



MANGO PARK HOA INC
FINANCIAL REPORTS
February 29, 2020

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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.

03/17/20

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of February 29, 2020

| | Feb 29, 20 |
|---------------------------------------|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating Account | |
| Cadence Operating 9396 | 8,164.25 |
| Total Operating Account | 8,164.25 |
| Reserve Account | |
| Cadence MM 8703 | 19,301.26 |
| Total Reserve Account | 19,301.26 |
| Total Checking/Savings | 27,465.51 |
| Accounts Receivable | |
| Accounts Rec / Prepaid Assess | (3,372.00) |
| Total Accounts Receivable | (3,372.00) |
| Other Current Assets | |
| Undeposited Funds | 25.00 |
| Total Other Current Assets | 25.00 |
| Total Current Assets | 24,118.51 |
| TOTAL ASSETS | 24,118.51 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| Accounts Payable | 17.75 |
| Total Accounts Payable | 17.75 |
| Other Current Liabilities | |
| Deferred Assessment Income | 2,431.33 |
| Total Other Current Liabilities | 2,431.33 |
| Total Current Liabilities | 2,449.08 |
| Total Liabilities | 2,449.08 |
| Equity | |
| Reserve | 19,301.26 |
| Operating Fund Balance | 1,254.48 |
| Prior Period Adjustment | (950.00) |
| Retained Earnings | 1,381.00 |
| Net Income | 682.69 |
| Total Equity | 21,669.43 |
| TOTAL LIABILITIES & EQUITY | 24,118.51 |

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

03/17/20

February 2020

| | Feb 20 | Budget | \$ Over Bu... | Jan - Feb 20 | YTD Budget | \$ Over Bu... | Annual Bu... |
|--------------------------------|-----------------|-----------------|-----------------|-------------------|-------------------|-----------------|--------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| Income | | | | | | | |
| Maintenance Fees | 2,431.33 | 2,431.33 | 0.00 | 4,862.67 | 4,862.70 | (0.03) | 29,176.00 |
| Reserve Fees | 0.00 | 0.00 | 0.00 | 3,986.00 | 3,986.00 | 0.00 | 15,944.00 |
| Late Fees | 225.00 | 0.00 | 225.00 | 225.00 | 0.00 | 225.00 | 0.00 |
| Reserve Interest Income | 3.82 | 0.00 | 3.82 | 7.36 | 0.00 | 7.36 | 0.00 |
| Total Income | 2,660.15 | 2,431.33 | 228.82 | 9,081.03 | 8,848.70 | 232.33 | 45,120.00 |
| Total Income | 2,660.15 | 2,431.33 | 228.82 | 9,081.03 | 8,848.70 | 232.33 | 45,120.00 |
| Expense | | | | | | | |
| Administration | | | | | | | |
| Ins/ OD/ FID/ Bond/ Cas/ L... | 0.00 | 179.17 | (179.17) | 0.00 | 358.30 | (358.30) | 2,150.00 |
| Management | 550.00 | 550.00 | 0.00 | 1,100.00 | 1,100.00 | 0.00 | 6,600.00 |
| Office Expense | 73.15 | 100.00 | (26.85) | 317.12 | 200.00 | 117.12 | 1,200.00 |
| Professional Services | 0.00 | 16.67 | (16.67) | 175.00 | 33.30 | 141.70 | 200.00 |
| Social | 0.00 | 16.67 | (16.67) | 50.00 | 33.30 | 16.70 | 200.00 |
| State Annual Report | 0.00 | 5.08 | (5.08) | 0.00 | 10.20 | (10.20) | 61.00 |
| Total Administration | 623.15 | 867.59 | (244.44) | 1,642.12 | 1,735.10 | (92.98) | 10,411.00 |
| Grounds | | | | | | | |
| Annals / Plants | 433.44 | 66.67 | 366.77 | 433.44 | 133.30 | 300.14 | 800.00 |
| Entry Sign/ Wall Maint/ Li... | 0.00 | 83.33 | (83.33) | 0.00 | 166.70 | (166.70) | 1,000.00 |
| Grounds Contract | 725.00 | 725.00 | 0.00 | 1,450.00 | 1,450.00 | 0.00 | 8,700.00 |
| Mulch | 0.00 | 100.00 | (100.00) | 0.00 | 200.00 | (200.00) | 1,200.00 |
| Property/Grounds R&M | 0.00 | 100.00 | (100.00) | 0.00 | 200.00 | (200.00) | 1,200.00 |
| Irrig R&M | 17.75 | 27.08 | (9.33) | 201.76 | 54.20 | 147.56 | 325.00 |
| Mailbox R&R | 0.00 | 66.67 | (66.67) | 0.00 | 133.30 | (133.30) | 800.00 |
| Water Management | 121.00 | 166.67 | (45.67) | 242.00 | 333.30 | (91.30) | 2,000.00 |
| Total Grounds | 1,297.19 | 1,335.42 | (38.23) | 2,327.20 | 2,670.80 | (343.60) | 16,025.00 |
| Utilities | | | | | | | |
| Electric- Lights (50334) | 182.68 | 189.17 | (6.49) | 365.36 | 378.30 | (12.94) | 2,270.00 |
| Electric - Pump (31712) | 35.27 | 39.17 | (3.90) | 70.30 | 78.30 | (8.00) | 470.00 |
| Total Utilities | 217.95 | 228.34 | (10.39) | 435.66 | 456.60 | (20.94) | 2,740.00 |
| Total Expense | 2,138.29 | 2,431.35 | (293.06) | 4,404.98 | 4,862.50 | (457.52) | 29,176.00 |
| Net Ordinary Income | 521.86 | (0.02) | 521.88 | 4,676.05 | 3,986.20 | 689.85 | 15,944.00 |
| Other Income/Expense | | | | | | | |
| Other Expense | | | | | | | |
| Reserve Interest Transfer | 3.82 | 0.00 | 3.82 | 7.36 | 0.00 | 7.36 | 0.00 |
| Transfer to Reserve | 0.00 | 0.00 | 0.00 | 3,986.00 | 3,986.00 | 0.00 | 15,944.00 |
| Total Other Expense | 3.82 | 0.00 | 3.82 | 3,993.36 | 3,986.00 | 7.36 | 15,944.00 |
| Net Other Income | (3.82) | 0.00 | (3.82) | (3,993.36) | (3,986.00) | (7.36) | (15,944.00) |
| Net Income | 518.04 | (0.02) | 518.06 | 682.69 | 0.20 | 682.49 | 0.00 |