



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**April 30, 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.**

05/04/23

**Mango Park Homeowners Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of April 30, 2023

	Apr 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Account</b>	
Cadence Operating 9396	4,396.94
<b>Total Operating Account</b>	4,396.94
<b>Reserve Account</b>	
Cadence MM 8703	43,775.58
<b>Total Reserve Account</b>	43,775.58
<b>Total Checking/Savings</b>	48,172.52
<b>Accounts Receivable</b>	
Accounts Rec / Prepaid Assess	935.53
<b>Total Accounts Receivable</b>	935.53
<b>Total Current Assets</b>	49,108.05
<b>TOTAL ASSETS</b>	<b>49,108.05</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	450.00
<b>Total Accounts Payable</b>	450.00
<b>Other Current Liabilities</b>	
Deferred Assessment Income	5,523.50
<b>Total Other Current Liabilities</b>	5,523.50
<b>Total Current Liabilities</b>	5,973.50
<b>Long Term Liabilities</b>	
Reserve	43,775.58
<b>Total Long Term Liabilities</b>	43,775.58
<b>Total Liabilities</b>	49,749.08
<b>Equity</b>	
Operating Fund Balance	(2,115.75)
Net Income	1,474.72
<b>Total Equity</b>	(641.03)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>49,108.05</b>

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

05/04/23

April 2023

	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Maintenance Fees	2,761.75	2,761.75	0.00	11,047.00	11,047.00	0.00	33,141.00
Reserve Fees	2,994.75	2,994.75	0.00	5,989.50	5,989.50	0.00	11,979.00
Late Fees	6.56	0.00	6.56	265.41	0.00	265.41	0.00
Reserve Interest Income	4.13	0.00	4.13	16.58	0.00	16.58	0.00
<b>Total Income</b>	<u>5,767.19</u>	<u>5,756.50</u>	<u>10.69</u>	<u>17,318.49</u>	<u>17,036.50</u>	<u>281.99</u>	<u>45,120.00</u>
<b>Total Income</b>	5,767.19	5,756.50	10.69	17,318.49	17,036.50	281.99	45,120.00
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	285.41	(285.41)	0.00	1,141.66	(1,141.66)	3,425.00
Compliance Software	577.50	577.50	0.00	2,310.00	2,310.00	0.00	6,930.00
Office Expense	60.00	30.00	30.00	240.00	120.00	120.00	360.00
Professional Services	100.96	129.16	(28.20)	898.61	516.66	381.95	1,550.00
Social	0.00	89.59	(89.59)	905.00	358.34	546.66	1,075.00
State Annual Report	0.00	16.66	(16.66)	0.00	66.66	(66.66)	200.00
State Annual Report	25.00	7.16	17.84	86.25	28.66	57.59	86.00
<b>Total Administration</b>	<u>763.46</u>	<u>1,135.48</u>	<u>(372.02)</u>	<u>4,439.86</u>	<u>4,541.98</u>	<u>(102.12)</u>	<u>13,626.00</u>
<b>Common Property</b>							
Entry Sign/ Wall Maint/ Lights	0.00	83.34	(83.34)	0.00	333.34	(333.34)	1,000.00
Property R&M	0.00	100.00	(100.00)	90.95	400.00	(309.05)	1,200.00
Mailbox R&R	145.00	100.00	45.00	145.00	400.00	(255.00)	1,200.00
Pond Maintenance	135.00	141.66	(6.66)	540.00	566.66	(26.66)	1,700.00
<b>Total Common Property</b>	<u>280.00</u>	<u>425.00</u>	<u>(145.00)</u>	<u>775.95</u>	<u>1,700.00</u>	<u>(924.05)</u>	<u>5,100.00</u>
<b>Grounds</b>							
Grounds Contract	788.33	827.91	(39.58)	3,153.32	3,311.66	(158.34)	9,935.00
Mulch	0.00	83.34	(83.34)	0.00	333.34	(333.34)	1,000.00
Irrig R&M	450.00	41.66	408.34	450.00	166.66	283.34	500.00
<b>Total Grounds</b>	<u>1,238.33</u>	<u>952.91</u>	<u>285.42</u>	<u>3,603.32</u>	<u>3,811.66</u>	<u>(208.34)</u>	<u>11,435.00</u>
<b>Utilities</b>							
Electric- Lights (50334)	223.48	208.34	15.14	871.98	833.34	38.64	2,500.00
Electric - Pump (31712)	45.27	40.00	5.27	146.58	160.00	(13.42)	480.00
<b>Total Utilities</b>	<u>268.75</u>	<u>248.34</u>	<u>20.41</u>	<u>1,018.56</u>	<u>993.34</u>	<u>25.22</u>	<u>2,980.00</u>
<b>Total Expense</b>	<u>2,550.54</u>	<u>2,761.73</u>	<u>(211.19)</u>	<u>9,837.69</u>	<u>11,046.98</u>	<u>(1,209.29)</u>	<u>33,141.00</u>
<b>Net Ordinary Income</b>	3,216.65	2,994.77	221.88	7,480.80	5,989.52	1,491.28	11,979.00
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	4.13	0.00	4.13	16.58	0.00	16.58	0.00
Transfer to Reserve	2,994.75	2,994.75	0.00	5,989.50	5,989.50	0.00	11,979.00
<b>Total Other Expense</b>	<u>2,998.88</u>	<u>2,994.75</u>	<u>4.13</u>	<u>6,006.08</u>	<u>5,989.50</u>	<u>16.58</u>	<u>11,979.00</u>
<b>Net Other Income</b>	<u>(2,998.88)</u>	<u>(2,994.75)</u>	<u>(4.13)</u>	<u>(6,006.08)</u>	<u>(5,989.50)</u>	<u>(16.58)</u>	<u>(11,979.00)</u>
<b>Net Income</b>	<u><u>217.77</u></u>	<u><u>0.02</u></u>	<u><u>217.75</u></u>	<u><u>1,474.72</u></u>	<u><u>0.02</u></u>	<u><u>1,474.70</u></u>	<u><u>0.00</u></u>