



MANGO PARK HOA INC
FINANCIAL REPORTS
March 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 March 31, 2024

04/12/24

| | Mar 31, 24 |
|--|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1010 · Operating Account | |
| 1011 · Cadence Operating 9396 | 13,722.95 |
| 1019 · Due (To)/From Reserves | (3,600.00) |
| Total 1010 · Operating Account | 10,122.95 |
| 1020 · Reserve Account | |
| 1021 · Cadence MM 8703 | 49,541.97 |
| 1029 · Due (To)/From Operating | 3,600.00 |
| Total 1020 · Reserve Account | 53,141.97 |
| Total Checking/Savings | 63,264.92 |
| Accounts Receivable | |
| 1100 · Accounts Receivable | 2,082.82 |
| Total Accounts Receivable | 2,082.82 |
| Total Current Assets | 65,347.74 |
| TOTAL ASSETS | 65,347.74 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 3010 · Accounts Payable | 650.00 |
| Total Accounts Payable | 650.00 |
| Other Current Liabilities | |
| 3035 · Prepaid Assessments | 6,894.55 |
| Total Other Current Liabilities | 6,894.55 |
| Total Current Liabilities | 7,544.55 |
| Long Term Liabilities | |
| 3500 · Reserve Fund | 53,141.97 |
| Total Long Term Liabilities | 53,141.97 |
| Total Liabilities | 60,686.52 |
| Equity | |
| 3990 · Operating Fund Balance | 2,396.34 |
| Net Income | 2,264.88 |
| Total Equity | 4,661.22 |
| TOTAL LIABILITIES & EQUITY | 65,347.74 |

