

# Florence Gardens Mobile Home Association

## Financial Statement Period Ending: April 30, 2020



HOAMCO

**SERVING COMMUNITY ASSOCIATIONS SINCE 1991**

3205 Lakeside Village  
Prescott, AZ 86301  
928-776-4479  
800-447-3838  
[www.hoamco.com](http://www.hoamco.com)

**Fiscal Year End:** December 31  
**Accounting Method:** Accrual

Yasmin Rodriguez, Community Manager  
Email: [yrodriguez@hoamco.com](mailto:yrodriguez@hoamco.com)  
520-868-4770

Laurie Daly, VP of Southern Arizona  
Email: [ldaly@hoamco.com](mailto:ldaly@hoamco.com)  
480-994-4479 ext 1505

Doug Langston, Controller  
Email: [dlangston@hoamco.com](mailto:dlangston@hoamco.com)  
928-776-4479 ext 1110

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**BALANCE SHEET**  
**4/30/2020**

	Operating	Reserve	RV/Kitchen Activities	Capital Improvement	Total
<b>Assets</b>					
<b>OPERATING CASH</b>					
1007 - NBA General Fund #8645	\$1,885.60		\$8,209.98		\$10,095.58
1008 - NBA Debit Card Activities #4715	\$3,452.24		\$2,999.54		\$6,451.78
1009 - NBA Bingo Fund #6615			\$4,219.06		\$4,219.06
1010 - Alliance Operating Checking - 3066	\$76,932.85		\$4,797.69		\$81,730.54
1011 - Alliance Insurance Deductible Fund-210	\$15,006.57				\$15,006.57
1012 - Alliance Legal Fees Fund-760			\$20,006.26		\$20,006.26
1013 - NYCB Operating CD-012(2/27/21)1.50%	\$250,653.99				\$250,653.99
1015 - Alliance Operating ICS-488	\$202,987.52				\$202,987.52
1090 - Petty Cash	\$17.03				\$17.03
1091 - Change Fund - Office	\$200.00				\$200.00
1092 - Change Fund - Activities			\$1,300.00		\$1,300.00
1093 - Change Fund - Bingo			\$50.00		\$50.00
<b>Total OPERATING CASH</b>	<u>\$551,135.80</u>	<u>\$0.00</u>	<u>\$41,582.53</u>		<u>\$592,718.33</u>
<b>RESERVE CASH</b>					
1050 - Alliance Reserve MM-9838		\$42,019.65			\$42,019.65
1051 - Alliance Res CDARS-355(6/9/22)2.71%		\$102,427.08			\$102,427.08
1052 - Alliance Res CDARS-347(6/10/21)2.57%		\$51,150.14			\$51,150.14
1053 - Alliance Res CDARS-339(6/11/20)2.30%		\$51,028.06			\$51,028.06
1054 - Metro Reserve CD-		\$150,000.00			\$150,000.00
1055 - Alliance Reserve ICS-087		\$28.77			\$28.77
1056 - Alliance Capital Imprv-674				\$1,900.35	\$1,900.35
<b>Total RESERVE CASH</b>	<u>\$0.00</u>	<u>\$396,653.70</u>		<u>\$1,900.35</u>	<u>\$398,554.05</u>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**BALANCE SHEET**  
**4/30/2020**

	Operating	Reserve	RV/Kitchen Activities	Capital Improvement	Total
<b>ACCOUNTS RECEIVABLE</b>					
1200 - A/R Assessments	\$42,948.12				\$42,948.12
1230 - A/R Violation Fines	\$12,225.00				\$12,225.00
1240 - A/R Late Fees/Interest	\$8,161.10				\$8,161.10
1250 - A/R Collection Fees	\$3,510.00				\$3,510.00
1275 - A/R RV Storage Rental			\$820.00		\$820.00
1280 - A/R Other	\$634.80				\$634.80
1281 - Allowance for Doubtful Accts	(\$19,873.00)				(\$19,873.00)
1282 - A/R Unit F - Assessments	\$494,372.60				\$494,372.60
1288 - A/R Unit F - Miscellaneous	\$161,473.53				\$161,473.53
1291 - Allowance for Doubtful Accounts - Unit F	(\$628,515.21)				(\$628,515.21)
<b>Total ACCOUNTS RECEIVABLE</b>	<b><u>\$74,936.94</u></b>		<b><u>\$820.00</u></b>		<b><u>\$75,756.94</u></b>
<b>OTHER ASSETS</b>					
1600 - Prepaid Expense	\$912.95				\$912.95
1610 - Prepaid Insurance	\$8,431.10		\$1,341.65		\$9,772.75
<b>Total OTHER ASSETS</b>	<b><u>\$9,344.05</u></b>	<b><u>\$0.00</u></b>	<b><u>\$1,341.65</u></b>		<b><u>\$10,685.70</u></b>
<b>FIXED ASSETS</b>					
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	(\$977,292.94)				(\$977,292.94)
1895 - Bingo Equipment	\$7,855.00				\$7,855.00
1899 - Acc Depreciation - Bingo Equipment	(\$7,855.00)				(\$7,855.00)
<b>Total FIXED ASSETS</b>	<b><u>\$834,116.76</u></b>	<b><u>\$0.00</u></b>			<b><u>\$834,116.76</u></b>
<b>Assets Total</b>	<b><u>\$1,469,533.55</u></b>	<b><u>\$396,653.70</u></b>	<b><u>\$43,744.18</u></b>	<b><u>\$1,900.35</u></b>	<b><u>\$1,911,831.78</u></b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**BALANCE SHEET**  
**4/30/2020**

