

# Florence Gardens Mobile Home Association

## Financial Statement Period Ending: October 31, 2020



HOAMCO

**SERVING COMMUNITY ASSOCIATIONS SINCE 1991**

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Prescott, AZ 86301  
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800-447-3838  
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**Fiscal Year End:** December 31  
**Accounting Method:** Accrual

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**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**

**Balance Sheet**

**10/31/2020**

	Operating	Reserve	RV/Kitchen Activities	Capital Improvement	Total
<b>Assets</b>					
<b>OPERATING CASH</b>					
1007 - NBA General Fund #8645	\$11,408.25		\$1,162.86		\$12,571.11
1008 - NBA Debit Card Activities #4715	\$5,892.25		\$468.04		\$6,360.29
1009 - NBA Bingo Fund #6615			\$4,219.06		\$4,219.06
1010 - Alliance Operating Checking - 3066	\$39,065.16		\$15,514.71		\$54,579.87
1011 - Alliance Insurance Deductible Fund-210	\$15,014.11				\$15,014.11
1012 - Alliance Legal Fees Fund-760			\$20,016.32		\$20,016.32
1013 - NYCB Operating CD-012(2/27/21)1.50%	\$252,543.76				\$252,543.76
1015 - Alliance Operating ICS-488	\$73,120.84				\$73,120.84
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>\$397,261.40</u></b>	<b><u>\$0.00</u></b>	<b><u>\$42,165.99</u></b>		<b><u>\$439,427.39</u></b>
<b>RESERVE CASH</b>					
1050 - Alliance Reserve MM-9838		\$19,898.02			\$19,898.02
1051 - Alliance Res CDARS-355(6/9/22)2.71%		\$103,835.94			\$103,835.94
1052 - Alliance Res CDARS-347(6/10/21)2.57%		\$51,817.12			\$51,817.12
1054 - Metro Reserve CD-987(3/4/21)1.60%		\$151,212.30			\$151,212.30
1055 - Alliance Reserve ICS-087		\$60,041.26			\$60,041.26
1056 - Alliance Capital Imprv MM-674				\$2,001.32	\$2,001.32
<b>Total RESERVE CASH</b>	<b><u>\$0.00</u></b>	<b><u>\$386,804.64</u></b>	<b><u>\$0.00</u></b>	<b><u>\$2,001.32</u></b>	<b><u>\$388,805.96</u></b>
<b>ACCOUNTS RECEIVABLE</b>					
1200 - A/R Assessments	\$16,240.32				\$16,240.32
1230 - A/R Violation Fines	\$19,967.00				\$19,967.00
1240 - A/R Late Fees/Interest	\$6,285.86				\$6,285.86
1250 - A/R Collection Fees	\$3,510.00				\$3,510.00

# FLORENCE GARDENS MOBILE HOME ASSOCIATION INC

## Balance Sheet

10/31/2020

	Operating	Reserve	RV/Kitchen Activities	Capital Improvement	Total
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	(\$651,847.05)				(\$651,847.05)
<b>Total ACCOUNTS RECEIVABLE</b>	<b><u>\$37,571.46</u></b>		<b><u>\$0.00</u></b>		<b><u>\$37,571.46</u></b>
<b>OTHER ASSETS</b>					
1600 - Prepaid Expense	\$230.95				\$230.95
1610 - Prepaid Insurance	\$2,447.87		\$191.63		\$2,639.50
<b>Total OTHER ASSETS</b>	<b><u>\$2,678.82</u></b>	<b><u>\$0.00</u></b>	<b><u>\$191.63</u></b>		<b><u>\$2,870.45</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	(\$1,011,212.94)				(\$1,011,212.94)
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>\$800,196.76</u></b>	<b><u>\$0.00</u></b>			<b><u>\$800,196.76</u></b>
<b>Assets Total</b>	<b><u>\$1,237,708.44</u></b>	<b><u>\$386,804.64</u></b>	<b><u>\$42,357.62</u></b>	<b><u>\$2,001.32</u></b>	<b><u>\$1,668,872.02</u></b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**

