



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**January 31, 2022**

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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.**

02/17/22

**Mango Park Homeowners Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of January 31, 2022

	Jan 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Account</b>	
Cadence Operating 9396	3,408.26
<b>Total Operating Account</b>	3,408.26
<b>Reserve Account</b>	
Cadence MM 8703	31,895.73
<b>Total Reserve Account</b>	31,895.73
<b>Total Checking/Savings</b>	35,303.99
<b>Accounts Receivable</b>	
Accounts Rec / Prepaid Assess	53.59
<b>Total Accounts Receivable</b>	53.59
<b>Total Current Assets</b>	35,357.58
<b>TOTAL ASSETS</b>	<b>35,357.58</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	350.77
<b>Total Accounts Payable</b>	350.77
<b>Other Current Liabilities</b>	
Deferred Assessment Income	4,931.84
<b>Total Other Current Liabilities</b>	4,931.84
<b>Total Current Liabilities</b>	5,282.61
<b>Total Liabilities</b>	5,282.61
<b>Equity</b>	
Reserve	31,895.73
Operating Fund Balance	(1,829.31)
Net Income	8.55
<b>Total Equity</b>	30,074.97
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>35,357.58</b>

# Mango Park Homeowners Association, Inc.

## Revenue & Expense - Comparison Actual To Budget

January 2022

	Jan 22	Budget	\$ Over Budget	Jan 22	YTD Budget	\$ Over Budget	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Maintenance Fees	2,465.91	2,466.00	(0.09)	2,465.91	2,466.00	(0.09)	29,592.00
Reserve Fees	3,882.25	3,882.25	0.00	3,882.25	3,882.25	0.00	15,529.00
Late Fees	0.58	0.00	0.58	0.58	0.00	0.58	0.00
Reserve Interest Income	1.23	0.00	1.23	1.23	0.00	1.23	0.00
<b>Total Income</b>	<b>6,349.97</b>	<b>6,348.25</b>	<b>1.72</b>	<b>6,349.97</b>	<b>6,348.25</b>	<b>1.72</b>	<b>45,121.00</b>
<b>Total Income</b>	<b>6,349.97</b>	<b>6,348.25</b>	<b>1.72</b>	<b>6,349.97</b>	<b>6,348.25</b>	<b>1.72</b>	<b>45,121.00</b>
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	171.75	(171.75)	0.00	171.75	(171.75)	2,061.00
Management	550.00	550.00	0.00	550.00	550.00	0.00	6,600.00
Compliance Software	30.00	30.00	0.00	30.00	30.00	0.00	360.00
Office Expense	311.02	100.87	210.15	311.02	100.87	210.15	1,210.00
Professional Services	306.00	41.63	264.37	306.00	41.63	264.37	500.00
Social	100.00	16.63	83.37	100.00	16.63	83.37	200.00
State Annual Report	0.00	5.12	(5.12)	0.00	5.12	(5.12)	61.00
<b>Total Administration</b>	<b>1,297.02</b>	<b>916.00</b>	<b>381.02</b>	<b>1,297.02</b>	<b>916.00</b>	<b>381.02</b>	<b>10,992.00</b>
<b>Common Property</b>							
Entry Sign/ Wall Maint/ Lights	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
Mailbox R&R	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
Pond Maintenance	135.00	121.00	14.00	135.00	121.00	14.00	1,452.00
<b>Total Common Property</b>	<b>135.00</b>	<b>404.37</b>	<b>(269.37)</b>	<b>135.00</b>	<b>404.37</b>	<b>(269.37)</b>	<b>4,852.00</b>
<b>Grounds</b>							
Grounds Contract	788.33	788.37	(0.04)	788.33	788.37	(0.04)	9,460.00
Mulch	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
Irrig R&M	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
<b>Total Grounds</b>	<b>788.33</b>	<b>913.37</b>	<b>(125.04)</b>	<b>788.33</b>	<b>913.37</b>	<b>(125.04)</b>	<b>10,960.00</b>
<b>Utilities</b>							
Electric- Lights (50334)	199.83	192.37	7.46	199.83	192.37	7.46	2,308.00
Electric - Pump (31712)	37.76	40.00	(2.24)	37.76	40.00	(2.24)	480.00
<b>Total Utilities</b>	<b>237.59</b>	<b>232.37</b>	<b>5.22</b>	<b>237.59</b>	<b>232.37</b>	<b>5.22</b>	<b>2,788.00</b>
<b>Total Expense</b>	<b>2,457.94</b>	<b>2,466.11</b>	<b>(8.17)</b>	<b>2,457.94</b>	<b>2,466.11</b>	<b>(8.17)</b>	<b>29,592.00</b>
<b>Net Ordinary Income</b>	<b>3,892.03</b>	<b>3,882.14</b>	<b>9.89</b>	<b>3,892.03</b>	<b>3,882.14</b>	<b>9.89</b>	<b>15,529.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	1.23	0.00	1.23	1.23	0.00	1.23	0.00
Transfer to Reserve	3,882.25	3,882.25	0.00	3,882.25	3,882.25	0.00	15,529.00
<b>Total Other Expense</b>	<b>3,883.48</b>	<b>3,882.25</b>	<b>1.23</b>	<b>3,883.48</b>	<b>3,882.25</b>	<b>1.23</b>	<b>15,529.00</b>
<b>Net Other Income</b>	<b>(3,883.48)</b>	<b>(3,882.25)</b>	<b>(1.23)</b>	<b>(3,883.48)</b>	<b>(3,882.25)</b>	<b>(1.23)</b>	<b>(15,529.00)</b>
<b>Net Income</b>	<b>8.55</b>	<b>(0.11)</b>	<b>8.66</b>	<b>8.55</b>	<b>(0.11)</b>	<b>8.66</b>	<b>0.00</b>