



MANGO PARK HOA INC
FINANCIAL REPORTS
April 30, 2020

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

REVENUE & EXPENSE - COMPARISON OF ACTUAL TO BUDGET

Presented by: Sunstate Association Management Group, Inc.

05/21/20

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of April 30, 2020

	Apr 30, 20
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	9,789.22
Total Operating Account	9,789.22
Reserve Account	
Cadence MM 8703	23,295.58
Total Reserve Account	23,295.58
Total Checking/Savings	33,084.80
Accounts Receivable	
Accounts Rec / Prepaid Assess	(611.88)
Total Accounts Receivable	(611.88)
Total Current Assets	32,472.92
TOTAL ASSETS	32,472.92
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Assessment Income	4,862.66
Total Other Current Liabilities	4,862.66
Total Current Liabilities	4,862.66
Total Liabilities	4,862.66
Equity	
Reserve	23,295.58
Operating Fund Balance	1,254.48
Prior Period Adjustment	(950.00)
Retained Earnings	1,381.00
Net Income	2,629.20
Total Equity	27,610.26
TOTAL LIABILITIES & EQUITY	32,472.92

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

05/21/20

April 2020

	Apr 20	Budget	\$ Over Bu...	Jan - Apr 20	YTD Budget	\$ Over Bu...	Annual Bu...
Ordinary Income/Expense							
Income							
Maintenance Fees	2,431.34	2,431.33	0.01	9,725.34	9,725.36	(0.02)	29,176.00
Reserve Fees	3,986.00	3,986.00	0.00	7,972.00	7,972.00	0.00	15,944.00
Late Fees	24.58	0.00	24.58	249.58	0.00	249.58	0.00
Reserve Interest Income	4.23	0.00	4.23	15.68	0.00	15.68	0.00
Total Income	6,446.15	6,417.33	28.82	17,962.60	17,697.36	265.24	45,120.00
Total Income	6,446.15	6,417.33	28.82	17,962.60	17,697.36	265.24	45,120.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ L...	0.00	179.17	(179.17)	0.00	716.64	(716.64)	2,150.00
Management	550.00	550.00	0.00	2,200.00	2,200.00	0.00	6,600.00
Office Expense	82.50	100.00	(17.50)	503.12	400.00	103.12	1,200.00
Professional Services	(260.65)	16.67	(277.32)	(85.65)	66.64	(152.29)	200.00
Social	0.00	16.67	(16.67)	50.00	66.64	(16.64)	200.00
State Annual Report	0.00	5.08	(5.08)	61.25	20.36	40.89	61.00
Total Administration	371.85	867.59	(495.74)	2,728.72	3,470.28	(741.56)	10,411.00
Grounds							
Annuals / Plants	0.00	66.67	(66.67)	433.44	266.64	166.80	800.00
Entry Sign/ Wall Maint/ Li...	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
Grounds Contract	788.33	725.00	63.33	2,600.83	2,900.00	(299.17)	8,700.00
Mulch	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00
Property/Grounds R&M	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00
Irrig R&M	0.00	27.08	(27.08)	201.76	108.36	93.40	325.00
Mailbox R&R	0.00	66.67	(66.67)	0.00	266.64	(266.64)	800.00
Water Management	121.00	166.67	(45.67)	484.00	666.64	(182.64)	2,000.00
Total Grounds	909.33	1,335.42	(426.09)	3,720.03	5,341.64	(1,621.61)	16,025.00
Utilities							
Electric- Lights (50334)	182.68	189.17	(6.49)	730.72	756.64	(25.92)	2,270.00
Electric - Pump (31712)	48.59	39.17	9.42	166.25	156.64	9.61	470.00
Total Utilities	231.27	228.34	2.93	896.97	913.28	(16.31)	2,740.00
Total Expense	1,512.45	2,431.35	(918.90)	7,345.72	9,725.20	(2,379.48)	29,176.00
Net Ordinary Income	4,933.70	3,985.98	947.72	10,616.88	7,972.16	2,644.72	15,944.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	4.23	0.00	4.23	15.68	0.00	15.68	0.00
Transfer to Reserve	3,986.00	3,986.00	0.00	7,972.00	7,972.00	0.00	15,944.00
Total Other Expense	3,990.23	3,986.00	4.23	7,987.68	7,972.00	15.68	15,944.00
Net Other Income	(3,990.23)	(3,986.00)	(4.23)	(7,987.68)	(7,972.00)	(15.68)	(15,944.00)
Net Income	943.47	(0.02)	943.49	2,629.20	0.16	2,629.04	0.00