



MANGO PARK HOA INC
FINANCIAL REPORTS
February 28, 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.

03/17/22

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of February 28, 2022

	Feb 28, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	2,064.72
Total Operating Account	2,064.72
Reserve Account	
Cadence MM 8703	31,896.95
Total Reserve Account	31,896.95
Total Checking/Savings	33,961.67
Accounts Receivable	
Accounts Rec / Prepaid Assess	(677.69)
Total Accounts Receivable	(677.69)
Total Current Assets	33,283.98
TOTAL ASSETS	33,283.98
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Assessment Income	2,465.92
Total Other Current Liabilities	2,465.92
Total Current Liabilities	2,465.92
Total Liabilities	2,465.92
Equity	
Reserve	31,896.95
Operating Fund Balance	(1,829.31)
Net Income	750.42
Total Equity	30,818.06
TOTAL LIABILITIES & EQUITY	33,283.98

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

February 2022

	Feb 22	Budget	\$ Over Budget	Jan - Feb 22	YTD Budget	\$ Over Budget	Annual Bud...
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,465.92	2,466.00	(0.08)	4,931.83	4,932.00	(0.17)	29,592.00
Reserve Fees	0.00	0.00	0.00	3,882.25	3,882.25	0.00	15,529.00
Late Fees	222.72	0.00	222.72	223.30	0.00	223.30	0.00
Reserve Interest Income	1.22	0.00	1.22	2.45	0.00	2.45	0.00
Total Income	<u>2,689.86</u>	<u>2,466.00</u>	<u>223.86</u>	<u>9,039.83</u>	<u>8,814.25</u>	<u>225.58</u>	<u>45,121.00</u>
Total Income	2,689.86	2,466.00	223.86	9,039.83	8,814.25	225.58	45,121.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	171.75	(171.75)	0.00	343.50	(343.50)	2,061.00
Management	550.00	550.00	0.00	1,100.00	1,100.00	0.00	6,600.00
Compliance Software	30.00	30.00	0.00	60.00	60.00	0.00	360.00
Office Expense	106.41	100.83	5.58	417.43	201.70	215.73	1,210.00
Professional Services	0.00	41.67	(41.67)	306.00	83.30	222.70	500.00
Social	100.00	16.67	83.33	200.00	33.30	166.70	200.00
State Annual Report	0.00	5.08	(5.08)	0.00	10.20	(10.20)	61.00
Total Administration	<u>786.41</u>	<u>916.00</u>	<u>(129.59)</u>	<u>2,083.43</u>	<u>1,832.00</u>	<u>251.43</u>	<u>10,992.00</u>
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00
Mailbox R&R	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00
Pond Maintenance	135.00	121.00	14.00	270.00	242.00	28.00	1,452.00
Total Common Property	<u>135.00</u>	<u>404.33</u>	<u>(269.33)</u>	<u>270.00</u>	<u>808.70</u>	<u>(538.70)</u>	<u>4,852.00</u>
Grounds							
Grounds Contract	788.33	788.33	0.00	1,576.66	1,576.70	(0.04)	9,460.00
Mulch	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
Irrig R&M	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
Total Grounds	<u>788.33</u>	<u>913.33</u>	<u>(125.00)</u>	<u>1,576.66</u>	<u>1,826.70</u>	<u>(250.04)</u>	<u>10,960.00</u>
Utilities							
Electric- Lights (50334)	199.83	192.33	7.50	399.66	384.70	14.96	2,308.00
Electric - Pump (31712)	37.20	40.00	(2.80)	74.96	80.00	(5.04)	480.00
Total Utilities	<u>237.03</u>	<u>232.33</u>	<u>4.70</u>	<u>474.62</u>	<u>464.70</u>	<u>9.92</u>	<u>2,788.00</u>
Total Expense	<u>1,946.77</u>	<u>2,465.99</u>	<u>(519.22)</u>	<u>4,404.71</u>	<u>4,932.10</u>	<u>(527.39)</u>	<u>29,592.00</u>
Net Ordinary Income	743.09	0.01	743.08	4,635.12	3,882.15	752.97	15,529.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	1.22	0.00	1.22	2.45	0.00	2.45	0.00
Transfer to Reserve	0.00	0.00	0.00	3,882.25	3,882.25	0.00	15,529.00
Total Other Expense	<u>1.22</u>	<u>0.00</u>	<u>1.22</u>	<u>3,884.70</u>	<u>3,882.25</u>	<u>2.45</u>	<u>15,529.00</u>
Net Other Income	<u>(1.22)</u>	<u>0.00</u>	<u>(1.22)</u>	<u>(3,884.70)</u>	<u>(3,882.25)</u>	<u>(2.45)</u>	<u>(15,529.00)</u>
Net Income	<u><u>741.87</u></u>	<u><u>0.01</u></u>	<u><u>741.86</u></u>	<u><u>750.42</u></u>	<u><u>(0.10)</u></u>	<u><u>750.52</u></u>	<u><u>0.00</u></u>