



MANGO PARK HOA INC
FINANCIAL REPORTS
January 31, 2020

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STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

REVENUE & EXPENSE - COMPARISON OF ACTUAL TO BUDGET

REVENUE & EXPENSE - MONTHLY COMPARISON

Presented by: Sunstate Association Management Group, Inc.

02/04/20

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

	Jan 31, 20
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	10,719.79
Total Operating Account	10,719.79
Reserve Account	
Cadence MM 8703	19,297.44
Total Reserve Account	19,297.44
Total Checking/Savings	30,017.23
Accounts Receivable	
Accounts Rec / Prepaid Assess	(3,007.00)
Total Accounts Receivable	(3,007.00)
Total Current Assets	27,010.23
TOTAL ASSETS	27,010.23
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	50.00
Total Accounts Payable	50.00
Other Current Liabilities	
Deferred Assessment Income	4,862.66
Total Other Current Liabilities	4,862.66
Total Current Liabilities	4,912.66
Total Liabilities	4,912.66
Equity	
Reserve	19,297.44
Operating Fund Balance	1,254.48
Retained Earnings	1,381.00
Net Income	164.65
Total Equity	22,097.57
TOTAL LIABILITIES & EQUITY	27,010.23

02/04/20

Mango Park Homeowners Association, Inc.
Revenue & Expense - Comparison Actual To Budget
 January 2020

	Jan 20	Budget	\$ Over Bu...	Jan 20	YTD Budget	\$ Over Bu...	Annual Bu...
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,431.34	2,431.37	(0.03)	2,431.34	2,431.37	(0.03)	29,176.00
Reserve Fees	3,986.00	3,986.00	0.00	3,986.00	3,986.00	0.00	15,944.00
Reserve Interest Income	3.54			3.54			
Total Income	6,420.88	6,417.37	3.51	6,420.88	6,417.37	3.51	45,120.00
Total Income	6,420.88	6,417.37	3.51	6,420.88	6,417.37	3.51	45,120.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ L...	0.00	179.13	(179.13)	0.00	179.13	(179.13)	2,150.00
Management	550.00	550.00	0.00	550.00	550.00	0.00	6,600.00
Office Expense	243.97	100.00	143.97	243.97	100.00	143.97	1,200.00
Professional Services	175.00	16.63	158.37	175.00	16.63	158.37	200.00
Social	50.00	16.63	33.37	50.00	16.63	33.37	200.00
State Annual Report	0.00	5.12	(5.12)	0.00	5.12	(5.12)	61.00
Total Administration	1,018.97	867.51	151.46	1,018.97	867.51	151.46	10,411.00
Grounds							
Annuals / Plants	0.00	66.63	(66.63)	0.00	66.63	(66.63)	800.00
Entry Sign/ Wall Maint/ Li...	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
Grounds Contract	725.00	725.00	0.00	725.00	725.00	0.00	8,700.00
Mulch	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
Property/Grounds R&M	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
Irrig R&M	184.01	27.12	156.89	184.01	27.12	156.89	325.00
Mailbox R&R	0.00	66.63	(66.63)	0.00	66.63	(66.63)	800.00
Water Management	121.00	166.63	(45.63)	121.00	166.63	(45.63)	2,000.00
Total Grounds	1,030.01	1,335.38	(305.37)	1,030.01	1,335.38	(305.37)	16,025.00
Utilities							
Electric- Lights (50334)	182.68	189.13	(6.45)	182.68	189.13	(6.45)	2,270.00
Electric - Pump (31712)	35.03	39.13	(4.10)	35.03	39.13	(4.10)	470.00
Total Utilities	217.71	228.26	(10.55)	217.71	228.26	(10.55)	2,740.00
Total Expense	2,266.69	2,431.15	(164.46)	2,266.69	2,431.15	(164.46)	29,176.00
Net Ordinary Income	4,154.19	3,986.22	167.97	4,154.19	3,986.22	167.97	15,944.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	3.54			3.54			
Transfer to Reserve	3,986.00	3,986.00	0.00	3,986.00	3,986.00	0.00	15,944.00
Total Other Expense	3,989.54	3,986.00	3.54	3,989.54	3,986.00	3.54	15,944.00
Net Other Income	(3,989.54)	(3,986.00)	(3.54)	(3,989.54)	(3,986.00)	(3.54)	(15,944.00)
Net Income	164.65	0.22	164.43	164.65	0.22	164.43	0.00

02/04/20

Mango Park Homeowners Association, Inc.
Revenue & Expense Monthly Comparison
 January 2020

	TOTAL
Ordinary Income/Expense	
Income	
Income	
Maintenance Fees	2,431.34
Reserve Fees	3,986.00
Reserve Interest Income	3.54
Total Income	6,420.88
Total Income	6,420.88
Expense	
Administration	
Management	550.00
Office Expense	243.97
Professional Services	175.00
Social	50.00
Total Administration	1,018.97
Grounds	
Grounds Contract	725.00
Irrig R&M	184.01
Water Management	121.00
Total Grounds	1,030.01
Utilities	
Electric- Lights (50334)	182.68
Electric - Pump (31712)	35.03
Total Utilities	217.71
Total Expense	2,266.69
Net Ordinary Income	4,154.19
Other Income/Expense	
Other Expense	
Reserve Interest Transfer	3.54
Transfer to Reserve	3,986.00
Total Other Expense	3,989.54
Net Other Income	-3,989.54
Net Income	164.65