

# Florence Gardens Mobile Home Association

## Financial Statement Period Ending: August 31, 2020



HOAMCO

**SERVING COMMUNITY ASSOCIATIONS SINCE 1991**

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Prescott, AZ 86301  
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**Fiscal Year End:** December 31  
**Accounting Method:** Accrual

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**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**

**Balance Sheet**

**8/31/2020**

	Operating	Reserve	RV/Kitchen Activities	Capital Improvement	Total
<b>Assets</b>					
<b>OPERATING CASH</b>					
1007 - NBA General Fund #8645	\$16,324.18		\$480.55		\$16,804.73
1008 - NBA Debit Card Activities #4715	\$9,624.60				\$9,624.60
1009 - NBA Bingo Fund #6615			\$4,219.06		\$4,219.06
1010 - Alliance Operating Checking - 3066	\$46,716.90		\$5,307.07		\$52,023.97
1011 - Alliance Insurance Deductible Fund-210	\$15,011.61				\$15,011.61
1012 - Alliance Legal Fees Fund-760			\$20,012.99		\$20,012.99
1013 - NYCB Operating CD-012(2/27/21)1.50%	\$251,915.69				\$251,915.69
1015 - Alliance Operating ICS-488	\$98,100.17				\$98,100.17
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
<b>Total OPERATING CASH</b>	<b><u>\$437,910.18</u></b>	<b><u>\$0.00</u></b>	<b><u>\$30,804.67</u></b>		<b><u>\$468,714.85</u></b>
<b>RESERVE CASH</b>					
1050 - Alliance Reserve MM-9838		\$79,882.91			\$79,882.91
1051 - Alliance Res CDARS-355(6/9/22)2.71%		\$103,366.74			\$103,366.74
1052 - Alliance Res CDARS-347(6/10/21)2.57%		\$51,595.04			\$51,595.04
1054 - Metro Reserve CD-987(3/4/21)1.60%		\$150,604.93			\$150,604.93
1055 - Alliance Reserve ICS-087		\$28.77			\$28.77
1056 - Alliance Capital Imprv-674				\$1,900.99	\$1,900.99
<b>Total RESERVE CASH</b>	<b><u>\$0.00</u></b>	<b><u>\$385,478.39</u></b>	<b><u>\$0.00</u></b>	<b><u>\$1,900.99</u></b>	<b><u>\$387,379.38</u></b>
<b>ACCOUNTS RECEIVABLE</b>					
1200 - A/R Assessments	\$19,498.32				\$19,498.32
1230 - A/R Violation Fines	\$18,742.00				\$18,742.00
1240 - A/R Late Fees/Interest	\$6,623.86				\$6,623.86
1250 - A/R Collection Fees	\$3,630.00				\$3,630.00

# FLORENCE GARDENS MOBILE HOME ASSOCIATION INC

## Balance Sheet

**8/31/2020**

	Operating	Reserve	RV/Kitchen Activities	Capital Improvement	Total
1275 - A/R RV Storage Rental			\$15.83		\$15.83
1280 - A/R Other	\$434.80				\$434.80
1281 - Allowance for Doubtful Accts	(\$19,873.00)				(\$19,873.00)
1282 - A/R Unit F - Assessments	\$501,380.00				\$501,380.00
1288 - A/R Unit F - Miscellaneous	\$161,473.53				\$161,473.53
1291 - Allowance for Doubtful Accounts - Unit F	(\$644,069.77)				(\$644,069.77)
<b>Total ACCOUNTS RECEIVABLE</b>	<b><u>\$47,839.74</u></b>		<b><u>\$15.83</u></b>		<b><u>\$47,855.57</u></b>
 <b>OTHER ASSETS</b>					
1300 - Due Between Funds	\$11,800.00		(\$11,800.00)		\$0.00
1600 - Prepaid Expense	\$230.95				\$230.95
1610 - Prepaid Insurance	\$5,602.78		\$574.97		\$6,177.75
1615 - Prepaid RV Storage Land Lease			\$15,000.00		\$15,000.00
<b>Total OTHER ASSETS</b>	<b><u>\$17,633.73</u></b>	<b><u>\$0.00</u></b>	<b><u>\$3,774.97</u></b>		<b><u>\$21,408.70</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	(\$1,000,212.94)				(\$1,000,212.94)
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>\$811,196.76</u></b>	<b><u>\$0.00</u></b>			<b><u>\$811,196.76</u></b>
 <b>Assets Total</b>	 <b><u>\$1,314,580.41</u></b>	 <b><u>\$385,478.39</u></b>	 <b><u>\$34,595.47</u></b>	 <b><u>\$1,900.99</u></b>	 <b><u>\$1,736,555.26</u></b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC****Balance Sheet****8/31/2020**