	Operating	Reserve	RV/Kitchen Activities	Capital Improvement	Total
<b>Liabilities &amp; Equity</b>					
<b>LIABILITIES</b>					
2100 - Prepaid Owner Assessments	\$3,453.43				\$3,453.43
2130 - Capital Lease - Copier	\$1,375.00				\$1,375.00
2150 - Deferred Assessments	\$364,224.00				\$364,224.00
2155 - Deferred Assessments - Unit F	\$31,109.12				\$31,109.12
2200 - Accounts Payable	\$589.50				\$589.50
2250 - Accrued Expenses	\$2,199.26		\$364.22		\$2,563.48
2500 - Transfer Fees Payable	\$200.00				\$200.00
2703 - Cleaning Deposit Payable	\$150.00				\$150.00
2704 - Copier Lease Payable	\$2,584.00				\$2,584.00
2705 - RV Remote Deposits Payable			\$7,675.00		\$7,675.00
2715 - Income Tax Payable	\$50.00				\$50.00
<b>Total LIABILITIES</b>	<b><u>\$405,934.31</u></b>	<b><u>\$0.00</u></b>	<b><u>\$8,039.22</u></b>		<b><u>\$413,973.53</u></b>
<b>EQUITY</b>					
3200 - Operating Equity	\$1,143,672.37		\$39,680.82		\$1,183,353.19
3205 - Bingo Fund Balance			\$3,560.75		\$3,560.75
3500 - Reserve Equity		\$287,994.85			\$287,994.85
<b>Total EQUITY</b>	<b><u>\$1,143,672.37</u></b>	<b><u>\$287,994.85</u></b>	<b><u>\$43,241.57</u></b>	<b><u>\$0.00</u></b>	<b><u>\$1,474,908.79</u></b>
<b>Net Income</b>	<b><u>(\$80,073.13)</u></b>	<b><u>\$108,658.85</u></b>	<b><u>(\$7,536.61)</u></b>	<b><u>\$1,900.35</u></b>	<b><u>\$22,949.46</u></b>
<b>Liabilities and Equity Total</b>	<b><u>\$1,469,533.55</u></b>	<b><u>\$396,653.70</u></b>	<b><u>\$43,744.18</u></b>	<b><u>\$1,900.35</u></b>	<b><u>\$1,911,831.78</u></b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**

