



MANGO PARK HOA INC
FINANCIAL REPORTS
December 31, 2020

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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.

01/12/21

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of December 31, 2020

	Dec 31, 20
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	14,418.89
Total Operating Account	14,418.89
Reserve Account	
Cadence MM 8703	27,287.44
Total Reserve Account	27,287.44
Total Checking/Savings	41,706.33
Accounts Receivable	
Accounts Rec / Prepaid Assess	(10,149.50)
Total Accounts Receivable	(10,149.50)
Other Current Assets	
Undeposited Funds	752.00
Total Other Current Assets	752.00
Total Current Assets	32,308.83
TOTAL ASSETS	32,308.83
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expense	605.00
Total Other Current Liabilities	605.00
Total Current Liabilities	605.00
Total Liabilities	605.00
Equity	
Reserve	27,287.44
Operating Fund Balance	2,635.48
Prior Period Adjustment	(950.00)
Net Income	2,730.91
Total Equity	31,703.83
TOTAL LIABILITIES & EQUITY	32,308.83

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

December 2020

	Dec 20	Budget	\$ Over Budget	Jan - Dec 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,431.34	2,431.33	0.01	29,176.00	29,176.00	0.00	29,176.00
Reserve Fees	0.00	0.00	0.00	15,944.00	15,944.00	0.00	15,944.00
Late Fees	2.82	0.00	2.82	818.86	0.00	818.86	0.00
Reserve Interest Income	2.31	0.00	2.31	35.54	0.00	35.54	0.00
Total Income	2,436.47	2,431.33	5.14	45,974.40	45,120.00	854.40	45,120.00
Total Income	2,436.47	2,431.33	5.14	45,974.40	45,120.00	854.40	45,120.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Li...	0.00	179.17	(179.17)	2,053.00	2,150.00	(97.00)	2,150.00
Management	550.00	550.00	0.00	6,600.00	6,600.00	0.00	6,600.00
Office Expense	159.80	100.00	59.80	1,300.95	1,200.00	100.95	1,200.00
Professional Services	0.00	16.67	(16.67)	1,482.50	200.00	1,282.50	200.00
Social	0.00	16.67	(16.67)	50.00	200.00	(150.00)	200.00
State Annual Report	0.00	5.08	(5.08)	81.25	61.00	20.25	61.00
Total Administration	709.80	867.59	(157.79)	11,567.70	10,411.00	1,156.70	10,411.00
Common Property							
Entry Sign/ Wall Maint/ Lig...	0.00	83.33	(83.33)	307.60	1,000.00	(692.40)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	1,200.00	(1,200.00)	1,200.00
Mailbox R&R	0.00	66.67	(66.67)	603.00	800.00	(197.00)	800.00
Pond Maintenance	121.00	166.67	(45.67)	1,452.00	2,000.00	(548.00)	2,000.00
Total Common Property	121.00	416.67	(295.67)	2,362.60	5,000.00	(2,637.40)	5,000.00
Grounds							
Annuals / Plants	353.35	66.67	286.68	1,140.14	800.00	340.14	800.00
Grounds Contract	788.33	725.00	63.33	8,907.47	8,700.00	207.47	8,700.00
Mulch	0.00	100.00	(100.00)	0.00	1,200.00	(1,200.00)	1,200.00
Irrig R&M	0.00	27.08	(27.08)	633.76	325.00	308.76	325.00
Total Grounds	1,141.68	918.75	222.93	10,681.37	11,025.00	(343.63)	11,025.00
Utilities							
Electric- Lights (50334)	183.78	189.17	(5.39)	2,190.04	2,270.00	(79.96)	2,270.00
Electric - Pump (31712)	38.08	39.17	(1.09)	462.24	470.00	(7.76)	470.00
Total Utilities	221.86	228.34	(6.48)	2,652.28	2,740.00	(87.72)	2,740.00
Total Expense	2,194.34	2,431.35	(237.01)	27,263.95	29,176.00	(1,912.05)	29,176.00
Net Ordinary Income	242.13	(0.02)	242.15	18,710.45	15,944.00	2,766.45	15,944.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	2.31	0.00	2.31	35.54	0.00	35.54	0.00
Transfer to Reserve	0.00	0.00	0.00	15,944.00	15,944.00	0.00	15,944.00
Total Other Expense	2.31	0.00	2.31	15,979.54	15,944.00	35.54	15,944.00
Net Other Income	(2.31)	0.00	(2.31)	(15,979.54)	(15,944.00)	(35.54)	(15,944.00)
Net Income	239.82	(0.02)	239.84	2,730.91	0.00	2,730.91	0.00