



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**July 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.**

08/05/20

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

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	<u>Jul 31, 20</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Account</b>	
Cadence Operating 9396	10,841.94
<b>Total Operating Account</b>	<u>10,841.94</u>
<b>Reserve Account</b>	
Cadence MM 8703	23,290.92
<b>Total Reserve Account</b>	<u>23,290.92</u>
<b>Total Checking/Savings</b>	34,132.86
<b>Accounts Receivable</b>	
Accounts Rec / Prepaid Assess	(1,309.88)
<b>Total Accounts Receivable</b>	<u>(1,309.88)</u>
<b>Total Current Assets</b>	<u>32,822.98</u>
<b>TOTAL ASSETS</b>	<b><u>32,822.98</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Accrued Expense	121.00
Deferred Assessment Income	4,862.66
<b>Total Other Current Liabilities</b>	<u>4,983.66</u>
<b>Total Current Liabilities</b>	<u>4,983.66</u>
<b>Total Liabilities</b>	4,983.66
<b>Equity</b>	
Reserve	23,290.92
Operating Fund Balance	2,635.48
Prior Period Adjustment	(950.00)
Net Income	2,862.92
<b>Total Equity</b>	<u>27,839.32</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>32,822.98</u></b>

# Mango Park Homeowners Association, Inc.

## Revenue & Expense - Comparison Actual To Budget

08/05/20

July 2020

	Jul 20	Budget	\$ Over Bu...	Jan - Jul 20	YTD Budget	\$ Over Bu...	Annual Bu...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Maintenance Fees</b>	2,431.34	2,431.33	0.01	17,019.34	17,019.35	(0.01)	29,176.00
<b>Reserve Fees</b>	3,986.00	3,986.00	0.00	11,958.00	11,958.00	0.00	15,944.00
<b>Late Fees</b>	0.00	0.00	0.00	474.16	0.00	474.16	0.00
<b>Reserve Interest Income</b>	1.75	0.00	1.75	25.02	0.00	25.02	0.00
<b>Total Income</b>	6,419.09	6,417.33	1.76	29,476.52	28,977.35	499.17	45,120.00
<b>Total Income</b>	6,419.09	6,417.33	1.76	29,476.52	28,977.35	499.17	45,120.00
<b>Expense</b>							
<b>Administration</b>							
<b>Ins/ OD/ FID/ Bond/ Cas/ L...</b>	0.00	179.17	(179.17)	886.00	1,254.15	(368.15)	2,150.00
<b>Management</b>	550.00	550.00	0.00	3,850.00	3,850.00	0.00	6,600.00
<b>Office Expense</b>	71.85	100.00	(28.15)	763.76	700.00	63.76	1,200.00
<b>Professional Services</b>	157.50	16.67	140.83	271.85	116.65	155.20	200.00
<b>Social</b>	0.00	16.67	(16.67)	50.00	116.65	(66.65)	200.00
<b>State Annual Report</b>	0.00	5.08	(5.08)	81.25	35.60	45.65	61.00
<b>Total Administration</b>	779.35	867.59	(88.24)	5,902.86	6,073.05	(170.19)	10,411.00
<b>Grounds</b>							
<b>Annuals / Plants</b>	0.00	66.67	(66.67)	786.79	466.65	320.14	800.00
<b>Entry Sign/ Wall Maint/ Li...</b>	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
<b>Grounds Contract</b>	788.33	725.00	63.33	4,965.82	5,075.00	(109.18)	8,700.00
<b>Mulch</b>	0.00	100.00	(100.00)	0.00	700.00	(700.00)	1,200.00
<b>Property/Grounds R&amp;M</b>	0.00	100.00	(100.00)	0.00	700.00	(700.00)	1,200.00
<b>Irrig R&amp;M</b>	301.00	27.08	273.92	502.76	189.60	313.16	325.00
<b>Mailbox R&amp;R</b>	0.00	66.67	(66.67)	85.00	466.65	(381.65)	800.00
<b>Water Management</b>	121.00	166.67	(45.67)	847.00	1,166.65	(319.65)	2,000.00
<b>Total Grounds</b>	1,210.33	1,335.42	(125.09)	7,187.37	9,347.90	(2,160.53)	16,025.00
<b>Utilities</b>							
<b>Electric- Lights (50334)</b>	183.78	189.17	(5.39)	1,271.14	1,324.15	(53.01)	2,270.00
<b>Electric - Pump (31712)</b>	42.73	39.17	3.56	269.21	274.15	(4.94)	470.00
<b>Total Utilities</b>	226.51	228.34	(1.83)	1,540.35	1,598.30	(57.95)	2,740.00
<b>Total Expense</b>	2,216.19	2,431.35	(215.16)	14,630.58	17,019.25	(2,388.67)	29,176.00
<b>Net Ordinary Income</b>	4,202.90	3,985.98	216.92	14,845.94	11,958.10	2,887.84	15,944.00
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Reserve Interest Transfer</b>	1.75	0.00	1.75	25.02	0.00	25.02	0.00
<b>Transfer to Reserve</b>	3,986.00	3,986.00	0.00	11,958.00	11,958.00	0.00	15,944.00
<b>Total Other Expense</b>	3,987.75	3,986.00	1.75	11,983.02	11,958.00	25.02	15,944.00
<b>Net Other Income</b>	(3,987.75)	(3,986.00)	(1.75)	(11,983.02)	(11,958.00)	(25.02)	(15,944.00)
<b>Net Income</b>	<b>215.15</b>	<b>(0.02)</b>	<b>215.17</b>	<b>2,862.92</b>	<b>0.10</b>	<b>2,862.82</b>	<b>0.00</b>