



MANGO PARK HOA INC
FINANCIAL REPORTS
February 28, 2021

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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.

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of February 28, 2021

03/22/21

	Feb 28, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	12,467.91
Due (To)/From Reserves	1,062.50
Total Operating Account	13,530.41
Reserve Account	
Cadence MM 8703	30,318.99
Due (To)/From Operating	(1,062.50)
Total Reserve Account	29,256.49
Total Checking/Savings	42,786.90
Accounts Receivable	
Accounts Rec / Prepaid Assess	(4,081.68)
Total Accounts Receivable	(4,081.68)
Other Current Assets	
Undeposited Funds	215.82
Total Other Current Assets	215.82
Total Current Assets	38,921.04
TOTAL ASSETS	38,921.04
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,387.50
Total Accounts Payable	1,387.50
Other Current Liabilities	
Accrued Expense	605.00
Deferred Assessment Income	2,452.75
Total Other Current Liabilities	3,057.75
Total Current Liabilities	4,445.25
Total Liabilities	4,445.25
Equity	
Reserve	29,256.49
Operating Fund Balance	1,685.48
Retained Earnings	2,730.91
Net Income	802.91
Total Equity	34,475.79
TOTAL LIABILITIES & EQUITY	38,921.04

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

03/22/21

February 2021

	Feb 21	Budget	\$ Over Budget	Jan - Feb 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,452.75	2,452.83	(0.08)	4,905.50	4,905.70	(0.20)	29,434.00
Reserve Fees	0.00	0.00	0.00	3,921.75	3,921.75	0.00	15,687.00
Late Fees	139.10	0.00	139.10	139.10	0.00	139.10	0.00
Reserve Interest Income	2.33	0.00	2.33	4.80	0.00	4.80	0.00
Total Income	<u>2,594.18</u>	<u>2,452.83</u>	<u>141.35</u>	<u>8,971.15</u>	<u>8,827.45</u>	<u>143.70</u>	<u>45,121.00</u>
Total Income	2,594.18	2,452.83	141.35	8,971.15	8,827.45	143.70	45,121.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	179.17	(179.17)	0.00	358.30	(358.30)	2,150.00
Compliance Software	550.00	550.00	0.00	1,100.00	1,100.00	0.00	6,600.00
Office Expense	30.00	30.00	0.00	60.00	60.00	0.00	360.00
Professional Services	70.90	83.17	(12.27)	444.35	166.30	278.05	998.00
Social	325.00	41.67	283.33	325.00	83.30	241.70	500.00
State Annual Report	0.00	16.67	(16.67)	0.00	33.30	(33.30)	200.00
State Annual Report	61.25	6.75	54.50	61.25	13.50	47.75	81.00
Total Administration	<u>1,037.15</u>	<u>907.43</u>	<u>129.72</u>	<u>1,990.60</u>	<u>1,814.70</u>	<u>175.90</u>	<u>10,889.00</u>
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00
Mailbox R&R	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00
Pond Maintenance	121.00	121.00	0.00	242.00	242.00	0.00	1,452.00
Total Common Property	<u>121.00</u>	<u>354.33</u>	<u>(233.33)</u>	<u>242.00</u>	<u>708.70</u>	<u>(466.70)</u>	<u>4,252.00</u>
Grounds							
Annuals / Plants	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00
Grounds Contract	788.33	812.50	(24.17)	1,576.66	1,625.00	(48.34)	9,750.00
Mulch	0.00	58.33	(58.33)	0.00	116.70	(116.70)	700.00
Irrig R&M	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
Total Grounds	<u>788.33</u>	<u>962.50</u>	<u>(174.17)</u>	<u>1,576.66</u>	<u>1,925.00</u>	<u>(348.34)</u>	<u>11,550.00</u>
Utilities							
Electric- Lights (50334)	185.03	188.58	(3.55)	370.06	377.20	(7.14)	2,263.00
Electric - Pump (31712)	32.00	40.00	(8.00)	62.37	80.00	(17.63)	480.00
Total Utilities	<u>217.03</u>	<u>228.58</u>	<u>(11.55)</u>	<u>432.43</u>	<u>457.20</u>	<u>(24.77)</u>	<u>2,743.00</u>
Total Expense	<u>2,163.51</u>	<u>2,452.84</u>	<u>(289.33)</u>	<u>4,241.69</u>	<u>4,905.60</u>	<u>(663.91)</u>	<u>29,434.00</u>
Net Ordinary Income	430.67	(0.01)	430.68	4,729.46	3,921.85	807.61	15,687.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	2.33	0.00	2.33	4.80	0.00	4.80	0.00
Transfer to Reserve	0.00	0.00	0.00	3,921.75	3,921.75	0.00	15,687.00
Total Other Expense	<u>2.33</u>	<u>0.00</u>	<u>2.33</u>	<u>3,926.55</u>	<u>3,921.75</u>	<u>4.80</u>	<u>15,687.00</u>
Net Other Income	(2.33)	0.00	(2.33)	(3,926.55)	(3,921.75)	(4.80)	(15,687.00)
Net Income	<u><u>428.34</u></u>	<u><u>(0.01)</u></u>	<u><u>428.35</u></u>	<u><u>802.91</u></u>	<u><u>0.10</u></u>	<u><u>802.81</u></u>	<u><u>0.00</u></u>