

Florence Gardens Mobile Home Association

Financial Statement Period Ending: February 28, 2021



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

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Fiscal Year End: December 31
Accounting Method: Accrual

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FLORENCE GARDENS MOBILE HOME ASSOCIATION INC

Balance Sheet

2/28/2021

	Operating	Reserve	RV/Kitchen Activities	Capital Improvement	Total
Assets					
OPERATING CASH					
1007 - NBA General Fund #8645	\$92,097.45		\$1,895.06		\$93,992.51
1008 - NBA Debit Card Activities #4715	\$9,486.71		\$1,389.76		\$10,876.47
1009 - NBA Bingo Fund #6615			\$4,201.86		\$4,201.86
1010 - Alliance Operating Checking - 3066	\$53,290.61		\$19,684.43		\$72,975.04
1011 - Alliance Insurance Deductible Fund-210	\$15,019.04				\$15,019.04
1012 - Alliance Legal Fees Fund-760			\$20,022.90		\$20,022.90
1013 - NYCB Operating CD-012(2/27/21)1.50%	\$253,763.45				\$253,763.45
1015 - Alliance Operating ICS-488	\$200,146.19				\$200,146.19
1090 - Petty Cash	\$17.03				\$17.03
1091 - Change Fund - Office	\$200.00				\$200.00
1092 - Change Fund - Activities			\$735.00		\$735.00
1093 - Change Fund - Bingo			\$50.00		\$50.00
Total OPERATING CASH	\$624,020.48	\$0.00	\$47,979.01		\$671,999.49
RESERVE CASH					
1050 - Alliance Reserve MM-9838		\$55,002.47			\$55,002.47
1051 - Alliance Res CDARS-355(6/9/22)2.71%		\$104,765.17			\$104,765.17
1052 - Alliance Res CDARS-347(6/10/21)2.57%		\$52,256.78			\$52,256.78
1054 - Metro Reserve CD-987(3/4/23).60%		\$151,815.49			\$151,815.49
1055 - Alliance Reserve ICS-087		\$120,080.68			\$120,080.68
1056 - Alliance Capital Imprv MM-674				\$32,002.31	\$32,002.31
Total RESERVE CASH	\$0.00	\$483,920.59	\$0.00	\$32,002.31	\$515,922.90

FLORENCE GARDENS MOBILE HOME ASSOCIATION INC

Balance Sheet

2/28/2021

	Operating	Reserve	RV/Kitchen Activities	Capital Improvement	Total
ACCOUNTS RECEIVABLE					
1200 - A/R Assessments	\$65,711.12				\$65,711.12
1230 - A/R Violation Fines	\$20,242.00				\$20,242.00
1240 - A/R Late Fees/Interest	\$1,607.69				\$1,607.69
1250 - A/R Collection Fees	\$3,345.00				\$3,345.00
1275 - A/R RV Storage Rental			\$1,260.00		\$1,260.00
1280 - A/R Other	\$612.00				\$612.00
1281 - Allowance for Doubtful Accts	(\$24,039.66)				(\$24,039.66)
1282 - A/R Unit F - Assessments	\$228,724.20				\$228,724.20
1284 - A/R Unit F - Late Fees	\$18,594.42				\$18,594.42
1291 - Allowance for Doubtful Accounts - Unit F	(\$211,668.62)				(\$211,668.62)
Total ACCOUNTS RECEIVABLE	<u>\$103,128.15</u>		<u>\$1,260.00</u>		<u>\$104,388.15</u>
OTHER ASSETS					
1610 - Prepaid Insurance	\$27,081.79		\$2,062.49		\$29,144.28
Total OTHER ASSETS	<u>\$27,081.79</u>	<u>\$0.00</u>	<u>\$2,062.49</u>		<u>\$29,144.28</u>
FIXED ASSETS					
1800 - Equipment/Machinery	\$403,564.93				\$403,564.93
1805 - Furniture/Fixtures	\$2,278.53				\$2,278.53
1810 - Software	\$1,895.00				\$1,895.00
1830 - Clubhouse/Pool	\$91,169.88				\$91,169.88
1840 - Pickleball Court	\$23,703.08				\$23,703.08
1850 - Land	\$49,344.97				\$49,344.97
1855 - Building Improvements	\$1,194,192.78				\$1,194,192.78
1860 - RV Site Improvements	\$45,260.53				\$45,260.53
1890 - Accumulated Depreciation	(\$1,033,212.94)				(\$1,033,212.94)
1895 - Bingo Equipment	\$7,855.00				\$7,855.00
1899 - Acc Depreciation - Bingo Equipment	(\$7,855.00)				(\$7,855.00)
Total FIXED ASSETS	<u>\$778,196.76</u>	<u>\$0.00</u>			<u>\$778,196.76</u>
Assets Total	\$1,532,427.18	\$483,920.59	\$51,301.50	\$32,002.31	\$2,099,651.58

