

# Florence Gardens Mobile Home Association

## Financial Statement Period Ending: November 30, 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**  
**11/30/2020**

	Operating	Reserve	RV/Kitchen Activities	Capital Improvement	Total
<b>Assets</b>					
<b>OPERATING CASH</b>					
1007 - NBA General Fund #8645	\$9,218.25		\$1,162.86		\$10,381.11
1008 - NBA Debit Card Activities #4715	\$7,546.49		\$468.04		\$8,014.53
1009 - NBA Bingo Fund #6615			\$4,219.06		\$4,219.06
1010 - Alliance Operating Checking - 3066	\$35,806.63		\$25,934.96		\$61,741.59
1011 - Alliance Insurance Deductible Fund-210	\$15,015.34				\$15,015.34
1012 - Alliance Legal Fees Fund-760			\$20,017.96		\$20,017.96
1013 - NYCB Operating CD-012(2/27/21)1.50%	\$252,853.22				\$252,853.22
1015 - Alliance Operating ICS-488	\$48,131.90				\$48,131.90
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>\$368,788.86</u></b>	<b><u>\$0.00</u></b>	<b><u>\$52,587.88</u></b>		<b><u>\$421,376.74</u></b>
<b>RESERVE CASH</b>					
1050 - Alliance Reserve MM-9838		\$17,940.54			\$17,940.54
1051 - Alliance Res CDARS-355(6/9/22)2.71%		\$104,067.47			\$104,067.47
1052 - Alliance Res CDARS-347(6/10/21)2.57%		\$51,926.69			\$51,926.69
1054 - Metro Reserve CD-987(3/4/21)1.60%		\$151,212.30			\$151,212.30
1055 - Alliance Reserve ICS-087		\$60,051.11			\$60,051.11
1056 - Alliance Capital Imprv MM-674				\$2,001.49	\$2,001.49
<b>Total RESERVE CASH</b>	<b><u>\$0.00</u></b>	<b><u>\$385,198.11</u></b>	<b><u>\$0.00</u></b>	<b><u>\$2,001.49</u></b>	<b><u>\$387,199.60</u></b>
<b>ACCOUNTS RECEIVABLE</b>					
1200 - A/R Assessments	\$15,792.32				\$15,792.32
1230 - A/R Violation Fines	\$24,417.00				\$24,417.00
1240 - A/R Late Fees/Interest	\$6,208.26				\$6,208.26
1250 - A/R Collection Fees	\$3,430.30				\$3,430.30
1275 - A/R RV Storage Rental			\$11,015.00		\$11,015.00

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**BALANCE SHEET**  
**11/30/2020**

	Operating	Reserve	RV/Kitchen Activities	Capital Improvement	Total
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	\$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	(\$655,735.69)				(\$655,735.69)
<b>Total ACCOUNTS RECEIVABLE</b>	<u>\$37,727.52</u>		<u>\$11,015.00</u>		<u>\$48,742.52</u>
<b>OTHER ASSETS</b>					
1600 - Prepaid Expense	\$623.74				\$623.74
1610 - Prepaid Insurance	\$577.00				\$577.00
<b>Total OTHER ASSETS</b>	<u>\$1,200.74</u>	<u>\$0.00</u>	<u>\$0.00</u>		<u>\$1,200.74</u>
<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	(\$1,016,712.94)				(\$1,016,712.94)
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>	<u>\$794,696.76</u>	<u>\$0.00</u>			<u>\$794,696.76</u>
<b>Assets Total</b>	<u>\$1,202,413.88</u>	<u>\$385,198.11</u>	<u>\$63,602.88</u>	<u>\$2,001.49</u>	<u>\$1,653,216.36</u>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**BALANCE SHEET**  
**11/30/2020**

<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	\$3,943.13				\$3,943.13
2130 - Capital Lease - Copier	\$969.00				\$969.00
2150 - Deferred Assessments	\$45,528.00				\$45,528.00
2155 - Deferred Assessments - Unit F	\$3,888.64				\$3,888.64
2200 - Accounts Payable	\$2,483.83		\$714.18		\$3,198.01
2250 - Accrued Expenses	\$2,926.26				\$2,926.26
2500 - Transfer Fees Payable	\$300.00				\$300.00
2700 - Insurance Claim Payable	\$187.60				\$187.60
2705 - RV Remote Deposits Payable			\$7,725.00		\$7,725.00
<b>Total LIABILITIES</b>	<b><u>\$60,226.46</u></b>	<b><u>\$0.00</u></b>	<b><u>\$8,439.18</u></b>		<b><u>\$68,665.64</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>(\$1,293.95)</u></b>	<b><u>\$97,203.26</u></b>	<b><u>\$11,922.13</u></b>	<b><u>\$2,001.49</u></b>	<b><u>\$109,832.93</u></b>
<b>Liabilities and Equity Total</b>	<b><u>\$1,202,413.88</u></b>	<b><u>\$385,198.11</u></b>	<b><u>\$63,602.88</u></b>	<b><u>\$2,001.49</u></b>	<b><u>\$1,653,216.36</u></b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**11/1/2020 - 11/30/2020**

