

MANGO PARK HOA INC FINANCIAL REPORTS April 30, 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 April 30, 2024

	Apr 30, 24
ASSETS Current Assets Checking/Savings 1010 · Operating Account 1011 · Cadence Operating 9396	13,850.12
1019 · Due (To)/From Reserves	(3,600.00)
Total 1010 · Operating Account	10,250.12
1020 · Reserve Account 1021 · Cadence MM 8703 1029 · Due (To)/From Operating	52,892.88 3,600.00
Total 1020 · Reserve Account	56,492.88
Total Checking/Savings	66,743.00
Accounts Receivable 1100 · Accounts Receivable	3,732.00
Total Accounts Receivable	3,732.00
Total Current Assets	70,475.00
TOTAL ASSETS	70,475.00
LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities 3025 · Accrued Expense 3030 · Deferred Assessment Income 3035 · Prepaid Assessments	650.00 5,566.34 2,540.65
Total Other Current Liabilities	8,756.99
Total Current Liabilities	8,756.99
Long Term Liabilities 3500 · Reserve Fund	56,492.88
Total Long Term Liabilities	56,492.88
Total Liabilities	65,249.87
Equity 3990 · Operating Fund Balance Net Income	2,396.34 2,828.79
Total Equity	5,225.13
TOTAL LIABILITIES & EQUITY	70,475.00

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

April 2024

December December		Apr 24	Budget	\$ Over Budget	Jan - Apr 24	YTD Budget	\$ Over Budget	Annual Budget
Income	Ordinary Income/Expense							
5010 - Malintanace Fees 2,783,16 2,783,16 0.00 11,122,66 11,122,66 0.00 33,38,80 0.00 6,04 21,322 0.00 21,322 0.00 21,322 0.00 21,322 0.00 21,322 0.00 21,322 0.00 21,322 0.00 21,322 0.00 21,322 0.00 21,322 0.00 21,322 0.00 21,322 0.00 21,322 0.00 21,322 0.00 21,323 0.00 21,323 46,800,00 Total Income 6,139,11 6,133,66 5,45 18,048,49 17,833,66 214,83 46,800,00 Cross Profit 6,139,11 6,133,66 5,45 18,048,49 17,833,66 214,83 46,800,00 Cross Profit 6,139,11 6,133,66 5,45 18,048,49 17,833,66 214,83 46,800,00 Cross Profit 6,139,11 6,133,66 5,45 18,048,49 17,833,66 214,83 46,800,00 Cross Profit 1,139,11 <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>								
5016 Reserve Fees 33,05,00 at 3,05,00 b 0.00 b 6701 0.0 b 6,701 0.0 c 13,002 0.0 b 5020 Late Fees 5,04 b 0.00 b 5,04 b 1,161 b 0.00 b 2,14.83 b 46,800 b 0.00 b 0.00 b 2,14.83 b 46,800 b 0.00 b								
5020 - Late Fees 5024 - Reserve Interest Income 5.04 0.00 6.04 1.81 21.32 0.00 21.32 0.00 0.00 1.61 0.00 0.00 Total Income 6.139.11 6.133.66 5.45 18,048.49 17,833.66 214.83 46,800.00 Gross Profit 6.139.11 6.133.66 5.45 18,048.49 17,833.66 214.83 46,800.00 Expense Company Co		_,	_,		,	,		,
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Total Income 6,139.11 6,133.66 5.45 18,048.49 17,833.66 214.83 46,800.00 Total Income 6,139.11 6,133.66 5.45 18,048.49 17,833.66 214.83 46,800.00 Gross Profit 6,139.11 6,133.66 5.45 18,048.49 17,833.66 214.83 46,800.00 Expense Compliance 5.00 5.45 18,048.49 17,833.66 214.83 46,800.00 7110 - Professional Services 300.00 83.34 216.66 300.00 333.34 (33.34) 1,000.00 7110 - Management 650.00 500.00 0.00 2,600.00 0.00 7,000								
