



MANGO PARK HOA INC
FINANCIAL REPORTS
November 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 November 30, 2023

12/10/23

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	9,845.50
Due (To)/From Reserves	(3,600.00)
Total Operating Account	6,245.50
Reserve Account	
Cadence MM 8703	46,189.88
Due (To)/From Operating	3,600.00
Total Reserve Account	49,789.88
Total Checking/Savings	56,035.38
Accounts Receivable	
Accounts Rec / Prepaid Assess	(1,880.42)
Total Accounts Receivable	(1,880.42)
Total Current Assets	54,154.96
TOTAL ASSETS	54,154.96
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	132.52
Total Accounts Payable	132.52
Other Current Liabilities	
Deferred Assessment Income	2,761.75
Total Other Current Liabilities	2,761.75
Total Current Liabilities	2,894.27
Long Term Liabilities	
Reserve	49,789.88
Total Long Term Liabilities	49,789.88
Total Liabilities	52,684.15
Equity	
Operating Fund Balance	(2,115.75)
Net Income	3,586.56
Total Equity	1,470.81
TOTAL LIABILITIES & EQUITY	54,154.96

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

12/10/23

November 2023

	Nov 23	Budget	\$ Over Bud...	Jan - Nov 23	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,761.75	2,761.75	0.00	30,379.25	30,379.25	0.00	33,141.00
Reserve Fees	0.00	0.00	0.00	11,979.00	11,979.00	0.00	11,979.00
Late Fees	252.71	0.00	252.71	1,000.38	0.00	1,000.38	0.00
Reserve Interest Income	0.38	0.00	0.38	41.38	0.00	41.38	0.00
Total Income	3,014.84	2,761.75	253.09	43,400.01	42,358.25	1,041.76	45,120.00
Total Income	3,014.84	2,761.75	253.09	43,400.01	42,358.25	1,041.76	45,120.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	285.42	(285.42)	3,738.06	3,139.58	598.48	3,425.00
Management	577.50	577.50	0.00	6,352.50	6,352.50	0.00	6,930.00
Compliance Software	60.00	30.00	30.00	660.00	330.00	330.00	360.00
Office Expense	26.59	129.17	(102.58)	1,926.73	1,420.83	505.90	1,550.00
Professional Services	0.00	89.58	(89.58)	905.00	985.42	(80.42)	1,075.00
Social	0.00	16.67	(16.67)	356.88	183.33	173.55	200.00
State Annual Report	0.00	7.17	(7.17)	86.25	78.83	7.42	86.00
Total Administration	664.09	1,135.51	(471.42)	14,025.42	12,490.49	1,534.93	13,626.00
Common Property							
Entry Sign/ Wall Maint/ Lights	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
Property R&M	0.00	100.00	(100.00)	90.95	1,100.00	(1,009.05)	1,200.00
Mailbox R&R	0.00	100.00	(100.00)	618.23	1,100.00	(481.77)	1,200.00
Pond Maintenance	145.00	141.67	3.33	1,495.00	1,558.33	(63.33)	1,700.00
Total Common Property	145.00	425.00	(280.00)	2,204.18	4,675.00	(2,470.82)	5,100.00
Grounds							
Grounds Contract	650.00	827.92	(177.92)	7,979.98	9,107.08	(1,127.10)	9,935.00
Mulch	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
Irrig R&M	132.52	41.67	90.85	744.51	458.33	286.18	500.00
Total Grounds	782.52	952.92	(170.40)	8,724.49	10,482.08	(1,757.59)	11,435.00
Utilities							
Electric - Lights (50334)	219.35	208.33	11.02	2,411.19	2,291.67	119.52	2,500.00
Electric - Pump (31712)	44.07	40.00	4.07	427.79	440.00	(12.21)	480.00
Total Utilities	263.42	248.33	15.09	2,838.98	2,731.67	107.31	2,980.00
Total Expense	1,855.03	2,761.76	(906.73)	27,793.07	30,379.24	(2,586.17)	33,141.00
Net Ordinary Income	1,159.81	(0.01)	1,159.82	15,606.94	11,979.01	3,627.93	11,979.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	0.38	0.00	0.38	41.38	0.00	41.38	0.00
Transfer to Reserve	0.00	0.00	0.00	11,979.00	11,979.00	0.00	11,979.00
Total Other Expense	0.38	0.00	0.38	12,020.38	11,979.00	41.38	11,979.00
Net Other Income	(0.38)	0.00	(0.38)	(12,020.38)	(11,979.00)	(41.38)	(11,979.00)
Net Income	1,159.43	(0.01)	1,159.44	3,586.56	0.01	3,586.55	0.00