Accounts	11/1/2020 - 11/30/2020			1/1/2020 - 11/30/2020			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	\$500,808.00	\$500,808.00	\$0.00	\$546,336.00	\$45,528.00
4110 - Unit F - Assessments	\$3,472.00	\$3,472.00	\$0.00	\$38,192.00	\$38,192.00	\$0.00	\$41,664.00	\$3,472.00
4330 - Late Fees	(\$34.80)	\$0.00	(\$34.80)	\$3,004.95	\$0.00	\$3,004.95	\$0.00	(\$3,004.95)
4340 - Unit F - Late Fees	\$416.64	\$0.00	\$416.64	\$3,849.76	\$0.00	\$3,849.76	\$0.00	(\$3,849.76)
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$3,425.00	\$0.00	\$3,425.00	\$0.00	(\$3,425.00)
4420 - HOA Transfer Fees	\$1,000.00	\$1,125.00	(\$125.00)	\$15,700.00	\$12,375.00	\$3,325.00	\$13,500.00	(\$2,200.00)
4800 - Violation Fines	\$4,450.00	\$0.00	\$4,450.00	\$24,150.00	\$0.00	\$24,150.00	\$0.00	(\$24,150.00)
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>\$54,831.84</b>	<b>\$50,125.00</b>	<b>\$4,706.84</b>	<b>\$589,219.71</b>	<b>\$551,375.00</b>	<b>\$37,844.71</b>	<b>\$601,500.00</b>	<b>\$12,280.29</b>
<u>BUSINESS OFFICE ACTIVITY</u>								
4560 - Key Card & Badges & Lanyards	\$0.00	\$208.33	(\$208.33)	\$1,458.50	\$2,291.63	(\$833.13)	\$2,500.00	\$1,041.50
4565 - Newsletter Advertising/Commissions	\$0.00	\$500.00	(\$500.00)	\$5,012.50	\$5,500.00	(\$487.50)	\$6,000.00	\$987.50
4570 - Fax & Printing Fee Income	\$0.00	\$91.67	(\$91.67)	\$753.55	\$1,008.37	(\$254.82)	\$1,100.00	\$346.45
<b><u>Total BUSINESS OFFICE ACTIVITY</u></b>	<b>\$0.00</b>	<b>\$800.00</b>	<b>(\$800.00)</b>	<b>\$7,224.55</b>	<b>\$8,800.00</b>	<b>(\$1,575.45)</b>	<b>\$9,600.00</b>	<b>\$2,375.45</b>
<u>OTHER INCOME</u>								
4600 - Interest Income	\$323.54	\$375.00	(\$51.46)	\$3,363.23	\$4,125.00	(\$761.77)	\$4,500.00	\$1,136.77
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>\$323.54</b>	<b>\$375.00</b>	<b>(\$51.46)</b>	<b>\$3,396.95</b>	<b>\$4,125.00</b>	<b>(\$728.05)</b>	<b>\$4,500.00</b>	<b>\$1,103.05</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>\$55,155.38</b>	<b>\$51,300.00</b>	<b>\$3,855.38</b>	<b>\$479,841.21</b>	<b>\$444,300.00</b>	<b>\$35,541.21</b>	<b>\$495,600.00</b>	<b>\$15,758.79</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**

