



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**August 31, 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.**

09/02/22

**Mango Park Homeowners Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
 As of August 31, 2022

	Aug 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Account</b>	
Cadence Operating 9396	5,445.62
Due (To)/From Reserves	(5,000.00)
<b>Total Operating Account</b>	445.62
<b>Reserve Account</b>	
Cadence MM 8703	34,672.37
Due (To)/From Operating	5,000.00
<b>Total Reserve Account</b>	39,672.37
<b>Total Checking/Savings</b>	40,117.99
<b>Accounts Receivable</b>	
Accounts Rec / Prepaid Assess	424.97
<b>Total Accounts Receivable</b>	424.97
<b>Total Current Assets</b>	40,542.96
<b>TOTAL ASSETS</b>	<b>40,542.96</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	70.73
<b>Total Accounts Payable</b>	70.73
<b>Other Current Liabilities</b>	
Deferred Assessment Income	2,465.92
<b>Total Other Current Liabilities</b>	2,465.92
<b>Total Current Liabilities</b>	2,536.65
<b>Long Term Liabilities</b>	
Reserve	39,672.37
<b>Total Long Term Liabilities</b>	39,672.37
<b>Total Liabilities</b>	42,209.02
<b>Equity</b>	
Operating Fund Balance	(1,829.31)
Net Income	163.25
<b>Total Equity</b>	(1,666.06)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>40,542.96</b>

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

09/02/22

August 2022

	Aug 22	Budget	\$ Over Budget	Jan - Aug 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Maintenance Fees	2,465.92	2,466.00	(0.08)	19,727.33	19,728.00	(0.67)	29,592.00
Reserve Fees	0.00	0.00	0.00	11,646.75	11,646.75	0.00	15,529.00
Late Fees	222.56	0.00	222.56	614.06	0.00	614.06	0.00
Reserve Interest Income	3.68	0.00	3.68	13.37	0.00	13.37	0.00
<b>Total Income</b>	<u>2,692.16</u>	<u>2,466.00</u>	<u>226.16</u>	<u>32,001.51</u>	<u>31,374.75</u>	<u>626.76</u>	<u>45,121.00</u>
<b>Total Income</b>	2,692.16	2,466.00	226.16	32,001.51	31,374.75	626.76	45,121.00
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	1,197.80	171.75	1,026.05	3,260.14	1,374.00	1,886.14	2,061.00
Compliance Software	550.00	550.00	0.00	4,400.00	4,400.00	0.00	6,600.00
Office Expense	30.00	30.00	0.00	240.00	240.00	0.00	360.00
Professional Services	171.79	100.83	70.96	1,054.14	806.68	247.46	1,210.00
Social	0.00	41.67	(41.67)	935.50	333.32	602.18	500.00
State Annual Report	0.00	16.67	(16.67)	200.00	133.32	66.68	200.00
<b>Total Administration</b>	<u>1,949.59</u>	<u>916.00</u>	<u>1,033.59</u>	<u>10,176.03</u>	<u>7,328.00</u>	<u>2,848.03</u>	<u>10,992.00</u>
<b>Common Property</b>							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	0.00	666.68	(666.68)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	800.00	(800.00)	1,200.00
Mailbox R&R	0.00	100.00	(100.00)	728.81	800.00	(71.19)	1,200.00
Pond Maintenance	135.00	121.00	14.00	1,080.00	968.00	112.00	1,452.00
<b>Total Common Property</b>	<u>135.00</u>	<u>404.33</u>	<u>(269.33)</u>	<u>1,808.81</u>	<u>3,234.68</u>	<u>(1,425.87)</u>	<u>4,852.00</u>
<b>Grounds</b>							
Grounds Contract	788.33	788.33	0.00	6,306.64	6,306.68	(0.04)	9,460.00
Mulch	0.00	83.33	(83.33)	0.00	666.68	(666.68)	1,000.00
Irrig R&M	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
<b>Total Grounds</b>	<u>788.33</u>	<u>913.33</u>	<u>(125.00)</u>	<u>6,306.64</u>	<u>7,306.68</u>	<u>(1,000.04)</u>	<u>10,960.00</u>
<b>Utilities</b>							
Electric- Lights (50334)	199.83	192.33	7.50	1,598.64	1,538.68	59.96	2,308.00
Electric - Pump (31712)	33.45	40.00	(6.55)	288.02	320.00	(31.98)	480.00
<b>Total Utilities</b>	<u>233.28</u>	<u>232.33</u>	<u>0.95</u>	<u>1,886.66</u>	<u>1,858.68</u>	<u>27.98</u>	<u>2,788.00</u>
<b>Total Expense</b>	<u>3,106.20</u>	<u>2,465.99</u>	<u>640.21</u>	<u>20,178.14</u>	<u>19,728.04</u>	<u>450.10</u>	<u>29,592.00</u>
<b>Net Ordinary Income</b>	(414.04)	0.01	(414.05)	11,823.37	11,646.71	176.66	15,529.00
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	3.68	0.00	3.68	13.37	0.00	13.37	0.00
Transfer to Reserve	0.00	0.00	0.00	11,646.75	11,646.75	0.00	15,529.00
<b>Total Other Expense</b>	<u>3.68</u>	<u>0.00</u>	<u>3.68</u>	<u>11,660.12</u>	<u>11,646.75</u>	<u>13.37</u>	<u>15,529.00</u>
<b>Net Other Income</b>	(3.68)	0.00	(3.68)	(11,660.12)	(11,646.75)	(13.37)	(15,529.00)
<b>Net Income</b>	<u>(417.72)</u>	<u>0.01</u>	<u>(417.73)</u>	<u>163.25</u>	<u>(0.04)</u>	<u>163.29</u>	<u>0.00</u>