FLORENCE GARDENS MOBILE HOME ASSOCIATION INC

Balance Sheet

2/28/2021

	Operating	Reserve	RV/Kitchen Activities	Capital Improvement	Total
Liabilities & Equity					
LIABILITIES					
2100 - Prepaid Owner Assessments	\$1,740.00				\$1,740.00
2130 - Capital Lease - Copier	\$646.00				\$646.00
2150 - Deferred Assessments	\$467,475.00				\$467,475.00
2155 - Deferred Assessments - Unit F	\$35,650.00				\$35,650.00
2200 - Accounts Payable	\$1,357.83	\$1,243.20	\$364.16		\$2,965.19
2250 - Accrued Expenses	\$6,026.16				\$6,026.16
2500 - Transfer Fees Payable	\$400.00				\$400.00
2705 - RV Remote Deposits Payable			\$8,350.00		\$8,350.00
Total LIABILITIES	<u>\$513,294.99</u>	<u>\$1,243.20</u>	<u>\$8,714.16</u>		<u>\$523,252.35</u>
EQUITY					
3200 - Operating Equity	\$1,137,707.66		\$42,143.18		\$1,179,850.84
3205 - Bingo Fund Balance			\$3,560.75		\$3,560.75
3500 - Reserve Equity		\$383,216.35		\$2,001.66	\$385,218.01
Total EQUITY	<u>\$1,137,707.66</u>	<u>\$383,216.35</u>	<u>\$45,703.93</u>	<u>\$2,001.66</u>	<u>\$1,568,629.60</u>
Net Income	<u>(\$118,575.47)</u>	<u>\$99,461.04</u>	<u>(\$3,116.59)</u>	<u>\$30,000.65</u>	<u>\$7,769.63</u>
Liabilities and Equity Total	<u>\$1,532,427.18</u>	<u>\$483,920.59</u>	<u>\$51,301.50</u>	<u>\$32,002.31</u>	<u>\$2,099,651.58</u>

FLORENCE GARDENS MOBILE HOME ASSOCIATION INC
INCOME STATEMENT - Operating
2/1/2021 - 2/28/2021

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>OWNER INCOME</u>								
4100 - Homeowner Assessments	\$46,747.50	\$46,747.50	\$0.00	\$93,495.00	\$93,495.00	\$0.00	\$560,970.00	\$467,475.00
4110 - Unit F - Assessments	\$3,565.00	\$3,565.00	\$0.00	\$7,130.00	\$7,130.00	\$0.00	\$42,780.00	\$35,650.00
4350 - Lien/Collection Fees	\$35.00	\$0.00	\$35.00	\$105.00	\$0.00	\$105.00	\$0.00	(\$105.00)
4420 - HOA Transfer Fees	\$1,400.00	\$833.33	\$566.67	\$2,500.00	\$1,666.66	\$833.34	\$10,000.00	\$7,500.00
4800 - Violation Fines	\$1,650.00	\$250.00	\$1,400.00	\$2,925.00	\$500.00	\$2,425.00	\$3,000.00	\$75.00
Total OWNER INCOME	\$53,397.50	\$51,395.83	\$2,001.67	\$106,155.00	\$102,791.66	\$3,363.34	\$616,750.00	\$510,595.00
<u>BUSINESS OFFICE ACTIVITY</u>								
4560 - Key Card & Badges & Lanyards	\$390.00	\$208.33	\$181.67	\$390.00	\$416.66	(\$26.66)	\$2,500.00	\$2,110.00
4565 - Newsletter Advertising/Commissions	\$1,262.50	\$416.67	\$845.83	\$1,262.50	\$833.34	\$429.16	\$5,000.00	\$3,737.50
4570 - Fax & Printing Fee Income	\$193.40	\$83.33	\$110.07	\$193.40	\$166.66	\$26.74	\$1,000.00	\$806.60
Total BUSINESS OFFICE ACTIVITY	\$1,845.90	\$708.33	\$1,137.57	\$1,845.90	\$1,416.66	\$429.24	\$8,500.00	\$6,654.10
<u>OTHER INCOME</u>								
4600 - Interest Income	\$280.60	\$291.67	(\$11.07)	\$606.07	\$583.34	\$22.73	\$3,500.00	\$2,893.93
Total OTHER INCOME	\$280.60	\$291.67	(\$11.07)	\$606.07	\$583.34	\$22.73	\$3,500.00	\$2,893.93
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer to Reserves	(\$130,000.00)	(\$130,000.00)	\$0.00	(\$130,000.00)	(\$130,000.00)	\$0.00	(\$130,000.00)	\$0.00
Total TRANSFER BETWEEN FUNDS	(\$130,000.00)	(\$130,000.00)	\$0.00	(\$130,000.00)	(\$130,000.00)	\$0.00	(\$130,000.00)	\$0.00
Total Income	(\$74,476.00)	(\$77,604.17)	\$3,128.17	(\$21,393.03)	(\$25,208.34)	\$3,815.31	\$498,750.00	\$520,143.03
Expense								
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$4,350.00	\$0.00	(\$4,350.00)	\$8,000.00	\$3,650.00
5200 - Bad Debt	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$0.00	\$1,000.00	\$833.34
5205 - Bad Debt - Unit F	\$3,565.00	\$3,565.00	\$0.00	\$7,130.00	\$7,130.00	\$0.00	\$42,780.00	\$35,650.00
5400 - Insurance	\$3,009.07	\$2,812.50	(\$196.57)	\$6,018.14	\$5,625.00	(\$393.14)	\$33,750.00	\$27,731.86
5425 - Annual Meeting/Election Expense	\$0.00	\$1,000.00	\$1,000.00	\$1,863.70	\$2,000.00	\$136.30	\$2,000.00	\$136.30
5500 - Legal Fees	\$2,670.24	\$833.33	(\$1,836.91)	\$2,670.24	\$1,666.66	(\$1,003.58)	\$10,000.00	\$7,329.76
5520 - Licenses/Permits	\$175.00	\$0.00	(\$175.00)	\$559.00	\$155.00	(\$404.00)	\$600.00	\$41.00

