



MANGO PARK HOA INC
FINANCIAL REPORTS
October 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.

11/03/20

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

	Oct 31, 20
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	9,938.90
Total Operating Account	9,938.90
Reserve Account	
Cadence MM 8703	27,282.89
Total Reserve Account	27,282.89
Total Checking/Savings	37,221.79
Accounts Receivable	
Accounts Rec / Prepaid Assess	(1,297.14)
Total Accounts Receivable	(1,297.14)
Other Current Assets	
Undeposited Funds	358.24
Total Other Current Assets	358.24
Total Current Assets	36,282.89
TOTAL ASSETS	36,282.89
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	259.00
Total Accounts Payable	259.00
Other Current Liabilities	
Accrued Expense	242.00
Deferred Assessment Income	4,862.67
Total Other Current Liabilities	5,104.67
Total Current Liabilities	5,363.67
Total Liabilities	5,363.67
Equity	
Reserve	27,282.89
Operating Fund Balance	2,635.48
Prior Period Adjustment	(950.00)
Net Income	1,950.85
Total Equity	30,919.22
TOTAL LIABILITIES & EQUITY	36,282.89

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

October 2020

	Oct 20	Budget	\$ Over Budget	Jan - Oct 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,431.33	2,431.33	0.00	24,313.33	24,313.34	(0.01)	29,176.00
Reserve Fees	3,986.00	3,986.00	0.00	15,944.00	15,944.00	0.00	15,944.00
Late Fees	27.82	0.00	27.82	704.76	0.00	704.76	0.00
Reserve Interest Income	2.09	0.00	2.09	30.99	0.00	30.99	0.00
Total Income	6,447.24	6,417.33	29.91	40,993.08	40,257.34	735.74	45,120.00
Total Income	6,447.24	6,417.33	29.91	40,993.08	40,257.34	735.74	45,120.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	179.17	(179.17)	2,053.00	1,791.66	261.34	2,150.00
Management	550.00	550.00	0.00	5,500.00	5,500.00	0.00	6,600.00
Office Expense	102.54	100.00	2.54	1,079.35	1,000.00	79.35	1,200.00
Professional Services	0.00	16.67	(16.67)	1,482.50	166.66	1,315.84	200.00
Social	0.00	16.67	(16.67)	50.00	166.66	(116.66)	200.00
State Annual Report	0.00	5.08	(5.08)	81.25	50.84	30.41	61.00
Total Administration	652.54	867.59	(215.05)	10,246.10	8,675.82	1,570.28	10,411.00
Grounds							
Annuals / Plants	0.00	66.67	(66.67)	786.79	666.66	120.13	800.00
Entry Sign/ Wall Maint/ Lig...	0.00	83.33	(83.33)	307.60	833.34	(525.74)	1,000.00
Grounds Contract	788.33	725.00	63.33	7,330.81	7,250.00	80.81	8,700.00
Mulch	0.00	100.00	(100.00)	0.00	1,000.00	(1,000.00)	1,200.00
Property/Grounds R&M	0.00	100.00	(100.00)	0.00	1,000.00	(1,000.00)	1,200.00
Irrig R&M	0.00	27.08	(27.08)	502.76	270.84	231.92	325.00
Mailbox R&R	259.00	66.67	192.33	603.00	666.66	(63.66)	800.00
Water Management	121.00	166.67	(45.67)	1,210.00	1,666.66	(456.66)	2,000.00
Total Grounds	1,168.33	1,335.42	(167.09)	10,740.96	13,354.16	(2,613.20)	16,025.00
Utilities							
Electric- Lights (50334)	183.78	189.17	(5.39)	1,822.48	1,891.66	(69.18)	2,270.00
Electric - Pump (31712)	33.69	39.17	(5.48)	378.70	391.66	(12.96)	470.00
Total Utilities	217.47	228.34	(10.87)	2,201.18	2,283.32	(82.14)	2,740.00
Total Expense	2,038.34	2,431.35	(393.01)	23,188.24	24,313.30	(1,125.06)	29,176.00
Net Ordinary Income	4,408.90	3,985.98	422.92	17,804.84	15,944.04	1,860.80	15,944.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	2.09	0.00	2.09	30.99	0.00	30.99	0.00
Transfer to Reserve	3,986.00	3,986.00	0.00	15,944.00	15,944.00	0.00	15,944.00
Total Other Expense	3,988.09	3,986.00	2.09	15,974.99	15,944.00	30.99	15,944.00
Net Other Income	(3,988.09)	(3,986.00)	(2.09)	(15,974.99)	(15,944.00)	(30.99)	(15,944.00)
Net Income	420.81	(0.02)	420.83	1,829.85	0.04	1,829.81	0.00