**INCOME STATEMENT - Operating**

**4/1/2020 - 4/30/2020**

Accounts	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<u>OWNER INCOME</u>								
4100 - Homeowner Assessments	\$45,140.80	\$45,528.00	(\$387.20)	\$181,724.80	\$182,112.00	(\$387.20)	\$546,336.00	\$364,611.20
4110 - Unit F - Assessments	\$3,859.20	\$3,472.00	\$387.20	\$14,275.20	\$13,888.00	\$387.20	\$41,664.00	\$27,388.80
4330 - Late Fees	\$0.00	\$0.00	\$0.00	\$3,298.55	\$0.00	\$3,298.55	\$0.00	(\$3,298.55)
4340 - Unit F - Late Fees	\$416.64	\$0.00	\$416.64	\$833.28	\$0.00	\$833.28	\$0.00	(\$833.28)
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$1,555.00	\$0.00	\$1,555.00	\$0.00	(\$1,555.00)
4420 - HOA Transfer Fees	\$800.00	\$1,125.00	(\$325.00)	\$5,800.00	\$4,500.00	\$1,300.00	\$13,500.00	\$7,700.00
4800 - Violation Fines	\$6,300.00	\$0.00	\$6,300.00	\$9,875.00	\$0.00	\$9,875.00	\$0.00	(\$9,875.00)
4950 - Donations	\$0.00	\$0.00	\$0.00	\$90.00	\$0.00	\$90.00	\$0.00	(\$90.00)
<b><u>Total OWNER INCOME</u></b>	<b>\$56,516.64</b>	<b>\$50,125.00</b>	<b>\$6,391.64</b>	<b>\$217,451.83</b>	<b>\$200,500.00</b>	<b>\$16,951.83</b>	<b>\$601,500.00</b>	<b>\$384,048.17</b>
<u>BUSINESS OFFICE ACTIVITY</u>								
4560 - Key Card & Badges & Lanyards	\$67.00	\$208.33	(\$141.33)	\$756.00	\$833.32	(\$77.32)	\$2,500.00	\$1,744.00
4565 - Newsletter Advertising/Commissions	\$300.00	\$500.00	(\$200.00)	\$1,725.00	\$2,000.00	(\$275.00)	\$6,000.00	\$4,275.00
4570 - Fax & Printing Fee Income	\$72.05	\$91.67	(\$19.62)	\$476.00	\$366.68	\$109.32	\$1,100.00	\$624.00
<b><u>Total BUSINESS OFFICE ACTIVITY</u></b>	<b>\$439.05</b>	<b>\$800.00</b>	<b>(\$360.95)</b>	<b>\$2,957.00</b>	<b>\$3,200.00</b>	<b>(\$243.00)</b>	<b>\$9,600.00</b>	<b>\$6,643.00</b>
<u>VENDING MACHINE</u>								
4810 - Ice Machine	\$109.00	\$300.00	(\$191.00)	\$473.40	\$1,200.00	(\$726.60)	\$3,600.00	\$3,126.60
4830 - Water Machine	\$0.00	\$125.00	(\$125.00)	\$606.00	\$500.00	\$106.00	\$1,500.00	\$894.00
4840 - Pop Machine	\$49.80	\$83.33	(\$33.53)	\$273.50	\$333.32	(\$59.82)	\$1,000.00	\$726.50
<b><u>Total VENDING MACHINE</u></b>	<b>\$158.80</b>	<b>\$508.33</b>	<b>(\$349.53)</b>	<b>\$1,352.90</b>	<b>\$2,033.32</b>	<b>(\$680.42)</b>	<b>\$6,100.00</b>	<b>\$4,747.10</b>
<u>OTHER INCOME</u>								
4600 - Interest Income	\$344.12	\$375.00	(\$30.88)	\$996.89	\$1,500.00	(\$503.11)	\$4,500.00	\$3,503.11
4900 - Other Income	\$13.72	\$0.00	\$13.72	\$13.72	\$0.00	\$13.72	\$0.00	(\$13.72)
<b><u>Total OTHER INCOME</u></b>	<b>\$357.84</b>	<b>\$375.00</b>	<b>(\$17.16)</b>	<b>\$1,010.61</b>	<b>\$1,500.00</b>	<b>(\$489.39)</b>	<b>\$4,500.00</b>	<b>\$3,489.39</b>
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer to Reserves	\$0.00	\$0.00	\$0.00	(\$120,000.00)	(\$120,000.00)	\$0.00	(\$120,000.00)	\$0.00
<b><u>Total TRANSFER BETWEEN FUNDS</u></b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$120,000.00)</b>	<b>(\$120,000.00)</b>	<b>\$0.00</b>	<b>(\$120,000.00)</b>	<b>\$0.00</b>
<b>Total Income</b>	<b>\$57,472.33</b>	<b>\$51,808.33</b>	<b>\$5,664.00</b>	<b>\$102,772.34</b>	<b>\$87,233.32</b>	<b>\$15,539.02</b>	<b>\$501,700.00</b>	<b>\$398,927.66</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**