FLORENCE GARDENS MOBILE HOME ASSOCIATION INC
INCOME STATEMENT - Operating
2/1/2021 - 2/28/2021

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5530 - Lien/Collection Costs	\$45.00	\$0.00	(\$45.00)	\$65.00	\$0.00	(\$65.00)	\$0.00	(\$65.00)
5600 - Management Fees	\$2,878.85	\$2,878.92	\$0.07	\$5,757.70	\$5,757.84	\$0.14	\$34,547.00	\$28,789.30
5601 - Supplemental Management Fees	\$3,834.68	\$5,000.00	\$1,165.32	\$3,868.93	\$5,300.00	\$1,431.07	\$7,300.00	\$3,431.07
5760 - HOAMCO and Volunteer Appreciation	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
5800 - Office Supplies	\$390.55	\$458.33	\$67.78	\$684.40	\$916.66	\$232.26	\$5,500.00	\$4,815.60
5810 - Postage	\$114.66	\$125.00	\$10.34	\$183.00	\$250.00	\$67.00	\$1,500.00	\$1,317.00
5825 - Information Technology/Website	\$191.56	\$183.33	(\$8.23)	\$382.08	\$366.66	(\$15.42)	\$2,200.00	\$1,817.92
5835 - Copier Monthly Maint & Overage	(\$357.24)	\$500.00	\$857.24	\$0.00	\$1,000.00	\$1,000.00	\$6,000.00	\$6,000.00
5950 - Other Admin	\$9.99	\$0.00	(\$9.99)	\$77.98	\$0.00	(\$77.98)	\$0.00	(\$77.98)
<u>Total ADMINISTRATIVE</u>	\$16,610.69	\$17,939.74	\$1,329.05	\$33,776.83	\$30,834.48	(\$2,942.35)	\$156,177.00	\$122,400.17
<u>BUSINESS OFFICE ACTIVITY</u>								
5450 - Key Cards & Badges & Lanyards	\$108.32	\$208.33	\$100.01	\$258.40	\$416.66	\$158.26	\$2,500.00	\$2,241.60
<u>Total BUSINESS OFFICE ACTIVITY</u>	\$108.32	\$208.33	\$100.01	\$258.40	\$416.66	\$158.26	\$2,500.00	\$2,241.60
<u>EMPLOYEE EXPENSES</u>								
5960 - Wages	\$14,383.86	\$15,833.33	\$1,449.47	\$28,955.69	\$31,666.66	\$2,710.97	\$190,000.00	\$161,044.31
5970 - Employee Benefits	\$943.44	\$1,000.00	\$56.56	\$1,886.88	\$2,000.00	\$113.12	\$12,000.00	\$10,113.12
5975 - Payroll Taxes	\$1,783.14	\$1,425.00	(\$358.14)	\$3,895.08	\$2,850.00	(\$1,045.08)	\$17,100.00	\$13,204.92
5980 - Workman's Compensation	\$211.13	\$316.67	\$105.54	\$434.89	\$633.34	\$198.45	\$3,800.00	\$3,365.11
5990 - Payroll Processing Fee	\$1,296.41	\$1,300.00	\$3.59	\$2,619.30	\$2,600.00	(\$19.30)	\$15,600.00	\$12,980.70
<u>Total EMPLOYEE EXPENSES</u>	\$18,617.98	\$19,875.00	\$1,257.02	\$37,791.84	\$39,750.00	\$1,958.16	\$238,500.00	\$200,708.16
<u>COMMON AREA</u>								
6400 - Pest Control	\$175.00	\$175.00	\$0.00	\$350.00	\$750.00	\$400.00	\$2,500.00	\$2,150.00
6510 - Repairs & Maintenance: Common Area	\$633.28	\$1,000.00	\$366.72	\$877.82	\$2,000.00	\$1,122.18	\$12,000.00	\$11,122.18
6515 - Repairs & Maintenance: Kitchen	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00	\$2,000.00
6526 - Repairs & Maintenance: Security	\$0.00	\$83.33	\$83.33	\$213.75	\$166.66	(\$47.09)	\$1,000.00	\$786.25
6585 - Repairs & Maintenance: Truck, Gator & Tractor	\$110.77	\$83.33	(\$27.44)	\$110.77	\$166.66	\$55.89	\$1,000.00	\$889.23
6590 - Repairs & Maintenance: Pool	\$630.44	\$625.00	(\$5.44)	\$1,183.86	\$1,250.00	\$66.14	\$7,500.00	\$6,316.14
6670 - Small Equipment	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00	\$1,000.00
6680 - Supplies & Fuel	\$563.76	\$833.33	\$269.57	\$1,116.38	\$1,666.66	\$550.28	\$10,000.00	\$8,883.62
<u>Total COMMON AREA</u>	\$2,113.25	\$3,049.99	\$936.74	\$3,852.58	\$6,499.98	\$2,647.40	\$37,000.00	\$33,147.42