	Operating	Reserve	RV/Kitchen Activities	Capital Improvement	Total
<b>Liabilities &amp; Equity</b>					
<b>LIABILITIES</b>					
2100 - Prepaid Owner Assessments	\$2,590.33				\$2,590.33
2130 - Capital Lease - Copier	\$1,375.00				\$1,375.00
2150 - Deferred Assessments	\$182,112.00				\$182,112.00
2155 - Deferred Assessments - Unit F	\$15,554.56				\$15,554.56
2200 - Accounts Payable	\$4,286.90		\$364.14		\$4,651.04
2500 - Transfer Fees Payable	\$200.00				\$200.00
2704 - Copier Lease Payable	\$563.00				\$563.00
2705 - RV Remote Deposits Payable			\$7,850.00		\$7,850.00
<b>Total LIABILITIES</b>	<b><u>\$206,681.79</u></b>	<b><u>\$0.00</u></b>	<b><u>\$8,214.14</u></b>		<b><u>\$214,895.93</u></b>
<b>EQUITY</b>					
3200 - Operating Equity	\$1,143,481.37		\$39,680.82		\$1,183,162.19
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>\$1,143,481.37</u></b>	<b><u>\$287,994.85</u></b>	<b><u>\$43,241.57</u></b>	<b><u>\$0.00</u></b>	<b><u>\$1,474,717.79</u></b>
<b>Net Income</b>	<b><u>(\$35,582.75)</u></b>	<b><u>\$97,483.54</u></b>	<b><u>(\$16,860.24)</u></b>	<b><u>\$1,900.99</u></b>	<b><u>\$46,941.54</u></b>
<b>Liabilities and Equity Total</b>	<b><u>\$1,314,580.41</u></b>	<b><u>\$385,478.39</u></b>	<b><u>\$34,595.47</u></b>	<b><u>\$1,900.99</u></b>	<b><u>\$1,736,555.26</u></b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**8/1/2020 - 8/31/2020**

