



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**November 30, 2019**

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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.**

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

12/17/19

	Nov 30, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	6,479.72
Total Operating Account	6,479.72
Reserve Account	
Cadence MM 8703	15,304.65
Total Reserve Account	15,304.65
Total Checking/Savings	21,784.37
Accounts Receivable	
Accounts Rec / Prepaid Assess	(1,284.00)
Total Accounts Receivable	(1,284.00)
Total Current Assets	20,500.37
<b>TOTAL ASSETS</b>	<b>20,500.37</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	191.04
Total Accounts Payable	191.04
Other Current Liabilities	
Deferred Assessment Income	2,310.93
Total Other Current Liabilities	2,310.93
Total Current Liabilities	2,501.97
Total Liabilities	2,501.97
Equity	
Reserve	15,304.65
Operating Fund Balance	1,254.48
Net Income	1,439.27
Total Equity	17,998.40
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>20,500.37</b>

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

12/17/19

	Nov 19	Budget	\$ Over B...	Jan - Nov...	YTD Bud...	\$ Over B...	Annual B...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Maintenance Fees	2,310.91	2,310.92	(0.01)	25,420.07	25,420.08	(0.01)	27,731.00
Reserve Fees	0.00	0.00	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	3.14	0.00	3.14	26.63	0.00	26.63	0.00
<b>Total Income</b>	<b>2,314.05</b>	<b>2,310.92</b>	<b>3.13</b>	<b>32,470.70</b>	<b>31,769.08</b>	<b>701.62</b>	<b>34,080.00</b>
<b>Total Income</b>	<b>2,314.05</b>	<b>2,310.92</b>	<b>3.13</b>	<b>32,470.70</b>	<b>31,769.08</b>	<b>701.62</b>	<b>34,080.00</b>
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/...	0.00	175.83	(175.83)	2,071.00	1,934.17	136.83	2,110.00
Management	550.00	580.00	(30.00)	6,050.00	6,380.00	(330.00)	6,960.00
Office Expense	244.84	62.50	182.34	1,697.68	687.50	1,010.18	750.00
Professional Services	0.00	16.67	(16.67)	200.00	183.33	16.67	200.00
Social	0.00	20.83	(20.83)	275.00	229.17	45.83	250.00
State Annual Report	0.00	5.08	(5.08)	61.25	55.92	5.33	61.00
<b>Total Administration</b>	<b>794.84</b>	<b>860.91</b>	<b>(66.07)</b>	<b>10,354.93</b>	<b>9,470.09</b>	<b>884.84</b>	<b>10,331.00</b>
<b>Grounds</b>							
Annuals / Plants	0.00	62.50	(62.50)	455.00	687.50	(232.50)	750.00
Entry Sign/ Wall Maint/ L...	0.00	133.33	(133.33)	0.00	1,466.67	(1,466.67)	1,600.00
Grounds Contract	590.00	590.00	0.00	6,590.00	6,490.00	100.00	7,080.00
Mulch	0.00	41.67	(41.67)	845.93	458.33	387.60	500.00
Property/Grounds R&M	0.00	125.00	(125.00)	905.52	1,375.00	(469.48)	1,500.00
Irrig R&M	0.00	41.67	(41.67)	926.17	458.33	467.84	500.00
Mailbox R&R	0.00	25.00	(25.00)	526.00	275.00	251.00	300.00
Water Management	121.00	208.33	(87.33)	1,631.00	2,291.67	(660.67)	2,500.00
<b>Total Grounds</b>	<b>711.00</b>	<b>1,227.50</b>	<b>(516.50)</b>	<b>11,879.62</b>	<b>13,502.50</b>	<b>(1,622.88)</b>	<b>14,730.00</b>
<b>Utilities</b>							
Electric- Lights (50334)	181.40	188.33	(6.93)	2,034.95	2,071.67	(36.72)	2,260.00
Electric - Pump (31712)	39.33	34.17	5.16	386.30	375.83	10.47	410.00
<b>Total Utilities</b>	<b>220.73</b>	<b>222.50</b>	<b>(1.77)</b>	<b>2,421.25</b>	<b>2,447.50</b>	<b>(26.25)</b>	<b>2,670.00</b>
<b>Total Expense</b>	<b>1,726.57</b>	<b>2,310.91</b>	<b>(584.34)</b>	<b>24,655.80</b>	<b>25,420.09</b>	<b>(764.29)</b>	<b>27,731.00</b>
<b>Net Ordinary Income</b>	<b>587.48</b>	<b>0.01</b>	<b>587.47</b>	<b>7,814.90</b>	<b>6,348.99</b>	<b>1,465.91</b>	<b>6,349.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	3.14	0.00	3.14	26.63	0.00	26.63	0.00
Transfer to Reserve	0.00	0.00	0.00	6,349.00	6,349.00	0.00	6,349.00
<b>Total Other Expense</b>	<b>3.14</b>	<b>0.00</b>	<b>3.14</b>	<b>6,375.63</b>	<b>6,349.00</b>	<b>26.63</b>	<b>6,349.00</b>
<b>Net Other Income</b>	<b>(3.14)</b>	<b>0.00</b>	<b>(3.14)</b>	<b>(6,375.63)</b>	<b>(6,349.00)</b>	<b>(26.63)</b>	<b>(6,349.00)</b>
<b>Net Income</b>	<b>584.34</b>	<b>0.01</b>	<b>584.33</b>	<b>1,439.27</b>	<b>(0.01)</b>	<b>1,439.28</b>	<b>0.00</b>