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

March 2024

04/12/24

| | Mar 24 | Budget | \$ Over Budget | Jan - Mar 24 | YTD Budget | \$ Over Budget | Annual Budget |
|---------------------------------------|----------------------|----------------------|----------------------|------------------------|--------------------|------------------------|--------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| Income | | | | | | | |
| 5010 · Maintenance Fees | 2,783.17 | 2,783.17 | 0.00 | 8,349.50 | 8,349.50 | 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 | 147.21 | 0.00 | 147.21 | 208.18 | 0.00 | 208.18 | 0.00 |
| 5025 · Reserve Interest Income | 0.42 | 0.00 | 0.42 | 1.20 | 0.00 | 1.20 | 0.00 |
| Total Income | <u>2,930.80</u> | <u>2,783.17</u> | <u>147.63</u> | <u>11,909.38</u> | <u>11,700.00</u> | <u>209.38</u> | <u>46,800.00</u> |
| Total Income | <u>2,930.80</u> | <u>2,783.17</u> | <u>147.63</u> | <u>11,909.38</u> | <u>11,700.00</u> | <u>209.38</u> | <u>46,800.00</u> |
| Gross Profit | <u>2,930.80</u> | <u>2,783.17</u> | <u>147.63</u> | <u>11,909.38</u> | <u>11,700.00</u> | <u>209.38</u> | <u>46,800.00</u> |
| Expense | | | | | | | |
| Administration | | | | | | | |
| 7110 · Professional Services | 0.00 | 83.33 | (83.33) | 0.00 | 250.00 | (250.00) | 1,000.00 |
| 7115 · Insurance | 0.00 | 327.08 | (327.08) | 0.00 | 981.25 | (981.25) | 3,925.00 |
| 7120 · Management | 650.00 | 650.00 | 0.00 | 1,950.00 | 1,950.00 | 0.00 | 7,800.00 |
| 7125 · Compliance Software | 60.00 | 60.00 | 0.00 | 180.00 | 180.00 | 0.00 | 720.00 |
| 7130 · Office Expense | 236.60 | 166.67 | 69.93 | 436.39 | 500.00 | (63.61) | 2,000.00 |
| 7135 · Social | 0.00 | 25.00 | (25.00) | 139.98 | 75.00 | 64.98 | 300.00 |
| 7140 · State Annual Report | 0.00 | 7.17 | (7.17) | 61.25 | 21.50 | 39.75 | 86.00 |
| Total Administration | <u>946.60</u> | <u>1,319.25</u> | <u>(372.65)</u> | <u>2,767.62</u> | <u>3,957.75</u> | <u>(1,190.13)</u> | <u>15,831.00</u> |
| Common Property | | | | | | | |
| 7210 · Entry Sign/ Wall Maint/ Lights | 0.00 | 41.67 | (41.67) | 0.00 | 125.00 | (125.00) | 500.00 |
| 7215 · Property R&M | 0.00 | 50.00 | (50.00) | 0.00 | 150.00 | (150.00) | 600.00 |
| 7220 · Mailbox R&R | 0.00 | 41.67 | (41.67) | 0.00 | 125.00 | (125.00) | 500.00 |
| 7225 · Pond Maintenance | 145.00 | 141.67 | 3.33 | 435.00 | 425.00 | 10.00 | 1,700.00 |
| Total Common Property | <u>145.00</u> | <u>275.01</u> | <u>(130.01)</u> | <u>435.00</u> | <u>825.00</u> | <u>(390.00)</u> | <u>3,300.00</u> |
| Grounds | | | | | | | |
| 7310 · Annuals / Plants | 0.00 | 41.67 | (41.67) | 0.00 | 125.00 | (125.00) | 500.00 |
| 7315 · Grounds Contract | 650.00 | 800.00 | (150.00) | 1,950.00 | 2,400.00 | (450.00) | 9,600.00 |
| 7320 · Mulch | 0.00 | 41.67 | (41.67) | 0.00 | 125.00 | (125.00) | 500.00 |
| 7325 · Irrig R&M | 0.00 | 41.67 | (41.67) | 362.06 | 125.00 | 237.06 | 500.00 |
| Total Grounds | <u>650.00</u> | <u>925.01</u> | <u>(275.01)</u> | <u>2,312.06</u> | <u>2,775.00</u> | <u>(462.94)</u> | <u>11,100.00</u> |
| Utilities | | | | | | | |
| 7410 · Electric - Lights (50334) | 219.87 | 225.00 | (5.13) | 658.29 | 675.00 | (16.71) | 2,700.00 |
| 7415 · Electric - Pump (31712) | 39.77 | 38.92 | 0.85 | 119.83 | 116.75 | 3.08 | 467.00 |
| Total Utilities | <u>259.64</u> | <u>263.92</u> | <u>(4.28)</u> | <u>778.12</u> | <u>791.75</u> | <u>(13.63)</u> | <u>3,167.00</u> |
| Total Expense | <u>2,001.24</u> | <u>2,783.19</u> | <u>(781.95)</u> | <u>6,292.80</u> | <u>8,349.50</u> | <u>(2,056.70)</u> | <u>33,398.00</u> |
| Net Ordinary Income | <u>929.56</u> | <u>(0.02)</u> | <u>929.58</u> | <u>5,616.58</u> | <u>3,350.50</u> | <u>2,266.08</u> | <u>13,402.00</u> |
| Other Income/Expense | | | | | | | |
| Other Expense | | | | | | | |
| 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 | 0.42 | 0.00 | 0.42 | 1.20 | 0.00 | 1.20 | 0.00 |
| Total Other Expense | <u>0.42</u> | <u>0.00</u> | <u>0.42</u> | <u>3,351.70</u> | <u>3,350.50</u> | <u>1.20</u> | <u>13,402.00</u> |
| Net Other Income | <u>(0.42)</u> | <u>0.00</u> | <u>(0.42)</u> | <u>(3,351.70)</u> | <u>(3,350.50)</u> | <u>(1.20)</u> | <u>(13,402.00)</u> |
| Net Income | <u><u>929.14</u></u> | <u><u>(0.02)</u></u> | <u><u>929.16</u></u> | <u><u>2,264.88</u></u> | <u><u>0.00</u></u> | <u><u>2,264.88</u></u> | <u><u>0.00</u></u> |