



MANGO PARK HOA INC
FINANCIAL REPORTS
November 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.

12/08/22

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

	Nov 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	5,848.60
Due (To)/From Reserves	(5,000.00)
Total Operating Account	848.60
Reserve Account	
Cadence MM 8703	36,590.72
Due (To)/From Operating	5,000.00
Total Reserve Account	41,590.72
Total Checking/Savings	42,439.32
Accounts Receivable	
Accounts Rec / Prepaid Assess	260.02
Total Accounts Receivable	260.02
Total Current Assets	42,699.34
TOTAL ASSETS	42,699.34
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Assessment Income	2,465.93
Total Other Current Liabilities	2,465.93
Total Current Liabilities	2,465.93
Long Term Liabilities	
Reserve	41,590.72
Total Long Term Liabilities	41,590.72
Total Liabilities	44,056.65
Equity	
Operating Fund Balance	(1,829.31)
Net Income	472.00
Total Equity	(1,357.31)
TOTAL LIABILITIES & EQUITY	42,699.34

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

12/08/22

November 2022

	Nov 22	Budget	\$ Over Budget	Jan - Nov 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,465.91	2,466.00	(0.09)	27,125.07	27,126.00	(0.93)	29,592.00
Reserve Fees	0.00	0.00	0.00	15,529.00	15,529.00	0.00	15,529.00
Late Fees	148.01	0.00	148.01	785.49	0.00	785.49	0.00
Reserve Interest Income	3.74	0.00	3.74	24.47	0.00	24.47	0.00
Total Income	<u>2,617.66</u>	<u>2,466.00</u>	<u>151.66</u>	<u>43,464.03</u>	<u>42,655.00</u>	<u>809.03</u>	<u>45,121.00</u>
Total Income	2,617.66	2,466.00	151.66	43,464.03	42,655.00	809.03	45,121.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	171.75	(171.75)	3,260.14	1,889.25	1,370.89	2,061.00
Compliance Software	550.00	550.00	0.00	6,050.00	6,050.00	0.00	6,600.00
Office Expense	30.00	30.00	0.00	330.00	330.00	0.00	360.00
Professional Services	55.33	100.83	(45.50)	1,210.01	1,109.17	100.84	1,210.00
Social	0.00	41.67	(41.67)	1,128.00	458.33	669.67	500.00
State Annual Report	100.00	16.67	83.33	300.00	183.33	116.67	200.00
Total Administration	<u>735.33</u>	<u>916.00</u>	<u>(180.67)</u>	<u>12,364.40</u>	<u>10,076.00</u>	<u>2,288.40</u>	<u>10,992.00</u>
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
Property R&M	0.00	100.00	(100.00)	1,240.00	1,100.00	140.00	1,200.00
Mailbox R&R	366.00	100.00	266.00	1,094.81	1,100.00	(5.19)	1,200.00
Pond Maintenance	135.00	121.00	14.00	1,485.00	1,331.00	154.00	1,452.00
Total Common Property	<u>501.00</u>	<u>404.33</u>	<u>96.67</u>	<u>3,819.81</u>	<u>4,447.67</u>	<u>(627.86)</u>	<u>4,852.00</u>
Grounds							
Grounds Contract	788.33	788.33	0.00	8,671.63	8,671.67	(0.04)	9,460.00
Mulch	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
Irrig R&M	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
Total Grounds	<u>788.33</u>	<u>913.33</u>	<u>(125.00)</u>	<u>8,671.63</u>	<u>10,046.67</u>	<u>(1,375.04)</u>	<u>10,960.00</u>
Utilities							
Electric- Lights (50334)	199.83	192.33	7.50	2,198.13	2,115.67	82.46	2,308.00
Electric - Pump (31712)	32.39	40.00	(7.61)	384.59	440.00	(55.41)	480.00
Total Utilities	<u>232.22</u>	<u>232.33</u>	<u>(0.11)</u>	<u>2,582.72</u>	<u>2,555.67</u>	<u>27.05</u>	<u>2,788.00</u>
Total Expense	<u>2,256.88</u>	<u>2,465.99</u>	<u>(209.11)</u>	<u>27,438.56</u>	<u>27,126.01</u>	<u>312.55</u>	<u>29,592.00</u>
Net Ordinary Income	360.78	0.01	360.77	16,025.47	15,528.99	496.48	15,529.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	3.74	0.00	3.74	24.47	0.00	24.47	0.00
Transfer to Reserve	0.00	0.00	0.00	15,529.00	15,529.00	0.00	15,529.00
Total Other Expense	<u>3.74</u>	<u>0.00</u>	<u>3.74</u>	<u>15,553.47</u>	<u>15,529.00</u>	<u>24.47</u>	<u>15,529.00</u>
Net Other Income	(3.74)	0.00	(3.74)	(15,553.47)	(15,529.00)	(24.47)	(15,529.00)
Net Income	<u>357.04</u>	<u>0.01</u>	<u>357.03</u>	<u>472.00</u>	<u>(0.01)</u>	<u>472.01</u>	<u>0.00</u>