



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**September 30, 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.**

10/13/21

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

	Sep 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Account</b>	
Cadence Operating 9396	10,664.50
<b>Total Operating Account</b>	10,664.50
<b>Reserve Account</b>	
Cadence MM 8703	24,087.23
<b>Total Reserve Account</b>	24,087.23
<b>Total Checking/Savings</b>	34,751.73
<b>Accounts Receivable</b>	
Accounts Rec / Prepaid Assess	(8,646.18)
<b>Total Accounts Receivable</b>	(8,646.18)
<b>Other Current Assets</b>	
Undeposited Funds	940.00
<b>Total Other Current Assets</b>	940.00
<b>Total Current Assets</b>	27,045.55
<b>TOTAL ASSETS</b>	<b>27,045.55</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Reserve	24,087.23
Operating Fund Balance	4,416.39
Net Income	(1,458.07)
<b>Total Equity</b>	27,045.55
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>27,045.55</b>

# Mango Park Homeowners Association, Inc.

## Revenue & Expense - Comparison Actual To Budget

September 2021

	Sep 21	Budget	\$ Over Budget	Jan - Sep 21	YTD Budget	\$ Over Budget	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Maintenance Fees	2,452.75	2,452.83	(0.08)	22,074.75	22,075.51	(0.76)	29,434.00
Reserve Fees	0.00	0.00	0.00	11,765.25	11,765.25	0.00	15,687.00
Late Fees	5.64	0.00	5.64	539.86	0.00	539.86	0.00
Reserve Interest Income	0.71	0.00	0.71	17.34	0.00	17.34	0.00
<b>Total Income</b>	<u>2,459.10</u>	<u>2,452.83</u>	<u>6.27</u>	<u>34,397.20</u>	<u>33,840.76</u>	<u>556.44</u>	<u>45,121.00</u>
<b>Total Income</b>	2,459.10	2,452.83	6.27	34,397.20	33,840.76	556.44	45,121.00
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	179.17	(179.17)	2,061.00	1,612.49	448.51	2,150.00
Management	550.00	550.00	0.00	4,950.00	4,950.00	0.00	6,600.00
Compliance Software	30.00	30.00	0.00	270.00	270.00	0.00	360.00
Office Expense	167.24	83.17	84.07	1,043.28	748.49	294.79	998.00
Professional Services	(50.00)	41.67	(91.67)	325.00	374.99	(49.99)	500.00
Social	150.00	16.67	133.33	150.00	149.99	0.01	200.00
State Annual Report	0.00	6.75	(6.75)	61.25	60.75	0.50	81.00
<b>Total Administration</b>	<u>847.24</u>	<u>907.43</u>	<u>(60.19)</u>	<u>8,860.53</u>	<u>8,166.71</u>	<u>693.82</u>	<u>10,889.00</u>
<b>Common Property</b>							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	100.00	750.01	(650.01)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	900.00	(900.00)	1,200.00
Mailbox R&R	0.00	50.00	(50.00)	786.00	450.00	336.00	600.00
Pond Maintenance	135.00	121.00	14.00	1,853.00	1,089.00	764.00	1,452.00
<b>Total Common Property</b>	<u>135.00</u>	<u>354.33</u>	<u>(219.33)</u>	<u>2,739.00</u>	<u>3,189.01</u>	<u>(450.01)</u>	<u>4,252.00</u>
<b>Grounds</b>							
Annuals / Plants	0.00	50.00	(50.00)	2,572.00	450.00	2,122.00	600.00
Grounds Contract	788.33	812.50	(24.17)	7,094.97	7,312.50	(217.53)	9,750.00
Mulch	0.00	58.33	(58.33)	810.00	525.01	284.99	700.00
Irrigation R&M	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
<b>Total Grounds</b>	<u>788.33</u>	<u>962.50</u>	<u>(174.17)</u>	<u>10,476.97</u>	<u>8,662.50</u>	<u>1,814.47</u>	<u>11,550.00</u>
<b>Utilities</b>							
Electric- Lights (50334)	187.00	188.58	(1.58)	1,675.15	1,697.26	(22.11)	2,263.00
Electric - Pump (31712)	32.65	40.00	(7.35)	321.03	360.00	(38.97)	480.00
<b>Total Utilities</b>	<u>219.65</u>	<u>228.58</u>	<u>(8.93)</u>	<u>1,996.18</u>	<u>2,057.26</u>	<u>(61.08)</u>	<u>2,743.00</u>
<b>Total Expense</b>	<u>1,990.22</u>	<u>2,452.84</u>	<u>(462.62)</u>	<u>24,072.68</u>	<u>22,075.48</u>	<u>1,997.20</u>	<u>29,434.00</u>
<b>Net Ordinary Income</b>	<u>468.88</u>	<u>(0.01)</u>	<u>468.89</u>	<u>10,324.52</u>	<u>11,765.28</u>	<u>(1,440.76)</u>	<u>15,687.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	0.71	0.00	0.71	17.34	0.00	17.34	0.00
Transfer to Reserve	0.00	0.00	0.00	11,765.25	11,765.25	0.00	15,687.00
<b>Total Other Expense</b>	<u>0.71</u>	<u>0.00</u>	<u>0.71</u>	<u>11,782.59</u>	<u>11,765.25</u>	<u>17.34</u>	<u>15,687.00</u>
<b>Net Other Income</b>	<u>(0.71)</u>	<u>0.00</u>	<u>(0.71)</u>	<u>(11,782.59)</u>	<u>(11,765.25)</u>	<u>(17.34)</u>	<u>(15,687.00)</u>
<b>Net Income</b>	<u><u>468.17</u></u>	<u><u>(0.01)</u></u>	<u><u>468.18</u></u>	<u><u>(1,458.07)</u></u>	<u><u>0.03</u></u>	<u><u>(1,458.10)</u></u>	<u><u>0.00</u></u>