



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

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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 February 29, 2024

03/14/24

	Feb 29, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating Account	
1011 · Cadence Operating 9396	12,212.43
1019 · Due (To)/From Reserves	(3,600.00)
<b>Total 1010 · Operating Account</b>	8,612.43
<b>1020 · Reserve Account</b>	
1021 · Cadence MM 8703	49,541.55
1029 · Due (To)/From Operating	3,600.00
<b>Total 1020 · Reserve Account</b>	53,141.55
<b>Total Checking/Savings</b>	61,753.98
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	2,748.43
<b>Total Accounts Receivable</b>	2,748.43
<b>Total Current Assets</b>	64,502.41
<b>TOTAL ASSETS</b>	<b>64,502.41</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	1,012.06
<b>Total Accounts Payable</b>	1,012.06
<b>Other Current Liabilities</b>	
3030 · Deferred Assessment Income	2,783.17
3035 · Prepaid Assessments	3,833.55
<b>Total Other Current Liabilities</b>	6,616.72
<b>Total Current Liabilities</b>	7,628.78
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	53,141.55
<b>Total Long Term Liabilities</b>	53,141.55
<b>Total Liabilities</b>	60,770.33
<b>Equity</b>	
3990 · Operating Fund Balance	2,396.34
Net Income	1,335.74
<b>Total Equity</b>	3,732.08
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>64,502.41</b>

# Mango Park Homeowners Association, Inc.

## Revenue & Expense - Comparison Actual To Budget

February 2024

03/14/24

	Feb 24	Budget	\$ Over Budget	Jan - Feb 24	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
5010 · Maintenance Fees	2,783.17	2,783.17	0.00	5,566.33	5,566.33	0.00	33,398.00
5015 · Reserve Fees	0.00	0.00	0.00	3,350.50	3,350.50	0.00	13,402.00
5020 · Late Fees	60.97	0.00	60.97	60.97	0.00	60.97	0.00
5025 · Reserve Interest Income	0.39	0.00	0.39	0.78	0.00	0.78	0.00
<b>Total Income</b>	<u>2,844.53</u>	<u>2,783.17</u>	<u>61.36</u>	<u>8,978.58</u>	<u>8,916.83</u>	<u>61.75</u>	<u>46,800.00</u>
<b>Total Income</b>	2,844.53	2,783.17	61.36	8,978.58	8,916.83	61.75	46,800.00
<b>Gross Profit</b>	2,844.53	2,783.17	61.36	8,978.58	8,916.83	61.75	46,800.00
<b>Expense</b>							
<b>Administration</b>							
7110 · Professional Services	0.00	83.33	(83.33)	0.00	166.67	(166.67)	1,000.00
7115 · Insurance	0.00	327.08	(327.08)	0.00	654.17	(654.17)	3,925.00
7120 · Management	650.00	650.00	0.00	1,300.00	1,300.00	0.00	7,800.00
7125 · Compliance Software	60.00	60.00	0.00	120.00	120.00	0.00	720.00
7130 · Office Expense	28.67	166.67	(138.00)	199.79	333.33	(133.54)	2,000.00
7135 · Social	0.00	25.00	(25.00)	139.98	50.00	89.98	300.00
7140 · State Annual Report	61.25	7.17	54.08	61.25	14.33	46.92	86.00
<b>Total Administration</b>	<u>799.92</u>	<u>1,319.25</u>	<u>(519.33)</u>	<u>1,821.02</u>	<u>2,638.50</u>	<u>(817.48)</u>	<u>15,831.00</u>
<b>Common Property</b>							
7210 · Entry Sign/ Wall Maint/ Lights	0.00	41.67	(41.67)	0.00	83.33	(83.33)	500.00
7215 · Property R&M	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00
7220 · Mailbox R&R	0.00	41.67	(41.67)	0.00	83.33	(83.33)	500.00
7225 · Pond Maintenance	145.00	141.67	3.33	290.00	283.33	6.67	1,700.00
<b>Total Common Property</b>	<u>145.00</u>	<u>275.01</u>	<u>(130.01)</u>	<u>290.00</u>	<u>549.99</u>	<u>(259.99)</u>	<u>3,300.00</u>
<b>Grounds</b>							
7310 · Annuals / Plants	0.00	41.67	(41.67)	0.00	83.33	(83.33)	500.00
7315 · Grounds Contract	650.00	800.00	(150.00)	1,300.00	1,600.00	(300.00)	9,600.00
7320 · Mulch	0.00	41.67	(41.67)	0.00	83.33	(83.33)	500.00
7325 · Irrig R&M	362.06	41.67	320.39	362.06	83.33	278.73	500.00
<b>Total Grounds</b>	<u>1,012.06</u>	<u>925.01</u>	<u>87.05</u>	<u>1,662.06</u>	<u>1,849.99</u>	<u>(187.93)</u>	<u>11,100.00</u>
<b>Utilities</b>							
7410 · Electric - Lights (50334)	219.87	225.00	(5.13)	438.42	450.00	(11.58)	2,700.00
7415 · Electric - Pump (31712)	43.16	38.92	4.24	80.06	77.83	2.23	467.00
<b>Total Utilities</b>	<u>263.03</u>	<u>263.92</u>	<u>(0.89)</u>	<u>518.48</u>	<u>527.83</u>	<u>(9.35)</u>	<u>3,167.00</u>
<b>Total Expense</b>	<u>2,220.01</u>	<u>2,783.19</u>	<u>(563.18)</u>	<u>4,291.56</u>	<u>5,566.31</u>	<u>(1,274.75)</u>	<u>33,398.00</u>
<b>Net Ordinary Income</b>	624.52	(0.02)	624.54	4,687.02	3,350.52	1,336.50	13,402.00
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
9010 · Transfer to Reserve	0.00	0.00	0.00	3,350.50	3,350.50	0.00	13,402.00
9015 · Reserve Interest Transfer	0.39	0.00	0.39	0.78	0.00	0.78	0.00
<b>Total Other Expense</b>	<u>0.39</u>	<u>0.00</u>	<u>0.39</u>	<u>3,351.28</u>	<u>3,350.50</u>	<u>0.78</u>	<u>13,402.00</u>
<b>Net Other Income</b>	<u>(0.39)</u>	<u>0.00</u>	<u>(0.39)</u>	<u>(3,351.28)</u>	<u>(3,350.50)</u>	<u>(0.78)</u>	<u>(13,402.00)</u>
<b>Net Income</b>	<u>624.13</u>	<u>(0.02)</u>	<u>624.15</u>	<u>1,335.74</u>	<u>0.02</u>	<u>1,335.72</u>	<u>0.00</u>