



MANGO PARK HOA INC
FINANCIAL REPORTS
April 30, 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.

05/17/22

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of April 30, 2022

	Apr 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	5,785.39
Total Operating Account	5,785.39
Reserve Account	
Cadence MM 8703	35,781.89
Total Reserve Account	35,781.89
Total Checking/Savings	41,567.28
Accounts Receivable	
Accounts Rec / Prepaid Assess	(1,022.67)
Total Accounts Receivable	(1,022.67)
Total Current Assets	40,544.61
TOTAL ASSETS	40,544.61
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	379.50
Total Accounts Payable	379.50
Other Current Liabilities	
Deferred Assessment Income	4,931.84
Total Other Current Liabilities	4,931.84
Total Current Liabilities	5,311.34
Long Term Liabilities	
Reserve	35,781.89
Total Long Term Liabilities	35,781.89
Total Liabilities	41,093.23
Equity	
Operating Fund Balance	(1,829.31)
Net Income	1,280.69
Total Equity	(548.62)
TOTAL LIABILITIES & EQUITY	40,544.61

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

April 2022

	Apr 22	Budget	\$ Over Budget	Jan - Apr 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,465.91	2,466.00	(0.09)	9,863.66	9,864.00	(0.34)	29,592.00
Reserve Fees	3,882.25	3,882.25	0.00	7,764.50	7,764.50	0.00	15,529.00
Late Fees	0.00	0.00	0.00	226.70	0.00	226.70	0.00
Reserve Interest Income	1.34	0.00	1.34	5.14	0.00	5.14	0.00
Total Income	<u>6,349.50</u>	<u>6,348.25</u>	<u>1.25</u>	<u>17,860.00</u>	<u>17,628.50</u>	<u>231.50</u>	<u>45,121.00</u>
Total Income	6,349.50	6,348.25	1.25	17,860.00	17,628.50	231.50	45,121.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	171.75	(171.75)	0.00	687.00	(687.00)	2,061.00
Compliance Software	550.00	550.00	0.00	2,200.00	2,200.00	0.00	6,600.00
Office Expense	30.00	30.00	0.00	120.00	120.00	0.00	360.00
Professional Services	62.78	100.83	(38.05)	611.36	403.36	208.00	1,210.00
Social	379.50	41.67	337.83	935.50	166.64	768.86	500.00
State Annual Report	0.00	16.67	(16.67)	200.00	66.64	133.36	200.00
	61.25	5.08	56.17	61.25	20.36	40.89	61.00
Total Administration	<u>1,083.53</u>	<u>916.00</u>	<u>167.53</u>	<u>4,128.11</u>	<u>3,664.00</u>	<u>464.11</u>	<u>10,992.00</u>
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00
Mailbox R&R	39.00	100.00	(61.00)	39.00	400.00	(361.00)	1,200.00
Pond Maintenance	135.00	121.00	14.00	540.00	484.00	56.00	1,452.00
Total Common Property	<u>174.00</u>	<u>404.33</u>	<u>(230.33)</u>	<u>579.00</u>	<u>1,617.36</u>	<u>(1,038.36)</u>	<u>4,852.00</u>
Grounds							
Grounds Contract	788.33	788.33	0.00	3,153.32	3,153.36	(0.04)	9,460.00
Mulch	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
Irrig R&M	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
Total Grounds	<u>788.33</u>	<u>913.33</u>	<u>(125.00)</u>	<u>3,153.32</u>	<u>3,653.36</u>	<u>(500.04)</u>	<u>10,960.00</u>
Utilities							
Electric- Lights (50334)	199.83	192.33	7.50	799.32	769.36	29.96	2,308.00
Electric - Pump (31712)	37.20	40.00	(2.80)	149.92	160.00	(10.08)	480.00
Total Utilities	<u>237.03</u>	<u>232.33</u>	<u>4.70</u>	<u>949.24</u>	<u>929.36</u>	<u>19.88</u>	<u>2,788.00</u>
Total Expense	<u>2,282.89</u>	<u>2,465.99</u>	<u>(183.10)</u>	<u>8,809.67</u>	<u>9,864.08</u>	<u>(1,054.41)</u>	<u>29,592.00</u>
Net Ordinary Income	4,066.61	3,882.26	184.35	9,050.33	7,764.42	1,285.91	15,529.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	1.34	0.00	1.34	5.14	0.00	5.14	0.00
Transfer to Reserve	3,882.25	3,882.25	0.00	7,764.50	7,764.50	0.00	15,529.00
Total Other Expense	<u>3,883.59</u>	<u>3,882.25</u>	<u>1.34</u>	<u>7,769.64</u>	<u>7,764.50</u>	<u>5.14</u>	<u>15,529.00</u>
Net Other Income	<u>(3,883.59)</u>	<u>(3,882.25)</u>	<u>(1.34)</u>	<u>(7,769.64)</u>	<u>(7,764.50)</u>	<u>(5.14)</u>	<u>(15,529.00)</u>
Net Income	<u><u>183.02</u></u>	<u><u>0.01</u></u>	<u><u>183.01</u></u>	<u><u>1,280.69</u></u>	<u><u>(0.08)</u></u>	<u><u>1,280.77</u></u>	<u><u>0.00</u></u>