Total Income 6,139.11 6,133.66 5.45 18,048.49 17,833.66 214.83 46,800.00 Gross Profit 6,139.11 6,133.66 5.45 18,048.49 17,833.66 214.83 46,800.00 Expense Administration 7110 - Professional Services 300.00 83.34 216.66 300.00 333.34 (133.34) 1,000.00 7115 - Insurance 0.00 227.09 (327.09) 0.00 13,083.34 (1.308.34) 3,925.00 7120 - Management 650.00 650.00 0.00 2,800.00 2,800.00 0.00 7,800.00 7125 - Compliance Software 60.01 60.00 0.00 2,800.00 2,800.00 0.00 7,800.00 7135 - Social 0.00 0.00 2,000.00 0.00 2,000.00 0.00 0	5025 · Reserve interest income	0.41	0.00		1.01	0.00		0.00
Cross Profit 6,139.11 6,133.66 5.45 18.048.49 17,833.66 214.83 46,800.00	Total Income	6,139.11	6,133.66	5.45	18,048.49	17,833.66	214.83	46,800.00
Expense	Total Income	6,139.11	6,133.66	5.45	18,048.49	17,833.66	214.83	46,800.00
Administration	Gross Profit	6,139.11	6,133.66	5.45	18,048.49	17,833.66	214.83	46,800.00
	Expense							
T115 - Insurance								
T120 - Management								
7125 · Compilance Software 7130 · Office Expense 60.00 (0.00) (120.00) (240.00) (240.00) (200.00) (250.00)								
7130 - Office Expense 44.11 166.66 (122.55) 480.50 666.66 (188.16) 2,000.00 7135 - Social 0.00 25.00 (25.00) (25.00) 139.98 100.00 39.98 300.00 7140 - State Annual Report 0.00 7.16 (7.16) 61.25 28.66 32.59 86.00 Total Administration 1,054.11 1,319.25 (265.14) 3,821.73 5,277.00 (1,455.27) 15,831.00 Common Property 7210 - Entry Sign/ Wall Maint/ Lights 0.00 41.66 (41.66) 0.00 166.66 (166.66) 500.00 7215 - Property R&M 0.00 41.66 78.34 120.00 166.66 (46.66) 500.00 7225 - Pond Maintenance 145.00 141.66 3.34 580.00 166.66 (46.66) 500.00 Grounds 7 265.00 274.98 (9.98) 700.00 1,099.98 (399.98) 3,300.00 Grounds 0.00 41.66 (41.	•							
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Common Property T210 - Entry Sign/ Wall Maint/ Lights D.00								
7210 - Entry Sign/ Wall Maint/ Lights 0.00 41.66 (41.66) 0.00 166.66 (166.66) 500.00 7215 - Property R&M 0.00 50.00 (50.00) 0.00 200.00 (200.00) 600.00 7226 - Malibox R&R 120.00 41.66 78.34 120.00 166.66 (46.66) 500.00 7226 - Pond Maintenance 145.00 141.66 3.34 580.00 566.66 13.34 1,700.00 Total Common Property 265.00 274.98 (9.98) 700.00 1,99.98 (39.98) 3,300.00 Grounds Total Common Property 265.00 41.66 (41.66) 0.00 166.66 (166.66) 500.00 Total Grounds Contract 650.00 800.00 (150.00) 2,600.00 3,200.00 (600.00) 9,600.00 7326 - Irrig R&M 0.00 41.66 (41.66) 362.06 166.66 195.40 500.00 Total Grounds 650.00 924.98 (274.98)		.,	.,	(===:::)	5,52 5	5,2	(1,100.21)	
