



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

05/06/24

	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	52,892.88
1029 · Due (To)/From Operating	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	650.00
3030 · Deferred Assessment Income	5,566.34
3035 · Prepaid Assessments	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	2,396.34
Net Income	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

	Apr 24	Budget	\$ Over Budget	Jan - Apr 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
5010 · Maintenance Fees	2,783.16	2,783.16	0.00	11,132.66	11,132.66	0.00	33,398.00
5015 · Reserve Fees	3,350.50	3,350.50	0.00	6,701.00	6,701.00	0.00	13,402.00
5020 · Late Fees	5.04	0.00	5.04	213.22	0.00	213.22	0.00
5025 · Reserve Interest Income	0.41	0.00	0.41	1.61	0.00	1.61	0.00
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							
Administration							
7110 · Professional Services	300.00	83.34	216.66	300.00	333.34	(33.34)	1,000.00
7115 · Insurance	0.00	327.09	(327.09)	0.00	1,308.34	(1,308.34)	3,925.00
7120 · Management	650.00	650.00	0.00	2,600.00	2,600.00	0.00	7,800.00
7125 · Compliance Software	60.00	60.00	0.00	240.00	240.00	0.00	720.00
7130 · Office Expense	44.11	166.66	(122.55)	480.50	666.66	(186.16)	2,000.00
7135 · Social	0.00	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	50.00	(50.00)	0.00	200.00	(200.00)	600.00
7220 · Mailbox R&R	120.00	41.66	78.34	120.00	166.66	(46.66)	500.00
7225 · 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
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	3,350.54	564.28	9,531.40	6,701.04	2,830.36	13,402.00
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)
Net Income	563.91	0.04	563.87	2,828.79	0.04	2,828.75	0.00