



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**July 31, 2019**

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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.**

08/12/19

**Mango Park Homeowners Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
 As of July 31, 2019

	Jul 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Account</b>	
Cadence Operating 9396	9,661.51
<b>Total Operating Account</b>	9,661.51
<b>Reserve Account</b>	
Cadence MM 8703	13,705.43
<b>Total Reserve Account</b>	13,705.43
<b>Total Checking/Savings</b>	23,366.94
<b>Accounts Receivable</b>	
Accounts Rec / Prepaid Assess	(1,496.00)
<b>Total Accounts Receivable</b>	(1,496.00)
<b>Other Current Assets</b>	
Undeposited Funds	284.00
<b>Total Other Current Assets</b>	284.00
<b>Total Current Assets</b>	22,154.94
<b>TOTAL ASSETS</b>	<b>22,154.94</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	769.00
<b>Total Accounts Payable</b>	769.00
<b>Other Current Liabilities</b>	
Deferred Assessment Income	4,621.84
<b>Total Other Current Liabilities</b>	4,621.84
<b>Total Current Liabilities</b>	5,390.84
<b>Total Liabilities</b>	5,390.84
<b>Equity</b>	
Reserve	13,705.43
Operating Fund Balance	4,462.61
Retained Earnings	(3,208.13)
Net Income	1,804.19
<b>Total Equity</b>	16,764.10
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>22,154.94</b>

08/12/19

**Mango Park Homeowners Association, Inc.**  
**Revenue & Expense - Comparison Actual To Budget**  
**July 2019**

	<u>Jul 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Maintenance Fees	2,310.91	2,310.92	(0.01)	16,176.41	16,176.40	0.01	27,731.00
Reserve Fees	1,587.25	1,587.25	0.00	4,761.75	4,761.75	0.00	6,349.00
Late Fees	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Reserve Interest Income	2.76	0.00	2.76	14.66	0.00	14.66	0.00
<b>Total Income</b>	<u>3,900.92</u>	<u>3,898.17</u>	<u>2.75</u>	<u>21,452.82</u>	<u>20,938.15</u>	<u>514.67</u>	<u>34,080.00</u>
<b>Total Income</b>	3,900.92	3,898.17	2.75	21,452.82	20,938.15	514.67	34,080.00
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	175.83	(175.83)	904.00	1,230.85	(326.85)	2,110.00
Management	550.00	580.00	(30.00)	3,850.00	4,060.00	(210.00)	6,960.00
Office Expense	175.66	62.50	113.16	1,252.09	437.50	814.59	750.00
Professional Services	50.00	16.67	33.33	300.00	116.65	183.35	200.00
Social	0.00	20.83	(20.83)	25.00	145.85	(120.85)	250.00
State Annual Report	0.00	5.08	(5.08)	61.25	35.60	25.65	61.00
<b>Total Administration</b>	<u>775.66</u>	<u>860.91</u>	<u>(85.25)</u>	<u>6,392.34</u>	<u>6,026.45</u>	<u>365.89</u>	<u>10,331.00</u>
<b>Grounds</b>							
Annuals / Plants	0.00	62.50	(62.50)	455.00	437.50	17.50	750.00
Entry Sign/ Wall Maint/ Lights	0.00	133.33	(133.33)	0.00	933.35	(933.35)	1,600.00
Grounds Contract	590.00	590.00	0.00	4,230.00	4,130.00	100.00	7,080.00
Mulch	0.00	41.67	(41.67)	0.00	291.65	(291.65)	500.00
Property/Grounds R&M	0.00	125.00	(125.00)	905.52	875.00	30.52	1,500.00
Irrig R&M	0.00	41.67	(41.67)	187.96	291.65	(103.69)	500.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00
Water Management	421.00	208.33	212.67	1,147.00	1,458.35	(311.35)	2,500.00
<b>Total Grounds</b>	<u>1,011.00</u>	<u>1,227.50</u>	<u>(216.50)</u>	<u>6,925.48</u>	<u>8,592.50</u>	<u>(1,667.02)</u>	<u>14,730.00</u>
<b>Utilities</b>							
Electric- Lights (50334)	188.13	188.33	(0.20)	1,301.46	1,318.35	(16.89)	2,260.00
Electric - Pump (31712)	37.45	34.17	3.28	252.94	239.15	13.79	410.00
<b>Total Utilities</b>	<u>225.58</u>	<u>222.50</u>	<u>3.08</u>	<u>1,554.40</u>	<u>1,557.50</u>	<u>(3.10)</u>	<u>2,670.00</u>
<b>Total Expense</b>	<u>2,012.24</u>	<u>2,310.91</u>	<u>(298.67)</u>	<u>14,872.22</u>	<u>16,176.45</u>	<u>(1,304.23)</u>	<u>27,731.00</u>
<b>Net Ordinary Income</b>	1,888.68	1,587.26	301.42	6,580.60	4,761.70	1,818.90	6,349.00

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## Mango Park Homeowners Association, Inc. Revenue & Expense - Comparison Actual To Budget July 2019

	<u>Jul 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	2.76	0.00	2.76	14.66	0.00	14.66	0.00
Transfer to Reserve	1,587.25	1,587.25	0.00	4,761.75	4,761.75	0.00	6,349.00
<b>Total Other Expense</b>	<u>1,590.01</u>	<u>1,587.25</u>	<u>2.76</u>	<u>4,776.41</u>	<u>4,761.75</u>	<u>14.66</u>	<u>6,349.00</u>
<b>Net Other Income</b>	<u>(1,590.01)</u>	<u>(1,587.25)</u>	<u>(2.76)</u>	<u>(4,776.41)</u>	<u>(4,761.75)</u>	<u>(14.66)</u>	<u>(6,349.00)</u>
<b>Net Income</b>	<u><u>298.67</u></u>	<u><u>0.01</u></u>	<u><u>298.66</u></u>	<u><u>1,804.19</u></u>	<u><u>(0.05)</u></u>	<u><u>1,804.24</u></u>	<u><u>0.00</u></u>