



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**December 31, 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.**

01/20/20

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

	Dec 31, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	5,235.48
Total Operating Account	5,235.48
Reserve Account	
Cadence MM 8703	15,307.90
Total Reserve Account	15,307.90
Total Checking/Savings	20,543.38
Accounts Receivable	
Accounts Rec / Prepaid Assess	(9,038.00)
Total Accounts Receivable	(9,038.00)
Other Current Assets	
Undeposited Funds	6,438.00
Total Other Current Assets	6,438.00
Total Current Assets	17,943.38
<b>TOTAL ASSETS</b>	<b>17,943.38</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Reserve	15,307.90
Operating Fund Balance	1,254.48
Net Income	1,381.00
Total Equity	17,943.38
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>17,943.38</b>

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

	Dec 19	Budget	\$ Over Bu...	Jan - Dec ...	YTD Budget	\$ Over Bu...	Annual B...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Maintenance Fees	2,310.93	2,310.92	0.01	27,731.00	27,731.00	0.00	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	3.25	0.00	3.25	29.88	0.00	29.88	0.00
<b>Total Income</b>	<b>2,314.18</b>	<b>2,310.92</b>	<b>3.26</b>	<b>34,784.88</b>	<b>34,080.00</b>	<b>704.88</b>	<b>34,080.00</b>
<b>Total Income</b>	<b>2,314.18</b>	<b>2,310.92</b>	<b>3.26</b>	<b>34,784.88</b>	<b>34,080.00</b>	<b>704.88</b>	<b>34,080.00</b>
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	175.83	(175.83)	2,071.00	2,110.00	(39.00)	2,110.00
Office Expense	550.00	580.00	(30.00)	6,600.00	6,960.00	(360.00)	6,960.00
Professional Services	187.44	62.50	124.94	1,885.12	750.00	1,135.12	750.00
Social	0.00	16.67	(16.67)	200.00	200.00	0.00	200.00
State Annual Report	0.00	20.83	(20.83)	275.00	250.00	25.00	250.00
State Annual Report	0.00	5.08	(5.08)	61.25	61.00	0.25	61.00
<b>Total Administration</b>	<b>737.44</b>	<b>860.91</b>	<b>(123.47)</b>	<b>11,092.37</b>	<b>10,331.00</b>	<b>761.37</b>	<b>10,331.00</b>
<b>Grounds</b>							
Annuals / Plants	0.00	62.50	(62.50)	455.00	750.00	(295.00)	750.00
Entry Sign/ Wall Maint/ Lights	0.00	133.33	(133.33)	0.00	1,600.00	(1,600.00)	1,600.00
Grounds Contract	590.00	590.00	0.00	7,180.00	7,080.00	100.00	7,080.00
Mulch	0.00	41.67	(41.67)	845.93	500.00	345.93	500.00
Property/Grounds R&M	700.00	125.00	575.00	1,605.52	1,500.00	105.52	1,500.00
Irrig R&M	0.00	41.67	(41.67)	926.17	500.00	426.17	500.00
Mailbox R&R	0.00	25.00	(25.00)	526.00	300.00	226.00	300.00
Water Management	121.00	208.33	(87.33)	1,752.00	2,500.00	(748.00)	2,500.00
<b>Total Grounds</b>	<b>1,411.00</b>	<b>1,227.50</b>	<b>183.50</b>	<b>13,290.62</b>	<b>14,730.00</b>	<b>(1,439.38)</b>	<b>14,730.00</b>
<b>Utilities</b>							
Electric- Lights (50334)	184.03	188.33	(4.30)	2,218.98	2,260.00	(41.02)	2,260.00
Electric - Pump (31712)	36.73	34.17	2.56	423.03	410.00	13.03	410.00
<b>Total Utilities</b>	<b>220.76</b>	<b>222.50</b>	<b>(1.74)</b>	<b>2,642.01</b>	<b>2,670.00</b>	<b>(27.99)</b>	<b>2,670.00</b>
<b>Total Expense</b>	<b>2,369.20</b>	<b>2,310.91</b>	<b>58.29</b>	<b>27,025.00</b>	<b>27,731.00</b>	<b>(706.00)</b>	<b>27,731.00</b>
<b>Net Ordinary Income</b>	<b>(55.02)</b>	<b>0.01</b>	<b>(55.03)</b>	<b>7,759.88</b>	<b>6,349.00</b>	<b>1,410.88</b>	<b>6,349.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	3.25	0.00	3.25	29.88	0.00	29.88	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>3.25</b>	<b>0.00</b>	<b>3.25</b>	<b>6,378.88</b>	<b>6,349.00</b>	<b>29.88</b>	<b>6,349.00</b>
<b>Net Other Income</b>	<b>(3.25)</b>	<b>0.00</b>	<b>(3.25)</b>	<b>(6,378.88)</b>	<b>(6,349.00)</b>	<b>(29.88)</b>	<b>(6,349.00)</b>
<b>Net Income</b>	<b>(58.27)</b>	<b>0.01</b>	<b>(58.28)</b>	<b>1,381.00</b>	<b>0.00</b>	<b>1,381.00</b>	<b>0.00</b>

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

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 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	2,310.93	27,731.00
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	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	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	3.25	29.88
<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>2,314.18</b>	<b>34,784.88</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>2,314.18</b>	<b>34,784.88</b>
<b>Expense</b>													
<b>Administration</b>													
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	0.00	0.00	0.00	904.00	0.00	0.00	1,167.00	0.00	0.00	0.00	0.00	2,071.00
Management	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
Office Expense	243.32	182.64	110.20	237.19	220.46	82.62	175.66	60.45	65.30	75.00	244.84	187.44	1,885.12
Professional Services	0.00	200.00	0.00	0.00	50.00	0.00	50.00	0.00	-100.00	0.00	0.00	0.00	200.00
Social	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	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	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>737.44</b>	<b>11,092.37</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	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	590.00	7,180.00
Mulch	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	845.93	0.00	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	700.00	1,605.52
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	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	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	121.00	1,752.00
<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>1,411.00</b>	<b>13,290.62</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	184.03	2,218.98
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	36.73	423.03
<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>220.76</b>	<b>2,642.01</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>2,369.20</b>	<b>27,025.00</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>-55.02</b>	<b>7,759.88</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	3.25	29.88
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	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>3.25</b>	<b>6,378.88</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>-3.25</b>	<b>-6,378.88</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>-58.27</b>	<b>1,381.00</b>