



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**November 30, 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.**

12/23/20

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

	Nov 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Account</b>	
Cadence Operating 9396	8,812.59
<b>Total Operating Account</b>	8,812.59
<b>Reserve Account</b>	
Cadence MM 8703	27,285.13
<b>Total Reserve Account</b>	27,285.13
<b>Total Checking/Savings</b>	36,097.72
<b>Accounts Receivable</b>	
Accounts Rec / Prepaid Assess	(3,408.32)
<b>Total Accounts Receivable</b>	(3,408.32)
<b>Other Current Assets</b>	
Undeposited Funds	1,818.64
<b>Total Other Current Assets</b>	1,818.64
<b>Total Current Assets</b>	34,508.04
<b>TOTAL ASSETS</b>	<b>34,508.04</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	131.00
<b>Total Accounts Payable</b>	131.00
<b>Other Current Liabilities</b>	
Accrued Expense	484.00
Deferred Assessment Income	2,431.34
<b>Total Other Current Liabilities</b>	2,915.34
<b>Total Current Liabilities</b>	3,046.34
<b>Total Liabilities</b>	3,046.34
<b>Equity</b>	
Reserve	27,285.13
Operating Fund Balance	2,635.48
Prior Period Adjustment	(950.00)
Net Income	2,491.09
<b>Total Equity</b>	31,461.70
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>34,508.04</b>

# Mango Park Homeowners Association, Inc.

## Revenue & Expense - Comparison Actual To Budget

November 2020

	Nov 20	Budget	\$ Over Budget	Jan - Nov 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Maintenance Fees	2,431.33	2,431.33	0.00	26,744.66	26,744.67	(0.01)	29,176.00
Reserve Fees	0.00	0.00	0.00	15,944.00	15,944.00	0.00	15,944.00
Late Fees	111.28	0.00	111.28	816.04	0.00	816.04	0.00
Reserve Interest Income	2.24	0.00	2.24	33.23	0.00	33.23	0.00
<b>Total Income</b>	<b>2,544.85</b>	<b>2,431.33</b>	<b>113.52</b>	<b>43,537.93</b>	<b>42,688.67</b>	<b>849.26</b>	<b>45,120.00</b>
<b>Total Income</b>	<b>2,544.85</b>	<b>2,431.33</b>	<b>113.52</b>	<b>43,537.93</b>	<b>42,688.67</b>	<b>849.26</b>	<b>45,120.00</b>
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	179.17	(179.17)	2,053.00	1,970.83	82.17	2,150.00
Management	550.00	550.00	0.00	6,050.00	6,050.00	0.00	6,600.00
Office Expense	61.80	100.00	(38.20)	1,141.15	1,100.00	41.15	1,200.00
Professional Services	0.00	16.67	(16.67)	1,482.50	183.33	1,299.17	200.00
Social	0.00	16.67	(16.67)	50.00	183.33	(133.33)	200.00
State Annual Report	0.00	5.08	(5.08)	81.25	55.92	25.33	61.00
<b>Total Administration</b>	<b>611.80</b>	<b>867.59</b>	<b>(255.79)</b>	<b>10,857.90</b>	<b>9,543.41</b>	<b>1,314.49</b>	<b>10,411.00</b>
<b>Common Property</b>							
Entry Sign/ Wall Maint/ Lig...	0.00	83.33	(83.33)	307.60	916.67	(609.07)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	1,100.00	(1,100.00)	1,200.00
Mailbox R&R	0.00	66.67	(66.67)	603.00	733.33	(130.33)	800.00
Pond Maintenance	121.00	166.67	(45.67)	1,331.00	1,833.33	(502.33)	2,000.00
<b>Total Common Property</b>	<b>121.00</b>	<b>416.67</b>	<b>(295.67)</b>	<b>2,241.60</b>	<b>4,583.33</b>	<b>(2,341.73)</b>	<b>5,000.00</b>
<b>Grounds</b>							
Annuals / Plants	0.00	66.67	(66.67)	786.79	733.33	53.46	800.00
Grounds Contract	788.33	725.00	63.33	8,119.14	7,975.00	144.14	8,700.00
Mulch	0.00	100.00	(100.00)	0.00	1,100.00	(1,100.00)	1,200.00
Irrig R&M	131.00	27.08	103.92	633.76	297.92	335.84	325.00
<b>Total Grounds</b>	<b>919.33</b>	<b>918.75</b>	<b>0.58</b>	<b>9,539.69</b>	<b>10,106.25</b>	<b>(566.56)</b>	<b>11,025.00</b>
<b>Utilities</b>							
Electric- Lights (50334)	183.78	189.17	(5.39)	2,006.26	2,080.83	(74.57)	2,270.00
Electric - Pump (31712)	45.46	39.17	6.29	424.16	430.83	(6.67)	470.00
<b>Total Utilities</b>	<b>229.24</b>	<b>228.34</b>	<b>0.90</b>	<b>2,430.42</b>	<b>2,511.66</b>	<b>(81.24)</b>	<b>2,740.00</b>
<b>Total Expense</b>	<b>1,881.37</b>	<b>2,431.35</b>	<b>(549.98)</b>	<b>25,069.61</b>	<b>26,744.65</b>	<b>(1,675.04)</b>	<b>29,176.00</b>
<b>Net Ordinary Income</b>	<b>663.48</b>	<b>(0.02)</b>	<b>663.50</b>	<b>18,468.32</b>	<b>15,944.02</b>	<b>2,524.30</b>	<b>15,944.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	2.24	0.00	2.24	33.23	0.00	33.23	0.00
Transfer to Reserve	0.00	0.00	0.00	15,944.00	15,944.00	0.00	15,944.00
<b>Total Other Expense</b>	<b>2.24</b>	<b>0.00</b>	<b>2.24</b>	<b>15,977.23</b>	<b>15,944.00</b>	<b>33.23</b>	<b>15,944.00</b>
<b>Net Other Income</b>	<b>(2.24)</b>	<b>0.00</b>	<b>(2.24)</b>	<b>(15,977.23)</b>	<b>(15,944.00)</b>	<b>(33.23)</b>	<b>(15,944.00)</b>
<b>Net Income</b>	<b>661.24</b>	<b>(0.02)</b>	<b>661.26</b>	<b>2,491.09</b>	<b>0.02</b>	<b>2,491.07</b>	<b>0.00</b>