



MANGO PARK HOA INC
FINANCIAL REPORTS
July 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.

08/03/22

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

	Jul 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	2,700.29
Total Operating Account	2,700.29
Reserve Account	
Cadence MM 8703	39,668.69
Total Reserve Account	39,668.69
Total Checking/Savings	42,368.98
Accounts Receivable	
Accounts Rec / Prepaid Assess	983.21
Total Accounts Receivable	983.21
Total Current Assets	43,352.19
TOTAL ASSETS	43,352.19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Assessment Income	4,931.84
Total Other Current Liabilities	4,931.84
Total Current Liabilities	4,931.84
Long Term Liabilities	
Reserve	39,668.69
Total Long Term Liabilities	39,668.69
Total Liabilities	44,600.53
Equity	
Operating Fund Balance	(1,829.31)
Net Income	580.97
Total Equity	(1,248.34)
TOTAL LIABILITIES & EQUITY	43,352.19

Mango Park Homeowners Association, Inc.
Revenue & Expense - Comparison Actual To Budget
July 2022

	Jul 22	Budget	\$ Over Budg...	Jan - Jul 22	YTD Budget	\$ Over Budg...	Annual Bud...
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,465.91	2,466.00	(0.09)	17,261.41	17,262.00	(0.59)	29,592.00
Reserve Fees	3,882.25	3,882.25	0.00	11,646.75	11,646.75	0.00	15,529.00
Late Fees	0.43	0.00	0.43	391.50	0.00	391.50	0.00
Reserve Interest Income	1.56	0.00	1.56	9.69	0.00	9.69	0.00
Total Income	6,350.15	6,348.25	1.90	29,309.35	28,908.75	400.60	45,121.00
Total Income	6,350.15	6,348.25	1.90	29,309.35	28,908.75	400.60	45,121.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	171.75	(171.75)	2,062.34	1,202.25	860.09	2,061.00
Management	550.00	550.00	0.00	3,850.00	3,850.00	0.00	6,600.00
Compliance Software	30.00	30.00	0.00	210.00	210.00	0.00	360.00
Office Expense	58.04	100.83	(42.79)	882.35	705.85	176.50	1,210.00
Professional Services	0.00	41.67	(41.67)	935.50	291.65	643.85	500.00
Social	0.00	16.67	(16.67)	200.00	116.65	83.35	200.00
State Annual Report	0.00	5.08	(5.08)	86.25	35.60	50.65	61.00
Total Administration	638.04	916.00	(277.96)	8,226.44	6,412.00	1,814.44	10,992.00
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	700.00	(700.00)	1,200.00
Mailbox R&R	0.00	100.00	(100.00)	728.81	700.00	28.81	1,200.00
Pond Maintenance	135.00	121.00	14.00	945.00	847.00	98.00	1,452.00
Total Common Property	135.00	404.33	(269.33)	1,673.81	2,830.35	(1,156.54)	4,852.00
Grounds							
Grounds Contract	788.33	788.33	0.00	5,518.31	5,518.35	(0.04)	9,460.00
Mulch	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
Irrig R&M	0.00	41.67	(41.67)	0.00	291.65	(291.65)	500.00
Total Grounds	788.33	913.33	(125.00)	5,518.31	6,393.35	(875.04)	10,960.00
Utilities							
Electric- Lights (50334)	199.83	192.33	7.50	1,398.81	1,346.35	52.46	2,308.00
Electric - Pump (31712)	33.38	40.00	(6.62)	254.57	280.00	(25.43)	480.00
Total Utilities	233.21	232.33	0.88	1,653.38	1,626.35	27.03	2,788.00
Total Expense	1,794.58	2,465.99	(671.41)	17,071.94	17,262.05	(190.11)	29,592.00
Net Ordinary Income	4,555.57	3,882.26	673.31	12,237.41	11,646.70	590.71	15,529.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	1.56	0.00	1.56	9.69	0.00	9.69	0.00
Transfer to Reserve	3,882.25	3,882.25	0.00	11,646.75	11,646.75	0.00	15,529.00
Total Other Expense	3,883.81	3,882.25	1.56	11,656.44	11,646.75	9.69	15,529.00
Net Other Income	(3,883.81)	(3,882.25)	(1.56)	(11,656.44)	(11,646.75)	(9.69)	(15,529.00)
Net Income	671.76	0.01	671.75	580.97	(0.05)	581.02	0.00