**INCOME STATEMENT - Operating**

**4/1/2020 - 4/30/2020**

Accounts	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$3,600.00	\$0.00	(\$3,600.00)	\$8,000.00	\$4,400.00
5200 - Bad Debt	\$0.00	\$416.67	\$416.67	\$142.50	\$1,666.68	\$1,524.18	\$5,000.00	\$4,857.50
5205 - Unit F - Bad Debt	\$3,888.64	\$3,472.00	(\$416.64)	\$14,721.28	\$13,888.00	(\$833.28)	\$41,664.00	\$26,942.72
5400 - Insurance	\$2,447.83	\$2,550.00	\$102.17	\$9,791.32	\$10,200.00	\$408.68	\$30,600.00	\$20,808.68
5425 - Annual Meeting/Election Expense	\$0.00	\$0.00	\$0.00	\$1,639.71	\$3,000.00	\$1,360.29	\$3,000.00	\$1,360.29
5500 - Legal Fees	\$315.00	\$833.33	\$518.33	\$4,095.00	\$3,333.32	(\$761.68)	\$10,000.00	\$5,905.00
5520 - Licenses/Permits	\$0.00	\$50.00	\$50.00	\$579.00	\$600.00	\$21.00	\$600.00	\$21.00
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$90.00	\$0.00	(\$90.00)	\$0.00	(\$90.00)
5600 - Management Fees	\$2,795.00	\$2,795.00	\$0.00	\$11,180.00	\$11,180.00	\$0.00	\$33,540.00	\$22,360.00
5601 - Supplemental Management Fees	(\$849.44)	\$583.33	\$1,432.77	\$4,176.91	\$2,333.32	(\$1,843.59)	\$7,000.00	\$2,823.09
5760 - HOAMCO and Volunteer Appreciation	\$0.00	\$0.00	\$0.00	\$569.83	\$1,000.00	\$430.17	\$1,000.00	\$430.17
5800 - Office Supplies	\$309.43	\$433.33	\$123.90	\$1,394.51	\$1,733.32	\$338.81	\$5,200.00	\$3,805.49
5810 - Postage	\$0.00	\$75.00	\$75.00	\$628.83	\$300.00	(\$328.83)	\$900.00	\$271.17
5825 - Information Technology/Website	\$165.98	\$416.67	\$250.69	\$447.72	\$1,666.68	\$1,218.96	\$5,000.00	\$4,552.28
5835 - Copier Monthly Maint & Overage	\$324.76	\$416.67	\$91.91	\$1,299.04	\$1,666.68	\$367.64	\$5,000.00	\$3,700.96
5950 - Other Admin	\$9.99	\$27.08	\$17.09	\$242.96	\$108.32	(\$134.64)	\$325.00	\$82.04
<b><u>Total ADMINISTRATIVE</u></b>	<b>\$9,407.19</b>	<b>\$12,069.08</b>	<b>\$2,661.89</b>	<b>\$54,598.61</b>	<b>\$52,676.32</b>	<b>(\$1,922.29)</b>	<b>\$156,829.00</b>	<b>\$102,230.39</b>
<u>BUSINESS OFFICE ACTIVITY</u>								
5450 - Key Cards & Badges & Lanyards	\$57.90	\$125.00	\$67.10	\$1,000.38	\$500.00	(\$500.38)	\$1,500.00	\$499.62
<b><u>Total BUSINESS OFFICE ACTIVITY</u></b>	<b>\$57.90</b>	<b>\$125.00</b>	<b>\$67.10</b>	<b>\$1,000.38</b>	<b>\$500.00</b>	<b>(\$500.38)</b>	<b>\$1,500.00</b>	<b>\$499.62</b>
<u>VENDING MACHINE</u>								
5910 - Pop Machine	\$63.68	\$58.33	(\$5.35)	\$149.04	\$233.32	\$84.28	\$700.00	\$550.96
5915 - Ice Chest	\$38.00	\$200.00	\$162.00	\$238.50	\$800.00	\$561.50	\$2,400.00	\$2,161.50
<b><u>Total VENDING MACHINE</u></b>	<b>\$101.68</b>	<b>\$258.33</b>	<b>\$156.65</b>	<b>\$387.54</b>	<b>\$1,033.32</b>	<b>\$645.78</b>	<b>\$3,100.00</b>	<b>\$2,712.46</b>
<u>EMPLOYEE EXPENSES</u>								
5960 - Wages	\$13,665.72	\$16,083.08	\$2,417.36	\$57,343.34	\$64,332.32	\$6,988.98	\$192,997.00	\$135,653.66
5970 - Employee Benefits	\$852.05	\$1,288.00	\$435.95	\$3,543.76	\$5,152.00	\$1,608.24	\$15,456.00	\$11,912.24
5975 - Payroll Taxes	\$1,149.37	\$1,701.75	\$552.38	\$6,805.12	\$6,807.00	\$1.88	\$20,421.00	\$13,615.88
5980 - Workman's Compensation	\$251.34	\$189.08	(\$62.26)	\$1,064.33	\$756.32	(\$308.01)	\$2,269.00	\$1,204.67
5990 - Payroll Processing Fee	\$1,226.26	\$1,104.33	(\$121.93)	\$5,159.19	\$4,417.32	(\$741.87)	\$13,252.00	\$8,092.81
<b><u>Total EMPLOYEE EXPENSES</u></b>	<b>\$17,144.74</b>	<b>\$20,366.24</b>	<b>\$3,221.50</b>	<b>\$73,915.74</b>	<b>\$81,464.96</b>	<b>\$7,549.22</b>	<b>\$244,395.00</b>	<b>\$170,479.26</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**

