



**MANGO PARK HOA INC**  
**FINANCIAL REPORTS**  
**August 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 8/31/2024

| <b>Assets</b>                     | <b>Operating</b>  | <b>Reserve</b>     | <b>Total</b>       |
|-----------------------------------|-------------------|--------------------|--------------------|
| <b>Assets</b>                     |                   |                    |                    |
| 1011 - Cadence Operating 9396     | \$5,183.03        |                    | \$5,183.03         |
| 1012 - Truist OP 0478             | \$3,041.79        |                    | \$3,041.79         |
| 1019 - Due (To)/From Reserves     | (\$3,000.00)      |                    | (\$3,000.00)       |
| 1021 - Cadence MM 8703            |                   | \$845.01           | \$845.01           |
| 1022 - Truist RES 0486            |                   | \$56,074.74        | \$56,074.74        |
| 1029 - Due (To)/From Operating    |                   | \$3,000.00         | \$3,000.00         |
| 1100 - Accounts Receivable        | \$4,188.04        |                    | \$4,188.04         |
| <b>Total Assets</b>               | <b>\$9,412.86</b> | <b>\$59,919.75</b> | <b>\$69,332.61</b> |
| <b>Total Assets</b>               | <b>\$9,412.86</b> | <b>\$59,919.75</b> | <b>\$69,332.61</b> |
| <b>Liabilities / Equity</b>       |                   |                    |                    |
| <b>Liabilities</b>                |                   |                    |                    |
| 3010 - Accounts Payable           | \$1,979.44        |                    | \$1,979.44         |
| 3030 - Deferred Assessment Income | \$2,783.17        |                    | \$2,783.17         |
| 3035 - Prepaid Assessments        | \$2,085.65        |                    | \$2,085.65         |
| 3500 - General Reserve Fund       |                   | \$59,919.75        | \$59,919.75        |
| <b>Total Liabilities</b>          | <b>\$6,848.26</b> | <b>\$59,919.75</b> | <b>\$66,768.01</b> |
| <b>Equity</b>                     |                   |                    |                    |
| 3990 - Operating Fund Balance     | \$2,396.34        |                    | \$2,396.34         |
| 3999 - Net Income                 | \$168.26          |                    | \$168.26           |
| <b>Total Equity</b>               | <b>\$2,564.60</b> |                    | <b>\$2,564.60</b>  |
| <b>Total Liabilities / Equity</b> | <b>\$9,412.86</b> | <b>\$59,919.75</b> | <b>\$69,332.61</b> |

