



MANGO PARK HOA INC
FINANCIAL REPORTS
March 31, 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.

04/24/20

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of March 31, 2020

| | Mar 31, 20 |
|---------------------------------------|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating Account | |
| Cadence Operating 9396 | 9,841.46 |
| Total Operating Account | 9,841.46 |
| Reserve Account | |
| Cadence MM 8703 | 19,305.35 |
| Total Reserve Account | 19,305.35 |
| Total Checking/Savings | 29,146.81 |
| Accounts Receivable | |
| Accounts Rec / Prepaid Assess | (9,041.00) |
| Total Accounts Receivable | (9,041.00) |
| Other Current Assets | |
| Undeposited Funds | 2,632.00 |
| Total Other Current Assets | 2,632.00 |
| Total Current Assets | 22,737.81 |
| TOTAL ASSETS | 22,737.81 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| Accounts Payable | 61.25 |
| Total Accounts Payable | 61.25 |
| Total Current Liabilities | 61.25 |
| Total Liabilities | 61.25 |
| Equity | |
| Reserve | 19,305.35 |
| Operating Fund Balance | 1,254.48 |
| Prior Period Adjustment | (950.00) |
| Retained Earnings | 1,381.00 |
| Net Income | 1,685.73 |
| Total Equity | 22,676.56 |
| TOTAL LIABILITIES & EQUITY | 22,737.81 |

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

04/24/20

March 2020

| | Mar 20 | Budget | \$ Over Bu... | Jan - Mar 20 | YTD Budget | \$ Over Bu... | Annual Bu... |
|--------------------------------------|-----------------|---------------|-----------------|-----------------|-------------|-----------------|--------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| Maintenance Fees | 2,431.33 | 2,431.33 | 0.00 | 7,294.00 | 7,294.03 | (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 | 0.00 | 0.00 | 0.00 | 225.00 | 0.00 | 225.00 | 0.00 |
| Reserve Interest Income | 4.09 | 0.00 | 4.09 | 11.45 | 0.00 | 11.45 | 0.00 |
| Total Income | 2,435.42 | 2,431.33 | 4.09 | 11,516.45 | 11,280.03 | 236.42 | 45,120.00 |
| Total Income | 2,435.42 | 2,431.33 | 4.09 | 11,516.45 | 11,280.03 | 236.42 | 45,120.00 |
| Expense | | | | | | | |
| Administration | | | | | | | |
| Ins/ OD/ FID/ Bond/ Cas/ L... | 0.00 | 179.17 | (179.17) | 0.00 | 537.47 | (537.47) | 2,150.00 |
| Management | 550.00 | 550.00 | 0.00 | 1,650.00 | 1,650.00 | 0.00 | 6,600.00 |
| Office Expense | 103.50 | 100.00 | 3.50 | 420.62 | 300.00 | 120.62 | 1,200.00 |
| Professional Services | 0.00 | 16.67 | (16.67) | 175.00 | 49.97 | 125.03 | 200.00 |
| Social | 0.00 | 16.67 | (16.67) | 50.00 | 49.97 | 0.03 | 200.00 |
| State Annual Report | 61.25 | 5.08 | 56.17 | 61.25 | 15.28 | 45.97 | 61.00 |
| Total Administration | 714.75 | 867.59 | (152.84) | 2,356.87 | 2,602.69 | (245.82) | 10,411.00 |
| Grounds | | | | | | | |
| Annuals / Plants | 0.00 | 66.67 | (66.67) | 433.44 | 199.97 | 233.47 | 800.00 |
| Entry Sign/ Wall Maint/ Li... | 0.00 | 83.33 | (83.33) | 0.00 | 250.03 | (250.03) | 1,000.00 |
| Grounds Contract | 362.50 | 725.00 | (362.50) | 1,812.50 | 2,175.00 | (362.50) | 8,700.00 |
| Mulch | 0.00 | 100.00 | (100.00) | 0.00 | 300.00 | (300.00) | 1,200.00 |
| Property/Grounds R&M | 0.00 | 100.00 | (100.00) | 0.00 | 300.00 | (300.00) | 1,200.00 |
| Irrig R&M | 0.00 | 27.08 | (27.08) | 201.76 | 81.28 | 120.48 | 325.00 |
| Mailbox R&R | 0.00 | 66.67 | (66.67) | 0.00 | 199.97 | (199.97) | 800.00 |
| Water Management | 121.00 | 166.67 | (45.67) | 363.00 | 499.97 | (136.97) | 2,000.00 |
| Total Grounds | 483.50 | 1,335.42 | (851.92) | 2,810.70 | 4,006.22 | (1,195.52) | 16,025.00 |
| Utilities | | | | | | | |
| Electric- Lights (50334) | 182.68 | 189.17 | (6.49) | 548.04 | 567.47 | (19.43) | 2,270.00 |
| Electric - Pump (31712) | 47.36 | 39.17 | 8.19 | 117.66 | 117.47 | 0.19 | 470.00 |
| Total Utilities | 230.04 | 228.34 | 1.70 | 665.70 | 684.94 | (19.24) | 2,740.00 |
| Total Expense | 1,428.29 | 2,431.35 | (1,003.06) | 5,833.27 | 7,293.85 | (1,460.58) | 29,176.00 |
| Net Ordinary Income | 1,007.13 | (0.02) | 1,007.15 | 5,683.18 | 3,986.18 | 1,697.00 | 15,944.00 |
| Other Income/Expense | | | | | | | |
| Other Expense | | | | | | | |
| Reserve Interest Transfer | 4.09 | 0.00 | 4.09 | 11.45 | 0.00 | 11.45 | 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 | 4.09 | 0.00 | 4.09 | 3,997.45 | 3,986.00 | 11.45 | 15,944.00 |
| Net Other Income | (4.09) | 0.00 | (4.09) | (3,997.45) | (3,986.00) | (11.45) | (15,944.00) |
| Net Income | 1,003.04 | (0.02) | 1,003.06 | 1,685.73 | 0.18 | 1,685.55 | 0.00 |