



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**July 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.**

08/06/21

**Mango Park Homeowners Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of July 31, 2021

	Jul 31, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	8,212.76
Total Operating Account	8,212.76
Reserve Account	
Cadence MM 8703	26,941.93
Total Reserve Account	26,941.93
Total Checking/Savings	35,154.69
Accounts Receivable	
Accounts Rec / Prepaid Assess	(374.18)
Total Accounts Receivable	(374.18)
Total Current Assets	34,780.51
<b>TOTAL ASSETS</b>	<b>34,780.51</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	121.00
Total Accounts Payable	121.00
Other Current Liabilities	
Deferred Assessment Income	4,905.50
Total Other Current Liabilities	4,905.50
Total Current Liabilities	5,026.50
Total Liabilities	5,026.50
Equity	
Reserve	26,941.93
Operating Fund Balance	1,685.48
Retained Earnings	2,730.91
Net Income	(1,604.31)
Total Equity	29,754.01
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>34,780.51</b>

**Mango Park Homeowners Association, Inc.**  
**Revenue & Expense - Comparison Actual To Budget**  
 July 2021

08/06/21

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Maintenance Fees	2,452.75	2,452.83	(0.08)	17,169.25	17,169.85	(0.60)	29,434.00
Reserve Fees	3,921.75	3,921.75	0.00	11,765.25	11,765.25	0.00	15,687.00
Late Fees	27.82	0.00	27.82	367.30	0.00	367.30	0.00
Reserve Interest Income	1.16	0.00	1.16	15.49	0.00	15.49	0.00
<b>Total Income</b>	<b>6,403.48</b>	<b>6,374.58</b>	<b>28.90</b>	<b>29,317.29</b>	<b>28,935.10</b>	<b>382.19</b>	<b>45,121.00</b>
<b>Total Income</b>	<b>6,403.48</b>	<b>6,374.58</b>	<b>28.90</b>	<b>29,317.29</b>	<b>28,935.10</b>	<b>382.19</b>	<b>45,121.00</b>
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	179.17	(179.17)	886.00	1,254.15	(368.15)	2,150.00
Compliance Software	550.00	550.00	0.00	3,850.00	3,850.00	0.00	6,600.00
Office Expense	30.00	30.00	0.00	210.00	210.00	0.00	360.00
Professional Services	81.25	83.17	(1.92)	820.12	582.15	237.97	998.00
Social	0.00	41.67	(41.67)	375.00	291.65	83.35	500.00
State Annual Report	0.00	16.67	(16.67)	0.00	116.65	(116.65)	200.00
	0.00	6.75	(6.75)	61.25	47.25	14.00	81.00
<b>Total Administration</b>	<b>661.25</b>	<b>907.43</b>	<b>(246.18)</b>	<b>6,202.37</b>	<b>6,351.85</b>	<b>(149.48)</b>	<b>10,889.00</b>
<b>Common Property</b>							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	100.00	583.35	(483.35)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	700.00	(700.00)	1,200.00
Mailbox R&R	0.00	50.00	(50.00)	786.00	350.00	436.00	600.00
Pond Maintenance	121.00	121.00	0.00	1,597.00	847.00	750.00	1,452.00
<b>Total Common Property</b>	<b>121.00</b>	<b>354.33</b>	<b>(233.33)</b>	<b>2,483.00</b>	<b>2,480.35</b>	<b>2.65</b>	<b>4,252.00</b>
<b>Grounds</b>							
Annuals / Plants	0.00	50.00	(50.00)	2,572.00	350.00	2,222.00	600.00
Grounds Contract	788.33	812.50	(24.17)	5,518.31	5,687.50	(169.19)	9,750.00
Mulch	0.00	58.33	(58.33)	810.00	408.35	401.65	700.00
Irrig R&M	0.00	41.67	(41.67)	0.00	291.65	(291.65)	500.00
<b>Total Grounds</b>	<b>788.33</b>	<b>962.50</b>	<b>(174.17)</b>	<b>8,900.31</b>	<b>6,737.50</b>	<b>2,162.81</b>	<b>11,550.00</b>
<b>Utilities</b>							
Electric- Lights (50334)	187.01	188.58	(1.57)	1,301.15	1,320.10	(18.95)	2,263.00
Electric - Pump (31712)	36.90	40.00	(3.10)	254.03	280.00	(25.97)	480.00
<b>Total Utilities</b>	<b>223.91</b>	<b>228.58</b>	<b>(4.67)</b>	<b>1,555.18</b>	<b>1,600.10</b>	<b>(44.92)</b>	<b>2,743.00</b>
<b>Total Expense</b>	<b>1,794.49</b>	<b>2,452.84</b>	<b>(658.35)</b>	<b>19,140.86</b>	<b>17,169.80</b>	<b>1,971.06</b>	<b>29,434.00</b>
<b>Net Ordinary Income</b>	<b>4,608.99</b>	<b>3,921.74</b>	<b>687.25</b>	<b>10,176.43</b>	<b>11,765.30</b>	<b>(1,588.87)</b>	<b>15,687.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	1.16	0.00	1.16	15.49	0.00	15.49	0.00
Transfer to Reserve	3,921.75	3,921.75	0.00	11,765.25	11,765.25	0.00	15,687.00
<b>Total Other Expense</b>	<b>3,922.91</b>	<b>3,921.75</b>	<b>1.16</b>	<b>11,780.74</b>	<b>11,765.25</b>	<b>15.49</b>	<b>15,687.00</b>
<b>Net Other Income</b>	<b>(3,922.91)</b>	<b>(3,921.75)</b>	<b>(1.16)</b>	<b>(11,780.74)</b>	<b>(11,765.25)</b>	<b>(15.49)</b>	<b>(15,687.00)</b>
<b>Net Income</b>	<b>686.08</b>	<b>(0.01)</b>	<b>686.09</b>	<b>(1,604.31)</b>	<b>0.05</b>	<b>(1,604.36)</b>	<b>0.00</b>