Accounts	8/1/2020 - 8/31/2020			1/1/2020 - 8/31/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<u>OWNER INCOME</u>								
4100 - Homeowner Assessments	\$45,528.00	\$45,528.00	\$0.00	\$364,224.00	\$364,224.00	\$0.00	\$546,336.00	\$182,112.00
4110 - Unit F - Assessments	\$3,472.00	\$3,472.00	\$0.00	\$27,776.00	\$27,776.00	\$0.00	\$41,664.00	\$13,888.00
4330 - Late Fees	\$0.00	\$0.00	\$0.00	\$3,039.75	\$0.00	\$3,039.75	\$0.00	(\$3,039.75)
4340 - Unit F - Late Fees	\$416.64	\$0.00	\$416.64	\$2,499.84	\$0.00	\$2,499.84	\$0.00	(\$2,499.84)
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$3,050.00	\$0.00	\$3,050.00	\$0.00	(\$3,050.00)
4420 - HOA Transfer Fees	\$1,700.00	\$1,125.00	\$575.00	\$11,000.00	\$9,000.00	\$2,000.00	\$13,500.00	\$2,500.00
4800 - Violation Fines	\$525.00	\$0.00	\$525.00	\$17,950.00	\$0.00	\$17,950.00	\$0.00	(\$17,950.00)
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>\$51,641.64</b>	<b>\$50,125.00</b>	<b>\$1,516.64</b>	<b>\$429,629.59</b>	<b>\$401,000.00</b>	<b>\$28,629.59</b>	<b>\$601,500.00</b>	<b>\$171,870.41</b>
<u>BUSINESS OFFICE ACTIVITY</u>								
4560 - Key Card & Badges & Lanyards	\$126.00	\$208.33	(\$82.33)	\$1,169.50	\$1,666.64	(\$497.14)	\$2,500.00	\$1,330.50
4565 - Newsletter Advertising/Commissions	\$825.00	\$500.00	\$325.00	\$3,937.50	\$4,000.00	(\$62.50)	\$6,000.00	\$2,062.50
4570 - Fax & Printing Fee Income	\$33.45	\$91.67	(\$58.22)	\$660.20	\$733.36	(\$73.16)	\$1,100.00	\$439.80
<b><u>Total BUSINESS OFFICE ACTIVITY</u></b>	<b>\$984.45</b>	<b>\$800.00</b>	<b>\$184.45</b>	<b>\$5,767.20</b>	<b>\$6,400.00</b>	<b>(\$632.80)</b>	<b>\$9,600.00</b>	<b>\$3,832.80</b>
<u>OTHER INCOME</u>								
4600 - Interest Income	\$341.89	\$375.00	(\$33.11)	\$2,385.06	\$3,000.00	(\$614.94)	\$4,500.00	\$2,114.94
4900 - Other Income	\$0.00	\$0.00	\$0.00	\$33.72	\$0.00	\$33.72	\$0.00	(\$33.72)
<b><u>Total OTHER INCOME</u></b>	<b>\$341.89</b>	<b>\$375.00</b>	<b>(\$33.11)</b>	<b>\$2,418.78</b>	<b>\$3,000.00</b>	<b>(\$581.22)</b>	<b>\$4,500.00</b>	<b>\$2,081.22</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>\$52,967.98</b>	<b>\$51,300.00</b>	<b>\$1,667.98</b>	<b>\$317,815.57</b>	<b>\$290,400.00</b>	<b>\$27,415.57</b>	<b>\$495,600.00</b>	<b>\$177,784.43</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**8/1/2020 - 8/31/2020**

