



MANGO PARK HOA INC
FINANCIAL REPORTS
March 31, 2023

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

REVENUE & EXPENSE - COMPARISON OF ACTUAL TO BUDGET

Presented by: Sunstate Association Management Group, Inc.

04/04/23

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of March 31, 2023

	Mar 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	6,107.23
Total Operating Account	6,107.23
Reserve Account	
Cadence MM 8703	40,776.70
Total Reserve Account	40,776.70
Total Checking/Savings	46,883.93
Accounts Receivable	
Accounts Rec / Prepaid Assess	(6,966.03)
Total Accounts Receivable	(6,966.03)
Total Current Assets	39,917.90
TOTAL ASSETS	39,917.90
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Reserve	40,776.70
Total Long Term Liabilities	40,776.70
Total Liabilities	40,776.70
Equity	
Operating Fund Balance	(2,115.75)
Net Income	1,256.95
Total Equity	(858.80)
TOTAL LIABILITIES & EQUITY	39,917.90

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

04/04/23

March 2023

	Mar 23	Budget	\$ Over Budget	Jan - Mar 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,761.75	2,761.75	0.00	8,285.25	8,285.25	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	(19.80)	0.00	(19.80)	258.85	0.00	258.85	0.00
Reserve Interest Income	4.21	0.00	4.21	12.45	0.00	12.45	0.00
Total Income	<u>2,746.16</u>	<u>2,761.75</u>	<u>(15.59)</u>	<u>11,551.30</u>	<u>11,280.00</u>	<u>271.30</u>	<u>45,120.00</u>
Total Income	2,746.16	2,761.75	(15.59)	11,551.30	11,280.00	271.30	45,120.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	285.42	(285.42)	0.00	856.25	(856.25)	3,425.00
Compliance Software	577.50	577.50	0.00	1,732.50	1,732.50	0.00	6,930.00
Office Expense	60.00	30.00	30.00	180.00	90.00	90.00	360.00
Professional Services	191.64	129.17	62.47	797.65	387.50	410.15	1,550.00
Social	630.00	89.58	540.42	905.00	268.75	636.25	1,075.00
State Annual Report	0.00	16.67	(16.67)	0.00	50.00	(50.00)	200.00
Total Administration	<u>61.25</u>	<u>7.17</u>	<u>54.08</u>	<u>61.25</u>	<u>21.50</u>	<u>39.75</u>	<u>86.00</u>
Total Administration	1,520.39	1,135.51	384.88	3,676.40	3,406.50	269.90	13,626.00
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	0.00	250.00	(250.00)	1,000.00
Property R&M	0.00	100.00	(100.00)	90.95	300.00	(209.05)	1,200.00
Mailbox R&R	0.00	100.00	(100.00)	0.00	300.00	(300.00)	1,200.00
Pond Maintenance	135.00	141.67	(6.67)	405.00	425.00	(20.00)	1,700.00
Total Common Property	<u>135.00</u>	<u>425.00</u>	<u>(290.00)</u>	<u>495.95</u>	<u>1,275.00</u>	<u>(779.05)</u>	<u>5,100.00</u>
Grounds							
Grounds Contract	788.33	827.92	(39.59)	2,364.99	2,483.75	(118.76)	9,935.00
Mulch	0.00	83.33	(83.33)	0.00	250.00	(250.00)	1,000.00
Irrig R&M	0.00	41.67	(41.67)	0.00	125.00	(125.00)	500.00
Total Grounds	<u>788.33</u>	<u>952.92</u>	<u>(164.59)</u>	<u>2,364.99</u>	<u>2,858.75</u>	<u>(493.76)</u>	<u>11,435.00</u>
Utilities							
Electric- Lights (50334)	216.21	208.33	7.88	648.50	625.00	23.50	2,500.00
Electric - Pump (31712)	41.25	40.00	1.25	101.31	120.00	(18.69)	480.00
Total Utilities	<u>257.46</u>	<u>248.33</u>	<u>9.13</u>	<u>749.81</u>	<u>745.00</u>	<u>4.81</u>	<u>2,980.00</u>
Total Expense	<u>2,701.18</u>	<u>2,761.76</u>	<u>(60.58)</u>	<u>7,287.15</u>	<u>8,285.25</u>	<u>(998.10)</u>	<u>33,141.00</u>
Net Ordinary Income	44.98	(0.01)	44.99	4,264.15	2,994.75	1,269.40	11,979.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	4.21	0.00	4.21	12.45	0.00	12.45	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>4.21</u>	<u>0.00</u>	<u>4.21</u>	<u>3,007.20</u>	<u>2,994.75</u>	<u>12.45</u>	<u>11,979.00</u>
Net Other Income	(4.21)	0.00	(4.21)	(3,007.20)	(2,994.75)	(12.45)	(11,979.00)
Net Income	<u>40.77</u>	<u>(0.01)</u>	<u>40.78</u>	<u>1,256.95</u>	<u>0.00</u>	<u>1,256.95</u>	<u>0.00</u>