FLORENCE GARDENS MOBILE HOME ASSOCIATION INC
INCOME STATEMENT - Operating
2/1/2021 - 2/28/2021

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
UTILITIES								
7100 - Electricity	\$1,369.09	\$2,083.33	\$714.24	\$2,729.09	\$4,166.66	\$1,437.57	\$25,000.00	\$22,270.91
7300 - Natural Gas	\$2,720.92	\$2,083.33	(\$637.59)	\$5,687.89	\$4,166.66	(\$1,521.23)	\$25,000.00	\$19,312.11
7500 - Telephone	\$96.62	\$100.00	\$3.38	\$193.24	\$200.00	\$6.76	\$1,200.00	\$1,006.76
7550 - Trash/Sanitation	\$266.50	\$250.00	(\$16.50)	\$533.00	\$500.00	(\$33.00)	\$3,000.00	\$2,467.00
7900 - Water/Sewer	\$600.00	\$583.33	(\$16.67)	\$1,356.60	\$1,166.66	(\$189.94)	\$7,000.00	\$5,643.40
Total UTILITIES	\$5,053.13	\$5,099.99	\$46.86	\$10,499.82	\$10,199.98	(\$299.84)	\$61,200.00	\$50,700.18
TAXES/OTHER EXPENSES								
8250 - Contingency/New Projects	\$0.00	\$208.33	\$208.33	\$0.00	\$416.66	\$416.66	\$2,500.00	\$2,500.00
8300 - Depreciation	\$5,500.00	\$5,500.00	\$0.00	\$11,000.00	\$11,000.00	\$0.00	\$66,000.00	\$55,000.00
8840 - Taxes - Property/Federal/Other	\$2.97	\$37.50	\$34.53	\$2.97	\$75.00	\$72.03	\$450.00	\$447.03
Total TAXES/OTHER EXPENSES	\$5,502.97	\$5,745.83	\$242.86	\$11,002.97	\$11,491.66	\$488.69	\$68,950.00	\$57,947.03
Total Expense	\$48,006.34	\$51,918.88	\$3,912.54	\$97,182.44	\$99,192.76	\$2,010.32	\$564,327.00	\$467,144.56
Operating Net Income	(\$122,482.34)	(\$129,523.05)	\$7,040.71	(\$118,575.47)	(\$124,401.10)	\$5,825.63	(\$65,577.00)	\$52,998.47

FLORENCE GARDENS MOBILE HOME ASSOCIATION INC
INCOME STATEMENT - Reserve
2/1/2021 - 2/28/2021

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>OTHER INCOME</u>								
4610 - Interest Income - Reserve	\$338.73	\$0.00	\$338.73	\$704.24	\$0.00	\$704.24	\$0.00	(\$704.24)
Total OTHER INCOME	\$338.73	\$0.00	\$338.73	\$704.24	\$0.00	\$704.24	\$0.00	(\$704.24)
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$100,000.00	\$100,000.00	\$0.00	\$100,000.00	\$100,000.00	\$0.00	\$100,000.00	\$0.00
Total TRANSFER BETWEEN FUNDS	\$100,000.00	\$100,000.00	\$0.00	\$100,000.00	\$100,000.00	\$0.00	\$100,000.00	\$0.00
Total Reserve Income	\$100,338.73	\$100,000.00	\$338.73	\$100,704.24	\$100,000.00	\$704.24	\$100,000.00	(\$704.24)
Reserve Expense								
<u>COMMON AREA</u>								
9410 - Pickleball - Reserves	\$1,243.20	\$0.00	(\$1,243.20)	\$1,243.20	\$0.00	(\$1,243.20)	\$0.00	(\$1,243.20)
Total COMMON AREA	\$1,243.20	\$0.00	(\$1,243.20)	\$1,243.20	\$0.00	(\$1,243.20)	\$0.00	(\$1,243.20)
Total Reserve Expense	\$1,243.20	\$0.00	(\$1,243.20)	\$1,243.20	\$0.00	(\$1,243.20)	\$0.00	(\$1,243.20)
Reserve Net Income	\$99,095.53	\$100,000.00	(\$904.47)	\$99,461.04	\$100,000.00	(\$538.96)	\$100,000.00	\$538.96

FLORENCE GARDENS MOBILE HOME ASSOCIATION INC
INCOME STATEMENT - RV/Kitchen Activities
2/1/2021 - 2/28/2021