**Balance Sheet**

**10/31/2020**

<b>Liabilities &amp; Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>RV/Kitchen Activities</b>	<b>Capital Improvement</b>	<b>Total</b>
<b>LIABILITIES</b>					
2100 - Prepaid Owner Assessments	\$2,785.13		\$28,085.00		\$30,870.13
2130 - Capital Lease - Copier	\$1,292.00				\$1,292.00
2150 - Deferred Assessments	\$91,056.00				\$91,056.00
2155 - Deferred Assessments - Unit F	\$7,777.28				\$7,777.28
2200 - Accounts Payable	\$4,400.99	\$1,959.05	\$689.14		\$7,049.18
2250 - Accrued Expenses	\$982.34				\$982.34
2500 - Transfer Fees Payable	\$300.00				\$300.00
2700 - Insurance Claim Payable	\$187.60				\$187.60
2705 - RV Remote Deposits Payable			\$8,000.00		\$8,000.00
<b>Total LIABILITIES</b>	<b><u>\$108,781.34</u></b>	<b><u>\$1,959.05</u></b>	<b><u>\$36,774.14</u></b>		<b><u>\$147,514.53</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>(\$14,554.27)</u></b>	<b><u>\$96,850.74</u></b>	<b><u>(\$37,658.09)</u></b>	<b><u>\$2,001.32</u></b>	<b><u>\$46,639.70</u></b>
<b>Liabilities and Equity Total</b>	<b><u>\$1,237,708.44</u></b>	<b><u>\$386,804.64</u></b>	<b><u>\$42,357.62</u></b>	<b><u>\$2,001.32</u></b>	<b><u>\$1,668,872.02</u></b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**10/1/2020 - 10/31/2020**

Accounts	10/1/2020 - 10/31/2020			1/1/2020 - 10/31/2020			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	\$455,280.00	\$455,280.00	\$0.00	\$546,336.00	\$91,056.00
4110 - Unit F - Assessments	\$3,472.00	\$3,472.00	\$0.00	\$34,720.00	\$34,720.00	\$0.00	\$41,664.00	\$6,944.00
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	\$3,433.12	\$0.00	\$3,433.12	\$0.00	(\$3,433.12)
4350 - Lien/Collection Fees	\$375.00	\$0.00	\$375.00	\$3,425.00	\$0.00	\$3,425.00	\$0.00	(\$3,425.00)
4420 - HOA Transfer Fees	\$900.00	\$1,125.00	(\$225.00)	\$14,700.00	\$11,250.00	\$3,450.00	\$13,500.00	(\$1,200.00)
4800 - Violation Fines	\$800.00	\$0.00	\$800.00	\$19,700.00	\$0.00	\$19,700.00	\$0.00	(\$19,700.00)
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>\$51,491.64</b>	<b>\$50,125.00</b>	<b>\$1,366.64</b>	<b>\$534,387.87</b>	<b>\$501,250.00</b>	<b>\$33,137.87</b>	<b>\$601,500.00</b>	<b>\$67,112.13</b>
<u>BUSINESS OFFICE ACTIVITY</u>								
4560 - Key Card & Badges & Lanyards	\$174.00	\$208.33	(\$34.33)	\$1,458.50	\$2,083.30	(\$624.80)	\$2,500.00	\$1,041.50
4565 - Newsletter Advertising/Commissions	\$962.50	\$500.00	\$462.50	\$5,012.50	\$5,000.00	\$12.50	\$6,000.00	\$987.50
4570 - Fax & Printing Fee Income	\$61.05	\$91.67	(\$30.62)	\$753.55	\$916.70	(\$163.15)	\$1,100.00	\$346.45
<b><u>Total BUSINESS OFFICE ACTIVITY</u></b>	<b>\$1,197.55</b>	<b>\$800.00</b>	<b>\$397.55</b>	<b>\$7,224.55</b>	<b>\$8,000.00</b>	<b>(\$775.45)</b>	<b>\$9,600.00</b>	<b>\$2,375.45</b>
<u>OTHER INCOME</u>								
4600 - Interest Income	\$329.85	\$375.00	(\$45.15)	\$3,039.69	\$3,750.00	(\$710.31)	\$4,500.00	\$1,460.31
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>\$329.85</b>	<b>\$375.00</b>	<b>(\$45.15)</b>	<b>\$3,073.41</b>	<b>\$3,750.00</b>	<b>(\$676.59)</b>	<b>\$4,500.00</b>	<b>\$1,426.59</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>\$53,019.04</b>	<b>\$51,300.00</b>	<b>\$1,719.04</b>	<b>\$424,685.83</b>	<b>\$393,000.00</b>	<b>\$31,685.83</b>	<b>\$495,600.00</b>	<b>\$70,914.17</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**10/1/2020 - 10/31/2020**

