



MANGO PARK HOA INC
FINANCIAL REPORTS
June 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.

07/16/21

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of June 30, 2021

	Jun 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	12,399.50
Total Operating Account	12,399.50
Reserve Account	
Cadence MM 8703	26,387.77
Total Reserve Account	26,387.77
Total Checking/Savings	38,787.27
Accounts Receivable	
Accounts Rec / Prepaid Assess	(9,402.50)
Total Accounts Receivable	(9,402.50)
Total Current Assets	29,384.77
TOTAL ASSETS	29,384.77
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	871.00
Total Accounts Payable	871.00
Total Current Liabilities	871.00
Total Liabilities	871.00
Equity	
Reserve	26,387.77
Operating Fund Balance	1,685.48
Retained Earnings	2,730.91
Net Income	(2,290.39)
Total Equity	28,513.77
TOTAL LIABILITIES & EQUITY	29,384.77

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

June 2021

	Jun 21	Budget	\$ Over Budget	Jan - Jun 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Maintenance Fees	2,452.75	2,452.83	(0.08)	14,716.50	14,717.02	(0.52)	29,434.00
Reserve Fees	0.00	0.00	0.00	7,843.50	7,843.50	0.00	15,687.00
Late Fees	5.64	0.00	5.64	339.48	0.00	339.48	0.00
Reserve Interest Income	2.10	0.00	2.10	14.33	0.00	14.33	0.00
Total Income	2,460.49	2,452.83	7.66	22,913.81	22,560.52	353.29	45,121.00
Total Income	2,460.49	2,452.83	7.66	22,913.81	22,560.52	353.29	45,121.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	179.17	(179.17)	886.00	1,074.98	(188.98)	2,150.00
Management	550.00	550.00	0.00	3,300.00	3,300.00	0.00	6,600.00
Compliance Software	30.00	30.00	0.00	180.00	180.00	0.00	360.00
Office Expense	76.82	83.17	(6.35)	738.87	498.98	239.89	998.00
Professional Services	50.00	41.67	8.33	375.00	249.98	125.02	500.00
Social	0.00	16.67	(16.67)	0.00	99.98	(99.98)	200.00
State Annual Report	0.00	6.75	(6.75)	61.25	40.50	20.75	81.00
Total Administration	706.82	907.43	(200.61)	5,541.12	5,444.42	96.70	10,889.00
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	100.00	500.02	(400.02)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	600.00	(600.00)	1,200.00
Mailbox R&R	0.00	50.00	(50.00)	786.00	300.00	486.00	600.00
Pond Maintenance	871.00	121.00	750.00	1,476.00	726.00	750.00	1,452.00
Total Common Property	871.00	354.33	516.67	2,362.00	2,126.02	235.98	4,252.00
Grounds							
Annuals / Plants	0.00	50.00	(50.00)	2,572.00	300.00	2,272.00	600.00
Grounds Contract	788.33	812.50	(24.17)	4,729.98	4,875.00	(145.02)	9,750.00
Mulch	0.00	58.33	(58.33)	810.00	350.02	459.98	700.00
Irrig R&M	0.00	41.67	(41.67)	0.00	249.98	(249.98)	500.00
Total Grounds	788.33	962.50	(174.17)	8,111.98	5,775.00	2,336.98	11,550.00
Utilities							
Electric- Lights (50334)	187.01	188.58	(1.57)	1,114.14	1,131.52	(17.38)	2,263.00
Electric - Pump (31712)	63.15	40.00	23.15	217.13	240.00	(22.87)	480.00
Total Utilities	250.16	228.58	21.58	1,331.27	1,371.52	(40.25)	2,743.00
Total Expense	2,616.31	2,452.84	163.47	17,346.37	14,716.96	2,629.41	29,434.00
Net Ordinary Income	(155.82)	(0.01)	(155.81)	5,567.44	7,843.56	(2,276.12)	15,687.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	2.10	0.00	2.10	14.33	0.00	14.33	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	2.10	0.00	2.10	7,857.83	7,843.50	14.33	15,687.00
Net Other Income	(2.10)	0.00	(2.10)	(7,857.83)	(7,843.50)	(14.33)	(15,687.00)
Net Income	(157.92)	(0.01)	(157.91)	(2,290.39)	0.06	(2,290.45)	0.00