



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**January 31, 2024**

**TABLE OF CONTENTS:**

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 January 31, 2024

02/07/24

	Jan 31, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating Account	
1011 · Cadence Operating 9396	12,510.38
1019 · Due (To)/From Reserves	(3,600.00)
<b>Total 1010 · Operating Account</b>	8,910.38
<b>1020 · Reserve Account</b>	
1021 · Cadence MM 8703	49,541.16
1029 · Due (To)/From Operating	3,600.00
<b>Total 1020 · Reserve Account</b>	53,141.16
<b>Total Checking/Savings</b>	62,051.54
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	3,253.10
<b>Total Accounts Receivable</b>	3,253.10
<b>Total Current Assets</b>	65,304.64
<b>TOTAL ASSETS</b>	<b>65,304.64</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	650.00
<b>Total Accounts Payable</b>	650.00
<b>Other Current Liabilities</b>	
3030 · Deferred Assessment Income	5,566.34
3035 · Prepaid Assessments	2,839.19
<b>Total Other Current Liabilities</b>	8,405.53
<b>Total Current Liabilities</b>	9,055.53
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	53,141.16
<b>Total Long Term Liabilities</b>	53,141.16
<b>Total Liabilities</b>	62,196.69
<b>Equity</b>	
3990 · Operating Fund Balance	(2,115.75)
3900 · Retained Earnings	4,512.09
Net Income	711.61
<b>Total Equity</b>	3,107.95
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>65,304.64</b>

# Mango Park Homeowners Association, Inc.

## Revenue & Expense - Comparison Actual To Budget

January 2024

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
5010 · Maintenance Fees	2,783.16	2,783.16	0.00	2,783.16	2,783.16	0.00	33,398.00
5015 · Reserve Fees	3,350.50	3,350.50	0.00	3,350.50	3,350.50	0.00	13,402.00
5025 · Reserve Interest Income	0.39	0.00	0.39	0.39	0.00	0.39	0.00
<b>Total Income</b>	<b>6,134.05</b>	<b>6,133.66</b>	<b>0.39</b>	<b>6,134.05</b>	<b>6,133.66</b>	<b>0.39</b>	<b>46,800.00</b>
<b>Total Income</b>	<b>6,134.05</b>	<b>6,133.66</b>	<b>0.39</b>	<b>6,134.05</b>	<b>6,133.66</b>	<b>0.39</b>	<b>46,800.00</b>
<b>Expense</b>							
<b>Administration</b>							
7110 · Professional Services	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
7115 · Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	327.09	(327.09)	0.00	327.09	(327.09)	3,925.00
7120 · Management	650.00	650.00	0.00	650.00	650.00	0.00	7,800.00
7125 · Compliance Software	60.00	60.00	0.00	60.00	60.00	0.00	720.00
7130 · Office Expense	171.12	166.66	4.46	171.12	166.66	4.46	2,000.00
7135 · Social	139.98	25.00	114.98	139.98	25.00	114.98	300.00
7140 · State Annual Report	0.00	7.16	(7.16)	0.00	7.16	(7.16)	86.00
<b>Total Administration</b>	<b>1,021.10</b>	<b>1,319.25</b>	<b>(298.15)</b>	<b>1,021.10</b>	<b>1,319.25</b>	<b>(298.15)</b>	<b>15,831.00</b>
<b>Common Property</b>							
7210 · Entry Sign/ Wall Maint/ Lights	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00
7215 · Property R&M	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00
7220 · Mailbox R&R	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00
7225 · Pond Maintenance	145.00	141.66	3.34	145.00	141.66	3.34	1,700.00
<b>Total Common Property</b>	<b>145.00</b>	<b>274.98</b>	<b>(129.98)</b>	<b>145.00</b>	<b>274.98</b>	<b>(129.98)</b>	<b>3,300.00</b>
<b>Grounds</b>							
7310 · Annuals / Plants	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00
7315 · Grounds Contract	650.00	800.00	(150.00)	650.00	800.00	(150.00)	9,600.00
7320 · Mulch	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00
7325 · Irrig R&M	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00
<b>Total Grounds</b>	<b>650.00</b>	<b>924.98</b>	<b>(274.98)</b>	<b>650.00</b>	<b>924.98</b>	<b>(274.98)</b>	<b>11,100.00</b>
<b>Utilities</b>							
7410 · Electric - Lights (50334)	218.55	225.00	(6.45)	218.55	225.00	(6.45)	2,700.00
7415 · Electric - Pump (31712)	36.90	38.91	(2.01)	36.90	38.91	(2.01)	467.00
<b>Total Utilities</b>	<b>255.45</b>	<b>263.91</b>	<b>(8.46)</b>	<b>255.45</b>	<b>263.91</b>	<b>(8.46)</b>	<b>3,167.00</b>
<b>Total Expense</b>	<b>2,071.55</b>	<b>2,783.12</b>	<b>(711.57)</b>	<b>2,071.55</b>	<b>2,783.12</b>	<b>(711.57)</b>	<b>33,398.00</b>
<b>Net Ordinary Income</b>	<b>4,062.50</b>	<b>3,350.54</b>	<b>711.96</b>	<b>4,062.50</b>	<b>3,350.54</b>	<b>711.96</b>	<b>13,402.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
9010 · Transfer to Reserve	3,350.50	3,350.50	0.00	3,350.50	3,350.50	0.00	13,402.00
9015 · Reserve Interest Transfer	0.39	0.00	0.39	0.39	0.00	0.39	0.00
<b>Total Other Expense</b>	<b>3,350.89</b>	<b>3,350.50</b>	<b>0.39</b>	<b>3,350.89</b>	<b>3,350.50</b>	<b>0.39</b>	<b>13,402.00</b>
<b>Net Other Income</b>	<b>(3,350.89)</b>	<b>(3,350.50)</b>	<b>(0.39)</b>	<b>(3,350.89)</b>	<b>(3,350.50)</b>	<b>(0.39)</b>	<b>(13,402.00)</b>
<b>Net Income</b>	<b>711.61</b>	<b>0.04</b>	<b>711.57</b>	<b>711.61</b>	<b>0.04</b>	<b>711.57</b>	<b>0.00</b>