



MANGO PARK HOA INC
FINANCIAL REPORTS
September 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.

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

10/08/23

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	8,435.86
Due (To)/From Reserves	(3,600.00)
Total Operating Account	4,835.86
Reserve Account	
Cadence MM 8703	43,191.48
Due (To)/From Operating	3,600.00
Total Reserve Account	46,791.48
Total Checking/Savings	51,627.34
Accounts Receivable	
Accounts Rec / Prepaid Assess	(4,267.55)
Total Accounts Receivable	(4,267.55)
Total Current Assets	47,359.79
TOTAL ASSETS	47,359.79
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,300.00
Total Accounts Payable	1,300.00
Total Current Liabilities	1,300.00
Long Term Liabilities	
Reserve	46,791.48
Total Long Term Liabilities	46,791.48
Total Liabilities	48,091.48
Equity	
Operating Fund Balance	(2,115.75)
Net Income	1,384.06
Total Equity	(731.69)
TOTAL LIABILITIES & EQUITY	47,359.79

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

	Sep 23	Budget	\$ Over Bud...	Jan - Sep 23	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,761.75	2,761.75	0.00	24,855.75	24,855.75	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	73.48	0.00	73.48	747.67	0.00	747.67	0.00
Reserve Interest Income	4.26	0.00	4.26	37.73	0.00	37.73	0.00
Total Income	2,839.49	2,761.75	77.74	34,625.40	33,840.00	785.40	45,120.00
Total Income	2,839.49	2,761.75	77.74	34,625.40	33,840.00	785.40	45,120.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	285.42	(285.42)	3,738.06	2,568.75	1,169.31	3,425.00
Management	577.50	577.50	0.00	5,197.50	5,197.50	0.00	6,930.00
Compliance Software	60.00	30.00	30.00	540.00	270.00	270.00	360.00
Office Expense	154.77	129.17	25.60	1,863.60	1,162.50	701.10	1,550.00
Professional Services	0.00	89.58	(89.58)	905.00	806.25	98.75	1,075.00
Social	64.18	16.67	47.51	356.88	150.00	206.88	200.00
State Annual Report	0.00	7.17	(7.17)	86.25	64.50	21.75	86.00
Total Administration	856.45	1,135.51	(279.06)	12,687.29	10,219.50	2,467.79	13,626.00
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	0.00	750.00	(750.00)	1,000.00
Property R&M	0.00	100.00	(100.00)	90.95	900.00	(809.05)	1,200.00
Mailbox R&R	473.23	100.00	373.23	618.23	900.00	(281.77)	1,200.00
Pond Maintenance	135.00	141.67	(6.67)	1,215.00	1,275.00	(60.00)	1,700.00
Total Common Property	608.23	425.00	183.23	1,924.18	3,825.00	(1,900.82)	5,100.00
Grounds							
Grounds Contract	550.00	827.92	(277.92)	6,679.98	7,451.25	(771.27)	9,935.00
Mulch	0.00	83.33	(83.33)	0.00	750.00	(750.00)	1,000.00
Irrig R&M	0.00	41.67	(41.67)	611.99	375.00	236.99	500.00
Total Grounds	550.00	952.92	(402.92)	7,291.97	8,576.25	(1,284.28)	11,435.00
Utilities							
Electric - Lights (50334)	219.35	208.33	11.02	1,972.49	1,875.00	97.49	2,500.00
Electric - Pump (31712)	39.14	40.00	(0.86)	343.43	360.00	(16.57)	480.00
Total Utilities	258.49	248.33	10.16	2,315.92	2,235.00	80.92	2,980.00
Total Expense	2,273.17	2,761.76	(488.59)	24,219.36	24,855.75	(636.39)	33,141.00
Net Ordinary Income	566.32	(0.01)	566.33	10,406.04	8,984.25	1,421.79	11,979.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	4.26	0.00	4.26	37.73	0.00	37.73	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	4.26	0.00	4.26	9,021.98	8,984.25	37.73	11,979.00
Net Other Income	(4.26)	0.00	(4.26)	(9,021.98)	(8,984.25)	(37.73)	(11,979.00)
Net Income	562.06	(0.01)	562.07	1,384.06	0.00	1,384.06	0.00