



MANGO PARK HOA INC
FINANCIAL REPORTS
June 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.

07/05/23

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

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	8,392.19
Due (To)/From Reserves	(3,600.00)
Total Operating Account	4,792.19
Reserve Account	
Cadence MM 8703	40,183.86
Due (To)/From Operating	3,600.00
Total Reserve Account	43,783.86
Total Checking/Savings	48,576.05
Accounts Receivable	
Accounts Rec / Prepaid Assess	(6,497.35)
Total Accounts Receivable	(6,497.35)
Total Current Assets	42,078.70
TOTAL ASSETS	42,078.70
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Reserve	43,783.86
Total Long Term Liabilities	43,783.86
Total Liabilities	43,783.86
Equity	
Operating Fund Balance	(2,115.75)
Net Income	410.59
Total Equity	(1,705.16)
TOTAL LIABILITIES & EQUITY	42,078.70

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

07/05/23

June 2023

	Jun 23	Budget	\$ Over Budget	Jan - Jun 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Maintenance Fees	2,761.75	2,761.75	0.00	16,570.50	16,570.50	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	5.64	0.00	5.64	532.27	0.00	532.27	0.00
Reserve Interest Income	3.96	0.00	3.96	24.86	0.00	24.86	0.00
Total Income	<u>2,771.35</u>	<u>2,761.75</u>	<u>9.60</u>	<u>23,117.13</u>	<u>22,560.00</u>	<u>557.13</u>	<u>45,120.00</u>
Total Income	2,771.35	2,761.75	9.60	23,117.13	22,560.00	557.13	45,120.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	285.42	(285.42)	2,237.88	1,712.50	525.38	3,425.00
Compliance Software	577.50	577.50	0.00	3,465.00	3,465.00	0.00	6,930.00
Office Expense	60.00	30.00	30.00	360.00	180.00	180.00	360.00
Professional Services	124.71	129.17	(4.46)	1,482.93	775.00	707.93	1,550.00
Social	0.00	89.58	(89.58)	905.00	537.50	367.50	1,075.00
State Annual Report	0.00	16.67	(16.67)	228.52	100.00	128.52	200.00
State Annual Report	0.00	7.17	(7.17)	86.25	43.00	43.25	86.00
Total Administration	<u>762.21</u>	<u>1,135.51</u>	<u>(373.30)</u>	<u>8,765.58</u>	<u>6,813.00</u>	<u>1,952.58</u>	<u>13,626.00</u>
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	0.00	500.00	(500.00)	1,000.00
Property R&M	0.00	100.00	(100.00)	90.95	600.00	(509.05)	1,200.00
Mailbox R&R	0.00	100.00	(100.00)	145.00	600.00	(455.00)	1,200.00
Pond Maintenance	135.00	141.67	(6.67)	810.00	850.00	(40.00)	1,700.00
Total Common Property	<u>135.00</u>	<u>425.00</u>	<u>(290.00)</u>	<u>1,045.95</u>	<u>2,550.00</u>	<u>(1,504.05)</u>	<u>5,100.00</u>
Grounds							
Grounds Contract	788.33	827.92	(39.59)	4,729.98	4,967.50	(237.52)	9,935.00
Mulch	0.00	83.33	(83.33)	0.00	500.00	(500.00)	1,000.00
Irrig R&M	161.99	41.67	120.32	611.99	250.00	361.99	500.00
Total Grounds	<u>950.32</u>	<u>952.92</u>	<u>(2.60)</u>	<u>5,341.97</u>	<u>5,717.50</u>	<u>(375.53)</u>	<u>11,435.00</u>
Utilities							
Electric- Lights (50334)	221.23	208.33	12.90	1,314.44	1,250.00	64.44	2,500.00
Electric - Pump (31712)	38.12	40.00	(1.88)	224.24	240.00	(15.76)	480.00
Total Utilities	<u>259.35</u>	<u>248.33</u>	<u>11.02</u>	<u>1,538.68</u>	<u>1,490.00</u>	<u>48.68</u>	<u>2,980.00</u>
Total Expense	<u>2,106.88</u>	<u>2,761.76</u>	<u>(654.88)</u>	<u>16,692.18</u>	<u>16,570.50</u>	<u>121.68</u>	<u>33,141.00</u>
Net Ordinary Income	664.47	(0.01)	664.48	6,424.95	5,989.50	435.45	11,979.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	3.96	0.00	3.96	24.86	0.00	24.86	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	<u>3.96</u>	<u>0.00</u>	<u>3.96</u>	<u>6,014.36</u>	<u>5,989.50</u>	<u>24.86</u>	<u>11,979.00</u>
Net Other Income	(3.96)	0.00	(3.96)	(6,014.36)	(5,989.50)	(24.86)	(11,979.00)
Net Income	<u><u>660.51</u></u>	<u><u>(0.01)</u></u>	<u><u>660.52</u></u>	<u><u>410.59</u></u>	<u><u>0.00</u></u>	<u><u>410.59</u></u>	<u><u>0.00</u></u>