Accounts	8/1/2020 - 8/31/2020			1/1/2020 - 8/31/2020			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	\$4,350.00	\$7,250.00	\$2,900.00	\$8,000.00	\$3,650.00
5200 - Bad Debt	\$0.00	\$416.67	\$416.67	\$142.50	\$3,333.36	\$3,190.86	\$5,000.00	\$4,857.50
5205 - Unit F - Bad Debt	\$3,888.64	\$3,472.00	(\$416.64)	\$30,275.84	\$27,776.00	(\$2,499.84)	\$41,664.00	\$11,388.16
5400 - Insurance	\$2,447.83	\$2,550.00	\$102.17	\$19,582.64	\$20,400.00	\$817.36	\$30,600.00	\$11,017.36
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	\$0.00	\$833.33	\$833.33	\$8,526.00	\$6,666.64	(\$1,859.36)	\$10,000.00	\$1,474.00
5520 - Licenses/Permits	\$0.00	\$0.00	\$0.00	\$829.00	\$600.00	(\$229.00)	\$600.00	(\$229.00)
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$132.00	\$0.00	(\$132.00)	\$0.00	(\$132.00)
5600 - Management Fees	\$2,795.00	\$2,795.00	\$0.00	\$22,360.00	\$22,360.00	\$0.00	\$33,540.00	\$11,180.00
5601 - Supplemental Management Fees	\$22.40	\$583.33	\$560.93	\$6,946.26	\$4,666.64	(\$2,279.62)	\$7,000.00	\$53.74
5760 - HOAMCO and Volunteer Appreciation	\$102.34	\$0.00	(\$102.34)	\$672.17	\$1,000.00	\$327.83	\$1,000.00	\$327.83
5800 - Office Supplies	\$109.19	\$433.33	\$324.14	\$2,340.42	\$3,466.64	\$1,126.22	\$5,200.00	\$2,859.58
5810 - Postage	\$114.66	\$75.00	(\$39.66)	\$856.77	\$600.00	(\$256.77)	\$900.00	\$43.23
5825 - Information Technology/Website	\$64.32	\$416.67	\$352.35	\$699.19	\$3,333.36	\$2,634.17	\$5,000.00	\$4,300.81
5835 - Copier Monthly Maint & Overage	\$682.00	\$416.67	(\$265.33)	\$3,533.34	\$3,333.36	(\$199.98)	\$5,000.00	\$1,466.66
5950 - Other Admin	\$9.99	\$27.08	\$17.09	\$282.92	\$216.64	(\$66.28)	\$325.00	\$42.08
<b><u>Total ADMINISTRATIVE</u></b>	<b>\$10,236.37</b>	<b>\$12,019.08</b>	<b>\$1,782.71</b>	<b>\$103,168.76</b>	<b>\$108,002.64</b>	<b>\$4,833.88</b>	<b>\$156,829.00</b>	<b>\$53,660.24</b>
<u>BUSINESS OFFICE ACTIVITY</u>								
5450 - Key Cards & Badges & Lanyards	\$124.30	\$125.00	\$0.70	\$1,304.59	\$1,000.00	(\$304.59)	\$1,500.00	\$195.41
<b><u>Total BUSINESS OFFICE ACTIVITY</u></b>	<b>\$124.30</b>	<b>\$125.00</b>	<b>\$0.70</b>	<b>\$1,304.59</b>	<b>\$1,000.00</b>	<b>(\$304.59)</b>	<b>\$1,500.00</b>	<b>\$195.41</b>
<u>EMPLOYEE EXPENSES</u>								
5960 - Wages	\$14,950.78	\$16,083.08	\$1,132.30	\$118,304.71	\$128,664.64	\$10,359.93	\$192,997.00	\$74,692.29
5970 - Employee Benefits	\$980.95	\$1,288.00	\$307.05	\$7,395.66	\$10,304.00	\$2,908.34	\$15,456.00	\$8,060.34
5975 - Payroll Taxes	\$1,044.75	\$1,701.75	\$657.00	\$11,876.59	\$13,614.00	\$1,737.41	\$20,421.00	\$8,544.41
5980 - Workman's Compensation	\$242.07	\$189.08	(\$52.99)	\$2,126.66	\$1,512.64	(\$614.02)	\$2,269.00	\$142.34
5990 - Payroll Processing Fee	\$1,291.27	\$1,104.33	(\$186.94)	\$10,427.83	\$8,834.64	(\$1,593.19)	\$13,252.00	\$2,824.17
<b><u>Total EMPLOYEE EXPENSES</u></b>	<b>\$18,509.82</b>	<b>\$20,366.24</b>	<b>\$1,856.42</b>	<b>\$150,131.45</b>	<b>\$162,929.92</b>	<b>\$12,798.47</b>	<b>\$244,395.00</b>	<b>\$94,263.55</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**8/1/2020 - 8/31/2020**

