



MANGO PARK HOA INC
FINANCIAL REPORTS
July 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.

08/10/23

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

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	6,559.58
Due (To)/From Reserves	(3,600.00)
Total Operating Account	2,959.58
Reserve Account	
Cadence MM 8703	43,182.82
Due (To)/From Operating	3,600.00
Total Reserve Account	46,782.82
Total Checking/Savings	49,742.40
Accounts Receivable	
Accounts Rec / Prepaid Assess	2,476.65
Total Accounts Receivable	2,476.65
Total Current Assets	52,219.05
TOTAL ASSETS	52,219.05
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expense	750.00
Deferred Assessment Income	5,523.50
Total Other Current Liabilities	6,273.50
Total Current Liabilities	6,273.50
Long Term Liabilities	
Reserve	46,782.82
Total Long Term Liabilities	46,782.82
Total Liabilities	53,056.32
Equity	
Operating Fund Balance	(2,115.75)
Net Income	1,278.48
Total Equity	(837.27)
TOTAL LIABILITIES & EQUITY	52,219.05

Mango Park Homeowners Association, Inc.
Revenue & Expense - Comparison Actual To Budget
July 2023

08/10/23

	<u>Jul 23</u>	<u>Budget</u>	<u>\$ Over Bu...</u>	<u>Jan - Jul 23</u>	<u>YTD Budget</u>	<u>\$ Over Bu...</u>	<u>Annual Bu...</u>
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,761.75	2,761.75	0.00	19,332.25	19,332.25	0.00	33,141.00
Reserve Fees	2,994.75	2,994.75	0.00	8,984.25	8,984.25	0.00	11,979.00
Late Fees	0.00	0.00	0.00	532.27	0.00	532.27	0.00
Reserve Interest Income	4.21	0.00	4.21	29.07	0.00	29.07	0.00
Total Income	<u>5,760.71</u>	<u>5,756.50</u>	<u>4.21</u>	<u>28,877.84</u>	<u>28,316.50</u>	<u>561.34</u>	<u>45,120.00</u>
Total Income	5,760.71	5,756.50	4.21	28,877.84	28,316.50	561.34	45,120.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	285.41	(285.41)	2,237.88	1,997.91	239.97	3,425.00
Compliance Software	577.50	577.50	0.00	4,042.50	4,042.50	0.00	6,930.00
Office Expense	60.00	30.00	30.00	420.00	210.00	210.00	360.00
Professional Services	112.87	129.16	(16.29)	1,595.80	904.16	691.64	1,550.00
Social	0.00	89.59	(89.59)	905.00	627.09	277.91	1,075.00
State Annual Report	0.00	16.66	(16.66)	228.52	116.66	111.86	200.00
	0.00	7.16	(7.16)	86.25	50.16	36.09	86.00
Total Administration	<u>750.37</u>	<u>1,135.48</u>	<u>(385.11)</u>	<u>9,515.95</u>	<u>7,948.48</u>	<u>1,567.47</u>	<u>13,626.00</u>
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.34	(83.34)	0.00	583.34	(583.34)	1,000.00
Property R&M	0.00	100.00	(100.00)	90.95	700.00	(609.05)	1,200.00
Mailbox R&R	0.00	100.00	(100.00)	145.00	700.00	(555.00)	1,200.00
Pond Maintenance	135.00	141.66	(6.66)	945.00	991.66	(46.66)	1,700.00
Total Common Property	<u>135.00</u>	<u>425.00</u>	<u>(290.00)</u>	<u>1,180.95</u>	<u>2,975.00</u>	<u>(1,794.05)</u>	<u>5,100.00</u>
Grounds							
Grounds Contract	750.00	827.91	(77.91)	5,479.98	5,795.41	(315.43)	9,935.00
Mulch	0.00	83.34	(83.34)	0.00	583.34	(583.34)	1,000.00
Irrig R&M	0.00	41.66	(41.66)	611.99	291.66	320.33	500.00
Total Grounds	<u>750.00</u>	<u>952.91</u>	<u>(202.91)</u>	<u>6,091.97</u>	<u>6,670.41</u>	<u>(578.44)</u>	<u>11,435.00</u>
Utilities							
Electric- Lights (50334)	219.35	208.34	11.01	1,533.79	1,458.34	75.45	2,500.00
Electric - Pump (31712)	39.14	40.00	(0.86)	263.38	280.00	(16.62)	480.00
Total Utilities	<u>258.49</u>	<u>248.34</u>	<u>10.15</u>	<u>1,797.17</u>	<u>1,738.34</u>	<u>58.83</u>	<u>2,980.00</u>
Total Expense	<u>1,893.86</u>	<u>2,761.73</u>	<u>(867.87)</u>	<u>18,586.04</u>	<u>19,332.23</u>	<u>(746.19)</u>	<u>33,141.00</u>
Net Ordinary Income	<u>3,866.85</u>	<u>2,994.77</u>	<u>872.08</u>	<u>10,291.80</u>	<u>8,984.27</u>	<u>1,307.53</u>	<u>11,979.00</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	4.21	0.00	4.21	29.07	0.00	29.07	0.00
Transfer to Reserve	2,994.75	2,994.75	0.00	8,984.25	8,984.25	0.00	11,979.00
Total Other Expense	<u>2,998.96</u>	<u>2,994.75</u>	<u>4.21</u>	<u>9,013.32</u>	<u>8,984.25</u>	<u>29.07</u>	<u>11,979.00</u>
Net Other Income	<u>(2,998.96)</u>	<u>(2,994.75)</u>	<u>(4.21)</u>	<u>(9,013.32)</u>	<u>(8,984.25)</u>	<u>(29.07)</u>	<u>(11,979.00)</u>
Net Income	<u>867.89</u>	<u>0.02</u>	<u>867.87</u>	<u>1,278.48</u>	<u>0.02</u>	<u>1,278.46</u>	<u>0.00</u>