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>CLUBHOUSE/KITCHEN ACTIVITY</u>								
4622 - Christmas Bazaar	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
4623 - Daily/Saturday Coffee	\$0.00	\$208.33	(\$208.33)	\$5.00	\$416.66	(\$411.66)	\$2,500.00	\$2,495.00
4624 - Band/Dances/Entertainment	\$0.00	\$500.00	(\$500.00)	\$0.00	\$1,000.00	(\$1,000.00)	\$2,600.00	\$2,600.00
4626 - Ice Cream Socials	\$0.00	\$500.00	(\$500.00)	\$0.00	\$1,000.00	(\$1,000.00)	\$1,500.00	\$1,500.00
4632 - Kitchen Activities	\$0.00	\$2,500.00	(\$2,500.00)	\$0.00	\$5,000.00	(\$5,000.00)	\$15,000.00	\$15,000.00
<u>Total CLUBHOUSE/KITCHEN ACTIVITY</u>	\$0.00	\$3,708.33	(\$3,708.33)	\$5.00	\$7,416.66	(\$7,411.66)	\$22,600.00	\$22,595.00
<u>RV STORAGE</u>								
4170 - RV Storage Rental	\$2,110.00	\$0.00	\$2,110.00	\$2,520.00	\$0.00	\$2,520.00	\$54,000.00	\$51,480.00
4335 - RV Storage Rental Late Fees	\$30.00	\$0.00	\$30.00	\$30.00	\$0.00	\$30.00	\$0.00	(\$30.00)
4550 - RV Lost Deposit Income	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$0.00	(\$25.00)
<u>Total RV STORAGE</u>	\$2,165.00	\$0.00	\$2,165.00	\$2,575.00	\$0.00	\$2,575.00	\$54,000.00	\$51,425.00
<u>BINGO</u>								
4635 - Bingo - Proceeds	\$0.00	\$833.33	(\$833.33)	\$0.00	\$1,666.66	(\$1,666.66)	\$10,000.00	\$10,000.00
<u>Total BINGO</u>	\$0.00	\$833.33	(\$833.33)	\$0.00	\$1,666.66	(\$1,666.66)	\$10,000.00	\$10,000.00
<u>VENDING MACHINE</u>								
4810 - Ice Machine	\$114.00	\$125.00	(\$11.00)	\$114.00	\$250.00	(\$136.00)	\$1,500.00	\$1,386.00
4830 - Water Machine	\$350.00	\$83.33	\$266.67	\$350.00	\$166.66	\$183.34	\$1,000.00	\$650.00
4840 - Pop Machine	\$73.30	\$83.33	(\$10.03)	\$234.20	\$166.66	\$67.54	\$1,000.00	\$765.80
<u>Total VENDING MACHINE</u>	\$537.30	\$291.66	\$245.64	\$698.20	\$583.32	\$114.88	\$3,500.00	\$2,801.80
<u>OTHER INCOME</u>								
4600 - Interest Income	\$2.78	\$0.00	\$2.78	\$4.70	\$0.00	\$4.70	\$0.00	(\$4.70)
<u>Total OTHER INCOME</u>	\$2.78	\$0.00	\$2.78	\$4.70	\$0.00	\$4.70	\$0.00	(\$4.70)
Total Income	\$2,705.08	\$4,833.32	(\$2,128.24)	\$3,282.90	\$9,666.64	(\$6,383.74)	\$90,100.00	\$86,817.10

FLORENCE GARDENS MOBILE HOME ASSOCIATION INC
INCOME STATEMENT - RV/Kitchen Activities
2/1/2021 - 2/28/2021

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
<u>ADMINISTRATIVE</u>								
5610 - Holiday Decorations	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00	\$500.00
<u>Total ADMINISTRATIVE</u>	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00	\$500.00
<u>CLUBHOUSE/KITCHEN ACTIVITY</u>								
5622 - Christmas Bazaar	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00
5623 - Daily/Saturday Coffee	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00	\$2,000.00
5624 - Dances	\$0.00	\$400.00	\$400.00	\$0.00	\$800.00	\$800.00	\$2,600.00	\$2,600.00
5626 - Ice Cream Social	\$0.00	\$575.00	\$575.00	\$0.00	\$1,150.00	\$1,150.00	\$1,150.00	\$1,150.00
5632 - Kitchen Activities	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$3,000.00	\$3,000.00	\$9,000.00	\$9,000.00
5634 - Other Kitchen Expense	(\$29.00)	\$81.25	\$110.25	(\$29.00)	\$162.50	\$191.50	\$975.00	\$1,004.00
5639 - Kitchen/Clubhouse TPT Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
5645 - General Activity Supplies	\$0.00	\$100.00	\$100.00	\$0.00	\$200.00	\$200.00	\$1,200.00	\$1,200.00
5660 - Celebrate FGMHA Members	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
<u>Total CLUBHOUSE/KITCHEN ACTIVITY</u>	(\$29.00)	\$2,822.92	\$2,851.92	(\$29.00)	\$5,645.84	\$5,674.84	\$19,525.00	\$19,554.00
<u>RV STORAGE</u>								
5405 - Insurance - RV Storage	\$229.17	\$229.17	\$0.00	\$458.34	\$458.34	\$0.00	\$2,750.00	\$2,291.66
6595 - Repairs & Maintenance: RV Storage	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00	\$1,000.00
6950 - RV Storage Land Lease	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00
6955 - RV TPT Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$240.00	\$240.00
7105 - Electricity - DLT SRV Storage	\$343.75	\$350.00	\$6.25	\$687.50	\$700.00	\$12.50	\$4,200.00	\$3,512.50
7106 - Electricity - RV Storage	\$20.41	\$25.00	\$4.59	\$40.82	\$50.00	\$9.18	\$300.00	\$259.18
<u>Total RV STORAGE</u>	\$593.33	\$687.50	\$94.17	\$1,186.66	\$1,375.00	\$188.34	\$23,490.00	\$22,303.34
<u>BINGO</u>								
5525 - Bingo - Expenses	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$6,000.00	\$6,000.00
8830 - Bingo TPT Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45.00	\$45.00
<u>Total BINGO</u>	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$6,045.00	\$6,045.00

