



MANGO PARK HOA INC
FINANCIAL REPORTS
October 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 October 31, 2021

11/18/21

	Oct 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	8,804.94
Total Operating Account	8,804.94
Reserve Account	
Cadence MM 8703	28,009.91
Total Reserve Account	28,009.91
Total Checking/Savings	36,814.85
Accounts Receivable	
Accounts Rec / Prepaid Assess	(564.28)
Total Accounts Receivable	(564.28)
Total Current Assets	36,250.57
TOTAL ASSETS	36,250.57
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,948.98
Total Accounts Payable	2,948.98
Other Current Liabilities	
Deferred Assessment Income	4,905.50
Total Other Current Liabilities	4,905.50
Total Current Liabilities	7,854.48
Total Liabilities	7,854.48
Equity	
Reserve	28,009.91
Operating Fund Balance	4,416.39
Net Income	(4,030.21)
Total Equity	28,396.09
TOTAL LIABILITIES & EQUITY	36,250.57

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

October 2021

	Oct 21	Budget	\$ Over Budget	Jan - Oct 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,452.75	2,452.83	(0.08)	24,527.50	24,528.34	(0.84)	29,434.00
Reserve Fees	3,921.75	3,921.75	0.00	15,687.00	15,687.00	0.00	15,687.00
Late Fees	2.82	0.00	2.82	542.68	0.00	542.68	0.00
Reserve Interest Income	0.93	0.00	0.93	18.27	0.00	18.27	0.00
Total Income	6,378.25	6,374.58	3.67	40,775.45	40,215.34	560.11	45,121.00
Total Income	6,378.25	6,374.58	3.67	40,775.45	40,215.34	560.11	45,121.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	179.17	(179.17)	2,061.00	1,791.66	269.34	2,150.00
Management	550.00	550.00	0.00	5,500.00	5,500.00	0.00	6,600.00
Compliance Software	30.00	30.00	0.00	300.00	300.00	0.00	360.00
Office Expense	74.23	83.17	(8.94)	1,117.51	831.66	285.85	998.00
Professional Services	500.00	41.67	458.33	825.00	416.66	408.34	500.00
Social	0.00	16.67	(16.67)	150.00	166.66	(16.66)	200.00
State Annual Report	0.00	6.75	(6.75)	61.25	67.50	(6.25)	81.00
Total Administration	1,154.23	907.43	246.80	10,014.76	9,074.14	940.62	10,889.00
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	100.00	833.34	(733.34)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	1,000.00	(1,000.00)	1,200.00
Mailbox R&R	257.00	50.00	207.00	1,043.00	500.00	543.00	600.00
Pond Maintenance	135.00	121.00	14.00	1,988.00	1,210.00	778.00	1,452.00
Total Common Property	392.00	354.33	37.67	3,131.00	3,543.34	(412.34)	4,252.00
Grounds							
Annuals / Plants	0.00	50.00	(50.00)	2,572.00	500.00	2,072.00	600.00
Grounds Contract	788.33	812.50	(24.17)	7,883.30	8,125.00	(241.70)	9,750.00
Mulch	0.00	58.33	(58.33)	810.00	583.34	226.66	700.00
Irrig R&M	2,480.98	41.67	2,439.31	2,480.98	416.66	2,064.32	500.00
Total Grounds	3,269.31	962.50	2,306.81	13,746.28	9,625.00	4,121.28	11,550.00
Utilities							
Electric- Lights (50334)	187.00	188.58	(1.58)	1,862.15	1,885.84	(23.69)	2,263.00
Electric - Pump (31712)	25.17	40.00	(14.83)	346.20	400.00	(53.80)	480.00
Total Utilities	212.17	228.58	(16.41)	2,208.35	2,285.84	(77.49)	2,743.00
Total Expense	5,027.71	2,452.84	2,574.87	29,100.39	24,528.32	4,572.07	29,434.00
Net Ordinary Income	1,350.54	3,921.74	(2,571.20)	11,675.06	15,687.02	(4,011.96)	15,687.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	0.93	0.00	0.93	18.27	0.00	18.27	0.00
Transfer to Reserve	3,921.75	3,921.75	0.00	15,687.00	15,687.00	0.00	15,687.00
Total Other Expense	3,922.68	3,921.75	0.93	15,705.27	15,687.00	18.27	15,687.00
Net Other Income	(3,922.68)	(3,921.75)	(0.93)	(15,705.27)	(15,687.00)	(18.27)	(15,687.00)
Net Income	(2,572.14)	(0.01)	(2,572.13)	(4,030.21)	0.02	(4,030.23)	0.00