

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

ASSETS Current Assets Checking/Savings Operating Account Cadence Operating 9396 Due (To)/From Reserves (3,600.00) Total Operating Account Cadence MM 8703 Due (To)/From Operating Cadence MM 8703 Due (To)/From Operating Total Reserve Account Cadence MM 8703 Due (To)/From Operating 3,600.00 Total Reserve Account 46,189.50 Total Checking/Savings 55,392.41 Accounts Receivable Accounts Receivable 881.97 Total Accounts Receivable 881.97 Total Accounts Receivable 881.97 Total Current Assets 56,274.38 TOTAL ASSETS 55,23.50 Total Accounts Payable 650.00 Other Current Liabilities Deferred Assessment Income 5,523.50 Total Current Liabilities Reserve 49,789.50 Total Long Term Liabilities Reserve 49,789.50 Total Long Term 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		Oct 31, 23
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	Operating Fund Balance	
TOTAL LIABILITIES & EQUITY 56,274.38	Total Equity	311.38
	TOTAL LIABILITIES & EQUITY	56,274.38

11/07/23

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

October 2023

	Oct 23	Budget	\$ Over Budget	Jan - Oct 23	YTD Budget	\$ Over Budget	Annual Bud
Ordinary Income/Expense							
Income							
Income Maintananaa Fasa	0 761 75	2,761.75	0.00	27 617 50	27 617 50	0.00	22 141 00
Maintenance Fees Reserve Fees	2,761.75 2,994.75	2,994.75	0.00 0.00	27,617.50 11,979.00	27,617.50 11,979.00	0.00 0.00	33,141.00 11,979.00
Late Fees	2,994.75	2,994.75	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
Reserve interest income	5.27	0.00	5.27	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 Pond Maintenance	0.00 135.00	100.00 141.66	(100.00)	618.23 1,350.00	1,000.00 1,416.66	(381.77) (66.66)	1,200.00 1,700.00
			(6.66)				
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	Top to a strange of the						
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	1,043.07	0.02	1,043.05	2,427.13	0.02	2,427.11	0.00