FLORENCE GARDENS MOBILE HOME ASSOCIATION INC
INCOME STATEMENT - RV/Kitchen Activities
2/1/2021 - 2/28/2021

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>VENDING MACHINE</u>								
5910 - Pop Machine	\$0.00	\$37.50	\$37.50	\$0.00	\$75.00	\$75.00	\$450.00	\$450.00
5915 - Ice Chest	\$0.00	\$50.00	\$50.00	\$59.50	\$100.00	\$40.50	\$600.00	\$540.50
Total VENDING MACHINE	\$0.00	\$87.50	\$87.50	\$59.50	\$175.00	\$115.50	\$1,050.00	\$990.50
<u>EMPLOYEE EXPENSES</u>								
5963 - Wages - Kitchen Staff	\$0.00	\$1,132.00	\$1,132.00	\$0.00	\$2,260.00	\$2,260.00	\$6,772.00	\$6,772.00
5964 - Wages - Activities	\$1,000.39	\$920.83	(\$79.56)	\$1,901.93	\$1,841.66	(\$60.27)	\$11,050.00	\$9,148.07
5965 - Wages - RV Lot Management	\$1,000.08	\$920.83	(\$79.25)	\$1,901.31	\$1,841.66	(\$59.65)	\$11,050.00	\$9,148.69
5970 - Employee Benefits	\$269.56	\$250.00	(\$19.56)	\$539.14	\$500.00	(\$39.14)	\$3,000.00	\$2,460.86
5975 - Payroll Taxes	\$271.02	\$266.67	(\$4.35)	\$519.78	\$533.34	\$13.56	\$3,200.00	\$2,680.22
5980 - Workman's Compensation	\$38.61	\$83.33	\$44.72	\$73.39	\$166.66	\$93.27	\$1,000.00	\$926.61
5990 - Payroll Processing Fee	\$128.98	\$166.67	\$37.69	\$246.78	\$333.34	\$86.56	\$2,000.00	\$1,753.22
Total EMPLOYEE EXPENSES	\$2,708.64	\$3,740.33	\$1,031.69	\$5,182.33	\$7,476.66	\$2,294.33	\$38,072.00	\$32,889.67
Total Expense	\$3,272.97	\$7,879.92	\$4,606.95	\$6,399.49	\$15,755.84	\$9,356.35	\$88,682.00	\$82,282.51
RV/Kitchen Activities Net Income	(\$567.89)	(\$3,046.60)	\$2,478.71	(\$3,116.59)	(\$6,089.20)	\$2,972.61	\$1,418.00	\$4,534.59

FLORENCE GARDENS MOBILE HOME ASSOCIATION INC
INCOME STATEMENT - Capital Improvement
2/1/2021 - 2/28/2021

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>OTHER INCOME</u>								
4610 - Interest Income - Reserve	\$0.48	\$0.00	\$0.48	\$0.65	\$0.00	\$0.65	\$0.00	(\$0.65)
<u>Total OTHER INCOME</u>	\$0.48	\$0.00	\$0.48	\$0.65	\$0.00	\$0.65	\$0.00	(\$0.65)
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	\$0.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	\$0.00
Total Reserve Income	\$30,000.48	\$30,000.00	\$0.48	\$30,000.65	\$30,000.00	\$0.65	\$30,000.00	(\$0.65)
Capital Improvement Net Income	\$30,000.48	\$30,000.00	\$0.48	\$30,000.65	\$30,000.00	\$0.65	\$30,000.00	(\$0.65)

FLORENCE GARDENS MOBILE HOME ASSOCIATION INC
Income Statement - Operating
1/1/2021 - 2/28/2021

	Jan 2021	Feb 2021	YTD
Income			
<u>OWNER INCOME</u>			
4100 - Homeowner Assessments	\$46,747.50	\$46,747.50	\$93,495.00
4110 - Unit F - Assessments	\$3,565.00	\$3,565.00	\$7,130.00
4350 - Lien/Collection Fees	\$70.00	\$35.00	\$105.00
4420 - HOA Transfer Fees	\$1,100.00	\$1,400.00	\$2,500.00
4800 - Violation Fines	\$1,275.00	\$1,650.00	\$2,925.00
<u>Total OWNER INCOME</u>	<u>\$52,757.50</u>	<u>\$53,397.50</u>	<u>\$106,155.00</u>
<u>BUSINESS OFFICE ACTIVITY</u>			
4560 - Key Card & Badges & Lanyards	\$0.00	\$390.00	\$390.00
4565 - Newsletter Advertising/Commissions	\$0.00	\$1,262.50	\$1,262.50
4570 - Fax & Printing Fee Income	\$0.00	\$193.40	\$193.40
<u>Total BUSINESS OFFICE ACTIVITY</u>	<u>\$0.00</u>	<u>\$1,845.90</u>	<u>\$1,845.90</u>
<u>OTHER INCOME</u>			
4600 - Interest Income	\$325.47	\$280.60	\$606.07
<u>Total OTHER INCOME</u>	<u>\$325.47</u>	<u>\$280.60</u>	<u>\$606.07</u>
<u>TRANSFER BETWEEN FUNDS</u>			
8900 - Transfer to Reserves	\$0.00	(\$130,000.00)	(\$130,000.00)
<u>Total TRANSFER BETWEEN FUNDS</u>	<u>\$0.00</u>	<u>(\$130,000.00)</u>	<u>(\$130,000.00)</u>
<i>Total Income</i>	<i>\$53,082.97</i>	<i>(\$74,476.00)</i>	<i>(\$21,393.03)</i>

