



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

09/21/20

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

	Aug 31, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	7,713.02
Total Operating Account	7,713.02
Reserve Account	23,292.89
Total Checking/Savings	31,005.91
Accounts Receivable	
Accounts Rec / Prepaid Assess	(2,310.83)
Total Accounts Receivable	(2,310.83)
Other Current Assets	
Undeposited Funds	213.00
Total Other Current Assets	213.00
Total Current Assets	28,908.08
<b>TOTAL ASSETS</b>	<b>28,908.08</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expense	121.00
Deferred Assessment Income	2,431.33
Total Other Current Liabilities	2,552.33
Total Current Liabilities	2,552.33
Total Liabilities	2,552.33
Equity	
Reserve	23,292.89
Operating Fund Balance	2,635.48
Prior Period Adjustment	(950.00)
Net Income	1,377.38
Total Equity	26,355.75
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>28,908.08</b>

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

09/21/20

August 2020

	Aug 20	Budget	\$ Over Bud...	Jan - Aug 20	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Maintenance Fees	2,431.33	2,431.33	0.00	19,450.67	19,450.68	(0.01)	29,176.00
Reserve Fees	0.00	0.00	0.00	11,958.00	11,958.00	0.00	15,944.00
Late Fees	194.32	0.00	194.32	668.48	0.00	668.48	0.00
Reserve Interest Income	1.97	0.00	1.97	26.99	0.00	26.99	0.00
<b>Total Income</b>	<u>2,627.62</u>	<u>2,431.33</u>	<u>196.29</u>	<u>32,104.14</u>	<u>31,408.68</u>	<u>695.46</u>	<u>45,120.00</u>
<b>Total Income</b>	2,627.62	2,431.33	196.29	32,104.14	31,408.68	695.46	45,120.00
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	1,167.00	179.17	987.83	2,053.00	1,433.32	619.68	2,150.00
Office Expense	550.00	550.00	0.00	4,400.00	4,400.00	0.00	6,600.00
Professional Services	57.45	100.00	(42.55)	821.21	800.00	21.21	1,200.00
Social	1,210.65	16.67	1,193.98	1,482.50	133.32	1,349.18	200.00
State Annual Report	0.00	16.67	(16.67)	50.00	133.32	(83.32)	200.00
<b>Total Administration</b>	<u>2,985.10</u>	<u>867.59</u>	<u>2,117.51</u>	<u>8,887.96</u>	<u>6,940.64</u>	<u>1,947.32</u>	<u>10,411.00</u>
<b>Grounds</b>							
Annuals / Plants	0.00	66.67	(66.67)	786.79	533.32	253.47	800.00
Entry Sign/ Wall Maint/ Lig...	0.00	83.33	(83.33)	0.00	666.68	(666.68)	1,000.00
Grounds Contract	788.33	725.00	63.33	5,754.15	5,800.00	(45.85)	8,700.00
Mulch	0.00	100.00	(100.00)	0.00	800.00	(800.00)	1,200.00
Property/Grounds R&M	0.00	100.00	(100.00)	0.00	800.00	(800.00)	1,200.00
Irrig R&M	0.00	27.08	(27.08)	502.76	216.68	286.08	325.00
Mailbox R&R	0.00	66.67	(66.67)	85.00	533.32	(448.32)	800.00
Water Management	121.00	166.67	(45.67)	968.00	1,333.32	(365.32)	2,000.00
<b>Total Grounds</b>	<u>909.33</u>	<u>1,335.42</u>	<u>(426.09)</u>	<u>8,096.70</u>	<u>10,683.32</u>	<u>(2,586.62)</u>	<u>16,025.00</u>
<b>Utilities</b>							
Electric- Lights (50334)	183.78	189.17	(5.39)	1,454.92	1,513.32	(58.40)	2,270.00
Electric - Pump (31712)	32.98	39.17	(6.19)	302.19	313.32	(11.13)	470.00
<b>Total Utilities</b>	<u>216.76</u>	<u>228.34</u>	<u>(11.58)</u>	<u>1,757.11</u>	<u>1,826.64</u>	<u>(69.53)</u>	<u>2,740.00</u>
<b>Total Expense</b>	<u>4,111.19</u>	<u>2,431.35</u>	<u>1,679.84</u>	<u>18,741.77</u>	<u>19,450.60</u>	<u>(708.83)</u>	<u>29,176.00</u>
<b>Net Ordinary Income</b>	<u>(1,483.57)</u>	<u>(0.02)</u>	<u>(1,483.55)</u>	<u>13,362.37</u>	<u>11,958.08</u>	<u>1,404.29</u>	<u>15,944.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	1.97	0.00	1.97	26.99	0.00	26.99	0.00
Transfer to Reserve	0.00	0.00	0.00	11,958.00	11,958.00	0.00	15,944.00
<b>Total Other Expense</b>	<u>1.97</u>	<u>0.00</u>	<u>1.97</u>	<u>11,984.99</u>	<u>11,958.00</u>	<u>26.99</u>	<u>15,944.00</u>
<b>Net Other Income</b>	<u>(1.97)</u>	<u>0.00</u>	<u>(1.97)</u>	<u>(11,984.99)</u>	<u>(11,958.00)</u>	<u>(26.99)</u>	<u>(15,944.00)</u>
<b>Net Income</b>	<u><u>(1,485.54)</u></u>	<u><u>(0.02)</u></u>	<u><u>(1,485.52)</u></u>	<u><u>1,377.38</u></u>	<u><u>0.08</u></u>	<u><u>1,377.30</u></u>	<u><u>0.00</u></u>