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T220 Mailbox R&R 120.00 41.66 78.34 120.00 166.66 (46.66) 500.00 T225 - Pond Maintenance 145.00 141.66 3.34 580.00 566.66 13.34 1,700.00 Total Common Property 265.00 274.98 (9.98) 700.00 1,099.98 (399.98) 3,300.00 Grounds 7310 - Annuals / Plants 0.00 41.66 (41.66) 0.00 166.66 (166.66) 500.00 7315 - Grounds Contract 650.00 800.00 (150.00) 2,600.00 3,200.00 (600.00) 9,600.00 7325 - Mulch 0.00 41.66 (41.66) 0.00 166.66 (166.66) 166.66 166.66 166.66 166.66 166.66 166.66 700.00 7325 - Mulch 0.00 41.66 (41.66) 362.06 166.66 166.66 166.66 166.66 166.66 166.66 166.66 166.66 166.66 166.66 166.66 166.66 166.66 160.00 11.100.00 11.100.00 10.00 10.00								
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7310 - Annuals / Plants 0.00 41.66 (41.66) 0.00 166.66 (166.66) 500.00 7315 - Grounds Contract 650.00 800.00 (150.00) 2,600.00 3,200.00 (600.00) 9,600.00 7320 - Mulch 0.00 41.66 (41.66) 0.00 166.66 166.66 195.40 500.00 7325 - Irrig R&M 0.00 41.66 (41.66) 362.06 166.66 195.40 500.00 Total Grounds 650.00 924.98 (274.98) 2,962.06 3,699.98 (737.92) 11,100.00 Utilities 7410 - Electric - Lights (50334) 217.16 225.00 (7.84) 875.45 900.00 (24.55) 2,700.00 7415 - Electric - Pump (31712) 38.02 38.91 (8.73) 1,033.30 1,055.66 (22.36) 3,167.00 Total Utilities 255.18 263.91 (8.73) 1,033.30 1,055.66 (22.36) 3,167.00 Total Expense 2,224.29 2,783.12		200.00	27 1.00	(0.00)	, 00.00	1,000.00	(555.55)	0,000.00
7315 · Grounds Contract 650.00 800.00 (150.00) 2,600.00 3,200.00 (600.00) 9,600.00 7320 · Mulch 0.00 41.66 (41.66) 0.00 166.66 (166.66) 500.00 7325 · Irrig R&M 0.00 41.66 (41.66) 362.06 166.66 195.40 500.00 Total Grounds 650.00 924.98 (274.98) 2,962.06 3,699.98 (737.92) 11,100.00 Utilities 7410 · Electric - Lights (50334) 217.16 225.00 (7.84) 875.45 900.00 (24.55) 2,700.00 7415 · Electric - Pump (31712) 38.02 38.91 (0.89) 157.85 155.66 2.19 467.00 Total Utilities 255.18 263.91 (8.73) 1,033.30 1,055.66 (22.36) 3,167.00 Total Expense 2,224.29 2,783.12 (558.83) 8,517.09 11,132.62 (2,615.53) 33,398.00 Net Ordinary Income 3,914.82 3,350.50		0.00	44.00	(44.00)	0.00	100.00	(400.00)	500.00
7320 · Mulch 7325 · Irrig R&M 0.00 0.00 41.66 41.66 (41.66) (41.66) 0.00 362.06 166.66 166.66 (166.66) 195.40 500.00 500.00 Total Grounds 650.00 924.98 (274.98) 2,962.06 3,699.98 (737.92) 11,100.00 Utilities 7410 · Electric - Lights (50334) 7415 · Electric - Pump (31712) 217.16 38.02 225.00 38.91 (7.84) (0.89) 875.45 157.85 900.00 157.85 (24.55) 2.700.00 467.00 2,700.00 467.00 Total Utilities 255.18 263.91 (8.73) 1,033.30 1,055.66 (22.36) 3,167.00 Total Expense 2,224.29 2,783.12 (558.83) 8,517.09 11,132.62 (2,615.53) 33,398.00 Net Ordinary Income 3,914.82 3,350.54 564.28 9,531.40 6,701.04 2,830.36 13,402.00 Other Expense 9010 · Transfer to Reserve 3,350.50 3,350.50 0.00 6,701.00 6,701.00 0.00 1,61 13,402.00 Potal Other Expense 3,350.91 3,350.50 0.41 6,702.61 6,701.00 1,61 13				,			,	
