



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**January 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.**

02/24/21

**Mango Park Homeowners Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
 As of January 31, 2021

	Jan 31, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	13,119.96
Total Operating Account	13,119.96
Reserve Account	
Cadence MM 8703	30,316.66
Total Reserve Account	30,316.66
Total Checking/Savings	43,436.62
Accounts Receivable	
Accounts Rec / Prepaid Assess	(2,818.50)
Total Accounts Receivable	(2,818.50)
Total Current Assets	40,618.12
<b>TOTAL ASSETS</b>	<b>40,618.12</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expense	605.00
Deferred Assessment Income	4,905.50
Total Other Current Liabilities	5,510.50
Total Current Liabilities	5,510.50
Total Liabilities	5,510.50
Equity	
Reserve	30,316.66
Operating Fund Balance	1,685.48
Retained Earnings	2,730.91
Net Income	374.57
Total Equity	35,107.62
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>40,618.12</b>

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

02/24/21

January 2021

	Jan 21	Budget	\$ Over Budget	Jan 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Maintenance Fees	2,452.75	2,452.87	(0.12)	2,452.75	2,452.87	(0.12)	29,434.00
Reserve Fees	3,921.75	3,921.75	0.00	3,921.75	3,921.75	0.00	15,687.00
Reserve Interest Income	2.47	0.00	2.47	2.47	0.00	2.47	0.00
<b>Total Income</b>	<b>6,376.97</b>	<b>6,374.62</b>	<b>2.35</b>	<b>6,376.97</b>	<b>6,374.62</b>	<b>2.35</b>	<b>45,121.00</b>
<b>Total Income</b>	<b>6,376.97</b>	<b>6,374.62</b>	<b>2.35</b>	<b>6,376.97</b>	<b>6,374.62</b>	<b>2.35</b>	<b>45,121.00</b>
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	179.13	(179.13)	0.00	179.13	(179.13)	2,150.00
Compliance Software	550.00	550.00	0.00	550.00	550.00	0.00	6,600.00
Office Expense	30.00	30.00	0.00	30.00	30.00	0.00	360.00
Professional Services	373.45	83.13	290.32	373.45	83.13	290.32	998.00
Social	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
State Annual Report	0.00	16.63	(16.63)	0.00	16.63	(16.63)	200.00
State Annual Report	0.00	6.75	(6.75)	0.00	6.75	(6.75)	81.00
<b>Total Administration</b>	<b>953.45</b>	<b>907.27</b>	<b>46.18</b>	<b>953.45</b>	<b>907.27</b>	<b>46.18</b>	<b>10,889.00</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	50.00	(50.00)	0.00	50.00	(50.00)	600.00
Pond Maintenance	121.00	121.00	0.00	121.00	121.00	0.00	1,452.00
<b>Total Common Property</b>	<b>121.00</b>	<b>354.37</b>	<b>(233.37)</b>	<b>121.00</b>	<b>354.37</b>	<b>(233.37)</b>	<b>4,252.00</b>
<b>Grounds</b>							
Annuals / Plants	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00
Grounds Contract	788.33	812.50	(24.17)	788.33	812.50	(24.17)	9,750.00
Mulch	0.00	58.37	(58.37)	0.00	58.37	(58.37)	700.00
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>962.50</b>	<b>(174.17)</b>	<b>788.33</b>	<b>962.50</b>	<b>(174.17)</b>	<b>11,550.00</b>
<b>Utilities</b>							
Electric- Lights (50334)	185.03	188.62	(3.59)	185.03	188.62	(3.59)	2,263.00
Electric - Pump (31712)	30.37	40.00	(9.63)	30.37	40.00	(9.63)	480.00
<b>Total Utilities</b>	<b>215.40</b>	<b>228.62</b>	<b>(13.22)</b>	<b>215.40</b>	<b>228.62</b>	<b>(13.22)</b>	<b>2,743.00</b>
<b>Total Expense</b>	<b>2,078.18</b>	<b>2,452.76</b>	<b>(374.58)</b>	<b>2,078.18</b>	<b>2,452.76</b>	<b>(374.58)</b>	<b>29,434.00</b>
<b>Net Ordinary Income</b>	<b>4,298.79</b>	<b>3,921.86</b>	<b>376.93</b>	<b>4,298.79</b>	<b>3,921.86</b>	<b>376.93</b>	<b>15,687.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	2.47	0.00	2.47	2.47	0.00	2.47	0.00
Transfer to Reserve	3,921.75	3,921.75	0.00	3,921.75	3,921.75	0.00	15,687.00
<b>Total Other Expense</b>	<b>3,924.22</b>	<b>3,921.75</b>	<b>2.47</b>	<b>3,924.22</b>	<b>3,921.75</b>	<b>2.47</b>	<b>15,687.00</b>
<b>Net Other Income</b>	<b>(3,924.22)</b>	<b>(3,921.75)</b>	<b>(2.47)</b>	<b>(3,924.22)</b>	<b>(3,921.75)</b>	<b>(2.47)</b>	<b>(15,687.00)</b>
<b>Net Income</b>	<b>374.57</b>	<b>0.11</b>	<b>374.46</b>	<b>374.57</b>	<b>0.11</b>	<b>374.46</b>	<b>0.00</b>