Accounts	8/1/2020 - 8/31/2020			1/1/2020 - 8/31/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>COMMON AREA</b>								
6400 - Pest Control	\$175.00	\$275.00	\$100.00	\$1,775.00	\$1,600.00	(\$175.00)	\$2,300.00	\$525.00
6510 - Repairs & Maintenance: Common Area	\$1,435.00	\$1,700.00	\$265.00	\$7,001.41	\$13,600.00	\$6,598.59	\$20,400.00	\$13,398.59
6515 - Repairs & Maintenance: Kitchen	\$0.00	\$333.33	\$333.33	\$294.95	\$2,666.64	\$2,371.69	\$4,000.00	\$3,705.05
6526 - Repairs & Maintenance: Security	\$0.00	\$258.33	\$258.33	\$190.00	\$2,066.64	\$1,876.64	\$3,100.00	\$2,910.00
6560 - Repairs & Maintenance: Equipment & Tools	\$0.00	\$208.33	\$208.33	\$0.00	\$1,666.64	\$1,666.64	\$2,500.00	\$2,500.00
6585 - Repairs & Maintenance: Truck, Gator & Tractor	\$0.00	\$166.67	\$166.67	\$85.73	\$1,333.36	\$1,247.63	\$2,000.00	\$1,914.27
6590 - Repairs & Maintenance: Pool	\$846.53	\$625.00	(\$221.53)	\$4,977.02	\$5,000.00	\$22.98	\$7,500.00	\$2,522.98
6670 - Small Equipment	\$0.00	\$208.33	\$208.33	\$833.72	\$1,666.64	\$832.92	\$2,500.00	\$1,666.28
6680 - Supplies & Fuel	\$462.01	\$416.67	(\$45.34)	\$6,480.46	\$3,333.36	(\$3,147.10)	\$5,000.00	(\$1,480.46)
<b>Total COMMON AREA</b>	<b>\$2,918.54</b>	<b>\$4,191.66</b>	<b>\$1,273.12</b>	<b>\$21,638.29</b>	<b>\$32,933.28</b>	<b>\$11,294.99</b>	<b>\$49,300.00</b>	<b>\$27,661.71</b>
<b>UTILITIES</b>								
7100 - Electricity	\$2,546.86	\$2,083.33	(\$463.53)	\$15,821.37	\$16,666.64	\$845.27	\$25,000.00	\$9,178.63
7300 - Natural Gas	\$397.76	\$2,083.33	\$1,685.57	\$10,477.13	\$16,666.64	\$6,189.51	\$25,000.00	\$14,522.87
7500 - Telephone	\$97.10	\$16.67	(\$80.43)	\$817.43	\$133.36	(\$684.07)	\$200.00	(\$617.43)
7550 - Trash/Sanitation	\$230.95	\$183.33	(\$47.62)	\$1,616.65	\$1,466.64	(\$150.01)	\$2,200.00	\$583.35
7900 - Water/Sewer	\$477.40	\$583.33	\$105.93	\$4,437.36	\$4,666.64	\$229.28	\$7,000.00	\$2,562.64
<b>Total UTILITIES</b>	<b>\$3,750.07</b>	<b>\$4,949.99</b>	<b>\$1,199.92</b>	<b>\$33,169.94</b>	<b>\$39,599.92</b>	<b>\$6,429.98</b>	<b>\$59,400.00</b>	<b>\$26,230.06</b>
<b>TAXES/OTHER EXPENSES</b>								
8300 - Depreciation	\$5,500.00	\$5,500.00	\$0.00	\$44,000.00	\$44,000.00	\$0.00	\$66,000.00	\$22,000.00
8400 - Disposal of Assets	\$0.00	\$0.00	\$0.00	(\$303.00)	\$0.00	\$303.00	\$0.00	\$303.00
8840 - Taxes - Property/Federal/Other	\$29.72	\$304.17	\$274.45	\$288.29	\$2,433.36	\$2,145.07	\$3,650.00	\$3,361.71
<b>Total TAXES/OTHER EXPENSES</b>	<b>\$5,529.72</b>	<b>\$5,804.17</b>	<b>\$274.45</b>	<b>\$43,985.29</b>	<b>\$46,433.36</b>	<b>\$2,448.07</b>	<b>\$69,650.00</b>	<b>\$25,664.71</b>
<b>Total Expense</b>	<b>\$41,068.82</b>	<b>\$47,456.14</b>	<b>\$6,387.32</b>	<b>\$353,398.32</b>	<b>\$390,899.12</b>	<b>\$37,500.80</b>	<b>\$581,074.00</b>	<b>\$227,675.68</b>
<b>Operating Net Income</b>	<b>\$11,899.16</b>	<b>\$3,843.86</b>	<b>\$8,055.30</b>	<b>(\$35,582.75)</b>	<b>(\$100,499.12)</b>	<b>\$64,916.37</b>	<b>(\$85,474.00)</b>	<b>(\$49,891.25)</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Reserve**  
**8/1/2020 - 8/31/2020**

