



MANGO PARK HOA INC
FINANCIAL REPORTS
May 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.

06/17/22

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

	May 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	3,764.57
Total Operating Account	3,764.57
Reserve Account	
Cadence MM 8703	35,783.41
Total Reserve Account	35,783.41
Total Checking/Savings	39,547.98
Accounts Receivable	
Accounts Rec / Prepaid Assess	(1,167.75)
Total Accounts Receivable	(1,167.75)
Total Current Assets	38,380.23
TOTAL ASSETS	38,380.23
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Assessment Income	2,465.92
Total Other Current Liabilities	2,465.92
Total Current Liabilities	2,465.92
Long Term Liabilities	
Reserve	35,783.41
Total Long Term Liabilities	35,783.41
Total Liabilities	38,249.33
Equity	
Operating Fund Balance	(1,829.31)
Net Income	1,960.21
Total Equity	130.90
TOTAL LIABILITIES & EQUITY	38,380.23

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

06/17/22

May 2022

	May 22	Budget	\$ Over Budget	Jan - May 22	YTD Budget	\$ Over Budget	Annual Bud...
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,465.92	2,466.00	(0.08)	12,329.58	12,330.00	(0.42)	29,592.00
Reserve Fees	0.00	0.00	0.00	7,764.50	7,764.50	0.00	15,529.00
Late Fees	166.92	0.00	166.92	393.62	0.00	393.62	0.00
Reserve Interest Income	1.52	0.00	1.52	6.66	0.00	6.66	0.00
Total Income	<u>2,634.36</u>	<u>2,466.00</u>	<u>168.36</u>	<u>20,494.36</u>	<u>20,094.50</u>	<u>399.86</u>	<u>45,121.00</u>
Total Income	2,634.36	2,466.00	168.36	20,494.36	20,094.50	399.86	45,121.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	171.75	(171.75)	0.00	858.75	(858.75)	2,061.00
Management	550.00	550.00	0.00	2,750.00	2,750.00	0.00	6,600.00
Compliance Software	30.00	30.00	0.00	150.00	150.00	0.00	360.00
Office Expense	84.49	100.83	(16.34)	695.85	504.19	191.66	1,210.00
Professional Services	0.00	41.67	(41.67)	935.50	208.31	727.19	500.00
Social	0.00	16.67	(16.67)	200.00	83.31	116.69	200.00
State Annual Report	25.00	5.08	19.92	86.25	25.44	60.81	61.00
Total Administration	<u>689.49</u>	<u>916.00</u>	<u>(226.51)</u>	<u>4,817.60</u>	<u>4,580.00</u>	<u>237.60</u>	<u>10,992.00</u>
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	0.00	416.69	(416.69)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	500.00	(500.00)	1,200.00
Mailbox R&R	102.81	100.00	2.81	141.81	500.00	(358.19)	1,200.00
Pond Maintenance	135.00	121.00	14.00	675.00	605.00	70.00	1,452.00
Total Common Property	<u>237.81</u>	<u>404.33</u>	<u>(166.52)</u>	<u>816.81</u>	<u>2,021.69</u>	<u>(1,204.88)</u>	<u>4,852.00</u>
Grounds							
Grounds Contract	788.33	788.33	0.00	3,941.65	3,941.69	(0.04)	9,460.00
Mulch	0.00	83.33	(83.33)	0.00	416.69	(416.69)	1,000.00
Irrig R&M	0.00	41.67	(41.67)	0.00	208.31	(208.31)	500.00
Total Grounds	<u>788.33</u>	<u>913.33</u>	<u>(125.00)</u>	<u>3,941.65</u>	<u>4,566.69</u>	<u>(625.04)</u>	<u>10,960.00</u>
Utilities							
Electric- Lights (50334)	199.83	192.33	7.50	999.15	961.69	37.46	2,308.00
Electric - Pump (31712)	37.86	40.00	(2.14)	187.78	200.00	(12.22)	480.00
Total Utilities	<u>237.69</u>	<u>232.33</u>	<u>5.36</u>	<u>1,186.93</u>	<u>1,161.69</u>	<u>25.24</u>	<u>2,788.00</u>
Total Expense	<u>1,953.32</u>	<u>2,465.99</u>	<u>(512.67)</u>	<u>10,762.99</u>	<u>12,330.07</u>	<u>(1,567.08)</u>	<u>29,592.00</u>
Net Ordinary Income	681.04	0.01	681.03	9,731.37	7,764.43	1,966.94	15,529.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	1.52	0.00	1.52	6.66	0.00	6.66	0.00
Transfer to Reserve	0.00	0.00	0.00	7,764.50	7,764.50	0.00	15,529.00
Total Other Expense	<u>1.52</u>	<u>0.00</u>	<u>1.52</u>	<u>7,771.16</u>	<u>7,764.50</u>	<u>6.66</u>	<u>15,529.00</u>
Net Other Income	(1.52)	0.00	(1.52)	(7,771.16)	(7,764.50)	(6.66)	(15,529.00)
Net Income	<u><u>679.52</u></u>	<u><u>0.01</u></u>	<u><u>679.51</u></u>	<u><u>1,960.21</u></u>	<u><u>(0.07)</u></u>	<u><u>1,960.28</u></u>	<u><u>0.00</u></u>