



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

09/17/19

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

	Aug 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Account</b>	
Cadence Operating 9396	7,210.91
<b>Total Operating Account</b>	7,210.91
<b>Reserve Account</b>	
Cadence MM 8703	13,708.34
<b>Total Reserve Account</b>	13,708.34
<b>Total Checking/Savings</b>	20,919.25
<b>Accounts Receivable</b>	
Accounts Rec / Prepaid Assess	(1,488.00)
<b>Total Accounts Receivable</b>	(1,488.00)
<b>Total Current Assets</b>	19,431.25
<b>TOTAL ASSETS</b>	<b>19,431.25</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	1,167.00
<b>Total Accounts Payable</b>	1,167.00
<b>Other Current Liabilities</b>	
Deferred Assessment Income	2,310.92
<b>Total Other Current Liabilities</b>	2,310.92
<b>Total Current Liabilities</b>	3,477.92
<b>Total Liabilities</b>	3,477.92
<b>Equity</b>	
Reserve	13,708.34
Operating Fund Balance	1,254.48
Net Income	990.51
<b>Total Equity</b>	15,953.33
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>19,431.25</b>

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

09/17/19

	<u>Aug 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 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	2,310.92	2,310.92	0.00	18,487.33	18,487.32	0.01	27,731.00
Reserve Fees	0.00	0.00	0.00	4,761.75	4,761.75	0.00	6,349.00
Late Fees	175.00	0.00	175.00	675.00	0.00	675.00	0.00
Reserve Interest Income	2.91	0.00	2.91	17.57	0.00	17.57	0.00
<b>Total Income</b>	<u>2,488.83</u>	<u>2,310.92</u>	<u>177.91</u>	<u>23,941.65</u>	<u>23,249.07</u>	<u>692.58</u>	<u>34,080.00</u>
<b>Total Income</b>	2,488.83	2,310.92	177.91	23,941.65	23,249.07	692.58	34,080.00
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab	1,167.00	175.83	991.17	2,071.00	1,406.68	664.32	2,110.00
Management	550.00	580.00	(30.00)	4,400.00	4,640.00	(240.00)	6,960.00
Office Expense	60.45	62.50	(2.05)	1,312.54	500.00	812.54	750.00
Professional Services	0.00	16.67	(16.67)	300.00	133.32	166.68	200.00
Social	0.00	20.83	(20.83)	25.00	166.68	(141.68)	250.00
State Annual Report	0.00	5.08	(5.08)	61.25	40.68	20.57	61.00
<b>Total Administration</b>	<u>1,777.45</u>	<u>860.91</u>	<u>916.54</u>	<u>8,169.79</u>	<u>6,887.36</u>	<u>1,282.43</u>	<u>10,331.00</u>
<b>Grounds</b>							
Annuals / Plants	0.00	62.50	(62.50)	455.00	500.00	(45.00)	750.00
Entry Sign/ Wall Maint/ Lights	0.00	133.33	(133.33)	0.00	1,066.68	(1,066.68)	1,600.00
Grounds Contract	590.00	590.00	0.00	4,820.00	4,720.00	100.00	7,080.00
Mulch	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
Property/Grounds R&M	0.00	125.00	(125.00)	905.52	1,000.00	(94.48)	1,500.00
Irrig R&M	73.71	41.67	32.04	261.67	333.32	(71.65)	500.00
Mailbox R&R	526.00	25.00	501.00	526.00	200.00	326.00	300.00
Water Management	121.00	208.33	(87.33)	1,268.00	1,666.68	(398.68)	2,500.00
<b>Total Grounds</b>	<u>1,310.71</u>	<u>1,227.50</u>	<u>83.21</u>	<u>8,236.19</u>	<u>9,820.00</u>	<u>(1,583.81)</u>	<u>14,730.00</u>
<b>Utilities</b>							
Electric- Lights (50334)	184.03	188.33	(4.30)	1,485.49	1,506.68	(21.19)	2,260.00
Electric - Pump (31712)	27.41	34.17	(6.76)	280.35	273.32	7.03	410.00
<b>Total Utilities</b>	<u>211.44</u>	<u>222.50</u>	<u>(11.06)</u>	<u>1,765.84</u>	<u>1,780.00</u>	<u>(14.16)</u>	<u>2,670.00</u>
<b>Total Expense</b>	<u>3,299.60</u>	<u>2,310.91</u>	<u>988.69</u>	<u>18,171.82</u>	<u>18,487.36</u>	<u>(315.54)</u>	<u>27,731.00</u>
<b>Net Ordinary Income</b>	<u>(810.77)</u>	<u>0.01</u>	<u>(810.78)</u>	<u>5,769.83</u>	<u>4,761.71</u>	<u>1,008.12</u>	<u>6,349.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	2.91	0.00	2.91	17.57	0.00	17.57	0.00
Transfer to Reserve	0.00	0.00	0.00	4,761.75	4,761.75	0.00	6,349.00
<b>Total Other Expense</b>	<u>2.91</u>	<u>0.00</u>	<u>2.91</u>	<u>4,779.32</u>	<u>4,761.75</u>	<u>17.57</u>	<u>6,349.00</u>
<b>Net Other Income</b>	<u>(2.91)</u>	<u>0.00</u>	<u>(2.91)</u>	<u>(4,779.32)</u>	<u>(4,761.75)</u>	<u>(17.57)</u>	<u>(6,349.00)</u>
<b>Net Income</b>	<u><u>(813.68)</u></u>	<u><u>0.01</u></u>	<u><u>(813.69)</u></u>	<u><u>990.51</u></u>	<u><u>(0.04)</u></u>	<u><u>990.55</u></u>	<u><u>0.00</u></u>