Accounts	8/1/2020 - 8/31/2020			1/1/2020 - 8/31/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Reserve Income</b>								
<u>OTHER INCOME</u>								
4610 - Interest Income - Reserve	\$360.48	\$0.00	\$360.48	\$4,014.88	\$0.00	\$4,014.88	\$0.00	(\$4,014.88)
<b><u>Total OTHER INCOME</u></b>	<b>\$360.48</b>	<b>\$0.00</b>	<b>\$360.48</b>	<b>\$4,014.88</b>	<b>\$0.00</b>	<b>\$4,014.88</b>	<b>\$0.00</b>	<b>(\$4,014.88)</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>\$360.48</b>	<b>\$0.00</b>	<b>\$360.48</b>	<b>\$124,014.88</b>	<b>\$120,000.00</b>	<b>\$4,014.88</b>	<b>\$120,000.00</b>	<b>(\$4,014.88)</b>
<b>Reserve Expense</b>								
<u>COMMON AREA</u>								
9310 - Carpet Replacement - Reserves	\$0.00	\$0.00	\$0.00	\$5,940.00	\$0.00	(\$5,940.00)	\$0.00	(\$5,940.00)
9450 - Pool Repair - Reserves	\$0.00	\$0.00	\$0.00	\$10,492.73	\$0.00	(\$10,492.73)	\$0.00	(\$10,492.73)
9640 - Office - Reserves	\$893.06	\$0.00	(\$893.06)	\$893.06	\$0.00	(\$893.06)	\$0.00	(\$893.06)
9701 - Clubhouse Chairs - Reserves	\$0.00	\$0.00	\$0.00	\$1,414.80	\$0.00	(\$1,414.80)	\$0.00	(\$1,414.80)
9704 - Clubhouse Tables - Reserves	\$0.00	\$0.00	\$0.00	\$2,215.55	\$0.00	(\$2,215.55)	\$0.00	(\$2,215.55)
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>\$893.06</b>	<b>\$0.00</b>	<b>(\$893.06)</b>	<b>\$26,531.34</b>	<b>\$0.00</b>	<b>(\$26,531.34)</b>	<b>\$0.00</b>	<b>(\$26,531.34)</b>
<b>Total Reserve Expense</b>	<b>\$893.06</b>	<b>\$0.00</b>	<b>(\$893.06)</b>	<b>\$26,531.34</b>	<b>\$0.00</b>	<b>(\$26,531.34)</b>	<b>\$0.00</b>	<b>(\$26,531.34)</b>
<b>Reserve Net Income</b>	<b>(\$532.58)</b>	<b>\$0.00</b>	<b>(\$532.58)</b>	<b>\$97,483.54</b>	<b>\$120,000.00</b>	<b>(\$22,516.46)</b>	<b>\$120,000.00</b>	<b>\$22,516.46</b>



**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - RV/Kitchen Activities**  
**8/1/2020 - 8/31/2020**

Accounts	8/1/2020 - 8/31/2020			1/1/2020 - 8/31/2020			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	\$150.00	\$0.00	\$150.00	\$0.00	(\$150.00)
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	\$10.50	\$250.00	(\$239.50)	\$804.56	\$2,000.00	(\$1,195.44)	\$3,000.00	\$2,195.44
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	(\$565.00)	\$0.00	(\$565.00)	\$16,780.44	\$16,500.00	\$280.44	\$33,000.00	\$16,219.56
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>(\$554.50)</b>	<b>\$250.00</b>	<b>(\$804.50)</b>	<b>\$28,773.82</b>	<b>\$29,100.00</b>	<b>(\$326.18)</b>	<b>\$51,750.00</b>	<b>\$22,976.18</b>
<u>RV STORAGE</u>								
4170 - RV Storage Rental	\$110.81	\$0.00	\$110.81	\$3,711.81	\$0.00	\$3,711.81	\$60,000.00	\$56,288.19
<b><u>Total RV STORAGE</u></b>	<b>\$110.81</b>	<b>\$0.00</b>	<b>\$110.81</b>	<b>\$3,711.81</b>	<b>\$0.00</b>	<b>\$3,711.81</b>	<b>\$60,000.00</b>	<b>\$56,288.19</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>VENDING MACHINE</u>								
4810 - Ice Machine	\$79.50	\$300.00	(\$220.50)	\$792.40	\$2,400.00	(\$1,607.60)	\$3,600.00	\$2,807.60
4830 - Water Machine	\$82.00	\$125.00	(\$43.00)	\$1,040.40	\$1,000.00	\$40.40	\$1,500.00	\$459.60
4840 - Pop Machine	\$46.30	\$83.33	(\$37.03)	\$606.50	\$666.64	(\$60.14)	\$1,000.00	\$393.50
<b><u>Total VENDING MACHINE</u></b>	<b>\$207.80</b>	<b>\$508.33</b>	<b>(\$300.53)</b>	<b>\$2,439.30</b>	<b>\$4,066.64</b>	<b>(\$1,627.34)</b>	<b>\$6,100.00</b>	<b>\$3,660.70</b>
<u>OTHER INCOME</u>								
4600 - Interest Income	\$1.70	\$0.00	\$1.70	\$15.04	\$0.00	\$15.04	\$0.00	(\$15.04)
<b><u>Total OTHER INCOME</u></b>	<b>\$1.70</b>	<b>\$0.00</b>	<b>\$1.70</b>	<b>\$15.04</b>	<b>\$0.00</b>	<b>\$15.04</b>	<b>\$0.00</b>	<b>(\$15.04)</b>
<b>Total Income</b>	<b>(\$234.19)</b>	<b>\$758.33</b>	<b>(\$992.52)</b>	<b>\$38,722.97</b>	<b>\$33,166.64</b>	<b>\$5,556.33</b>	<b>\$117,850.00</b>	<b>\$79,127.03</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - RV/Kitchen Activities**  
**8/1/2020 - 8/31/2020**

