



MANGO PARK HOA INC
FINANCIAL REPORTS
September 30, 2024

TABLE OF CONTENTS:

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 9/30/2024

Assets	Operating	Reserve	Total
Assets			
1011 - Cadence Operating 9396	\$3,125.93		\$3,125.93
1012 - Truist OP 0478	\$6,264.11		\$6,264.11
1019 - Due (To)/From Reserves	(\$3,000.00)		(\$3,000.00)
1021 - Cadence MM 8703		\$845.02	\$845.02
1022 - Truist RES 0486		\$56,273.90	\$56,273.90
1029 - Due (To)/From Operating		\$3,000.00	\$3,000.00
1100 - Accounts Receivable	\$2,650.33		\$2,650.33
Total Assets	\$9,040.37	\$60,118.92	\$69,159.29
Total Assets	\$9,040.37	\$60,118.92	\$69,159.29
Liabilities / Equity			
Liabilities			
3010 - Accounts Payable	\$821.81		\$821.81
3025 - Accrued Expense	\$650.00		\$650.00
3035 - Prepaid Assessments	\$4,728.88		\$4,728.88
3500 - General Reserve Fund		\$60,118.92	\$60,118.92
Total Liabilities	\$6,200.69	\$60,118.92	\$66,319.61
Equity			
3990 - Operating Fund Balance	\$2,396.34		\$2,396.34
3999 - Net Income	\$443.34		\$443.34
Total Equity	\$2,839.68		\$2,839.68
Total Liabilities / Equity	\$9,040.37	\$60,118.92	\$69,159.29

Mango Park Homeowners Association, Inc.

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Maintenance Fees	2,783.17	2,783.17	-	25,048.50	25,048.50	-	33,398.00
5015 - Reserve Fees	-	-	-	10,051.50	10,051.50	-	13,402.00
5020 - Late Fees	(18.44)	-	(18.44)	591.03	-	591.03	-
5025 - Reserve Interest Income	199.17	-	199.17	277.15	-	277.15	-
5050 - Operating Interest Income	.03	-	.03	.04	-	.04	-
Total Income	2,963.93	2,783.17	180.76	35,968.22	35,100.00	868.22	46,800.00
Total Income	2,963.93	2,783.17	180.76	35,968.22	35,100.00	868.22	46,800.00
Operating Expense							
Administrative							
7110 - Professional Services	-	83.33	83.33	540.00	750.00	210.00	1,000.00
7115 - Insurance	-	327.08	327.08	4,005.30	2,943.75	(1,061.55)	3,925.00
7120 - Management	650.00	650.00	-	5,850.00	5,850.00	-	7,800.00
7125 - Compliance Software	60.00	60.00	-	540.00	540.00	-	720.00
7130 - Office Expense	123.45	166.67	43.22	891.61	1,500.00	608.39	2,000.00
7135 - Social	-	25.00	25.00	139.98	225.00	85.02	300.00
7140 - State Annual Report	-	7.17	7.17	61.25	64.50	3.25	86.00
Total Administrative	833.45	1,319.25	485.80	12,028.14	11,873.25	(154.89)	15,831.00
Common Property							
7210 - Entry Sign/ Wall Maint/ Lights	495.00	41.67	(453.33)	2,338.48	375.00	(1,963.48)	500.00
7215 - Property R&M	-	50.00	50.00	42.77	450.00	407.23	600.00
7220 - Mailbox R&R	-	41.67	41.67	240.00	375.00	135.00	500.00
7225 - Pond Maintenance	145.00	141.67	(3.33)	1,305.00	1,275.00	(30.00)	1,700.00
Total Common Property	640.00	275.01	(364.99)	3,926.25	2,475.00	(1,451.25)	3,300.00
Grounds							
7310 - Annuals / Plants	-	41.67	41.67	-	375.00	375.00	500.00
7315 - Grounds Contract	650.00	800.00	150.00	5,850.00	7,200.00	1,350.00	9,600.00
7320 - Mulch	-	41.67	41.67	-	375.00	375.00	500.00
7325 - Irrig R&M	113.53	41.67	(71.86)	1,083.36	375.00	(708.36)	500.00
Total Grounds	763.53	925.01	161.48	6,933.36	8,325.00	1,391.64	11,100.00
Utilities							
7410 - Electric - Lights (50334)	213.28	225.00	11.72	1,940.86	2,025.00	84.14	2,700.00
7415 - Electric - Pump (31712)	39.42	38.92	(.50)	367.62	350.25	(17.37)	467.00
Total Utilities	252.70	263.92	11.22	2,308.48	2,375.25	66.77	3,167.00
Other							
9010 - Transfer to Reserve	-	-	-	10,051.50	10,051.50	-	13,402.00
9015 - Reserve Interest Transfer	199.17	-	(199.17)	277.15	-	(277.15)	-
Total Other	199.17	-	(199.17)	10,328.65	10,051.50	(277.15)	13,402.00

Mango Park Homeowners Association, Inc.

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	2,688.85	2,783.19	94.34	35,524.88	35,100.00	(424.88)	46,800.00
Operating Net Total	275.08	(.02)	275.10	443.34	-	443.34	-
Net Total	275.08	(.02)	275.10	443.34	-	443.34	-

Mango Park Homeowners Association
Reserve Balances
September 30, 2024

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
General Reserves	\$49,592.80	10,051.50		-		59,644.30
Interest	197.47				277.15	474.62
Total Reserves	\$ 49,790.27	10,051.50	-	-	277.15	60,118.92

Expense Details

Allocation Details

Total \$ -