Accounts	10/1/2020 - 10/31/2020			1/1/2020 - 10/31/2020			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	\$7,950.00	\$8,000.00	\$50.00	\$8,000.00	\$50.00
5200 - Bad Debt	\$0.00	\$416.67	\$416.67	\$142.50	\$4,166.70	\$4,024.20	\$5,000.00	\$4,857.50
5205 - Bad Debt - Unit F	\$3,888.64	\$3,472.00	(\$416.64)	\$38,053.12	\$34,720.00	(\$3,333.12)	\$41,664.00	\$3,610.88
5400 - Insurance	\$2,447.83	\$2,550.00	\$102.17	\$24,478.30	\$25,500.00	\$1,021.70	\$30,600.00	\$6,121.70
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	\$2,344.32	\$833.33	(\$1,510.99)	\$7,270.32	\$8,333.30	\$1,062.98	\$10,000.00	\$2,729.68
5520 - Licenses/Permits	\$0.00	\$0.00	\$0.00	\$829.00	\$600.00	(\$229.00)	\$600.00	(\$229.00)
5530 - Lien/Collection Costs	\$375.00	\$0.00	(\$375.00)	\$507.00	\$0.00	(\$507.00)	\$0.00	(\$507.00)
5600 - Management Fees	\$2,795.00	\$2,795.00	\$0.00	\$27,950.00	\$27,950.00	\$0.00	\$33,540.00	\$5,590.00
5601 - Supplemental Management Fees	\$18.40	\$583.33	\$564.93	\$6,984.76	\$5,833.30	(\$1,151.46)	\$7,000.00	\$15.24
5760 - HOAMCO and Volunteer Appreciation	\$0.00	\$0.00	\$0.00	\$672.17	\$1,000.00	\$327.83	\$1,000.00	\$327.83
5800 - Office Supplies	\$62.72	\$433.33	\$370.61	\$2,778.61	\$4,333.30	\$1,554.69	\$5,200.00	\$2,421.39
5810 - Postage	\$201.00	\$75.00	(\$126.00)	\$1,057.77	\$750.00	(\$307.77)	\$900.00	(\$157.77)
5825 - Information Technology/Website	\$189.32	\$416.67	\$227.35	\$965.00	\$4,166.70	\$3,201.70	\$5,000.00	\$4,035.00
5835 - Copier Monthly Maint & Overage	\$357.24	\$416.67	\$59.43	\$4,247.82	\$4,166.70	(\$81.12)	\$5,000.00	\$752.18
5950 - Other Admin	\$9.99	\$27.08	\$17.09	\$302.90	\$270.80	(\$32.10)	\$325.00	\$22.10
<b><u>Total ADMINISTRATIVE</u></b>	<b>\$12,689.46</b>	<b>\$12,019.08</b>	<b>(\$670.38)</b>	<b>\$125,828.98</b>	<b>\$132,790.80</b>	<b>\$6,961.82</b>	<b>\$156,829.00</b>	<b>\$31,000.02</b>
<u>BUSINESS OFFICE ACTIVITY</u>								
5450 - Key Cards & Badges & Lanyards	\$129.76	\$125.00	(\$4.76)	\$1,832.12	\$1,250.00	(\$582.12)	\$1,500.00	(\$332.12)
<b><u>Total BUSINESS OFFICE ACTIVITY</u></b>	<b>\$129.76</b>	<b>\$125.00</b>	<b>(\$4.76)</b>	<b>\$1,832.12</b>	<b>\$1,250.00</b>	<b>(\$582.12)</b>	<b>\$1,500.00</b>	<b>(\$332.12)</b>
<u>EMPLOYEE EXPENSES</u>								
5960 - Wages	\$14,102.53	\$16,083.08	\$1,980.55	\$148,325.15	\$160,830.80	\$12,505.65	\$192,997.00	\$44,671.85
5970 - Employee Benefits	\$1,070.93	\$1,288.00	\$217.07	\$9,436.77	\$12,880.00	\$3,443.23	\$15,456.00	\$6,019.23
5975 - Payroll Taxes	\$1,181.10	\$1,701.75	\$520.65	\$14,395.84	\$17,017.50	\$2,621.66	\$20,421.00	\$6,025.16
5980 - Workman's Compensation	\$217.66	\$189.08	(\$28.58)	\$2,601.79	\$1,890.80	(\$710.99)	\$2,269.00	(\$332.79)
5990 - Payroll Processing Fee	\$1,258.95	\$1,104.33	(\$154.62)	\$13,041.31	\$11,043.30	(\$1,998.01)	\$13,252.00	\$210.69
<b><u>Total EMPLOYEE EXPENSES</u></b>	<b>\$17,831.17</b>	<b>\$20,366.24</b>	<b>\$2,535.07</b>	<b>\$187,800.86</b>	<b>\$203,662.40</b>	<b>\$15,861.54</b>	<b>\$244,395.00</b>	<b>\$56,594.14</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**10/1/2020 - 10/31/2020**