Accounts	8/1/2020 - 8/31/2020			1/1/2020 - 8/31/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<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)
<b>Total ADMINISTRATIVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,990.00</b>	<b>\$0.00</b>	<b>(\$3,990.00)</b>	<b>\$0.00</b>	<b>(\$3,990.00)</b>
 <u>CLUBHOUSE/KITCHEN ACTIVITY</u>								
5610 - Holiday Decorations	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$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	\$0.00	\$250.00	\$250.00	\$1,224.57	\$2,000.00	\$775.43	\$3,000.00	\$1,775.43
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	\$0.00	\$0.00	\$0.00	\$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	\$1,333.36	\$171.11	\$2,000.00	\$837.75
5639 - Kitchen/Clubhouse TPT Tax	\$0.00	\$0.00	\$0.00	\$1,595.77	\$0.00	(\$1,595.77)	\$0.00	(\$1,595.77)
5645 - General Activity Supplies	\$0.00	\$158.33	\$158.33	\$954.66	\$1,266.64	\$311.98	\$1,900.00	\$945.34
5660 - Celebrate FGMHA Members	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
<b>Total CLUBHOUSE/KITCHEN ACTIVITY</b>	<b>\$0.00</b>	<b>\$658.33</b>	<b>\$658.33</b>	<b>\$17,232.40</b>	<b>\$19,844.64</b>	<b>\$2,612.24</b>	<b>\$32,650.00</b>	<b>\$15,417.60</b>
 <u>RV STORAGE</u>								
5405 - Insurance - RV Storage	\$191.67	\$200.00	\$8.33	\$1,533.36	\$1,600.00	\$66.64	\$2,400.00	\$866.64
6595 - Repairs & Maintenance: RV Storage	\$0.00	\$166.67	\$166.67	\$184.92	\$1,333.36	\$1,148.44	\$2,000.00	\$1,815.08
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	\$92.00	\$1,000.00	\$908.00	\$1,500.00	\$1,408.00
7105 - Electricity - DLT SRV Storage	\$343.75	\$416.67	\$72.92	\$2,750.00	\$3,333.36	\$583.36	\$5,000.00	\$2,250.00
7106 - Electricity - RV Storage	\$20.39	\$25.00	\$4.61	\$163.42	\$200.00	\$36.58	\$300.00	\$136.58
<b>Total RV STORAGE</b>	<b>\$555.81</b>	<b>\$933.34</b>	<b>\$377.53</b>	<b>\$4,723.70</b>	<b>\$7,466.72</b>	<b>\$2,743.02</b>	<b>\$26,200.00</b>	<b>\$21,476.30</b>
 <u>BINGO</u>								
5525 - Bingo - Expenses	\$0.00	\$0.00	\$0.00	\$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>Total BINGO</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</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**  
**8/1/2020 - 8/31/2020**

