



MANGO PARK HOA INC
FINANCIAL REPORTS
February 28, 2023

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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.

03/27/23

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of February 28, 2023

	Feb 28, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	2,102.76
Total Operating Account	2,102.76
Reserve Account	
Cadence MM 8703	40,772.49
Total Reserve Account	40,772.49
Total Checking/Savings	42,875.25
Accounts Receivable	
Accounts Rec / Prepaid Assess	84.93
Total Accounts Receivable	84.93
Total Current Assets	42,960.18
TOTAL ASSETS	42,960.18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	325.51
Total Accounts Payable	325.51
Other Current Liabilities	
Deferred Assessment Income	2,761.75
Total Other Current Liabilities	2,761.75
Total Current Liabilities	3,087.26
Long Term Liabilities	
Reserve	40,772.49
Total Long Term Liabilities	40,772.49
Total Liabilities	43,859.75
Equity	
Operating Fund Balance	(1,829.31)
Retained Earnings	(286.44)
Net Income	1,216.18
Total Equity	(899.57)
TOTAL LIABILITIES & EQUITY	42,960.18

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

03/27/23

February 2023

	Feb 23	Budget	\$ Over Budget	Jan - Feb 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Maintenance Fees	2,761.75	2,761.75	0.00	5,523.50	5,523.50	0.00	33,141.00
Reserve Fees	0.00	0.00	0.00	2,994.75	2,994.75	0.00	11,979.00
Late Fees	250.38	0.00	250.38	278.65	0.00	278.65	0.00
Reserve Interest Income	3.92	0.00	3.92	8.24	0.00	8.24	0.00
Total Income	<u>3,016.05</u>	<u>2,761.75</u>	<u>254.30</u>	<u>8,805.14</u>	<u>8,518.25</u>	<u>286.89</u>	<u>45,120.00</u>
Total Income	3,016.05	2,761.75	254.30	8,805.14	8,518.25	286.89	45,120.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	285.42	(285.42)	0.00	570.83	(570.83)	3,425.00
Compliance Software	577.50	577.50	0.00	1,155.00	1,155.00	0.00	6,930.00
Office Expense	60.00	30.00	30.00	120.00	60.00	60.00	360.00
Professional Services	163.35	129.17	34.18	606.01	258.33	347.68	1,550.00
Social	275.00	89.58	185.42	275.00	179.17	95.83	1,075.00
State Annual Report	0.00	16.67	(16.67)	0.00	33.33	(33.33)	200.00
State Annual Report	0.00	7.17	(7.17)	0.00	14.33	(14.33)	86.00
Total Administration	<u>1,075.85</u>	<u>1,135.51</u>	<u>(59.66)</u>	<u>2,156.01</u>	<u>2,270.99</u>	<u>(114.98)</u>	<u>13,626.00</u>
Common Property							
Entry Sign/ Wall Maint/ Lights	(1,850.00)	83.33	(1,933.33)	0.00	166.67	(166.67)	1,000.00
Property R&M	0.00	100.00	(100.00)	90.95	200.00	(109.05)	1,200.00
Mailbox R&R	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00
Pond Maintenance	135.00	141.67	(6.67)	270.00	283.33	(13.33)	1,700.00
Total Common Property	<u>(1,715.00)</u>	<u>425.00</u>	<u>(2,140.00)</u>	<u>360.95</u>	<u>850.00</u>	<u>(489.05)</u>	<u>5,100.00</u>
Grounds							
Grounds Contract	788.33	827.92	(39.59)	1,576.66	1,655.83	(79.17)	9,935.00
Mulch	0.00	83.33	(83.33)	0.00	166.67	(166.67)	1,000.00
Irrig R&M	0.00	41.67	(41.67)	0.00	83.33	(83.33)	500.00
Total Grounds	<u>788.33</u>	<u>952.92</u>	<u>(164.59)</u>	<u>1,576.66</u>	<u>1,905.83</u>	<u>(329.17)</u>	<u>11,435.00</u>
Utilities							
Electric- Lights (50334)	216.21	208.33	7.88	432.29	416.67	15.62	2,500.00
Electric - Pump (31712)	29.26	40.00	(10.74)	60.06	80.00	(19.94)	480.00
Total Utilities	<u>245.47</u>	<u>248.33</u>	<u>(2.86)</u>	<u>492.35</u>	<u>496.67</u>	<u>(4.32)</u>	<u>2,980.00</u>
Total Expense	<u>394.65</u>	<u>2,761.76</u>	<u>(2,367.11)</u>	<u>4,585.97</u>	<u>5,523.49</u>	<u>(937.52)</u>	<u>33,141.00</u>
Net Ordinary Income	2,621.40	(0.01)	2,621.41	4,219.17	2,994.76	1,224.41	11,979.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	3.92	0.00	3.92	8.24	0.00	8.24	0.00
Transfer to Reserve	0.00	0.00	0.00	2,994.75	2,994.75	0.00	11,979.00
Total Other Expense	<u>3.92</u>	<u>0.00</u>	<u>3.92</u>	<u>3,002.99</u>	<u>2,994.75</u>	<u>8.24</u>	<u>11,979.00</u>
Net Other Income	(3.92)	0.00	(3.92)	(3,002.99)	(2,994.75)	(8.24)	(11,979.00)
Net Income	<u><u>2,617.48</u></u>	<u><u>(0.01)</u></u>	<u><u>2,617.49</u></u>	<u><u>1,216.18</u></u>	<u><u>0.01</u></u>	<u><u>1,216.17</u></u>	<u><u>0.00</u></u>