Accounts	10/1/2020 - 10/31/2020			1/1/2020 - 10/31/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>COMMON AREA</b>								
6400 - Pest Control	\$175.00	\$175.00	\$0.00	\$2,125.00	\$1,950.00	(\$175.00)	\$2,300.00	\$175.00
6510 - Repairs & Maintenance: Common Area	\$11.99	\$1,700.00	\$1,688.01	\$7,905.07	\$17,000.00	\$9,094.93	\$20,400.00	\$12,494.93
6515 - Repairs & Maintenance: Kitchen	\$0.00	\$333.33	\$333.33	\$1,168.55	\$3,333.30	\$2,164.75	\$4,000.00	\$2,831.45
6526 - Repairs & Maintenance: Security	\$0.00	\$258.33	\$258.33	\$190.00	\$2,583.30	\$2,393.30	\$3,100.00	\$2,910.00
6560 - Repairs & Maintenance: Equipment & Tools	\$0.00	\$208.33	\$208.33	\$0.00	\$2,083.30	\$2,083.30	\$2,500.00	\$2,500.00
6585 - Repairs & Maintenance: Truck, Gator & Tractor	\$455.74	\$166.67	(\$289.07)	\$957.44	\$1,666.70	\$709.26	\$2,000.00	\$1,042.56
6590 - Repairs & Maintenance: Pool	\$650.79	\$625.00	(\$25.79)	\$6,952.83	\$6,250.00	(\$702.83)	\$7,500.00	\$547.17
6670 - Small Equipment	\$0.00	\$208.33	\$208.33	\$833.72	\$2,083.30	\$1,249.58	\$2,500.00	\$1,666.28
6680 - Supplies & Fuel	\$588.53	\$416.67	(\$171.86)	\$7,727.91	\$4,166.70	(\$3,561.21)	\$5,000.00	(\$2,727.91)
<b>Total COMMON AREA</b>	<b>\$1,882.05</b>	<b>\$4,091.66</b>	<b>\$2,209.61</b>	<b>\$27,860.52</b>	<b>\$41,116.60</b>	<b>\$13,256.08</b>	<b>\$49,300.00</b>	<b>\$21,439.48</b>
<b>UTILITIES</b>								
7100 - Electricity	\$1,750.83	\$2,083.33	\$332.50	\$19,647.80	\$20,833.30	\$1,185.50	\$25,000.00	\$5,352.20
7300 - Natural Gas	\$1,653.26	\$2,083.33	\$430.07	\$12,734.27	\$20,833.30	\$8,099.03	\$25,000.00	\$12,265.73
7500 - Telephone	\$94.38	\$16.67	(\$77.71)	\$1,008.95	\$166.70	(\$842.25)	\$200.00	(\$808.95)
7550 - Trash/Sanitation	\$266.50	\$183.33	(\$83.17)	\$2,114.10	\$1,833.30	(\$280.80)	\$2,200.00	\$85.90
7900 - Water/Sewer	\$448.69	\$583.33	\$134.64	\$5,361.73	\$5,833.30	\$471.57	\$7,000.00	\$1,638.27
<b>Total UTILITIES</b>	<b>\$4,213.66</b>	<b>\$4,949.99</b>	<b>\$736.33</b>	<b>\$40,866.85</b>	<b>\$49,499.90</b>	<b>\$8,633.05</b>	<b>\$59,400.00</b>	<b>\$18,533.15</b>
<b>TAXES/OTHER EXPENSES</b>								
8300 - Depreciation	\$5,500.00	\$5,500.00	\$0.00	\$55,000.00	\$55,000.00	\$0.00	\$66,000.00	\$11,000.00
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	\$353.77	\$3,041.70	\$2,687.93	\$3,650.00	\$3,296.23
<b>Total TAXES/OTHER EXPENSES</b>	<b>\$5,529.72</b>	<b>\$5,804.17</b>	<b>\$274.45</b>	<b>\$55,050.77</b>	<b>\$58,041.70</b>	<b>\$2,990.93</b>	<b>\$69,650.00</b>	<b>\$14,599.23</b>
<b>Total Expense</b>	<b>\$42,275.82</b>	<b>\$47,356.14</b>	<b>\$5,080.32</b>	<b>\$439,240.10</b>	<b>\$486,361.40</b>	<b>\$47,121.30</b>	<b>\$581,074.00</b>	<b>\$141,833.90</b>
<b>Operating Net Income</b>	<b>\$10,743.22</b>	<b>\$3,943.86</b>	<b>\$6,799.36</b>	<b>(\$14,554.27)</b>	<b>(\$93,361.40)</b>	<b>\$78,807.13</b>	<b>(\$85,474.00)</b>	<b>(\$70,919.73)</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Reserve**  
**10/1/2020 - 10/31/2020**

