



MANGO PARK HOA INC
FINANCIAL REPORTS
December 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.

01/04/23

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

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	4,074.69
Total Operating Account	4,074.69
Reserve Account	
Cadence MM 8703	41,594.50
Total Reserve Account	41,594.50
Total Checking/Savings	45,669.19
Accounts Receivable	
Accounts Rec / Prepaid Assess	(6,190.44)
Total Accounts Receivable	(6,190.44)
Total Current Assets	39,478.75
TOTAL ASSETS	39,478.75
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Reserve	41,594.50
Total Long Term Liabilities	41,594.50
Total Liabilities	41,594.50
Equity	
Operating Fund Balance	(1,829.31)
Net Income	(286.44)
Total Equity	(2,115.75)
TOTAL LIABILITIES & EQUITY	39,478.75

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

01/04/23

December 2022

	Dec 22	Budget	\$ Over Budget	Jan - Dec 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,465.93	2,466.00	(0.07)	29,591.00	29,592.00	(1.00)	29,592.00
Reserve Fees	0.00	0.00	0.00	15,529.00	15,529.00	0.00	15,529.00
Late Fees	0.00	0.00	0.00	785.49	0.00	785.49	0.00
Reserve Interest Income	3.78	0.00	3.78	28.25	0.00	28.25	0.00
Total Income	<u>2,469.71</u>	<u>2,466.00</u>	<u>3.71</u>	<u>45,933.74</u>	<u>45,121.00</u>	<u>812.74</u>	<u>45,121.00</u>
Total Income	2,469.71	2,466.00	3.71	45,933.74	45,121.00	812.74	45,121.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	171.75	(171.75)	3,260.14	2,061.00	1,199.14	2,061.00
Compliance Software	550.00	550.00	0.00	6,600.00	6,600.00	0.00	6,600.00
Office Expense	30.00	30.00	0.00	360.00	360.00	0.00	360.00
Professional Services	282.33	100.83	181.50	1,492.34	1,210.00	282.34	1,210.00
Social	0.00	41.67	(41.67)	1,128.00	500.00	628.00	500.00
State Annual Report	0.00	16.67	(16.67)	300.00	200.00	100.00	200.00
	0.00	5.08	(5.08)	86.25	61.00	25.25	61.00
Total Administration	<u>862.33</u>	<u>916.00</u>	<u>(53.67)</u>	<u>13,226.73</u>	<u>10,992.00</u>	<u>2,234.73</u>	<u>10,992.00</u>
Common Property							
Entry Sign/ Wall Maint/ Lights	60.96	83.33	(22.37)	60.96	1,000.00	(939.04)	1,000.00
Property R&M	500.00	100.00	400.00	1,740.00	1,200.00	540.00	1,200.00
Mailbox R&R	647.00	100.00	547.00	1,741.81	1,200.00	541.81	1,200.00
Pond Maintenance	135.00	121.00	14.00	1,620.00	1,452.00	168.00	1,452.00
Total Common Property	<u>1,342.96</u>	<u>404.33</u>	<u>938.63</u>	<u>5,162.77</u>	<u>4,852.00</u>	<u>310.77</u>	<u>4,852.00</u>
Grounds							
Grounds Contract	788.33	788.33	0.00	9,459.96	9,460.00	(0.04)	9,460.00
Mulch	0.00	83.33	(83.33)	0.00	1,000.00	(1,000.00)	1,000.00
Irrig R&M	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
Total Grounds	<u>788.33</u>	<u>913.33</u>	<u>(125.00)</u>	<u>9,459.96</u>	<u>10,960.00</u>	<u>(1,500.04)</u>	<u>10,960.00</u>
Utilities							
Electric- Lights (50334)	199.83	192.33	7.50	2,397.96	2,308.00	89.96	2,308.00
Electric - Pump (31712)	30.92	40.00	(9.08)	415.51	480.00	(64.49)	480.00
Total Utilities	<u>230.75</u>	<u>232.33</u>	<u>(1.58)</u>	<u>2,813.47</u>	<u>2,788.00</u>	<u>25.47</u>	<u>2,788.00</u>
Total Expense	<u>3,224.37</u>	<u>2,465.99</u>	<u>758.38</u>	<u>30,662.93</u>	<u>29,592.00</u>	<u>1,070.93</u>	<u>29,592.00</u>
Net Ordinary Income	<u>(754.66)</u>	<u>0.01</u>	<u>(754.67)</u>	<u>15,270.81</u>	<u>15,529.00</u>	<u>(258.19)</u>	<u>15,529.00</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	3.78	0.00	3.78	28.25	0.00	28.25	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>3.78</u>	<u>0.00</u>	<u>3.78</u>	<u>15,557.25</u>	<u>15,529.00</u>	<u>28.25</u>	<u>15,529.00</u>
Net Other Income	<u>(3.78)</u>	<u>0.00</u>	<u>(3.78)</u>	<u>(15,557.25)</u>	<u>(15,529.00)</u>	<u>(28.25)</u>	<u>(15,529.00)</u>
Net Income	<u><u>(758.44)</u></u>	<u><u>0.01</u></u>	<u><u>(758.45)</u></u>	<u><u>(286.44)</u></u>	<u><u>0.00</u></u>	<u><u>(286.44)</u></u>	<u><u>0.00</u></u>