FLORENCE GARDENS MOBILE HOME ASSOCIATION INC
Income Statement - Operating
1/1/2021 - 2/28/2021

Expense	Jan 2021	Feb 2021	YTD
<u>ADMINISTRATIVE</u>			
5100 - Accounting/Tax Prep Fees	\$4,350.00	\$0.00	\$4,350.00
5200 - Bad Debt	\$83.33	\$83.33	\$166.66
5205 - Bad Debt - Unit F	\$3,565.00	\$3,565.00	\$7,130.00
5400 - Insurance	\$3,009.07	\$3,009.07	\$6,018.14
5425 - Annual Meeting/Election Expense	\$1,863.70	\$0.00	\$1,863.70
5500 - Legal Fees	\$0.00	\$2,670.24	\$2,670.24
5520 - Licenses/Permits	\$384.00	\$175.00	\$559.00
5530 - Lien/Collection Costs	\$20.00	\$45.00	\$65.00
5600 - Management Fees	\$2,878.85	\$2,878.85	\$5,757.70
5601 - Supplemental Management Fees	\$34.25	\$3,834.68	\$3,868.93
5800 - Office Supplies	\$293.85	\$390.55	\$684.40
5810 - Postage	\$68.34	\$114.66	\$183.00
5825 - Information Technology/Website	\$190.52	\$191.56	\$382.08
5835 - Copier Monthly Maint & Overage	\$357.24	(\$357.24)	\$0.00
5950 - Other Admin	\$67.99	\$9.99	\$77.98
<u>Total ADMINISTRATIVE</u>	\$17,166.14	\$16,610.69	\$33,776.83
<u>BUSINESS OFFICE ACTIVITY</u>			
5450 - Key Cards & Badges & Lanyards	\$150.08	\$108.32	\$258.40
<u>Total BUSINESS OFFICE ACTIVITY</u>	\$150.08	\$108.32	\$258.40
<u>EMPLOYEE EXPENSES</u>			
5960 - Wages	\$14,571.83	\$14,383.86	\$28,955.69
5970 - Employee Benefits	\$943.44	\$943.44	\$1,886.88
5975 - Payroll Taxes	\$2,111.94	\$1,783.14	\$3,895.08
5980 - Workman's Compensation	\$223.76	\$211.13	\$434.89
5990 - Payroll Processing Fee	\$1,322.89	\$1,296.41	\$2,619.30
<u>Total EMPLOYEE EXPENSES</u>	\$19,173.86	\$18,617.98	\$37,791.84

FLORENCE GARDENS MOBILE HOME ASSOCIATION INC
Income Statement - Operating
1/1/2021 - 2/28/2021

	Jan 2021	Feb 2021	YTD
<u>COMMON AREA</u>			
6400 - Pest Control	\$175.00	\$175.00	\$350.00
6510 - Repairs & Maintenance: Common Area	\$244.54	\$633.28	\$877.82
6526 - Repairs & Maintenance: Security	\$213.75	\$0.00	\$213.75
6585 - Repairs & Maintenance: Truck, Gator & Tractor	\$0.00	\$110.77	\$110.77
6590 - Repairs & Maintenance: Pool	\$553.42	\$630.44	\$1,183.86
6680 - Supplies & Fuel	\$552.62	\$563.76	\$1,116.38
<u>Total COMMON AREA</u>	\$1,739.33	\$2,113.25	\$3,852.58
<u>UTILITIES</u>			
7100 - Electricity	\$1,360.00	\$1,369.09	\$2,729.09
7300 - Natural Gas	\$2,966.97	\$2,720.92	\$5,687.89
7500 - Telephone	\$96.62	\$96.62	\$193.24
7550 - Trash/Sanitation	\$266.50	\$266.50	\$533.00
7900 - Water/Sewer	\$756.60	\$600.00	\$1,356.60
<u>Total UTILITIES</u>	\$5,446.69	\$5,053.13	\$10,499.82
<u>TAXES/OTHER EXPENSES</u>			
8300 - Depreciation	\$5,500.00	\$5,500.00	\$11,000.00
8840 - Taxes - Property/Federal/Other	\$0.00	\$2.97	\$2.97
<u>Total TAXES/OTHER EXPENSES</u>	\$5,500.00	\$5,502.97	\$11,002.97
Total Expense	\$49,176.10	\$48,006.34	\$97,182.44
Operating Net Income	\$3,906.87	(\$122,482.34)	(\$118,575.47)