Accounts	10/1/2020 - 10/31/2020			1/1/2020 - 10/31/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Reserve Income</b>								
<u>OTHER INCOME</u>								
4610 - Interest Income - Reserve	\$367.11	\$0.00	\$367.11	\$5,341.13	\$0.00	\$5,341.13	\$0.00	(\$5,341.13)
<b>Total OTHER INCOME</b>	<b>\$367.11</b>	<b>\$0.00</b>	<b>\$367.11</b>	<b>\$5,341.13</b>	<b>\$0.00</b>	<b>\$5,341.13</b>	<b>\$0.00</b>	<b>(\$5,341.13)</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>Total TRANSFER BETWEEN FUNDS</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>\$367.11</b>	<b>\$0.00</b>	<b>\$367.11</b>	<b>\$125,341.13</b>	<b>\$120,000.00</b>	<b>\$5,341.13</b>	<b>\$120,000.00</b>	<b>(\$5,341.13)</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	\$0.00	\$0.00	\$0.00	\$893.06	\$0.00	(\$893.06)	\$0.00	(\$893.06)
9700 - Furniture - Reserves	\$1,959.05	\$0.00	(\$1,959.05)	\$1,959.05	\$0.00	(\$1,959.05)	\$0.00	(\$1,959.05)
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>Total COMMON AREA</b>	<b>\$1,959.05</b>	<b>\$0.00</b>	<b>(\$1,959.05)</b>	<b>\$28,490.39</b>	<b>\$0.00</b>	<b>(\$28,490.39)</b>	<b>\$0.00</b>	<b>(\$28,490.39)</b>
<b>Total Reserve Expense</b>	<b>\$1,959.05</b>	<b>\$0.00</b>	<b>(\$1,959.05)</b>	<b>\$28,490.39</b>	<b>\$0.00</b>	<b>(\$28,490.39)</b>	<b>\$0.00</b>	<b>(\$28,490.39)</b>
<b>Reserve Net Income</b>	<b>(\$1,591.94)</b>	<b>\$0.00</b>	<b>(\$1,591.94)</b>	<b>\$96,850.74</b>	<b>\$120,000.00</b>	<b>(\$23,149.26)</b>	<b>\$120,000.00</b>	<b>\$23,149.26</b>



