



MANGO PARK HOA INC
FINANCIAL REPORTS
May 31, 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 May 31, 2021

06/21/21

	May 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	7,182.15
Total Operating Account	7,182.15
Reserve Account	
Cadence MM 8703	26,385.67
Total Reserve Account	26,385.67
Total Checking/Savings	33,567.82
Accounts Receivable	
Accounts Rec / Prepaid Assess	(2,396.50)
Total Accounts Receivable	(2,396.50)
Total Current Assets	31,171.32
TOTAL ASSETS	31,171.32
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	36.63
Total Accounts Payable	36.63
Other Current Liabilities	
Deferred Assessment Income	2,452.75
Total Other Current Liabilities	2,452.75
Total Current Liabilities	2,489.38
Total Liabilities	2,489.38
Equity	
Reserve	26,385.67
Operating Fund Balance	1,685.48
Retained Earnings	2,730.91
Net Income	(2,120.12)
Total Equity	28,681.94
TOTAL LIABILITIES & EQUITY	31,171.32

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

06/22/21

May 2021

	May 21	Budget	\$ Over Budget	Jan - May 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,452.75	2,452.83	(0.08)	12,263.75	12,264.19	(0.44)	29,434.00
Reserve Fees	0.00	0.00	0.00	7,843.50	7,843.50	0.00	15,687.00
Late Fees	194.74	0.00	194.74	333.84	0.00	333.84	0.00
Reserve Interest Income	2.30	0.00	2.30	12.23	0.00	12.23	0.00
Total Income	2,649.79	2,452.83	196.96	20,453.32	20,107.69	345.63	45,121.00
Total Income	2,649.79	2,452.83	196.96	20,453.32	20,107.69	345.63	45,121.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	886.00	179.17	706.83	886.00	895.81	(9.81)	2,150.00
Compliance Software	550.00	550.00	0.00	2,750.00	2,750.00	0.00	6,600.00
Office Expense	30.00	30.00	0.00	150.00	150.00	0.00	360.00
Professional Services	98.77	83.17	15.60	649.70	415.81	233.89	998.00
Social	0.00	41.67	(41.67)	325.00	208.31	116.69	500.00
State Annual Report	0.00	16.67	(16.67)	0.00	83.31	(83.31)	200.00
State Annual Report	0.00	6.75	(6.75)	61.25	33.75	27.50	81.00
Total Administration	1,564.77	907.43	657.34	4,821.95	4,536.99	284.96	10,889.00
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	100.00	416.69	(316.69)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	500.00	(500.00)	1,200.00
Mailbox R&R	0.00	50.00	(50.00)	786.00	250.00	536.00	600.00
Pond Maintenance	121.00	121.00	0.00	605.00	605.00	0.00	1,452.00
Total Common Property	121.00	354.33	(233.33)	1,491.00	1,771.69	(280.69)	4,252.00
Grounds							
Annuals / Plants	1,272.00	50.00	1,222.00	2,572.00	250.00	2,322.00	600.00
Grounds Contract	788.33	812.50	(24.17)	3,941.65	4,062.50	(120.85)	9,750.00
Mulch	810.00	58.33	751.67	810.00	291.69	518.31	700.00
Irrig R&M	0.00	41.67	(41.67)	0.00	208.31	(208.31)	500.00
Total Grounds	2,870.33	962.50	1,907.83	7,323.65	4,812.50	2,511.15	11,550.00
Utilities							
Electric- Lights (50334)	187.01	188.58	(1.57)	927.13	942.94	(15.81)	2,263.00
Electric - Pump (31712)	37.93	40.00	(2.07)	153.98	200.00	(46.02)	480.00
Total Utilities	224.94	228.58	(3.64)	1,081.11	1,142.94	(61.83)	2,743.00
Total Expense	4,781.04	2,452.84	2,328.20	14,717.71	12,264.12	2,453.59	29,434.00
Net Ordinary Income	(2,131.25)	(0.01)	(2,131.24)	5,735.61	7,843.57	(2,107.96)	15,687.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	2.30	0.00	2.30	12.23	0.00	12.23	0.00
Transfer to Reserve	0.00	0.00	0.00	7,843.50	7,843.50	0.00	15,687.00
Total Other Expense	2.30	0.00	2.30	7,855.73	7,843.50	12.23	15,687.00
Net Other Income	(2.30)	0.00	(2.30)	(7,855.73)	(7,843.50)	(12.23)	(15,687.00)
Net Income	(2,133.55)	(0.01)	(2,133.54)	(2,120.12)	0.07	(2,120.19)	0.00