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

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	TOTAL
<b>Ordinary Income/Expense</b>												
<b>Income</b>												
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	2,310.91	25,420.07
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	0.00	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	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	3.14	26.63
<b>Total Income</b>	<b>3,899.30</b>	<b>2,312.05</b>	<b>2,513.15</b>	<b>3,900.50</b>	<b>2,613.49</b>	<b>2,313.41</b>	<b>3,900.92</b>	<b>2,488.83</b>	<b>2,313.74</b>	<b>3,901.26</b>	<b>2,314.05</b>	<b>32,470.70</b>
<b>Total Income</b>	<b>3,899.30</b>	<b>2,312.05</b>	<b>2,513.15</b>	<b>3,900.50</b>	<b>2,613.49</b>	<b>2,313.41</b>	<b>3,900.92</b>	<b>2,488.83</b>	<b>2,313.74</b>	<b>3,901.26</b>	<b>2,314.05</b>	<b>32,470.70</b>
<b>Expense</b>												
<b>Administration</b>												
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	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	550.00	6,050.00
Professional Services	243.32	182.64	110.20	237.19	220.46	82.62	175.66	60.45	65.30	75.00	244.84	1,697.68
Social	0.00	200.00	0.00	0.00	50.00	0.00	50.00	0.00	-100.00	0.00	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	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	0.00	61.25
<b>Total Administration</b>	<b>793.32</b>	<b>957.64</b>	<b>721.45</b>	<b>787.19</b>	<b>1,724.46</b>	<b>632.62</b>	<b>775.66</b>	<b>1,777.45</b>	<b>765.30</b>	<b>625.00</b>	<b>794.84</b>	<b>10,354.93</b>
<b>Grounds</b>												
Annuals / Plants	0.00	0.00	0.00	0.00	455.00	0.00	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	590.00	6,590.00
Mulch	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	845.93	0.00	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	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	0.00	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	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	121.00	1,631.00
<b>Total Grounds</b>	<b>711.00</b>	<b>776.70</b>	<b>737.96</b>	<b>771.00</b>	<b>2,124.27</b>	<b>793.55</b>	<b>1,011.00</b>	<b>1,310.71</b>	<b>795.00</b>	<b>2,137.43</b>	<b>711.00</b>	<b>11,879.62</b>
<b>Utilities</b>												
Electric- Lights (50334)	182.39	183.57	183.54	187.85	187.85	188.13	188.13	184.03	184.03	184.03	181.40	2,034.95
Electric - Pump (31712)	36.49	33.60	33.68	36.30	37.52	37.90	37.45	27.41	26.78	39.84	39.33	386.30
<b>Total Utilities</b>	<b>218.88</b>	<b>217.17</b>	<b>217.22</b>	<b>224.15</b>	<b>225.37</b>	<b>226.03</b>	<b>225.58</b>	<b>211.44</b>	<b>210.81</b>	<b>223.87</b>	<b>220.73</b>	<b>2,421.25</b>
<b>Total Expense</b>	<b>1,723.20</b>	<b>1,951.51</b>	<b>1,676.63</b>	<b>1,782.34</b>	<b>4,074.10</b>	<b>1,652.20</b>	<b>2,012.24</b>	<b>3,299.60</b>	<b>1,771.11</b>	<b>2,986.30</b>	<b>1,726.57</b>	<b>24,655.80</b>
<b>Net Ordinary Income</b>	<b>2,176.10</b>	<b>360.54</b>	<b>836.52</b>	<b>2,118.16</b>	<b>-1,460.61</b>	<b>661.21</b>	<b>1,888.68</b>	<b>-810.77</b>	<b>542.63</b>	<b>914.96</b>	<b>587.48</b>	<b>7,814.90</b>
<b>Other Income/Expense</b>												
<b>Other Expense</b>												
Reserve Interest Transfer	1.14	1.13	2.23	2.34	2.57	2.49	2.76	2.91	2.82	3.10	3.14	26.63
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	0.00	6,349.00
<b>Total Other Expense</b>	<b>1,588.39</b>	<b>1.13</b>	<b>2.23</b>	<b>1,589.59</b>	<b>2.57</b>	<b>2.49</b>	<b>1,590.01</b>	<b>2.91</b>	<b>2.82</b>	<b>1,590.35</b>	<b>3.14</b>	<b>6,375.63</b>
<b>Net Other Income</b>	<b>-1,588.39</b>	<b>-1.13</b>	<b>-2.23</b>	<b>-1,589.59</b>	<b>-2.57</b>	<b>-2.49</b>	<b>-1,590.01</b>	<b>-2.91</b>	<b>-2.82</b>	<b>-1,590.35</b>	<b>-3.14</b>	<b>-6,375.63</b>
<b>Net Income</b>	<b>587.71</b>	<b>359.41</b>	<b>834.29</b>	<b>528.57</b>	<b>-1,463.18</b>	<b>658.72</b>	<b>298.67</b>	<b>-813.68</b>	<b>539.81</b>	<b>-675.39</b>	<b>584.34</b>	<b>1,439.27</b>