Accounts	8/1/2020 - 8/31/2020			1/1/2020 - 8/31/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>VENDING MACHINE</u>								
5910 - Pop Machine	\$0.00	\$58.33	\$58.33	\$214.16	\$466.64	\$252.48	\$700.00	\$485.84
5915 - Ice Chest	\$0.00	\$200.00	\$200.00	\$383.00	\$1,600.00	\$1,217.00	\$2,400.00	\$2,017.00
<b><u>Total VENDING MACHINE</u></b>	<b>\$0.00</b>	<b>\$258.33</b>	<b>\$258.33</b>	<b>\$597.16</b>	<b>\$2,066.64</b>	<b>\$1,469.48</b>	<b>\$3,100.00</b>	<b>\$2,502.84</b>
<u>EMPLOYEE EXPENSES</u>								
5963 - Wages - Kitchen Staff	\$0.00	\$1,316.92	\$1,316.92	\$6,756.31	\$10,535.36	\$3,779.05	\$15,803.00	\$9,046.69
5964 - Wages - Activities	\$878.68	\$650.00	(\$228.68)	\$6,017.53	\$5,200.00	(\$817.53)	\$7,800.00	\$1,782.47
5965 - Wages - RV Lot Management	\$878.41	\$1,025.00	\$146.59	\$6,642.00	\$8,200.00	\$1,558.00	\$12,300.00	\$5,658.00
5970 - Employee Benefits	\$277.22	\$0.00	(\$277.22)	\$1,796.21	\$0.00	(\$1,796.21)	\$0.00	(\$1,796.21)
5975 - Payroll Taxes	\$116.53	\$0.00	(\$116.53)	\$2,461.22	\$0.00	(\$2,461.22)	\$0.00	(\$2,461.22)
5980 - Workman's Compensation	\$33.91	\$0.00	(\$33.91)	\$470.06	\$0.00	(\$470.06)	\$0.00	(\$470.06)
5990 - Payroll Processing Fee	\$109.24	\$0.00	(\$109.24)	\$1,207.20	\$0.00	(\$1,207.20)	\$0.00	(\$1,207.20)
<b><u>Total EMPLOYEE EXPENSES</u></b>	<b>\$2,293.99</b>	<b>\$2,991.92</b>	<b>\$697.93</b>	<b>\$25,350.53</b>	<b>\$23,935.36</b>	<b>(\$1,415.17)</b>	<b>\$35,903.00</b>	<b>\$10,552.47</b>
<b>Total Expense</b>	<b>\$2,849.80</b>	<b>\$4,841.92</b>	<b>\$1,992.12</b>	<b>\$55,583.21</b>	<b>\$53,313.36</b>	<b>(\$2,269.85)</b>	<b>\$97,853.00</b>	<b>\$42,269.79</b>
<b>RV/Kitchen Activities Net Income</b>	<b>(\$3,083.99)</b>	<b>(\$4,083.59)</b>	<b>\$999.60</b>	<b>(\$16,860.24)</b>	<b>(\$20,146.72)</b>	<b>\$3,286.48</b>	<b>\$19,997.00</b>	<b>\$36,857.24</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Capital Improvement**  
**8/1/2020 - 8/31/2020**

Accounts	8/1/2020 - 8/31/2020			1/1/2020 - 8/31/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Reserve Income</b>								
<u>OTHER INCOME</u>								
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	\$0.99	\$0.00	\$0.99	\$0.00	(\$0.99)
<b><u>Total OTHER INCOME</u></b>	<b>\$0.16</b>	<b>\$0.00</b>	<b>\$0.16</b>	<b>\$1,900.99</b>	<b>\$0.00</b>	<b>\$1,900.99</b>	<b>\$0.00</b>	<b>(\$1,900.99)</b>
<b>Total Reserve Income</b>	<b>\$0.16</b>	<b>\$0.00</b>	<b>\$0.16</b>	<b>\$1,900.99</b>	<b>\$0.00</b>	<b>\$1,900.99</b>	<b>\$0.00</b>	<b>(\$1,900.99)</b>
<b>Capital Improvement Net Income</b>	<b>\$0.16</b>	<b>\$0.00</b>	<b>\$0.16</b>	<b>\$1,900.99</b>	<b>\$0.00</b>	<b>\$1,900.99</b>	<b>\$0.00</b>	<b>(\$1,900.99)</b>