**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - RV/Kitchen Activities**  
**10/1/2020 - 10/31/2020**

Accounts	10/1/2020 - 10/31/2020			1/1/2020 - 10/31/2020			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	\$33.65	\$250.00	(\$216.35)	\$889.41	\$2,500.00	(\$1,610.59)	\$3,000.00	\$2,110.59
4624 - Band/Dances/Entertainment	\$0.00	\$650.00	(\$650.00)	\$2,992.00	\$2,750.00	\$242.00	\$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	\$0.00	\$5,500.00	(\$5,500.00)	\$16,780.44	\$22,000.00	(\$5,219.56)	\$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>\$33.65</b>	<b>\$6,400.00</b>	<b>(\$6,366.35)</b>	<b>\$28,858.67</b>	<b>\$35,750.00</b>	<b>(\$6,891.33)</b>	<b>\$51,750.00</b>	<b>\$22,891.33</b>
<u>RV STORAGE</u>								
4170 - RV Storage Rental	\$231.66	\$0.00	\$231.66	\$4,145.10	\$0.00	\$4,145.10	\$60,000.00	\$55,854.90
4550 - RV Lost Deposit Income	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00	(\$50.00)
<b><u>Total RV STORAGE</u></b>	<b>\$281.66</b>	<b>\$0.00</b>	<b>\$281.66</b>	<b>\$4,195.10</b>	<b>\$0.00</b>	<b>\$4,195.10</b>	<b>\$60,000.00</b>	<b>\$55,804.90</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	\$78.00	\$300.00	(\$222.00)	\$913.90	\$3,000.00	(\$2,086.10)	\$3,600.00	\$2,686.10
4830 - Water Machine	\$208.40	\$125.00	\$83.40	\$1,248.80	\$1,250.00	(\$1.20)	\$1,500.00	\$251.20
4840 - Pop Machine	\$66.95	\$83.33	(\$16.38)	\$738.20	\$833.30	(\$95.10)	\$1,000.00	\$261.80
<b><u>Total VENDING MACHINE</u></b>	<b>\$353.35</b>	<b>\$508.33</b>	<b>(\$154.98)</b>	<b>\$2,900.90</b>	<b>\$5,083.30</b>	<b>(\$2,182.40)</b>	<b>\$6,100.00</b>	<b>\$3,199.10</b>
<u>OTHER INCOME</u>								
4600 - Interest Income	\$2.19	\$0.00	\$2.19	\$18.87	\$0.00	\$18.87	\$0.00	(\$18.87)
<b><u>Total OTHER INCOME</u></b>	<b>\$2.19</b>	<b>\$0.00</b>	<b>\$2.19</b>	<b>\$18.87</b>	<b>\$0.00</b>	<b>\$18.87</b>	<b>\$0.00</b>	<b>(\$18.87)</b>
<b>Total Income</b>	<b>\$670.85</b>	<b>\$6,908.33</b>	<b>(\$6,237.48)</b>	<b>\$39,756.54</b>	<b>\$40,833.30</b>	<b>(\$1,076.76)</b>	<b>\$117,850.00</b>	<b>\$78,093.46</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - RV/Kitchen Activities**  
**10/1/2020 - 10/31/2020**