# Mango Park Homeowners Association, Inc.

## Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

|                                       | Current Period  |                 |                 | Year To Date     |                  |                   | Annual Budget    |
|---------------------------------------|-----------------|-----------------|-----------------|------------------|------------------|-------------------|------------------|
|                                       | Actual          | Budget          | Variance        | Actual           | Budget           | Variance          |                  |
| <b>Operating Income</b>               |                 |                 |                 |                  |                  |                   |                  |
| <b>Income</b>                         |                 |                 |                 |                  |                  |                   |                  |
| 5010 - Maintenance Fees               | 2,783.17        | 2,783.17        | -               | 22,265.33        | 22,265.33        | -                 | 33,398.00        |
| 5015 - Reserve Fees                   | -               | -               | -               | 10,051.50        | 10,051.50        | -                 | 13,402.00        |
| 5020 - Late Fees                      | 380.00          | -               | 380.00          | 609.47           | -                | 609.47            | -                |
| 5025 - Reserve Interest Income        | 75.04           | -               | 75.04           | 77.98            | -                | 77.98             | -                |
| 5050 - Bank Interest                  | .01             | -               | .01             | .01              | -                | .01               | -                |
| <b>Total Income</b>                   | <b>3,238.22</b> | <b>2,783.17</b> | <b>455.05</b>   | <b>33,004.29</b> | <b>32,316.83</b> | <b>687.46</b>     | <b>46,800.00</b> |
| <b>Total Income</b>                   | <b>3,238.22</b> | <b>2,783.17</b> | <b>455.05</b>   | <b>33,004.29</b> | <b>32,316.83</b> | <b>687.46</b>     | <b>46,800.00</b> |
| <b>Operating Expense</b>              |                 |                 |                 |                  |                  |                   |                  |
| <b>Administrative</b>                 |                 |                 |                 |                  |                  |                   |                  |
| 7110 - Professional Services          | 60.00           | 83.33           | 23.33           | 540.00           | 666.67           | 126.67            | 1,000.00         |
| 7115 - Insurance                      | -               | 327.08          | 327.08          | 4,005.30         | 2,616.67         | (1,388.63)        | 3,925.00         |
| 7120 - Management                     | 650.00          | 650.00          | -               | 5,200.00         | 5,200.00         | -                 | 7,800.00         |
| 7125 - Compliance Software            | 60.00           | 60.00           | -               | 480.00           | 480.00           | -                 | 720.00           |
| 7130 - Office Expense                 | 56.20           | 166.67          | 110.47          | 768.16           | 1,333.33         | 565.17            | 2,000.00         |
| 7135 - Social                         | -               | 25.00           | 25.00           | 139.98           | 200.00           | 60.02             | 300.00           |
| 7140 - State Annual Report            | -               | 7.17            | 7.17            | 61.25            | 57.33            | (3.92)            | 86.00            |
| <b>Total Administrative</b>           | <b>826.20</b>   | <b>1,319.25</b> | <b>493.05</b>   | <b>11,194.69</b> | <b>10,554.00</b> | <b>(640.69)</b>   | <b>15,831.00</b> |
| <b>Common Property</b>                |                 |                 |                 |                  |                  |                   |                  |
| 7210 - Entry Sign/ Wall Maint/ Lights | 368.48          | 41.67           | (326.81)        | 1,843.48         | 333.33           | (1,510.15)        | 500.00           |
| 7215 - Property R&M                   | -               | 50.00           | 50.00           | 42.77            | 400.00           | 357.23            | 600.00           |
| 7220 - Mailbox R&R                    | -               | 41.67           | 41.67           | 240.00           | 333.33           | 93.33             | 500.00           |
| 7225 - Pond Maintenance               | 145.00          | 141.67          | (3.33)          | 1,160.00         | 1,133.33         | (26.67)           | 1,700.00         |
| <b>Total Common Property</b>          | <b>513.48</b>   | <b>275.01</b>   | <b>(238.47)</b> | <b>3,286.25</b>  | <b>2,199.99</b>  | <b>(1,086.26)</b> | <b>3,300.00</b>  |
| <b>Grounds</b>                        |                 |                 |                 |                  |                  |                   |                  |
| 7310 - Annuals / Plants               | -               | 41.67           | 41.67           | -                | 333.33           | 333.33            | 500.00           |
| 7315 - Grounds Contract               | 650.00          | 800.00          | 150.00          | 5,200.00         | 6,400.00         | 1,200.00          | 9,600.00         |
| 7320 - Mulch                          | -               | 41.67           | 41.67           | -                | 333.33           | 333.33            | 500.00           |
| 7325 - Irrig R&M                      | 98.67           | 41.67           | (57.00)         | 969.83           | 333.33           | (636.50)          | 500.00           |
| <b>Total Grounds</b>                  | <b>748.67</b>   | <b>925.01</b>   | <b>176.34</b>   | <b>6,169.83</b>  | <b>7,399.99</b>  | <b>1,230.16</b>   | <b>11,100.00</b> |
| <b>Utilities</b>                      |                 |                 |                 |                  |                  |                   |                  |
| 7410 - Electric - Lights (50334)      | 212.29          | 225.00          | 12.71           | 1,727.58         | 1,800.00         | 72.42             | 2,700.00         |
| 7415 - Electric - Pump (31712)        | 39.44           | 38.92           | (52)            | 328.20           | 311.33           | (16.87)           | 467.00           |
| <b>Total Utilities</b>                | <b>251.73</b>   | <b>263.92</b>   | <b>12.19</b>    | <b>2,055.78</b>  | <b>2,111.33</b>  | <b>55.55</b>      | <b>3,167.00</b>  |
| <b>Other</b>                          |                 |                 |                 |                  |                  |                   |                  |
| 9010 - Transfer to Reserve            | -               | -               | -               | 10,051.50        | 10,051.50        | -                 | 13,402.00        |
| 9015 - Reserve Interest Transfer      | 75.04           | -               | (75.04)         | 77.98            | -                | (77.98)           | -                |
| <b>Total Other</b>                    | <b>75.04</b>    | <b>-</b>        | <b>(75.04)</b>  | <b>10,129.48</b> | <b>10,051.50</b> | <b>(77.98)</b>    | <b>13,402.00</b> |

# Mango Park Homeowners Association, Inc.

## Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

|                            | Current Period |          |          | Year To Date |           |          | Annual Budget |
|----------------------------|----------------|----------|----------|--------------|-----------|----------|---------------|
|                            | Actual         | Budget   | Variance | Actual       | Budget    | Variance |               |
| <b>Operating Expense</b>   |                |          |          |              |           |          |               |
| <b>Total Expense</b>       | 2,415.12       | 2,783.19 | 368.07   | 32,836.03    | 32,316.81 | (519.22) | 46,800.00     |
| <b>Operating Net Total</b> | 823.10         | (.02)    | 823.12   | 168.26       | .02       | 168.24   | -             |
| <b>Net Total</b>           | 823.10         | (.02)    | 823.12   | 168.26       | .02       | 168.24   | -             |

**Mango Park Homeowners Association**  
**Reserve Balances**  
 August 31, 2024

|                       | Balance<br>1/1/24   | YTD<br>Contribution | YTD<br>Allocation | YTD<br>Expense | YTD<br>Interest | Current<br>Balance |
|-----------------------|---------------------|---------------------|-------------------|----------------|-----------------|--------------------|
| General Reserves      | \$49,592.80         | 10,051.50           |                   | -              |                 | 59,644.30          |
| Interest              | 197.47              |                     |                   |                | 77.98           | 275.45             |
| <b>Total Reserves</b> | <b>\$ 49,790.27</b> | <b>10,051.50</b>    | -                 | -              | <b>77.98</b>    | <b>59,919.75</b>   |

Expense Details

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Allocation Details

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Total \$ -

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