



MANGO PARK HOA INC
FINANCIAL REPORTS
August 31, 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.

10/02/20

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

	Sep 30, 20
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	12,208.84
Total Operating Account	12,208.84
Reserve Account	
Cadence MM 8703	23,294.80
Total Reserve Account	23,294.80
Total Checking/Savings	35,503.64
Accounts Receivable	
Accounts Rec / Prepaid Assess	(9,465.72)
Total Accounts Receivable	(9,465.72)
Other Current Assets	
Undeposited Funds	1,160.00
Total Other Current Assets	1,160.00
Total Current Assets	27,197.92
TOTAL ASSETS	27,197.92
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	566.60
Total Accounts Payable	566.60
Other Current Liabilities	
Accrued Expense	242.00
Total Other Current Liabilities	242.00
Total Current Liabilities	808.60
Total Liabilities	808.60
Equity	
Reserve	23,294.80
Operating Fund Balance	2,635.48
Prior Period Adjustment	(950.00)
Net Income	1,409.04
Total Equity	26,389.32
TOTAL LIABILITIES & EQUITY	27,197.92

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

September 2020

	Sep 20	Budget	\$ Over B...	Jan - Sep 20	YTD Budget	\$ Over B...	Annual Budget
Ordinary Income/Expense							
Income							
Maintenance Fees	2,431.33	2,431.33	0.00	21,882.00	21,882.01	(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	8.46	0.00	8.46	676.94	0.00	676.94	0.00
Reserve Interest Income	1.91	0.00	1.91	28.90	0.00	28.90	0.00
Total Income	2,441.70	2,431.33	10.37	34,545.84	33,840.01	705.83	45,120.00
Total Income	2,441.70	2,431.33	10.37	34,545.84	33,840.01	705.83	45,120.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	179.17	(179.17)	2,053.00	1,612.49	440.51	2,150.00
Office Expense	550.00	550.00	0.00	4,950.00	4,950.00	0.00	6,600.00
Professional Services	155.60	100.00	55.60	976.81	900.00	76.81	1,200.00
Social	0.00	16.67	(16.67)	1,482.50	149.99	1,332.51	200.00
State Annual Report	0.00	16.67	(16.67)	50.00	149.99	(99.99)	200.00
	0.00	5.08	(5.08)	81.25	45.76	35.49	61.00
Total Administration	705.60	867.59	(161.99)	9,593.56	7,808.23	1,785.33	10,411.00
Grounds							
Annuals / Plants	0.00	66.67	(66.67)	786.79	599.99	186.80	800.00
Entry Sign/ Wall Maint/ Lights	307.60	83.33	224.27	307.60	750.01	(442.41)	1,000.00
Grounds Contract	788.33	725.00	63.33	6,542.48	6,525.00	17.48	8,700.00
Mulch	0.00	100.00	(100.00)	0.00	900.00	(900.00)	1,200.00
Property/Grounds R&M	0.00	100.00	(100.00)	0.00	900.00	(900.00)	1,200.00
Irrig R&M	0.00	27.08	(27.08)	502.76	243.76	259.00	325.00
Mailbox R&R	259.00	66.67	192.33	344.00	599.99	(255.99)	800.00
Water Management	121.00	166.67	(45.67)	1,089.00	1,499.99	(410.99)	2,000.00
Total Grounds	1,475.93	1,335.42	140.51	9,572.63	12,018.74	(2,446.11)	16,025.00
Utilities							
Electric- Lights (50334)	183.78	189.17	(5.39)	1,638.70	1,702.49	(63.79)	2,270.00
Electric - Pump (31712)	42.82	39.17	3.65	345.01	352.49	(7.48)	470.00
Total Utilities	226.60	228.34	(1.74)	1,983.71	2,054.98	(71.27)	2,740.00
Total Expense	2,408.13	2,431.35	(23.22)	21,149.90	21,881.95	(732.05)	29,176.00
Net Ordinary Income	33.57	(0.02)	33.59	13,395.94	11,958.06	1,437.88	15,944.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	1.91	0.00	1.91	28.90	0.00	28.90	0.00
Transfer to Reserve	0.00	0.00	0.00	11,958.00	11,958.00	0.00	15,944.00
Total Other Expense	1.91	0.00	1.91	11,986.90	11,958.00	28.90	15,944.00
Net Other Income	(1.91)	0.00	(1.91)	(11,986.90)	(11,958.00)	(28.90)	(15,944.00)
Net Income	31.66	(0.02)	31.68	1,409.04	0.06	1,408.98	0.00