



MANGO PARK HOA INC
FINANCIAL REPORTS
August 31, 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.

09/15/21

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

	Aug 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	7,293.08
Due (To)/From Reserves	2,856.55
Total Operating Account	10,149.63
Reserve Account	
Cadence MM 8703	26,943.07
Due (To)/From Operating	(2,856.55)
Total Reserve Account	24,086.52
Total Checking/Savings	34,236.15
Accounts Receivable	
Accounts Rec / Prepaid Assess	(2,229.18)
Total Accounts Receivable	(2,229.18)
Total Current Assets	32,006.97
TOTAL ASSETS	32,006.97
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,977.55
Total Accounts Payable	2,977.55
Other Current Liabilities	
Deferred Assessment Income	2,452.75
Total Other Current Liabilities	2,452.75
Total Current Liabilities	5,430.30
Total Liabilities	5,430.30
Equity	
Reserve	24,086.52
Operating Fund Balance	1,685.48
Retained Earnings	2,730.91
Net Income	(1,926.24)
Total Equity	26,576.67
TOTAL LIABILITIES & EQUITY	32,006.97

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

09/15/21

August 2021

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,452.75	2,452.83	(0.08)	19,622.00	19,622.68	(0.68)	29,434.00
Reserve Fees	0.00	0.00	0.00	11,765.25	11,765.25	0.00	15,687.00
Late Fees	166.92	0.00	166.92	534.22	0.00	534.22	0.00
Reserve Interest Income	1.14	0.00	1.14	16.63	0.00	16.63	0.00
Total Income	<u>2,620.81</u>	<u>2,452.83</u>	<u>167.98</u>	<u>31,938.10</u>	<u>31,387.93</u>	<u>550.17</u>	<u>45,121.00</u>
Total Income	2,620.81	2,452.83	167.98	31,938.10	31,387.93	550.17	45,121.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	1,175.00	179.17	995.83	2,061.00	1,433.32	627.68	2,150.00
Management	550.00	550.00	0.00	4,400.00	4,400.00	0.00	6,600.00
Compliance Software	30.00	30.00	0.00	240.00	240.00	0.00	360.00
Office Expense	55.92	83.17	(27.25)	876.04	665.32	210.72	998.00
Professional Services	0.00	41.67	(41.67)	375.00	333.32	41.68	500.00
Social	0.00	16.67	(16.67)	0.00	133.32	(133.32)	200.00
State Annual Report	0.00	6.75	(6.75)	61.25	54.00	7.25	81.00
Total Administration	<u>1,810.92</u>	<u>907.43</u>	<u>903.49</u>	<u>8,013.29</u>	<u>7,259.28</u>	<u>754.01</u>	<u>10,889.00</u>
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	100.00	666.68	(566.68)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	800.00	(800.00)	1,200.00
Mailbox R&R	0.00	50.00	(50.00)	786.00	400.00	386.00	600.00
Pond Maintenance	121.00	121.00	0.00	1,718.00	968.00	750.00	1,452.00
Total Common Property	<u>121.00</u>	<u>354.33</u>	<u>(233.33)</u>	<u>2,604.00</u>	<u>2,834.68</u>	<u>(230.68)</u>	<u>4,252.00</u>
Grounds							
Annuals / Plants	0.00	50.00	(50.00)	2,572.00	400.00	2,172.00	600.00
Grounds Contract	788.33	812.50	(24.17)	6,306.64	6,500.00	(193.36)	9,750.00
Mulch	0.00	58.33	(58.33)	810.00	466.68	343.32	700.00
Irrig R&M	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
Total Grounds	<u>788.33</u>	<u>962.50</u>	<u>(174.17)</u>	<u>9,688.64</u>	<u>7,700.00</u>	<u>1,988.64</u>	<u>11,550.00</u>
Utilities							
Electric- Lights (50334)	187.00	188.58	(1.58)	1,488.15	1,508.68	(20.53)	2,263.00
Electric - Pump (31712)	34.35	40.00	(5.65)	288.38	320.00	(31.62)	480.00
Total Utilities	<u>221.35</u>	<u>228.58</u>	<u>(7.23)</u>	<u>1,776.53</u>	<u>1,828.68</u>	<u>(52.15)</u>	<u>2,743.00</u>
Total Expense	<u>2,941.60</u>	<u>2,452.84</u>	<u>488.76</u>	<u>22,082.46</u>	<u>19,622.64</u>	<u>2,459.82</u>	<u>29,434.00</u>
Net Ordinary Income	<u>(320.79)</u>	<u>(0.01)</u>	<u>(320.78)</u>	<u>9,855.64</u>	<u>11,765.29</u>	<u>(1,909.65)</u>	<u>15,687.00</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	1.14	0.00	1.14	16.63	0.00	16.63	0.00
Transfer to Reserve	0.00	0.00	0.00	11,765.25	11,765.25	0.00	15,687.00
Total Other Expense	<u>1.14</u>	<u>0.00</u>	<u>1.14</u>	<u>11,781.88</u>	<u>11,765.25</u>	<u>16.63</u>	<u>15,687.00</u>
Net Other Income	<u>(1.14)</u>	<u>0.00</u>	<u>(1.14)</u>	<u>(11,781.88)</u>	<u>(11,765.25)</u>	<u>(16.63)</u>	<u>(15,687.00)</u>
Net Income	<u><u>(321.93)</u></u>	<u><u>(0.01)</u></u>	<u><u>(321.92)</u></u>	<u><u>(1,926.24)</u></u>	<u><u>0.04</u></u>	<u><u>(1,926.28)</u></u>	<u><u>0.00</u></u>