



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**March 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 March 31, 2021

04/15/21

	Mar 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Account</b>	
Cadence Operating 9396	17,095.12
<b>Total Operating Account</b>	17,095.12
<b>Reserve Account</b>	
Cadence MM 8703	29,259.04
<b>Total Reserve Account</b>	29,259.04
<b>Total Checking/Savings</b>	46,354.16
<b>Accounts Receivable</b>	
Accounts Rec / Prepaid Assess	(10,562.78)
<b>Total Accounts Receivable</b>	(10,562.78)
<b>Total Current Assets</b>	35,791.38
<b>TOTAL ASSETS</b>	<b>35,791.38</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Accrued Expense	605.00
<b>Total Other Current Liabilities</b>	605.00
<b>Total Current Liabilities</b>	605.00
<b>Total Liabilities</b>	605.00
<b>Equity</b>	
Reserve	29,259.04
Operating Fund Balance	1,685.48
Retained Earnings	2,730.91
Net Income	1,510.95
<b>Total Equity</b>	35,186.38
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>35,791.38</b>

# Mango Park Homeowners Association, Inc.

## Revenue & Expense - Comparison Actual To Budget

March 2021

	Mar 21	Budget	\$ Over Bud...	Jan - Mar 21	YTD Budget	\$ Over Bud...	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Maintenance Fees</b>	2,452.75	2,452.83	(0.08)	7,358.25	7,358.53	(0.28)	29,434.00
<b>Reserve Fees</b>	0.00	0.00	0.00	3,921.75	3,921.75	0.00	15,687.00
<b>Late Fees</b>	0.00	0.00	0.00	139.10	0.00	139.10	0.00
<b>Reserve Interest Income</b>	2.55	0.00	2.55	7.35	0.00	7.35	0.00
<b>Total Income</b>	<u>2,455.30</u>	<u>2,452.83</u>	<u>2.47</u>	<u>11,426.45</u>	<u>11,280.28</u>	<u>146.17</u>	<u>45,121.00</u>
<b>Total Income</b>	2,455.30	2,452.83	2.47	11,426.45	11,280.28	146.17	45,121.00
<b>Expense</b>							
<b>Administration</b>							
<b>Ins/ OD/ FID/ Bond/ Cas/ Liab Management</b>	0.00	179.17	(179.17)	0.00	537.47	(537.47)	2,150.00
<b>Compliance Software</b>	550.00	550.00	0.00	1,650.00	1,650.00	0.00	6,600.00
<b>Office Expense</b>	30.00	30.00	0.00	90.00	90.00	0.00	360.00
<b>Professional Services</b>	28.72	83.17	(54.45)	484.52	249.47	235.05	998.00
<b>Social</b>	0.00	41.67	(41.67)	325.00	124.97	200.03	500.00
<b>State Annual Report</b>	0.00	16.67	(16.67)	0.00	49.97	(49.97)	200.00
<b>State Annual Report</b>	0.00	6.75	(6.75)	61.25	20.25	41.00	81.00
<b>Total Administration</b>	<u>608.72</u>	<u>907.43</u>	<u>(298.71)</u>	<u>2,610.77</u>	<u>2,722.13</u>	<u>(111.36)</u>	<u>10,889.00</u>
<b>Common Property</b>							
<b>Entry Sign/ Wall Maint/ Lights</b>	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
<b>Property R&amp;M</b>	0.00	100.00	(100.00)	0.00	300.00	(300.00)	1,200.00
<b>Mailbox R&amp;R</b>	0.00	50.00	(50.00)	0.00	150.00	(150.00)	600.00
<b>Pond Maintenance</b>	121.00	121.00	0.00	363.00	363.00	0.00	1,452.00
<b>Total Common Property</b>	<u>121.00</u>	<u>354.33</u>	<u>(233.33)</u>	<u>363.00</u>	<u>1,063.03</u>	<u>(700.03)</u>	<u>4,252.00</u>
<b>Grounds</b>							
<b>Annuals / Plants</b>	0.00	50.00	(50.00)	0.00	150.00	(150.00)	600.00
<b>Grounds Contract</b>	788.33	812.50	(24.17)	2,364.99	2,437.50	(72.51)	9,750.00
<b>Mulch</b>	0.00	58.33	(58.33)	0.00	175.03	(175.03)	700.00
<b>Irrig R&amp;M</b>	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
<b>Total Grounds</b>	<u>788.33</u>	<u>962.50</u>	<u>(174.17)</u>	<u>2,364.99</u>	<u>2,887.50</u>	<u>(522.51)</u>	<u>11,550.00</u>
<b>Utilities</b>							
<b>Electric- Lights (50334)</b>	185.03	188.58	(3.55)	555.09	565.78	(10.69)	2,263.00
<b>Electric - Pump (31712)</b>	30.18	40.00	(9.82)	92.55	120.00	(27.45)	480.00
<b>Total Utilities</b>	<u>215.21</u>	<u>228.58</u>	<u>(13.37)</u>	<u>647.64</u>	<u>685.78</u>	<u>(38.14)</u>	<u>2,743.00</u>
<b>Total Expense</b>	<u>1,733.26</u>	<u>2,452.84</u>	<u>(719.58)</u>	<u>5,986.40</u>	<u>7,358.44</u>	<u>(1,372.04)</u>	<u>29,434.00</u>
<b>Net Ordinary Income</b>	<u>722.04</u>	<u>(0.01)</u>	<u>722.05</u>	<u>5,440.05</u>	<u>3,921.84</u>	<u>1,518.21</u>	<u>15,687.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Reserve Interest Transfer</b>	2.55	0.00	2.55	7.35	0.00	7.35	0.00
<b>Transfer to Reserve</b>	0.00	0.00	0.00	3,921.75	3,921.75	0.00	15,687.00
<b>Total Other Expense</b>	<u>2.55</u>	<u>0.00</u>	<u>2.55</u>	<u>3,929.10</u>	<u>3,921.75</u>	<u>7.35</u>	<u>15,687.00</u>
<b>Net Other Income</b>	<u>(2.55)</u>	<u>0.00</u>	<u>(2.55)</u>	<u>(3,929.10)</u>	<u>(3,921.75)</u>	<u>(7.35)</u>	<u>(15,687.00)</u>
<b>Net Income</b>	<u><u>719.49</u></u>	<u><u>(0.01)</u></u>	<u><u>719.50</u></u>	<u><u>1,510.95</u></u>	<u><u>0.09</u></u>	<u><u>1,510.86</u></u>	<u><u>0.00</u></u>