



MANGO PARK HOA INC
FINANCIAL REPORTS
July 31, 2024

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BALANCE SHEET

REVENUE & EXPENSE - COMPARISON OF ACTUAL TO BUDGET

RESERVE SCHEDULE

Presented by: Sunstate Association Management Group, Inc.

Mango Park Homeowners Association, Inc.

Balance Sheet as of 7/31/2024

Assets	Operating	Reserve	Total
Assets			
1011 - Cadence Operating 9396	\$9,750.09		\$9,750.09
1012 - Truist OP 0478	\$398.00		\$398.00
1019 - Due (To)/From Reserves	(\$3,600.00)		(\$3,600.00)
1021 - Cadence MM 8703		\$56,244.71	\$56,244.71
1029 - Due (To)/From Operating		\$3,600.00	\$3,600.00
1100 - Accounts Receivable	\$4,646.82		\$4,646.82
Total Assets	\$11,194.91	\$59,844.71	\$71,039.62
Total Assets	\$11,194.91	\$59,844.71	\$71,039.62
Liabilities / Equity			
Liabilities			
3010 - Accounts Payable	\$1,151.42		\$1,151.42
3025 - Accrued Expense	\$650.00		\$650.00
3030 - Deferred Assessment Income	\$5,566.34		\$5,566.34
3035 - Prepaid Assessments	\$2,085.65		\$2,085.65
3500 - General Reserve Fund		\$59,844.71	\$59,844.71
Total Liabilities	\$9,453.41	\$59,844.71	\$69,298.12
Equity			
3990 - Operating Fund Balance	\$2,396.34		\$2,396.34
3999 - Net Income	(\$654.84)		(\$654.84)
Total Equity	\$1,741.50		\$1,741.50
Total Liabilities / Equity	\$11,194.91	\$59,844.71	\$71,039.62

Mango Park Homeowners Association, Inc.

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Maintenance Fees	2,783.16	2,783.16	-	19,482.16	19,482.16	-	33,398.00
5015 - Reserve Fees	3,350.50	3,350.50	-	10,051.50	10,051.50	-	13,402.00
5020 - Late Fees	-	-	-	229.47	-	229.47	-
5025 - Reserve Interest Income	.45	-	.45	2.94	-	2.94	-
Total Income	6,134.11	6,133.66	.45	29,766.07	29,533.66	232.41	46,800.00
Total Income	6,134.11	6,133.66	.45	29,766.07	29,533.66	232.41	46,800.00
Operating Expense							
Administrative							
7110 - Professional Services	-	83.34	83.34	480.00	583.34	103.34	1,000.00
7115 - Insurance	1,719.67	327.09	(1,392.58)	4,005.30	2,289.59	(1,715.71)	3,925.00
7120 - Management	650.00	650.00	-	4,550.00	4,550.00	-	7,800.00
7125 - Compliance Software	60.00	60.00	-	420.00	420.00	-	720.00
7130 - Office Expense	49.64	166.66	117.02	711.96	1,166.66	454.70	2,000.00
7135 - Social	-	25.00	25.00	139.98	175.00	35.02	300.00
7140 - State Annual Report	-	7.16	7.16	61.25	50.16	(11.09)	86.00
Total Administrative	2,479.31	1,319.25	(1,160.06)	10,368.49	9,234.75	(1,133.74)	15,831.00
Common Property							
7210 - Entry Sign/ Wall Maint/ Lights	965.00	41.66	(923.34)	1,475.00	291.66	(1,183.34)	500.00
7215 - Property R&M	-	50.00	50.00	42.77	350.00	307.23	600.00
7220 - Mailbox R&R	-	41.66	41.66	240.00	291.66	51.66	500.00
7225 - Pond Maintenance	145.00	141.66	(3.34)	1,015.00	991.66	(23.34)	1,700.00
Total Common Property	1,110.00	274.98	(835.02)	2,772.77	1,924.98	(847.79)	3,300.00
Grounds							
7310 - Annuals / Plants	-	41.66	41.66	-	291.66	291.66	500.00
7315 - Grounds Contract	650.00	800.00	150.00	4,550.00	5,600.00	1,050.00	9,600.00
7320 - Mulch	-	41.66	41.66	-	291.66	291.66	500.00
7325 - Irrig R&M	99.42	41.66	(57.76)	871.16	291.66	(579.50)	500.00
Total Grounds	749.42	924.98	175.56	5,421.16	6,474.98	1,053.82	11,100.00
Utilities							
7410 - Electric - Lights (50334)	213.28	225.00	11.72	1,515.29	1,575.00	59.71	2,700.00
7415 - Electric - Pump (31712)	44.90	38.91	(5.99)	288.76	272.41	(16.35)	467.00
Total Utilities	258.18	263.91	5.73	1,804.05	1,847.41	43.36	3,167.00
Other							
9010 - Transfer to Reserve	3,350.50	3,350.50	-	10,051.50	10,051.50	-	13,402.00
9015 - Reserve Interest Transfer	.45	-	(.45)	2.94	-	(2.94)	-
Total Other	3,350.95	3,350.50	(.45)	10,054.44	10,051.50	(2.94)	13,402.00

Mango Park Homeowners Association, Inc.

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	7,947.86	6,133.62	(1,814.24)	30,420.91	29,533.62	(887.29)	46,800.00
Operating Net Total	(1,813.75)	.04	(1,813.79)	(654.84)	.04	(654.88)	-
Net Total	(1,813.75)	.04	(1,813.79)	(654.84)	.04	(654.88)	-

Mango Park Homeowners Association
Reserve Balances
 July 31, 2024

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
General Reserves	\$49,592.80	10,051.50		-		59,644.30
Interest	197.47				2.94	200.41
Total Reserves	\$ 49,790.27	10,051.50	-	-	2.94	59,844.71

Expense Details

Allocation Details

Total \$ -
