



MANGO PARK HOA INC
FINANCIAL REPORTS
October 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.

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

	Oct 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	9,202.91
Due (To)/From Reserves	(3,600.00)
Total Operating Account	5,602.91
Reserve Account	
Cadence MM 8703	46,189.50
Due (To)/From Operating	3,600.00
Total Reserve Account	49,789.50
Total Checking/Savings	55,392.41
Accounts Receivable	
Accounts Rec / Prepaid Assess	881.97
Total Accounts Receivable	881.97
Total Current Assets	56,274.38
TOTAL ASSETS	56,274.38
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	650.00
Total Accounts Payable	650.00
Other Current Liabilities	
Deferred Assessment Income	5,523.50
Total Other Current Liabilities	5,523.50
Total Current Liabilities	6,173.50
Long Term Liabilities	
Reserve	49,789.50
Total Long Term Liabilities	49,789.50
Total Liabilities	55,963.00
Equity	
Operating Fund Balance	(2,115.75)
Net Income	2,427.13
Total Equity	311.38
TOTAL LIABILITIES & EQUITY	56,274.38

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

11/07/23

October 2023

	Oct 23	Budget	\$ Over Budget	Jan - Oct 23	YTD Budget	\$ Over Budget	Annual Bud...
Ordinary Income/Expense							
Income							
Maintenance Fees	2,761.75	2,761.75	0.00	27,617.50	27,617.50	0.00	33,141.00
Reserve Fees	2,994.75	2,994.75	0.00	11,979.00	11,979.00	0.00	11,979.00
Late Fees	0.00	0.00	0.00	747.67	0.00	747.67	0.00
Reserve Interest Income	3.27	0.00	3.27	41.00	0.00	41.00	0.00
Total Income	5,759.77	5,756.50	3.27	40,385.17	39,596.50	788.67	45,120.00
Total Income	5,759.77	5,756.50	3.27	40,385.17	39,596.50	788.67	45,120.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	285.41	(285.41)	3,738.06	2,854.16	883.90	3,425.00
Management	577.50	577.50	0.00	5,775.00	5,775.00	0.00	6,930.00
Compliance Software	60.00	30.00	30.00	600.00	300.00	300.00	360.00
Office Expense	36.54	129.16	(92.62)	1,900.14	1,291.66	608.48	1,550.00
Professional Services	0.00	89.59	(89.59)	905.00	895.84	9.16	1,075.00
Social	0.00	16.66	(16.66)	356.88	166.66	190.22	200.00
State Annual Report	0.00	7.16	(7.16)	86.25	71.66	14.59	86.00
Total Administration	674.04	1,135.48	(461.44)	13,361.33	11,354.98	2,006.35	13,626.00
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.34	(83.34)	0.00	833.34	(833.34)	1,000.00
Property R&M	0.00	100.00	(100.00)	90.95	1,000.00	(909.05)	1,200.00
Mailbox R&R	0.00	100.00	(100.00)	618.23	1,000.00	(381.77)	1,200.00
Pond Maintenance	135.00	141.66	(6.66)	1,350.00	1,416.66	(66.66)	1,700.00
Total Common Property	135.00	425.00	(290.00)	2,059.18	4,250.00	(2,190.82)	5,100.00
Grounds							
Grounds Contract	650.00	827.91	(177.91)	7,329.98	8,279.16	(949.18)	9,935.00
Mulch	0.00	83.34	(83.34)	0.00	833.34	(833.34)	1,000.00
Irrig R&M	0.00	41.66	(41.66)	611.99	416.66	195.33	500.00
Total Grounds	650.00	952.91	(302.91)	7,941.97	9,529.16	(1,587.19)	11,435.00
Utilities							
Electric - Lights (50334)	219.35	208.34	11.01	2,191.84	2,083.34	108.50	2,500.00
Electric - Pump (31712)	40.29	40.00	0.29	383.72	400.00	(16.28)	480.00
Total Utilities	259.64	248.34	11.30	2,575.56	2,483.34	92.22	2,980.00
Total Expense	1,718.68	2,761.73	(1,043.05)	25,938.04	27,617.48	(1,679.44)	33,141.00
Net Ordinary Income	4,041.09	2,994.77	1,046.32	14,447.13	11,979.02	2,468.11	11,979.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	3.27	0.00	3.27	41.00	0.00	41.00	0.00
Transfer to Reserve	2,994.75	2,994.75	0.00	11,979.00	11,979.00	0.00	11,979.00
Total Other Expense	2,998.02	2,994.75	3.27	12,020.00	11,979.00	41.00	11,979.00
Net Other Income	(2,998.02)	(2,994.75)	(3.27)	(12,020.00)	(11,979.00)	(41.00)	(11,979.00)
Net Income	<u>1,043.07</u>	<u>0.02</u>	<u>1,043.05</u>	<u>2,427.13</u>	<u>0.02</u>	<u>2,427.11</u>	<u>0.00</u>