FLORENCE GARDENS MOBILE HOME ASSOCIATION INC

Income Statement - Reserve

1/1/2021 - 2/28/2021

	Jan 2021	Feb 2021	YTD
Reserve Income			
<u>OTHER INCOME</u>			
4610 - Interest Income - Reserve	\$365.51	\$338.73	\$704.24
<u>Total OTHER INCOME</u>	\$365.51	\$338.73	\$704.24
 <u>TRANSFER BETWEEN FUNDS</u>			
9000 - Transfer From Operating	\$0.00	\$100,000.00	\$100,000.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$0.00	\$100,000.00	\$100,000.00
 <i>Total Reserve Income</i>	 \$365.51	 \$100,338.73	 \$100,704.24
 Reserve Expense			
<u>COMMON AREA</u>			
9410 - Pickleball - Reserves	\$0.00	\$1,243.20	\$1,243.20
<u>Total COMMON AREA</u>	\$0.00	\$1,243.20	\$1,243.20
 <i>Total Reserve Expense</i>	 \$0.00	 \$1,243.20	 \$1,243.20
 Reserve Net Income	 \$365.51	 \$99,095.53	 \$99,461.04

FLORENCE GARDENS MOBILE HOME ASSOCIATION INC

Income Statement - RV/Kitchen Activities

1/1/2021 - 2/28/2021

	Jan 2021	Feb 2021	YTD
Income			
<u>CLUBHOUSE/KITCHEN ACTIVITY</u>			
4623 - Daily/Saturday Coffee	\$5.00	\$0.00	\$5.00
<u>Total CLUBHOUSE/KITCHEN ACTIVITY</u>	\$5.00	\$0.00	\$5.00
 <u>RV STORAGE</u>			
4170 - RV Storage Rental	\$410.00	\$2,110.00	\$2,520.00
4335 - RV Storage Rental Late Fees	\$0.00	\$30.00	\$30.00
4550 - RV Lost Deposit Income	\$0.00	\$25.00	\$25.00
<u>Total RV STORAGE</u>	\$410.00	\$2,165.00	\$2,575.00
 <u>VENDING MACHINE</u>			
4810 - Ice Machine	\$0.00	\$114.00	\$114.00
4830 - Water Machine	\$0.00	\$350.00	\$350.00
4840 - Pop Machine	\$160.90	\$73.30	\$234.20
<u>Total VENDING MACHINE</u>	\$160.90	\$537.30	\$698.20
 <u>OTHER INCOME</u>			
4600 - Interest Income	\$1.92	\$2.78	\$4.70
<u>Total OTHER INCOME</u>	\$1.92	\$2.78	\$4.70
 <i>Total Income</i>	 \$577.82	 \$2,705.08	 \$3,282.90
 Expense			
<u>CLUBHOUSE/KITCHEN ACTIVITY</u>			
5634 - Other Kitchen Expense	\$0.00	(\$29.00)	(\$29.00)
<u>Total CLUBHOUSE/KITCHEN ACTIVITY</u>	\$0.00	(\$29.00)	(\$29.00)

FLORENCE GARDENS MOBILE HOME ASSOCIATION INC
Income Statement - RV/Kitchen Activities
1/1/2021 - 2/28/2021

	Jan 2021	Feb 2021	YTD
<u>RV STORAGE</u>			
5405 - Insurance - RV Storage	\$229.17	\$229.17	\$458.34
7105 - Electricity - DLT SRV Storage	\$343.75	\$343.75	\$687.50
7106 - Electricity - RV Storage	\$20.41	\$20.41	\$40.82
<u>Total RV STORAGE</u>	\$593.33	\$593.33	\$1,186.66
<u>VENDING MACHINE</u>			
5915 - Ice Chest	\$59.50	\$0.00	\$59.50
<u>Total VENDING MACHINE</u>	\$59.50	\$0.00	\$59.50
<u>EMPLOYEE EXPENSES</u>			
5964 - Wages - Activities	\$901.54	\$1,000.39	\$1,901.93
5965 - Wages - RV Lot Management	\$901.23	\$1,000.08	\$1,901.31
5970 - Employee Benefits	\$269.58	\$269.56	\$539.14
5975 - Payroll Taxes	\$248.76	\$271.02	\$519.78
5980 - Workman's Compensation	\$34.78	\$38.61	\$73.39
5990 - Payroll Processing Fee	\$117.80	\$128.98	\$246.78
<u>Total EMPLOYEE EXPENSES</u>	\$2,473.69	\$2,708.64	\$5,182.33
Total Expense	\$3,126.52	\$3,272.97	\$6,399.49
Operating Net Income	(\$2,548.70)	(\$567.89)	(\$3,116.59)

FLORENCE GARDENS MOBILE HOME ASSOCIATION INC
Income Statement - Capital Improvement
1/1/2021 - 2/28/2021

	Jan 2021	Feb 2021	YTD
Reserve Income			
<u>OTHER INCOME</u>			
4610 - Interest Income - Reserve	\$0.17	\$0.48	\$0.65
<u>Total OTHER INCOME</u>	\$0.17	\$0.48	\$0.65
 <u>TRANSFER BETWEEN FUNDS</u>			
9000 - Transfer From Operating	\$0.00	\$30,000.00	\$30,000.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$0.00	\$30,000.00	\$30,000.00
 <i>Total Reserve Income</i>	 \$0.17	 \$30,000.48	 \$30,000.65
 Reserve Expense			
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00
 Reserve Net Income	 \$0.17	 \$30,000.48	 \$30,000.65