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Total Grounds 650.00 924.98 (274.98) 2,962.06 3,699.98 (737.92) 11,100.00 Utilities 7410 · Electric - Lights (50334) 217.16 225.00 (7.84) 875.45 900.00 (24.55) 2,700.00 7415 · Electric - Pump (31712) 38.02 38.91 (0.89) 157.85 155.66 2.19 467.00 Total Utilities 255.18 263.91 (8.73) 1,033.30 1,055.66 (22.36) 3,167.00 Total Expense 2,224.29 2,783.12 (558.83) 8,517.09 11,132.62 (2,615.53) 33,398.00 Net Ordinary Income 3,914.82 3,350.54 564.28 9,531.40 6,701.04 2,830.36 13,402.00 Other Expense Other Expense 9010 · Transfer to Reserve 3,350.50 3,350.50 0.00 6,701.00 6,701.00 0.00 1.61 0.00 9015 · Reserve Interest Transfer 0.41 0.00 0.41 6,702.61 6,701.00 1.61 13,402.00 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>								
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Net Ordinary Income 3,914.82 3,350.54 564.28 9,531.40 6,701.04 2,830.36 13,402.00 Other Income/Expense Other Expense 9010 · Transfer to Reserve 9015 · Reserve Interest Transfer 3,350.50 0.41 0.00 0.41 6,701.00 1.61 0.00 0.00 0.00 13,402.00 1.61 0.00 0.00 1.61 0.00 1.61 0.00 1.61 13,402.00 Total Other Expense 3,350.91 3,350.50 0.350.91 0.41 0.350.50 6,702.61 0.41 0.6702.61 6,701.00 0.701.00 1.61 0.701.00 1.61 0.3402.00	Total Utilities	255.18	263.91	(8.73)	1,033.30	1,055.66	(22.36)	3,167.00
Other Income/Expense Other Expense 9010 · Transfer to Reserve 3,350.50 3,350.50 0.00 6,701.00 6,701.00 0.00 13,402.00 9015 · Reserve Interest Transfer 0.41 0.00 0.41 1.61 0.00 1.61 0.00 Total Other Expense 3,350.91 3,350.50 0.41 6,702.61 6,701.00 1.61 13,402.00 Net Other Income (3,350.91) (3,350.50) (0.41) (6,702.61) (6,701.00) (1.61) (13,402.00)	Total Expense	2,224.29	2,783.12	(558.83)	8,517.09	11,132.62	(2,615.53)	33,398.00
Other Expense 9010 · Transfer to Reserve 3,350.50 3,350.50 0.00 6,701.00 6,701.00 0.00 13,402.00 9015 · Reserve Interest Transfer 0.41 0.00 0.41 1.61 0.00 1.61 0.00 Total Other Expense 3,350.91 3,350.50 0.41 6,702.61 6,701.00 1.61 13,402.00 Net Other Income (3,350.91) (3,350.50) (0.41) (6,702.61) (6,701.00) (1.61) (13,402.00)	Net Ordinary Income	3,914.82	3,350.54	564.28	9,531.40	6,701.04	2,830.36	13,402.00
9010 · Transfer to Reserve 9015 · Reserve Interest Transfer 3,350.50 0.41 0.00 0.00 0.41 0.00 0.00 6,701.00 0.00 0.00 1.61 0.00 13,402.00 0.00 0.00 1.61 0.00 Total Other Expense 3,350.91 3,350.50 0.41 0.41 0.00 0.41 0.41 0.00 0.41 0.00 0.00 0.00 0.41 0.00 0.00 1.61 0.00 0.00 0.00 0.00 0.00 0.00 0.00								
9015 · Reserve Interest Transfer 0.41 0.00 0.41 1.61 0.00 1.61 0.00 Total Other Expense 3,350.91 3,350.50 0.41 6,702.61 6,701.00 1.61 13,402.00 Net Other Income (3,350.91) (3,350.50) (0.41) (6,702.61) (6,701.00) (1.61) (13,402.00)	the state of the s	2 250 50	2 250 50	0.00	6 704 00	6 704 00	0.00	12 402 00
Net Other Income (3,350.91) (3,350.50) (0.41) (6,702.61) (6,701.00) (1.61) (13,402.00)					•			,
	Total Other Expense	3,350.91	3,350.50	0.41	6,702.61	6,701.00	1.61	13,402.00
Net Income 563.91 0.04 563.87 2,828.79 0.04 2.828.75 0.00	Net Other Income	(3,350.91)	(3,350.50)	(0.41)	(6,702.61)	(6,701.00)	(1.61)	(13,402.00)
	Net Income	563.91	0.04	563.87	2,828.79	0.04	2,828.75	0.00