



MANGO PARK HOA INC
FINANCIAL REPORTS
November 30, 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.

12/17/21

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of November 30, 2021

	Nov 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	4,302.49
Total Operating Account	4,302.49
Reserve Account	
Cadence MM 8703	28,011.06
Total Reserve Account	28,011.06
Total Checking/Savings	32,313.55
Accounts Receivable	
Accounts Rec / Prepaid Assess	(859.75)
Total Accounts Receivable	(859.75)
Total Current Assets	31,453.80
TOTAL ASSETS	31,453.80
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,740.00
Total Accounts Payable	1,740.00
Other Current Liabilities	
Deferred Assessment Income	2,452.75
Total Other Current Liabilities	2,452.75
Total Current Liabilities	4,192.75
Total Liabilities	4,192.75
Equity	
Reserve	28,011.06
Operating Fund Balance	4,416.39
Net Income	(5,166.40)
Total Equity	27,261.05
TOTAL LIABILITIES & EQUITY	31,453.80

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

12/17/21

November 2021

	Nov 21	Budget	\$ Over Budget	Jan - Nov 21	YTD Budget	\$ Over Budget	Annual Bud...
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,452.75	2,452.83	(0.08)	26,980.25	26,981.17	(0.92)	29,434.00
Reserve Fees	0.00	0.00	0.00	15,687.00	15,687.00	0.00	15,687.00
Late Fees	56.22	0.00	56.22	598.90	0.00	598.90	0.00
Reserve Interest Income	1.15	0.00	1.15	19.42	0.00	19.42	0.00
Total Income	<u>2,510.12</u>	<u>2,452.83</u>	<u>57.29</u>	<u>43,285.57</u>	<u>42,668.17</u>	<u>617.40</u>	<u>45,121.00</u>
Total Income	2,510.12	2,452.83	57.29	43,285.57	42,668.17	617.40	45,121.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	179.17	(179.17)	2,061.00	1,970.83	90.17	2,150.00
Management	550.00	550.00	0.00	6,050.00	6,050.00	0.00	6,600.00
Compliance Software	30.00	30.00	0.00	330.00	330.00	0.00	360.00
Office Expense	57.27	83.17	(25.90)	1,174.78	914.83	259.95	998.00
Professional Services	0.00	41.67	(41.67)	825.00	458.33	366.67	500.00
Social	0.00	16.67	(16.67)	150.00	183.33	(33.33)	200.00
State Annual Report	0.00	6.75	(6.75)	61.25	74.25	(13.00)	81.00
Total Administration	<u>637.27</u>	<u>907.43</u>	<u>(270.16)</u>	<u>10,652.03</u>	<u>9,981.57</u>	<u>670.46</u>	<u>10,889.00</u>
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	100.00	916.67	(816.67)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	1,100.00	(1,100.00)	1,200.00
Mailbox R&R	0.00	50.00	(50.00)	1,043.00	550.00	493.00	600.00
Pond Maintenance	135.00	121.00	14.00	2,123.00	1,331.00	792.00	1,452.00
Total Common Property	<u>135.00</u>	<u>354.33</u>	<u>(219.33)</u>	<u>3,266.00</u>	<u>3,897.67</u>	<u>(631.67)</u>	<u>4,252.00</u>
Grounds							
Annuals / Plants	1,740.00	50.00	1,690.00	4,312.00	550.00	3,762.00	600.00
Grounds Contract	788.33	812.50	(24.17)	8,671.63	8,937.50	(265.87)	9,750.00
Mulch	0.00	58.33	(58.33)	810.00	641.67	168.33	700.00
Irrig R&M	125.00	41.67	83.33	2,605.98	458.33	2,147.65	500.00
Total Grounds	<u>2,653.33</u>	<u>962.50</u>	<u>1,690.83</u>	<u>16,399.61</u>	<u>10,587.50</u>	<u>5,812.11</u>	<u>11,550.00</u>
Utilities							
Electric- Lights (50334)	187.00	188.58	(1.58)	2,049.15	2,074.42	(25.27)	2,263.00
Electric - Pump (31712)	32.56	40.00	(7.44)	378.76	440.00	(61.24)	480.00
Total Utilities	<u>219.56</u>	<u>228.58</u>	<u>(9.02)</u>	<u>2,427.91</u>	<u>2,514.42</u>	<u>(86.51)</u>	<u>2,743.00</u>
Total Expense	<u>3,645.16</u>	<u>2,452.84</u>	<u>1,192.32</u>	<u>32,745.55</u>	<u>26,981.16</u>	<u>5,764.39</u>	<u>29,434.00</u>
Net Ordinary Income	<u>(1,135.04)</u>	<u>(0.01)</u>	<u>(1,135.03)</u>	<u>10,540.02</u>	<u>15,687.01</u>	<u>(5,146.99)</u>	<u>15,687.00</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	1.15	0.00	1.15	19.42	0.00	19.42	0.00
Transfer to Reserve	0.00	0.00	0.00	15,687.00	15,687.00	0.00	15,687.00
Total Other Expense	<u>1.15</u>	<u>0.00</u>	<u>1.15</u>	<u>15,706.42</u>	<u>15,687.00</u>	<u>19.42</u>	<u>15,687.00</u>
Net Other Income	<u>(1.15)</u>	<u>0.00</u>	<u>(1.15)</u>	<u>(15,706.42)</u>	<u>(15,687.00)</u>	<u>(19.42)</u>	<u>(15,687.00)</u>
Net Income	<u>(1,136.19)</u>	<u>(0.01)</u>	<u>(1,136.18)</u>	<u>(5,166.40)</u>	<u>0.01</u>	<u>(5,166.41)</u>	<u>0.00</u>