



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**April 30, 2021**

**TABLE OF CONTENTS:**

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 April 30, 2021

05/04/21

	Apr 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Account</b>	
Cadence Operating 9396	12,580.10
Due (To)/From Reserves	6,800.00
<b>Total Operating Account</b>	19,380.10
<b>Reserve Account</b>	
Cadence MM 8703	33,183.37
Due (To)/From Operating	(6,800.00)
<b>Total Reserve Account</b>	26,383.37
<b>Total Checking/Savings</b>	45,763.47
<b>Accounts Receivable</b>	
Accounts Rec / Prepaid Assess	(1,753.78)
<b>Total Accounts Receivable</b>	(1,753.78)
<b>Total Current Assets</b>	44,009.69
<b>TOTAL ASSETS</b>	<b>44,009.69</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	7,686.00
<b>Total Accounts Payable</b>	7,686.00
<b>Other Current Liabilities</b>	
Accrued Expense	605.00
Deferred Assessment Income	4,905.50
<b>Total Other Current Liabilities</b>	5,510.50
<b>Total Current Liabilities</b>	13,196.50
<b>Total Liabilities</b>	13,196.50
<b>Equity</b>	
Reserve	26,383.37
Operating Fund Balance	1,685.48
Retained Earnings	2,730.91
Net Income	13.43
<b>Total Equity</b>	30,813.19
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>44,009.69</b>

# Mango Park Homeowners Association, Inc.

## Revenue & Expense - Comparison Actual To Budget

April 2021

	Apr 21	Budget	\$ Over Bud...	Jan - Apr 21	YTD Budget	\$ Over Bud...	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Maintenance Fees</b>	2,452.75	2,452.83	(0.08)	9,811.00	9,811.36	(0.36)	29,434.00
<b>Reserve Fees</b>	3,921.75	3,921.75	0.00	7,843.50	7,843.50	0.00	15,687.00
<b>Late Fees</b>	0.00	0.00	0.00	139.10	0.00	139.10	0.00
<b>Reserve Interest Income</b>	2.58	0.00	2.58	9.93	0.00	9.93	0.00
<b>Total Income</b>	6,377.08	6,374.58	2.50	17,803.53	17,654.86	148.67	45,121.00
<b>Total Income</b>	6,377.08	6,374.58	2.50	17,803.53	17,654.86	148.67	45,121.00
<b>Expense</b>							
<b>Administration</b>							
<b>Ins/ OD/ FID/ Bond/ Cas/ Liab</b>	0.00	179.17	(179.17)	0.00	716.64	(716.64)	2,150.00
<b>Management</b>	550.00	550.00	0.00	2,200.00	2,200.00	0.00	6,600.00
<b>Compliance Software</b>	30.00	30.00	0.00	120.00	120.00	0.00	360.00
<b>Office Expense</b>	55.46	83.17	(27.71)	550.93	332.64	218.29	998.00
<b>Professional Services</b>	0.00	41.67	(41.67)	325.00	166.64	158.36	500.00
<b>Social</b>	0.00	16.67	(16.67)	0.00	66.64	(66.64)	200.00
<b>State Annual Report</b>	0.00	6.75	(6.75)	61.25	27.00	34.25	81.00
<b>Total Administration</b>	635.46	907.43	(271.97)	3,257.18	3,629.56	(372.38)	10,889.00
<b>Common Property</b>							
<b>Entry Sign/ Wall Maint/ Lights</b>	100.00	83.33	16.67	100.00	333.36	(233.36)	1,000.00
<b>Property R&amp;M</b>	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00
<b>Mailbox R&amp;R</b>	786.00	50.00	736.00	786.00	200.00	586.00	600.00
<b>Pond Maintenance</b>	121.00	121.00	0.00	484.00	484.00	0.00	1,452.00
<b>Total Common Property</b>	1,007.00	354.33	652.67	1,370.00	1,417.36	(47.36)	4,252.00
<b>Grounds</b>							
<b>Annuals / Plants</b>	1,300.00	50.00	1,250.00	1,300.00	200.00	1,100.00	600.00
<b>Grounds Contract</b>	788.33	812.50	(24.17)	3,153.32	3,250.00	(96.68)	9,750.00
<b>Mulch</b>	0.00	58.33	(58.33)	0.00	233.36	(233.36)	700.00
<b>Irrig R&amp;M</b>	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
<b>Total Grounds</b>	2,088.33	962.50	1,125.83	4,453.32	3,850.00	603.32	11,550.00
<b>Utilities</b>							
<b>Electric- Lights (50334)</b>	185.03	188.58	(3.55)	740.12	754.36	(14.24)	2,263.00
<b>Electric - Pump (31712)</b>	23.50	40.00	(16.50)	116.05	160.00	(43.95)	480.00
<b>Total Utilities</b>	208.53	228.58	(20.05)	856.17	914.36	(58.19)	2,743.00
<b>Total Expense</b>	3,939.32	2,452.84	1,486.48	9,936.67	9,811.28	125.39	29,434.00
<b>Net Ordinary Income</b>	2,437.76	3,921.74	(1,483.98)	7,866.86	7,843.58	23.28	15,687.00
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Reserve Interest Transfer</b>	2.58	0.00	2.58	9.93	0.00	9.93	0.00
<b>Transfer to Reserve</b>	3,921.75	3,921.75	0.00	7,843.50	7,843.50	0.00	15,687.00
<b>Total Other Expense</b>	3,924.33	3,921.75	2.58	7,853.43	7,843.50	9.93	15,687.00
<b>Net Other Income</b>	(3,924.33)	(3,921.75)	(2.58)	(7,853.43)	(7,843.50)	(9.93)	(15,687.00)
<b>Net Income</b>	<u>(1,486.57)</u>	<u>(0.01)</u>	<u>(1,486.56)</u>	<u>13.43</u>	<u>0.08</u>	<u>13.35</u>	<u>0.00</u>