



MANGO PARK HOA INC
FINANCIAL REPORTS
May 31, 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.

06/15/23

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

	May 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	3,052.07
Due (To)/From Reserves	(3,600.00)
Total Operating Account	(547.93)
Reserve Account	
Cadence MM 8703	40,179.90
Due (To)/From Operating	3,600.00
Total Reserve Account	43,779.90
Total Checking/Savings	43,231.97
Accounts Receivable	
Accounts Rec / Prepaid Assess	884.75
Total Accounts Receivable	884.75
Other Current Assets	
Undeposited Funds	188.00
Total Other Current Assets	188.00
Total Current Assets	44,304.72
TOTAL ASSETS	44,304.72
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	128.74
Total Accounts Payable	128.74
Other Current Liabilities	
Deferred Assessment Income	2,761.75
Total Other Current Liabilities	2,761.75
Total Current Liabilities	2,890.49
Long Term Liabilities	
Reserve	43,779.90
Total Long Term Liabilities	43,779.90
Total Liabilities	46,670.39
Equity	
Operating Fund Balance	(2,115.75)
Net Income	(249.92)
Total Equity	(2,365.67)
TOTAL LIABILITIES & EQUITY	44,304.72

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

06/15/23

May 2023

	May 23	Budget	\$ Over Budget	Jan - May 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,761.75	2,761.75	0.00	13,808.75	13,808.75	0.00	33,141.00
Reserve Fees	0.00	0.00	0.00	5,989.50	5,989.50	0.00	11,979.00
Late Fees	261.22	0.00	261.22	526.63	0.00	526.63	0.00
Reserve Interest Income	4.32	0.00	4.32	20.90	0.00	20.90	0.00
Total Income	3,027.29	2,761.75	265.54	20,345.78	19,798.25	547.53	45,120.00
Total Income	3,027.29	2,761.75	265.54	20,345.78	19,798.25	547.53	45,120.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	2,237.88	285.42	1,952.46	2,237.88	1,427.08	810.80	3,425.00
Compliance Software	577.50	577.50	0.00	2,887.50	2,887.50	0.00	6,930.00
Office Expense	60.00	30.00	30.00	300.00	150.00	150.00	360.00
Professional Services	459.61	129.17	330.44	1,358.22	645.83	712.39	1,550.00
Social	0.00	89.58	(89.58)	905.00	447.92	457.08	1,075.00
State Annual Report	228.52	16.67	211.85	228.52	83.33	145.19	200.00
	0.00	7.17	(7.17)	86.25	35.83	50.42	86.00
Total Administration	3,563.51	1,135.51	2,428.00	8,003.37	5,677.49	2,325.88	13,626.00
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	0.00	416.67	(416.67)	1,000.00
Property R&M	0.00	100.00	(100.00)	90.95	500.00	(409.05)	1,200.00
Mailbox R&R	0.00	100.00	(100.00)	145.00	500.00	(355.00)	1,200.00
Pond Maintenance	135.00	141.67	(6.67)	675.00	708.33	(33.33)	1,700.00
Total Common Property	135.00	425.00	(290.00)	910.95	2,125.00	(1,214.05)	5,100.00
Grounds							
Grounds Contract	788.33	827.92	(39.59)	3,941.65	4,139.58	(197.93)	9,935.00
Mulch	0.00	83.33	(83.33)	0.00	416.67	(416.67)	1,000.00
Irrig R&M	0.00	41.67	(41.67)	450.00	208.33	241.67	500.00
Total Grounds	788.33	952.92	(164.59)	4,391.65	4,764.58	(372.93)	11,435.00
Utilities							
Electric- Lights (50334)	221.23	208.33	12.90	1,093.21	1,041.67	51.54	2,500.00
Electric - Pump (31712)	39.54	40.00	(0.46)	186.12	200.00	(13.88)	480.00
Total Utilities	260.77	248.33	12.44	1,279.33	1,241.67	37.66	2,980.00
Total Expense	4,747.61	2,761.76	1,985.85	14,585.30	13,808.74	776.56	33,141.00
Net Ordinary Income	(1,720.32)	(0.01)	(1,720.31)	5,760.48	5,989.51	(229.03)	11,979.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	4.32	0.00	4.32	20.90	0.00	20.90	0.00
Transfer to Reserve	0.00	0.00	0.00	5,989.50	5,989.50	0.00	11,979.00
Total Other Expense	4.32	0.00	4.32	6,010.40	5,989.50	20.90	11,979.00
Net Other Income	(4.32)	0.00	(4.32)	(6,010.40)	(5,989.50)	(20.90)	(11,979.00)
Net Income	(1,724.64)	(0.01)	(1,724.63)	(249.92)	0.01	(249.93)	0.00