



MANGO PARK HOA INC
FINANCIAL REPORTS
August 31, 2023

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

REVENUE & EXPENSE - COMPARISON OF ACTUAL TO BUDGET

Presented by: Sunstate Association Management Group, Inc.

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

09/08/23

	Aug 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	2,533.22
Due (To)/From Reserves	(3,600.00)
Total Operating Account	(1,066.78)
Reserve Account	
Cadence MM 8703	43,187.22
Due (To)/From Operating	3,600.00
Total Reserve Account	46,787.22
Total Checking/Savings	45,720.44
Accounts Receivable	
Accounts Rec / Prepaid Assess	1,862.57
Total Accounts Receivable	1,862.57
Total Current Assets	47,583.01
TOTAL ASSETS	47,583.01
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	76.97
Total Accounts Payable	76.97
Other Current Liabilities	
Suspense	(1,499.18)
Accrued Expense	750.00
Deferred Assessment Income	2,761.75
Total Other Current Liabilities	2,012.57
Total Current Liabilities	2,089.54
Long Term Liabilities	
Reserve	46,787.22
Total Long Term Liabilities	46,787.22
Total Liabilities	48,876.76
Equity	
Operating Fund Balance	(2,115.75)
Net Income	822.00
Total Equity	(1,293.75)
TOTAL LIABILITIES & EQUITY	47,583.01

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

09/08/23

	<u>Aug 23</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>Jan - Aug 23</u>	<u>YTD Budget</u>	<u>\$ Over Bud...</u>	<u>Annual Bu...</u>
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,761.75	2,761.75	0.00	22,094.00	22,094.00	0.00	33,141.00
Reserve Fees	0.00	0.00	0.00	8,984.25	8,984.25	0.00	11,979.00
Late Fees	141.92	0.00	141.92	674.19	0.00	674.19	0.00
Reserve Interest Income	4.40	0.00	4.40	33.47	0.00	33.47	0.00
Total Income	<u>2,908.07</u>	<u>2,761.75</u>	<u>146.32</u>	<u>31,785.91</u>	<u>31,078.25</u>	<u>707.66</u>	<u>45,120.00</u>
Total Income	2,908.07	2,761.75	146.32	31,785.91	31,078.25	707.66	45,120.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	1,500.18	285.42	1,214.76	3,738.06	2,283.33	1,454.73	3,425.00
Management	577.50	577.50	0.00	4,620.00	4,620.00	0.00	6,930.00
Compliance Software	60.00	30.00	30.00	480.00	240.00	240.00	360.00
Office Expense	113.03	129.17	(16.14)	1,708.83	1,033.33	675.50	1,550.00
Professional Services	0.00	89.58	(89.58)	905.00	716.67	188.33	1,075.00
Social	64.18	16.67	47.51	292.70	133.33	159.37	200.00
State Annual Report	0.00	7.17	(7.17)	86.25	57.33	28.92	86.00
Total Administration	<u>2,314.89</u>	<u>1,135.51</u>	<u>1,179.38</u>	<u>11,830.84</u>	<u>9,083.99</u>	<u>2,746.85</u>	<u>13,626.00</u>
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	0.00	666.67	(666.67)	1,000.00
Property R&M	0.00	100.00	(100.00)	90.95	800.00	(709.05)	1,200.00
Mailbox R&R	0.00	100.00	(100.00)	145.00	800.00	(655.00)	1,200.00
Pond Maintenance	135.00	141.67	(6.67)	1,080.00	1,133.33	(53.33)	1,700.00
Total Common Property	<u>135.00</u>	<u>425.00</u>	<u>(290.00)</u>	<u>1,315.95</u>	<u>3,400.00</u>	<u>(2,084.05)</u>	<u>5,100.00</u>
Grounds							
Grounds Contract	650.00	827.92	(177.92)	6,129.98	6,623.33	(493.35)	9,935.00
Mulch	0.00	83.33	(83.33)	0.00	666.67	(666.67)	1,000.00
Irrig R&M	0.00	41.67	(41.67)	611.99	333.33	278.66	500.00
Total Grounds	<u>650.00</u>	<u>952.92</u>	<u>(302.92)</u>	<u>6,741.97</u>	<u>7,623.33</u>	<u>(881.36)</u>	<u>11,435.00</u>
Utilities							
Electric - Lights (50334)	219.35	208.33	11.02	1,753.14	1,666.67	86.47	2,500.00
Electric - Pump (31712)	40.91	40.00	0.91	304.29	320.00	(15.71)	480.00
Total Utilities	<u>260.26</u>	<u>248.33</u>	<u>11.93</u>	<u>2,057.43</u>	<u>1,986.67</u>	<u>70.76</u>	<u>2,980.00</u>
Total Expense	<u>3,360.15</u>	<u>2,761.76</u>	<u>598.39</u>	<u>21,946.19</u>	<u>22,093.99</u>	<u>(147.80)</u>	<u>33,141.00</u>
Net Ordinary Income	<u>(452.08)</u>	<u>(0.01)</u>	<u>(452.07)</u>	<u>9,839.72</u>	<u>8,984.26</u>	<u>855.46</u>	<u>11,979.00</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	4.40	0.00	4.40	33.47	0.00	33.47	0.00
Transfer to Reserve	0.00	0.00	0.00	8,984.25	8,984.25	0.00	11,979.00
Total Other Expense	<u>4.40</u>	<u>0.00</u>	<u>4.40</u>	<u>9,017.72</u>	<u>8,984.25</u>	<u>33.47</u>	<u>11,979.00</u>
Net Other Income	<u>(4.40)</u>	<u>0.00</u>	<u>(4.40)</u>	<u>(9,017.72)</u>	<u>(8,984.25)</u>	<u>(33.47)</u>	<u>(11,979.00)</u>
Net Income	<u>(456.48)</u>	<u>(0.01)</u>	<u>(456.47)</u>	<u>822.00</u>	<u>0.01</u>	<u>821.99</u>	<u>0.00</u>