Accounts	10/1/2020 - 10/31/2020			1/1/2020 - 10/31/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<u>ADMINISTRATIVE</u>								
5200 - Bad Debt	(\$3,990.00)	\$0.00	\$3,990.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total ADMINISTRATIVE</b>	<b>(\$3,990.00)</b>	<b>\$0.00</b>	<b>\$3,990.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<u>CLUBHOUSE/KITCHEN ACTIVITY</u>								
5610 - Holiday Decorations	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$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	\$2,500.00	\$1,275.43	\$3,000.00	\$1,775.43
5624 - Dances	\$0.00	\$500.00	\$500.00	\$2,366.50	\$2,150.00	(\$216.50)	\$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	\$2,857.00	\$2,857.00	\$9,262.47	\$14,285.00	\$5,022.53	\$20,000.00	\$10,737.53
5634 - Other Kitchen Expense	\$74.00	\$166.67	\$92.67	\$1,281.25	\$1,666.70	\$385.45	\$2,000.00	\$718.75
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	\$31.96	\$158.33	\$126.37	\$986.62	\$1,583.30	\$596.68	\$1,900.00	\$913.38
5660 - Celebrate FGMHA Members	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00
<b>Total CLUBHOUSE/KITCHEN ACTIVITY</b>	<b>\$105.96</b>	<b>\$4,515.33</b>	<b>\$4,409.37</b>	<b>\$17,383.36</b>	<b>\$25,018.30</b>	<b>\$7,634.94</b>	<b>\$32,650.00</b>	<b>\$15,266.64</b>
<u>RV STORAGE</u>								
5202 - Bad Debt - RV Storage	\$3,990.00	\$0.00	(\$3,990.00)	\$3,990.00	\$0.00	(\$3,990.00)	\$0.00	(\$3,990.00)
5405 - Insurance - RV Storage	\$191.67	\$200.00	\$8.33	\$1,916.70	\$2,000.00	\$83.30	\$2,400.00	\$483.30
6595 - Repairs & Maintenance: RV Storage	\$277.50	\$166.67	(\$110.83)	\$911.48	\$1,666.70	\$755.22	\$2,000.00	\$1,088.52
6950 - RV Storage Land Lease	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	\$0.00
6955 - RV TPT Tax	\$0.00	\$125.00	\$125.00	\$98.73	\$1,250.00	\$1,151.27	\$1,500.00	\$1,401.27
7105 - Electricity - DLT SRV Storage	\$343.75	\$416.67	\$72.92	\$3,437.50	\$4,166.70	\$729.20	\$5,000.00	\$1,562.50
7106 - Electricity - RV Storage	\$20.39	\$25.00	\$4.61	\$204.20	\$250.00	\$45.80	\$300.00	\$95.80
<b>Total RV STORAGE</b>	<b>\$19,823.31</b>	<b>\$15,933.34</b>	<b>(\$3,889.97)</b>	<b>\$25,558.61</b>	<b>\$24,333.40</b>	<b>(\$1,225.21)</b>	<b>\$26,200.00</b>	<b>\$641.39</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**  
**10/1/2020 - 10/31/2020**

