



MANGO PARK HOA INC
FINANCIAL REPORTS
September 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.

10/08/22

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

	Sep 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	9,218.46
Due (To)/From Reserves	(5,000.00)
Total Operating Account	4,218.46
Reserve Account	
Cadence MM 8703	34,675.79
Due (To)/From Operating	5,000.00
Total Reserve Account	39,675.79
Total Checking/Savings	43,894.25
Accounts Receivable	
Accounts Rec / Prepaid Assess	(5,194.96)
Total Accounts Receivable	(5,194.96)
Total Current Assets	38,699.29
TOTAL ASSETS	38,699.29
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Reserve	39,675.79
Total Long Term Liabilities	39,675.79
Total Liabilities	39,675.79
Equity	
Operating Fund Balance	(1,829.31)
Net Income	852.81
Total Equity	(976.50)
TOTAL LIABILITIES & EQUITY	38,699.29

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

10/08/22

September 2022

	Sep 22	Budget	\$ Over Budget	Jan - Sep 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,465.92	2,466.00	(0.08)	22,193.25	22,194.00	(0.75)	29,592.00
Reserve Fees	0.00	0.00	0.00	11,646.75	11,646.75	0.00	15,529.00
Late Fees	11.71	0.00	11.71	625.77	0.00	625.77	0.00
Reserve Interest Income	3.42	0.00	3.42	16.79	0.00	16.79	0.00
Total Income	2,481.05	2,466.00	15.05	34,482.56	33,840.75	641.81	45,121.00
Total Income	2,481.05	2,466.00	15.05	34,482.56	33,840.75	641.81	45,121.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	171.75	(171.75)	3,260.14	1,545.75	1,714.39	2,061.00
Compliance Software	550.00	550.00	0.00	4,950.00	4,950.00	0.00	6,600.00
Office Expense	30.00	30.00	0.00	270.00	270.00	0.00	360.00
Professional Services	52.86	100.83	(47.97)	1,107.00	907.51	199.49	1,210.00
Social	0.00	41.67	(41.67)	935.50	374.99	560.51	500.00
State Annual Report	0.00	16.67	(16.67)	200.00	149.99	50.01	200.00
Total Administration	632.86	916.00	(283.14)	10,808.89	8,244.00	2,564.89	10,992.00
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	900.00	(900.00)	1,200.00
Mailbox R&R	0.00	100.00	(100.00)	728.81	900.00	(171.19)	1,200.00
Pond Maintenance	135.00	121.00	14.00	1,215.00	1,089.00	126.00	1,452.00
Total Common Property	135.00	404.33	(269.33)	1,943.81	3,639.01	(1,695.20)	4,852.00
Grounds							
Grounds Contract	788.33	788.33	0.00	7,094.97	7,095.01	(0.04)	9,460.00
Mulch	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
Irrig R&M	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
Total Grounds	788.33	913.33	(125.00)	7,094.97	8,220.01	(1,125.04)	10,960.00
Utilities							
Electric- Lights (50334)	199.83	192.33	7.50	1,798.47	1,731.01	67.46	2,308.00
Electric - Pump (31712)	32.05	40.00	(7.95)	320.07	360.00	(39.93)	480.00
Total Utilities	231.88	232.33	(0.45)	2,118.54	2,091.01	27.53	2,788.00
Total Expense	1,788.07	2,465.99	(677.92)	21,966.21	22,194.03	(227.82)	29,592.00
Net Ordinary Income	692.98	0.01	692.97	12,516.35	11,646.72	869.63	15,529.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	3.42	0.00	3.42	16.79	0.00	16.79	0.00
Transfer to Reserve	0.00	0.00	0.00	11,646.75	11,646.75	0.00	15,529.00
Total Other Expense	3.42	0.00	3.42	11,663.54	11,646.75	16.79	15,529.00
Net Other Income	(3.42)	0.00	(3.42)	(11,663.54)	(11,646.75)	(16.79)	(15,529.00)
Net Income	689.56	0.01	689.55	852.81	(0.03)	852.84	0.00