	2,986.30	22,929.23
Net Ordinary Income	2,176.10	360.54	836.52	2,118.16	-1,460.61	661.21	1,888.68	-810.77	542.63	914.96	7,227.42
Other Income/Expense											
Other Expense											
Reserve Interest Transfer	1.14	1.13	2.23	2.34	2.57	2.49	2.76	2.91	2.82	3.10	23.49
Transfer to Reserve	1,587.25	0.00	0.00	1,587.25	0.00	0.00	1,587.25	0.00	0.00	1,587.25	6,349.00
Total Other Expense	1,588.39	1.13	2.23	1,589.59	2.57	2.49	1,590.01	2.91	2.82	1,590.35	6,372.49
Net Other Income	-1,588.39	-1.13	-2.23	-1,589.59	-2.57	-2.49	-1,590.01	-2.91	-2.82	-1,590.35	-6,372.49
Net Income	587.71	359.41	834.29	528.57	-1,463.18	658.72	298.67	-813.68	539.81	-675.39	854.93