Accounts	10/1/2020 - 10/31/2020			1/1/2020 - 10/31/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>VENDING MACHINE</u>								
5910 - Pop Machine	\$0.00	\$58.33	\$58.33	\$254.24	\$583.30	\$329.06	\$700.00	\$445.76
5915 - Ice Chest	\$41.33	\$200.00	\$158.67	\$466.83	\$2,000.00	\$1,533.17	\$2,400.00	\$1,933.17
<b>Total VENDING MACHINE</b>	<b>\$41.33</b>	<b>\$258.33</b>	<b>\$217.00</b>	<b>\$721.07</b>	<b>\$2,583.30</b>	<b>\$1,862.23</b>	<b>\$3,100.00</b>	<b>\$2,378.93</b>
<u>EMPLOYEE EXPENSES</u>								
5963 - Wages - Kitchen Staff	\$0.00	\$1,316.92	\$1,316.92	\$6,756.31	\$13,169.20	\$6,412.89	\$15,803.00	\$9,046.69
5964 - Wages - Activities	\$813.39	\$650.00	(\$163.39)	\$7,737.22	\$6,500.00	(\$1,237.22)	\$7,800.00	\$62.78
5965 - Wages - RV Lot Management	\$813.18	\$1,025.00	\$211.82	\$8,361.22	\$10,250.00	\$1,888.78	\$12,300.00	\$3,938.78
5970 - Employee Benefits	\$277.22	\$0.00	(\$277.22)	\$2,502.08	\$0.00	(\$2,502.08)	\$0.00	(\$2,502.08)
5975 - Payroll Taxes	\$130.04	\$0.00	(\$130.04)	\$2,737.35	\$0.00	(\$2,737.35)	\$0.00	(\$2,737.35)
5980 - Workman's Compensation	\$31.39	\$0.00	(\$31.39)	\$536.43	\$0.00	(\$536.43)	\$0.00	(\$536.43)
5990 - Payroll Processing Fee	\$103.26	\$0.00	(\$103.26)	\$1,431.56	\$0.00	(\$1,431.56)	\$0.00	(\$1,431.56)
<b>Total EMPLOYEE EXPENSES</b>	<b>\$2,168.48</b>	<b>\$2,991.92</b>	<b>\$823.44</b>	<b>\$30,062.17</b>	<b>\$29,919.20</b>	<b>(\$142.97)</b>	<b>\$35,903.00</b>	<b>\$5,840.83</b>
<b>Total Expense</b>	<b>\$18,149.08</b>	<b>\$23,698.92</b>	<b>\$5,549.84</b>	<b>\$77,414.63</b>	<b>\$81,854.20</b>	<b>\$4,439.57</b>	<b>\$97,853.00</b>	<b>\$20,438.37</b>
<b>RV/Kitchen Activities Net Income</b>	<b>(\$17,478.23)</b>	<b>(\$16,790.59)</b>	<b>(\$687.64)</b>	<b>(\$37,658.09)</b>	<b>(\$41,020.90)</b>	<b>\$3,362.81</b>	<b>\$19,997.00</b>	<b>\$57,655.09</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Capital Improvement**  
**10/1/2020 - 10/31/2020**

10/1/2020 - 10/31/2020      1/1/2020 - 10/31/2020

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
<b>Reserve Income</b>								
<u>OTHER INCOME</u>								
4520 - Capital Improvement	\$0.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00	\$0.00	(\$2,000.00)
4610 - Interest Income - Reserve	\$0.17	\$0.00	\$0.17	\$1.32	\$0.00	\$1.32	\$0.00	(\$1.32)
<b>Total OTHER INCOME</b>	<b>\$0.17</b>	<b>\$0.00</b>	<b>\$0.17</b>	<b>\$2,001.32</b>	<b>\$0.00</b>	<b>\$2,001.32</b>	<b>\$0.00</b>	<b>(\$2,001.32)</b>
<b>Total Reserve Income</b>	<b>\$0.17</b>	<b>\$0.00</b>	<b>\$0.17</b>	<b>\$2,001.32</b>	<b>\$0.00</b>	<b>\$2,001.32</b>	<b>\$0.00</b>	<b>(\$2,001.32)</b>
<b>Capital Improvement Net Income</b>	<b>\$0.17</b>	<b>\$0.00</b>	<b>\$0.17</b>	<b>\$2,001.32</b>	<b>\$0.00</b>	<b>\$2,001.32</b>	<b>\$0.00</b>	<b>(\$2,001.32)</b>