**INCOME STATEMENT - Operating**

**4/1/2020 - 4/30/2020**

Accounts	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>COMMON AREA</u>								
6400 - Pest Control	\$175.00	\$175.00	\$0.00	\$1,075.00	\$900.00	(\$175.00)	\$2,300.00	\$1,225.00
6510 - Repairs & Maintenance: Common Area	\$1.08	\$1,700.00	\$1,698.92	\$2,785.53	\$6,800.00	\$4,014.47	\$20,400.00	\$17,614.47
6515 - Repairs & Maintenance: Kitchen	\$0.00	\$333.33	\$333.33	\$294.95	\$1,333.32	\$1,038.37	\$4,000.00	\$3,705.05
6526 - Repairs & Maintenance: Security	\$190.00	\$258.33	\$68.33	\$190.00	\$1,033.32	\$843.32	\$3,100.00	\$2,910.00
6560 - Repairs & Maintenance: Equipment & Tools	\$0.00	\$208.33	\$208.33	\$0.00	\$833.32	\$833.32	\$2,500.00	\$2,500.00
6585 - Repairs & Maintenance: Truck, Gator & Tractor	\$0.00	\$166.67	\$166.67	\$85.73	\$666.68	\$580.95	\$2,000.00	\$1,914.27
6590 - Repairs & Maintenance: Pool	\$1,380.62	\$625.00	(\$755.62)	\$3,123.73	\$2,500.00	(\$623.73)	\$7,500.00	\$4,376.27
6670 - Small Equipment	\$0.00	\$208.33	\$208.33	\$752.50	\$833.32	\$80.82	\$2,500.00	\$1,747.50
6680 - Supplies & Fuel	\$852.30	\$416.67	(\$435.63)	\$4,118.22	\$1,666.68	(\$2,451.54)	\$5,000.00	\$881.78
<b>Total COMMON AREA</b>	<b>\$2,599.00</b>	<b>\$4,091.66</b>	<b>\$1,492.66</b>	<b>\$12,425.66</b>	<b>\$16,566.64</b>	<b>\$4,140.98</b>	<b>\$49,300.00</b>	<b>\$36,874.34</b>
<u>UTILITIES</u>								
7100 - Electricity	\$1,382.57	\$2,083.33	\$700.76	\$6,810.08	\$8,333.32	\$1,523.24	\$25,000.00	\$18,189.92
7300 - Natural Gas	\$283.96	\$2,083.33	\$1,799.37	\$8,027.28	\$8,333.32	\$306.04	\$25,000.00	\$16,972.72
7500 - Telephone	\$726.48	\$16.67	(\$709.81)	\$874.23	\$66.68	(\$807.55)	\$200.00	(\$674.23)
7550 - Trash/Sanitation	\$230.95	\$183.33	(\$47.62)	\$692.85	\$733.32	\$40.47	\$2,200.00	\$1,507.15
7900 - Water/Sewer	\$501.69	\$583.33	\$81.64	\$2,297.22	\$2,333.32	\$36.10	\$7,000.00	\$4,702.78
<b>Total UTILITIES</b>	<b>\$3,125.65</b>	<b>\$4,949.99</b>	<b>\$1,824.34</b>	<b>\$18,701.66</b>	<b>\$19,799.96</b>	<b>\$1,098.30</b>	<b>\$59,400.00</b>	<b>\$40,698.34</b>
<u>TAXES/OTHER EXPENSES</u>								
8300 - Depreciation	\$5,500.00	\$5,500.00	\$0.00	\$22,000.00	\$22,000.00	\$0.00	\$66,000.00	\$44,000.00
8400 - Disposal of Assets	(\$303.00)	\$0.00	\$303.00	(\$303.00)	\$0.00	\$303.00	\$0.00	\$303.00
8840 - Taxes - Property/Federal/Other	\$29.72	\$304.17	\$274.45	\$118.88	\$1,216.68	\$1,097.80	\$3,650.00	\$3,531.12
<b>Total TAXES/OTHER EXPENSES</b>	<b>\$5,226.72</b>	<b>\$5,804.17</b>	<b>\$577.45</b>	<b>\$21,815.88</b>	<b>\$23,216.68</b>	<b>\$1,400.80</b>	<b>\$69,650.00</b>	<b>\$47,834.12</b>
<b>Total Expense</b>	<b>\$37,662.88</b>	<b>\$47,664.47</b>	<b>\$10,001.59</b>	<b>\$182,845.47</b>	<b>\$195,257.88</b>	<b>\$12,412.41</b>	<b>\$584,174.00</b>	<b>\$401,328.53</b>
<b>Operating Net Income</b>	<b>\$19,809.45</b>	<b>\$4,143.86</b>	<b>\$15,665.59</b>	<b>(\$80,073.13)</b>	<b>(\$108,024.56)</b>	<b>\$27,951.43</b>	<b>(\$82,474.00)</b>	<b>(\$2,400.87)</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Reserve**  
**4/1/2020 - 4/30/2020**

