



MANGO PARK HOA INC
FINANCIAL REPORTS
December 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 December 31, 2023

01/16/24

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	10,255.30
Due (To)/From Reserves	(3,600.00)
Total Operating Account	6,655.30
Reserve Account	
Cadence MM 8703	46,190.27
Due (To)/From Operating	3,600.00
Total Reserve Account	49,790.27
Total Checking/Savings	56,445.57
Accounts Receivable	
Accounts Rec / Prepaid Assess	(3,608.96)
Total Accounts Receivable	(3,608.96)
Total Current Assets	52,836.61
TOTAL ASSETS	52,836.61
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	650.00
Total Accounts Payable	650.00
Total Current Liabilities	650.00
Long Term Liabilities	
Reserve	49,790.27
Total Long Term Liabilities	49,790.27
Total Liabilities	50,440.27
Equity	
Operating Fund Balance	(2,115.75)
Net Income	4,512.09
Total Equity	2,396.34
TOTAL LIABILITIES & EQUITY	52,836.61

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

01/16/24

December 2023

	Dec 23	Budget	\$ Over Budget	Jan - Dec 23	YTD Budget	\$ Over Budget	Annual Bud...
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,761.75	2,761.75	0.00	33,141.00	33,141.00	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	5.64	0.00	5.64	1,006.02	0.00	1,006.02	0.00
Reserve Interest Income	0.39	0.00	0.39	41.77	0.00	41.77	0.00
Total Income	<u>2,767.78</u>	<u>2,761.75</u>	<u>6.03</u>	<u>46,167.79</u>	<u>45,120.00</u>	<u>1,047.79</u>	<u>45,120.00</u>
Total Income	2,767.78	2,761.75	6.03	46,167.79	45,120.00	1,047.79	45,120.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab Management	0.00	285.42	(285.42)	3,738.06	3,425.00	313.06	3,425.00
Compliance Software	577.50	577.50	0.00	6,930.00	6,930.00	0.00	6,930.00
Office Expense	60.00	30.00	30.00	720.00	360.00	360.00	360.00
Professional Services	153.87	129.17	24.70	2,080.60	1,550.00	530.60	1,550.00
Social	0.00	89.58	(89.58)	905.00	1,075.00	(170.00)	1,075.00
State Annual Report	0.00	16.67	(16.67)	356.88	200.00	156.88	200.00
Total Administration	<u>791.37</u>	<u>1,135.51</u>	<u>(344.14)</u>	<u>14,816.79</u>	<u>13,626.00</u>	<u>1,190.79</u>	<u>13,626.00</u>
Common Property							
Entry Sign/ Wall Maint/ Lig...	0.00	83.33	(83.33)	0.00	1,000.00	(1,000.00)	1,000.00
Property R&M	0.00	100.00	(100.00)	90.95	1,200.00	(1,109.05)	1,200.00
Mailbox R&R	0.00	100.00	(100.00)	618.23	1,200.00	(581.77)	1,200.00
Pond Maintenance	145.00	141.67	3.33	1,640.00	1,700.00	(60.00)	1,700.00
Total Common Property	<u>145.00</u>	<u>425.00</u>	<u>(280.00)</u>	<u>2,349.18</u>	<u>5,100.00</u>	<u>(2,750.82)</u>	<u>5,100.00</u>
Grounds							
Grounds Contract	650.00	827.92	(177.92)	8,629.98	9,935.00	(1,305.02)	9,935.00
Mulch	0.00	83.33	(83.33)	0.00	1,000.00	(1,000.00)	1,000.00
Irrig R&M	0.00	41.67	(41.67)	744.51	500.00	244.51	500.00
Total Grounds	<u>650.00</u>	<u>952.92</u>	<u>(302.92)</u>	<u>9,374.49</u>	<u>11,435.00</u>	<u>(2,060.51)</u>	<u>11,435.00</u>
Utilities							
Electric - Lights (50334)	219.35	208.33	11.02	2,630.54	2,500.00	130.54	2,500.00
Electric - Pump (31712)	36.14	40.00	(3.86)	463.93	480.00	(16.07)	480.00
Total Utilities	<u>255.49</u>	<u>248.33</u>	<u>7.16</u>	<u>3,094.47</u>	<u>2,980.00</u>	<u>114.47</u>	<u>2,980.00</u>
Total Expense	<u>1,841.86</u>	<u>2,761.76</u>	<u>(919.90)</u>	<u>29,634.93</u>	<u>33,141.00</u>	<u>(3,506.07)</u>	<u>33,141.00</u>
Net Ordinary Income	<u>925.92</u>	<u>(0.01)</u>	<u>925.93</u>	<u>16,532.86</u>	<u>11,979.00</u>	<u>4,553.86</u>	<u>11,979.00</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	0.39	0.00	0.39	41.77	0.00	41.77	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	<u>0.39</u>	<u>0.00</u>	<u>0.39</u>	<u>12,020.77</u>	<u>11,979.00</u>	<u>41.77</u>	<u>11,979.00</u>
Net Other Income	<u>(0.39)</u>	<u>0.00</u>	<u>(0.39)</u>	<u>(12,020.77)</u>	<u>(11,979.00)</u>	<u>(41.77)</u>	<u>(11,979.00)</u>
Net Income	<u><u>925.53</u></u>	<u><u>(0.01)</u></u>	<u><u>925.54</u></u>	<u><u>4,512.09</u></u>	<u><u>0.00</u></u>	<u><u>4,512.09</u></u>	<u><u>0.00</u></u>