



MANGO PARK HOA INC
FINANCIAL REPORTS
October 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.

11/07/22

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

	Oct 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	6,070.74
Due (To)/From Reserves	(5,000.00)
Total Operating Account	1,070.74
Reserve Account	
Cadence MM 8703	38,561.98
Due (To)/From Operating	5,000.00
Total Reserve Account	43,561.98
Total Checking/Savings	44,632.72
Accounts Receivable	
Accounts Rec / Prepaid Assess	2,146.75
Total Accounts Receivable	2,146.75
Total Current Assets	46,779.47
TOTAL ASSETS	46,779.47
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Assessment Income	4,931.84
Total Other Current Liabilities	4,931.84
Total Current Liabilities	4,931.84
Long Term Liabilities	
Reserve	43,561.98
Total Long Term Liabilities	43,561.98
Total Liabilities	48,493.82
Equity	
Operating Fund Balance	(1,829.31)
Net Income	114.96
Total Equity	(1,714.35)
TOTAL LIABILITIES & EQUITY	46,779.47

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

11/07/22

October 2022

	Oct 22	Budget	\$ Over Budget	Jan - Oct 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Maintenance Fees	2,465.91	2,466.00	(0.09)	24,659.16	24,660.00	(0.84)	29,592.00
Reserve Fees	3,882.25	3,882.25	0.00	15,529.00	15,529.00	0.00	15,529.00
Late Fees	11.71	0.00	11.71	637.48	0.00	637.48	0.00
Reserve Interest Income	3.94	0.00	3.94	20.73	0.00	20.73	0.00
Total Income	<u>6,363.81</u>	<u>6,348.25</u>	<u>15.56</u>	<u>40,846.37</u>	<u>40,189.00</u>	<u>657.37</u>	<u>45,121.00</u>
Total Income	6,363.81	6,348.25	15.56	40,846.37	40,189.00	657.37	45,121.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	171.75	(171.75)	3,260.14	1,717.50	1,542.64	2,061.00
Compliance Software	550.00	550.00	0.00	5,500.00	5,500.00	0.00	6,600.00
Office Expense	30.00	30.00	0.00	300.00	300.00	0.00	360.00
Professional Services	47.68	100.83	(53.15)	1,154.68	1,008.34	146.34	1,210.00
Social	192.50	41.67	150.83	1,128.00	416.66	711.34	500.00
State Annual Report	0.00	16.67	(16.67)	200.00	166.66	33.34	200.00
	0.00	5.08	(5.08)	86.25	50.84	35.41	61.00
Total Administration	<u>820.18</u>	<u>916.00</u>	<u>(95.82)</u>	<u>11,629.07</u>	<u>9,160.00</u>	<u>2,469.07</u>	<u>10,992.00</u>
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	0.00	833.34	(833.34)	1,000.00
Property R&M	1,240.00	100.00	1,140.00	1,240.00	1,000.00	240.00	1,200.00
Mailbox R&R	0.00	100.00	(100.00)	728.81	1,000.00	(271.19)	1,200.00
Pond Maintenance	135.00	121.00	14.00	1,350.00	1,210.00	140.00	1,452.00
Total Common Property	<u>1,375.00</u>	<u>404.33</u>	<u>970.67</u>	<u>3,318.81</u>	<u>4,043.34</u>	<u>(724.53)</u>	<u>4,852.00</u>
Grounds							
Grounds Contract	788.33	788.33	0.00	7,883.30	7,883.34	(0.04)	9,460.00
Mulch	0.00	83.33	(83.33)	0.00	833.34	(833.34)	1,000.00
Irrig R&M	0.00	41.67	(41.67)	0.00	416.66	(416.66)	500.00
Total Grounds	<u>788.33</u>	<u>913.33</u>	<u>(125.00)</u>	<u>7,883.30</u>	<u>9,133.34</u>	<u>(1,250.04)</u>	<u>10,960.00</u>
Utilities							
Electric- Lights (50334)	199.83	192.33	7.50	1,998.30	1,923.34	74.96	2,308.00
Electric - Pump (31712)	32.13	40.00	(7.87)	352.20	400.00	(47.80)	480.00
Total Utilities	<u>231.96</u>	<u>232.33</u>	<u>(0.37)</u>	<u>2,350.50</u>	<u>2,323.34</u>	<u>27.16</u>	<u>2,788.00</u>
Total Expense	<u>3,215.47</u>	<u>2,465.99</u>	<u>749.48</u>	<u>25,181.68</u>	<u>24,660.02</u>	<u>521.66</u>	<u>29,592.00</u>
Net Ordinary Income	3,148.34	3,882.26	(733.92)	15,664.69	15,528.98	135.71	15,529.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	3.94	0.00	3.94	20.73	0.00	20.73	0.00
Transfer to Reserve	3,882.25	3,882.25	0.00	15,529.00	15,529.00	0.00	15,529.00
Total Other Expense	<u>3,886.19</u>	<u>3,882.25</u>	<u>3.94</u>	<u>15,549.73</u>	<u>15,529.00</u>	<u>20.73</u>	<u>15,529.00</u>
Net Other Income	(3,886.19)	(3,882.25)	(3.94)	(15,549.73)	(15,529.00)	(20.73)	(15,529.00)
Net Income	<u>(737.85)</u>	<u>0.01</u>	<u>(737.86)</u>	<u>114.96</u>	<u>(0.02)</u>	<u>114.98</u>	<u>0.00</u>