Accounts	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Reserve Income</b>								
<u>OTHER INCOME</u>								
4610 - Interest Income - Reserve	\$435.63	\$0.00	\$435.63	\$1,860.82	\$0.00	\$1,860.82	\$0.00	(\$1,860.82)
<b><u>Total OTHER INCOME</u></b>	<b>\$435.63</b>	<b>\$0.00</b>	<b>\$435.63</b>	<b>\$1,860.82</b>	<b>\$0.00</b>	<b>\$1,860.82</b>	<b>\$0.00</b>	<b>(\$1,860.82)</b>
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$0.00	\$0.00	\$0.00	\$120,000.00	\$120,000.00	\$0.00	\$120,000.00	\$0.00
<b><u>Total TRANSFER BETWEEN FUNDS</u></b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$120,000.00</b>	<b>\$120,000.00</b>	<b>\$0.00</b>	<b>\$120,000.00</b>	<b>\$0.00</b>
<b>Total Reserve Income</b>	<b>\$435.63</b>	<b>\$0.00</b>	<b>\$435.63</b>	<b>\$121,860.82</b>	<b>\$120,000.00</b>	<b>\$1,860.82</b>	<b>\$120,000.00</b>	<b>(\$1,860.82)</b>
<b>Reserve Expense</b>								
<u>COMMON AREA</u>								
9450 - Pool Repair - Reserves	\$0.00	\$0.00	\$0.00	\$7,626.77	\$0.00	(\$7,626.77)	\$0.00	(\$7,626.77)
9750 - Exercise Equipment	\$0.00	\$0.00	\$0.00	\$3,975.20	\$0.00	(\$3,975.20)	\$0.00	(\$3,975.20)
9800 - Lapidary - Reserves	\$0.00	\$0.00	\$0.00	\$1,600.00	\$0.00	(\$1,600.00)	\$0.00	(\$1,600.00)
<b><u>Total COMMON AREA</u></b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$13,201.97</b>	<b>\$0.00</b>	<b>(\$13,201.97)</b>	<b>\$0.00</b>	<b>(\$13,201.97)</b>
<b>Total Reserve Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$13,201.97</b>	<b>\$0.00</b>	<b>(\$13,201.97)</b>	<b>\$0.00</b>	<b>(\$13,201.97)</b>
<b>Reserve Net Income</b>	<b>\$435.63</b>	<b>\$0.00</b>	<b>\$435.63</b>	<b>\$108,658.85</b>	<b>\$120,000.00</b>	<b>(\$11,341.15)</b>	<b>\$120,000.00</b>	<b>\$11,341.15</b>



**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - RV/Kitchen Activities**  
**4/1/2020 - 4/30/2020**

Accounts	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<u>CLUBHOUSE/KITCHEN ACTIVITY</u>								
4620 - Common Area Use Fee	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	(\$100.00)
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	\$31.56	\$250.00	(\$218.44)	\$749.06	\$1,000.00	(\$250.94)	\$3,000.00	\$2,250.94
4624 - Band/Dances/Entertainment	\$0.00	\$0.00	\$0.00	\$2,992.00	\$2,100.00	\$892.00	\$2,750.00	(\$242.00)
4626 - Ice Cream Socials	\$0.00	\$0.00	\$0.00	\$847.50	\$3,000.00	(\$2,152.50)	\$3,000.00	\$2,152.50
4630 - White Elephant	\$0.00	\$0.00	\$0.00	\$7,024.32	\$3,500.00	\$3,524.32	\$7,000.00	(\$24.32)
4632 - Kitchen Activities	\$1,081.24	\$2,750.00	(\$1,668.76)	\$17,371.44	\$16,500.00	\$871.44	\$33,000.00	\$15,628.56
4665 - Variety Show	\$0.00	\$0.00	\$0.00	\$175.00	\$2,000.00	(\$1,825.00)	\$2,000.00	\$1,825.00
<b><u>Total CLUBHOUSE/KITCHEN ACTIVITY</u></b>	<b>\$1,112.80</b>	<b>\$3,000.00</b>	<b>(\$1,887.20)</b>	<b>\$29,259.32</b>	<b>\$28,100.00</b>	<b>\$1,159.32</b>	<b>\$51,750.00</b>	<b>\$22,490.68</b>
<u>OTHER INCOME</u>								
4600 - Interest Income	\$1.86	\$0.00	\$1.86	\$7.97	\$0.00	\$7.97	\$0.00	(\$7.97)
<b><u>Total OTHER INCOME</u></b>	<b>\$1.86</b>	<b>\$0.00</b>	<b>\$1.86</b>	<b>\$7.97</b>	<b>\$0.00</b>	<b>\$7.97</b>	<b>\$0.00</b>	<b>(\$7.97)</b>
<u>BINGO</u>								
4635 - Bingo - Proceeds	\$0.00	\$0.00	\$0.00	\$3,783.00	\$0.00	\$3,783.00	\$0.00	(\$3,783.00)
<b><u>Total BINGO</u></b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,783.00</b>	<b>\$0.00</b>	<b>\$3,783.00</b>	<b>\$0.00</b>	<b>(\$3,783.00)</b>
<u>RV STORAGE</u>								
4170 - RV Storage Rental	\$1,040.00	\$0.00	\$1,040.00	\$3,240.00	\$0.00	\$3,240.00	\$60,000.00	\$56,760.00
<b><u>Total RV STORAGE</u></b>	<b>\$1,040.00</b>	<b>\$0.00</b>	<b>\$1,040.00</b>	<b>\$3,240.00</b>	<b>\$0.00</b>	<b>\$3,240.00</b>	<b>\$60,000.00</b>	<b>\$56,760.00</b>
<b>Total Income</b>	<b>\$2,154.66</b>	<b>\$3,000.00</b>	<b>(\$845.34)</b>	<b>\$36,290.29</b>	<b>\$28,100.00</b>	<b>\$8,190.29</b>	<b>\$111,750.00</b>	<b>\$75,459.71</b>
<b>Expense</b>								
<u>ADMINISTRATIVE</u>								
5200 - Bad Debt	\$0.00	\$0.00	\$0.00	\$3,990.00	\$0.00	(\$3,990.00)	\$0.00	(\$3,990.00)
5950 - Other Admin	(\$5.00)	\$0.00	\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b><u>Total ADMINISTRATIVE</u></b>	<b>(\$5.00)</b>	<b>\$0.00</b>	<b>\$5.00</b>	<b>\$3,990.00</b>	<b>\$0.00</b>	<b>(\$3,990.00)</b>	<b>\$0.00</b>	<b>(\$3,990.00)</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - RV/Kitchen Activities**  
**4/1/2020 - 4/30/2020**

