



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**June 30, 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.**

07/06/22

**Mango Park Homeowners Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of June 30, 2022

	Jun 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Account</b>	
Cadence Operating 9396	4,864.30
<b>Total Operating Account</b>	4,864.30
<b>Reserve Account</b>	
Cadence MM 8703	35,784.88
<b>Total Reserve Account</b>	35,784.88
<b>Total Checking/Savings</b>	40,649.18
<b>Accounts Receivable</b>	
Accounts Rec / Prepaid Assess	(6,601.22)
<b>Total Accounts Receivable</b>	(6,601.22)
<b>Other Current Assets</b>	
Undeposited Funds	403.82
<b>Total Other Current Assets</b>	403.82
<b>Total Current Assets</b>	34,451.78
<b>TOTAL ASSETS</b>	<b>34,451.78</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	587.00
<b>Total Accounts Payable</b>	587.00
<b>Total Current Liabilities</b>	587.00
<b>Long Term Liabilities</b>	
Reserve	35,784.88
<b>Total Long Term Liabilities</b>	35,784.88
<b>Total Liabilities</b>	36,371.88
<b>Equity</b>	
Operating Fund Balance	(1,829.31)
Net Income	(90.79)
<b>Total Equity</b>	(1,920.10)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>34,451.78</b>

# Mango Park Homeowners Association, Inc.

## Revenue & Expense - Comparison Actual To Budget

June 2022

	Jun 22	Budget	\$ Over Budget	Jan - Jun 22	YTD Budget	\$ Over Budget	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
Maintenance Fees	2,465.92	2,466.00	(0.08)	14,795.50	14,796.00	(0.50)	29,592.00
Reserve Fees	0.00	0.00	0.00	7,764.50	7,764.50	0.00	15,529.00
Late Fees	(2.55)	0.00	(2.55)	391.07	0.00	391.07	0.00
Reserve Interest Income	1.47	0.00	1.47	8.13	0.00	8.13	0.00
<b>Total Income</b>	<u>2,464.84</u>	<u>2,466.00</u>	<u>(1.16)</u>	<u>22,959.20</u>	<u>22,560.50</u>	<u>398.70</u>	<u>45,121.00</u>
<b>Total Income</b>	2,464.84	2,466.00	(1.16)	22,959.20	22,560.50	398.70	45,121.00
<b>Expense</b>							
<b>Administration</b>							
Ins/ OD/ FID/ Bond/ Cas/ Liab	2,062.34	171.75	1,890.59	2,062.34	1,030.50	1,031.84	2,061.00
Management	550.00	550.00	0.00	3,300.00	3,300.00	0.00	6,600.00
Compliance Software	30.00	30.00	0.00	180.00	180.00	0.00	360.00
Office Expense	128.46	100.83	27.63	824.31	605.02	219.29	1,210.00
Professional Services	0.00	41.67	(41.67)	935.50	249.98	685.52	500.00
Social	0.00	16.67	(16.67)	200.00	99.98	100.02	200.00
State Annual Report	0.00	5.08	(5.08)	86.25	30.52	55.73	61.00
<b>Total Administration</b>	<u>2,770.80</u>	<u>916.00</u>	<u>1,854.80</u>	<u>7,588.40</u>	<u>5,496.00</u>	<u>2,092.40</u>	<u>10,992.00</u>
<b>Common Property</b>							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
Property R&M	0.00	100.00	(100.00)	0.00	600.00	(600.00)	1,200.00
Mailbox R&R	587.00	100.00	487.00	728.81	600.00	128.81	1,200.00
Pond Maintenance	135.00	121.00	14.00	810.00	726.00	84.00	1,452.00
<b>Total Common Property</b>	<u>722.00</u>	<u>404.33</u>	<u>317.67</u>	<u>1,538.81</u>	<u>2,426.02</u>	<u>(887.21)</u>	<u>4,852.00</u>
<b>Grounds</b>							
Grounds Contract	788.33	788.33	0.00	4,729.98	4,730.02	(0.04)	9,460.00
Mulch	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
Irrig R&M	0.00	41.67	(41.67)	0.00	249.98	(249.98)	500.00
<b>Total Grounds</b>	<u>788.33</u>	<u>913.33</u>	<u>(125.00)</u>	<u>4,729.98</u>	<u>5,480.02</u>	<u>(750.04)</u>	<u>10,960.00</u>
<b>Utilities</b>							
Electric- Lights (50334)	199.83	192.33	7.50	1,198.98	1,154.02	44.96	2,308.00
Electric - Pump (31712)	33.41	40.00	(6.59)	221.19	240.00	(18.81)	480.00
<b>Total Utilities</b>	<u>233.24</u>	<u>232.33</u>	<u>0.91</u>	<u>1,420.17</u>	<u>1,394.02</u>	<u>26.15</u>	<u>2,788.00</u>
<b>Total Expense</b>	<u>4,514.37</u>	<u>2,465.99</u>	<u>2,048.38</u>	<u>15,277.36</u>	<u>14,796.06</u>	<u>481.30</u>	<u>29,592.00</u>
<b>Net Ordinary Income</b>	(2,049.53)	0.01	(2,049.54)	7,681.84	7,764.44	(82.60)	15,529.00
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Reserve Interest Transfer	1.47	0.00	1.47	8.13	0.00	8.13	0.00
Transfer to Reserve	0.00	0.00	0.00	7,764.50	7,764.50	0.00	15,529.00
<b>Total Other Expense</b>	<u>1.47</u>	<u>0.00</u>	<u>1.47</u>	<u>7,772.63</u>	<u>7,764.50</u>	<u>8.13</u>	<u>15,529.00</u>
<b>Net Other Income</b>	(1.47)	0.00	(1.47)	(7,772.63)	(7,764.50)	(8.13)	(15,529.00)
<b>Net Income</b>	<u>(2,051.00)</u>	<u>0.01</u>	<u>(2,051.01)</u>	<u>(90.79)</u>	<u>(0.06)</u>	<u>(90.73)</u>	<u>0.00</u>