Accounts	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>CLUBHOUSE/KITCHEN ACTIVITY</u></b>								
5610 - Holiday Decorations	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00	\$1,000.00
5622 - Christmas Bazaar	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00
5623 - Daily/Saturday Coffee	\$55.88	\$250.00	\$194.12	\$353.69	\$1,000.00	\$646.31	\$3,000.00	\$2,646.31
5624 - Dances	\$0.00	\$0.00	\$0.00	\$2,366.50	\$1,650.00	(\$716.50)	\$2,150.00	(\$216.50)
5626 - Ice Cream Social	\$0.00	\$0.00	\$0.00	\$666.18	\$1,500.00	\$833.82	\$1,500.00	\$833.82
5632 - Kitchen Activities	(\$55.88)	\$2,857.00	\$2,912.88	\$9,262.47	\$11,428.00	\$2,165.53	\$20,000.00	\$10,737.53
5634 - Other Kitchen Expense	\$0.00	\$166.67	\$166.67	\$1,162.25	\$666.68	(\$495.57)	\$2,000.00	\$837.75
5639 - Kitchen/Clubhouse TPT Tax	\$0.00	\$0.00	\$0.00	\$1,498.69	\$0.00	(\$1,498.69)	\$0.00	(\$1,498.69)
5645 - General Activity Supplies	\$11.87	\$158.33	\$146.46	\$749.65	\$633.32	(\$116.33)	\$1,900.00	\$1,150.35
5660 - Celebrate FGMHA Members	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
<b><u>Total CLUBHOUSE/KITCHEN ACTIVITY</u></b>	<b>\$11.87</b>	<b>\$3,515.33</b>	<b>\$3,503.46</b>	<b>\$16,059.43</b>	<b>\$17,211.32</b>	<b>\$1,151.89</b>	<b>\$32,650.00</b>	<b>\$16,590.57</b>
<b><u>EMPLOYEE EXPENSES</u></b>								
5963 - Wages - Kitchen Staff	\$585.34	\$1,316.92	\$731.58	\$6,756.30	\$5,267.68	(\$1,488.62)	\$15,803.00	\$9,046.70
5964 - Wages - Activities	\$2,513.62	\$650.00	(\$1,863.62)	\$6,000.44	\$2,600.00	(\$3,400.44)	\$7,800.00	\$1,799.56
5965 - Wages - RV Lot Management	\$148.76	\$1,025.00	\$876.24	\$1,079.37	\$4,100.00	\$3,020.63	\$12,300.00	\$11,220.63
5970 - Employee Benefits	\$17.86	\$0.00	(\$17.86)	\$643.17	\$0.00	(\$643.17)	\$0.00	(\$643.17)
5975 - Payroll Taxes	\$490.31	\$0.00	(\$490.31)	\$2,077.23	\$0.00	(\$2,077.23)	\$0.00	(\$2,077.23)
5980 - Workman's Compensation	\$46.14	\$0.00	(\$46.14)	\$332.21	\$0.00	(\$332.21)	\$0.00	(\$332.21)
5990 - Payroll Processing Fee	\$190.10	\$0.00	(\$190.10)	\$844.43	\$0.00	(\$844.43)	\$0.00	(\$844.43)
<b><u>Total EMPLOYEE EXPENSES</u></b>	<b>\$3,992.13</b>	<b>\$2,991.92</b>	<b>(\$1,000.21)</b>	<b>\$17,733.15</b>	<b>\$11,967.68</b>	<b>(\$5,765.47)</b>	<b>\$35,903.00</b>	<b>\$18,169.85</b>
<b><u>BINGO</u></b>								
5525 - Bingo - Expenses	\$5.00	\$0.00	(\$5.00)	\$3,650.05	\$0.00	(\$3,650.05)	\$0.00	(\$3,650.05)
8830 - Bingo TPT Tax	\$0.00	\$0.00	\$0.00	\$39.37	\$0.00	(\$39.37)	\$0.00	(\$39.37)
<b><u>Total BINGO</u></b>	<b>\$5.00</b>	<b>\$0.00</b>	<b>(\$5.00)</b>	<b>\$3,689.42</b>	<b>\$0.00</b>	<b>(\$3,689.42)</b>	<b>\$0.00</b>	<b>(\$3,689.42)</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - RV/Kitchen Activities**  
**4/1/2020 - 4/30/2020**

Accounts	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>RV STORAGE</u>								
5405 - Insurance - RV Storage	\$191.67	\$200.00	\$8.33	\$766.68	\$800.00	\$33.32	\$2,400.00	\$1,633.32
6595 - Repairs & Maintenance: RV Storage	\$0.00	\$166.67	\$166.67	\$76.31	\$666.68	\$590.37	\$2,000.00	\$1,923.69
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	\$125.00	\$125.00	\$55.00	\$500.00	\$445.00	\$1,500.00	\$1,445.00
7105 - Electricity - DLT SRV Storage	\$343.75	\$416.67	\$72.92	\$1,375.00	\$1,666.68	\$291.68	\$5,000.00	\$3,625.00
7106 - Electricity - RV Storage	\$20.47	\$25.00	\$4.53	\$81.91	\$100.00	\$18.09	\$300.00	\$218.09
<b><u>Total RV STORAGE</u></b>	<b>\$555.89</b>	<b>\$933.34</b>	<b>\$377.45</b>	<b>\$2,354.90</b>	<b>\$3,733.36</b>	<b>\$1,378.46</b>	<b>\$26,200.00</b>	<b>\$23,845.10</b>
<b>Total Expense</b>	<b>\$4,559.89</b>	<b>\$7,440.59</b>	<b>\$2,880.70</b>	<b>\$43,826.90</b>	<b>\$32,912.36</b>	<b>(\$10,914.54)</b>	<b>\$94,753.00</b>	<b>\$50,926.10</b>
<b>RV/Kitchen Activities Net Income</b>	<b>(\$2,405.23)</b>	<b>(\$4,440.59)</b>	<b>\$2,035.36</b>	<b>(\$7,536.61)</b>	<b>(\$4,812.36)</b>	<b>(\$2,724.25)</b>	<b>\$16,997.00</b>	<b>\$24,533.61</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Capital Improvement**  
**4/1/2020 - 4/30/2020**

4/1/2020 - 4/30/2020      1/1/2020 - 4/30/2020

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
<b>Reserve Income</b>								
OTHER INCOME								
4520 - Capital Improvement	\$0.00	\$0.00	\$0.00	\$1,900.00	\$0.00	\$1,900.00	\$0.00	(\$1,900.00)
4610 - Interest Income - Reserve	\$0.16	\$0.00	\$0.16	\$0.35	\$0.00	\$0.35	\$0.00	(\$0.35)
<b><u>Total OTHER INCOME</u></b>	<b>\$0.16</b>	<b>\$0.00</b>	<b>\$0.16</b>	<b>\$1,900.35</b>	<b>\$0.00</b>	<b>\$1,900.35</b>	<b>\$0.00</b>	<b>(\$1,900.35)</b>
<b>Total Reserve Income</b>	<b>\$0.16</b>	<b>\$0.00</b>	<b>\$0.16</b>	<b>\$1,900.35</b>	<b>\$0.00</b>	<b>\$1,900.35</b>	<b>\$0.00</b>	<b>(\$1,900.35)</b>
<b>Capital Improvement Net Income</b>	<b>\$0.16</b>	<b>\$0.00</b>	<b>\$0.16</b>	<b>\$1,900.35</b>	<b>\$0.00</b>	<b>\$1,900.35</b>	<b>\$0.00</b>	<b>(\$1,900.35)</b>