**INCOME STATEMENT - Operating**

**11/1/2020 - 11/30/2020**

Accounts	11/1/2020 - 11/30/2020			1/1/2020 - 11/30/2020			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	\$7,950.00	\$8,000.00	\$50.00	\$8,000.00	\$50.00
5200 - Bad Debt	\$0.00	\$416.67	\$416.67	\$142.50	\$4,583.37	\$4,440.87	\$5,000.00	\$4,857.50
5205 - Bad Debt - Unit F	\$3,888.64	\$3,472.00	(\$416.64)	\$41,941.76	\$38,192.00	(\$3,749.76)	\$41,664.00	(\$277.76)
5400 - Insurance	\$2,447.87	\$2,550.00	\$102.13	\$26,926.17	\$28,050.00	\$1,123.83	\$30,600.00	\$3,673.83
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	\$875.00	\$833.33	(\$41.67)	\$8,145.32	\$9,166.63	\$1,021.31	\$10,000.00	\$1,854.68
5520 - Licenses/Permits	\$50.00	\$0.00	(\$50.00)	\$879.00	\$600.00	(\$279.00)	\$600.00	(\$279.00)
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$507.00	\$0.00	(\$507.00)	\$0.00	(\$507.00)
5600 - Management Fees	\$2,795.00	\$2,795.00	\$0.00	\$30,745.00	\$30,745.00	\$0.00	\$33,540.00	\$2,795.00
5601 - Supplemental Management Fees	\$28.90	\$583.33	\$554.43	\$7,013.66	\$6,416.63	(\$597.03)	\$7,000.00	(\$13.66)
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	\$34.40	\$433.33	\$398.93	\$2,813.01	\$4,766.63	\$1,953.62	\$5,200.00	\$2,386.99
5810 - Postage	\$422.74	\$75.00	(\$347.74)	\$1,480.51	\$825.00	(\$655.51)	\$900.00	(\$580.51)
5825 - Information Technology/Website	\$189.32	\$416.67	\$227.35	\$1,154.32	\$4,583.37	\$3,429.05	\$5,000.00	\$3,845.68
5835 - Copier Monthly Maint & Overage	\$357.24	\$416.67	\$59.43	\$4,605.06	\$4,583.37	(\$21.69)	\$5,000.00	\$394.94
5950 - Other Admin	\$9.69	\$27.08	\$17.39	\$312.59	\$297.88	(\$14.71)	\$325.00	\$12.41
<b><u>Total ADMINISTRATIVE</u></b>	<b>\$11,098.80</b>	<b>\$12,019.08</b>	<b>\$920.28</b>	<b>\$136,927.78</b>	<b>\$144,809.88</b>	<b>\$7,882.10</b>	<b>\$156,829.00</b>	<b>\$19,901.22</b>
<u>BUSINESS OFFICE ACTIVITY</u>								
5450 - Key Cards & Badges & Lanyards	\$232.04	\$125.00	(\$107.04)	\$2,064.16	\$1,375.00	(\$689.16)	\$1,500.00	(\$564.16)
<b><u>Total BUSINESS OFFICE ACTIVITY</u></b>	<b>\$232.04</b>	<b>\$125.00</b>	<b>(\$107.04)</b>	<b>\$2,064.16</b>	<b>\$1,375.00</b>	<b>(\$689.16)</b>	<b>\$1,500.00</b>	<b>(\$564.16)</b>
<u>EMPLOYEE EXPENSES</u>								
5960 - Wages	\$14,852.51	\$16,083.08	\$1,230.57	\$163,177.66	\$176,913.88	\$13,736.22	\$192,997.00	\$29,819.34
5970 - Employee Benefits	\$970.18	\$1,288.00	\$317.82	\$10,406.95	\$14,168.00	\$3,761.05	\$15,456.00	\$5,049.05
5975 - Payroll Taxes	\$1,245.98	\$1,701.75	\$455.77	\$15,641.82	\$18,719.25	\$3,077.43	\$20,421.00	\$4,779.18
5980 - Workman's Compensation	\$226.47	\$189.08	(\$37.39)	\$2,828.26	\$2,079.88	(\$748.38)	\$2,269.00	(\$559.26)
5990 - Payroll Processing Fee	\$1,295.11	\$1,104.33	(\$190.78)	\$14,336.42	\$12,147.63	(\$2,188.79)	\$13,252.00	(\$1,084.42)
<b><u>Total EMPLOYEE EXPENSES</u></b>	<b>\$18,590.25</b>	<b>\$20,366.24</b>	<b>\$1,775.99</b>	<b>\$206,391.11</b>	<b>\$224,028.64</b>	<b>\$17,637.53</b>	<b>\$244,395.00</b>	<b>\$38,003.89</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**11/1/2020 - 11/30/2020**

Accounts	11/1/2020 - 11/30/2020			1/1/2020 - 11/30/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>COMMON AREA</b>								
6400 - Pest Control	\$175.00	\$175.00	\$0.00	\$2,300.00	\$2,125.00	(\$175.00)	\$2,300.00	\$0.00
6510 - Repairs & Maintenance: Common Area	\$34.62	\$1,700.00	\$1,665.38	\$7,939.69	\$18,700.00	\$10,760.31	\$20,400.00	\$12,460.31
6515 - Repairs & Maintenance: Kitchen	\$0.00	\$333.33	\$333.33	\$1,168.55	\$3,666.63	\$2,498.08	\$4,000.00	\$2,831.45
6526 - Repairs & Maintenance: Security	\$0.00	\$258.33	\$258.33	\$190.00	\$2,841.63	\$2,651.63	\$3,100.00	\$2,910.00
6560 - Repairs & Maintenance: Equipment & Tools	\$0.00	\$208.33	\$208.33	\$0.00	\$2,291.63	\$2,291.63	\$2,500.00	\$2,500.00
6585 - Repairs & Maintenance: Truck, Gator & Tractor	\$26.20	\$166.67	\$140.47	\$983.64	\$1,833.37	\$849.73	\$2,000.00	\$1,016.36
6590 - Repairs & Maintenance: Pool	\$734.57	\$625.00	(\$109.57)	\$7,687.40	\$6,875.00	(\$812.40)	\$7,500.00	(\$187.40)
6670 - Small Equipment	\$0.00	\$208.33	\$208.33	\$833.72	\$2,291.63	\$1,457.91	\$2,500.00	\$1,666.28
6680 - Supplies & Fuel	\$1,111.42	\$416.67	(\$694.75)	\$8,839.33	\$4,583.37	(\$4,255.96)	\$5,000.00	(\$3,839.33)
<b>Total COMMON AREA</b>	<b>\$2,081.81</b>	<b>\$4,091.66</b>	<b>\$2,009.85</b>	<b>\$29,942.33</b>	<b>\$45,208.26</b>	<b>\$15,265.93</b>	<b>\$49,300.00</b>	<b>\$19,357.67</b>
<b>UTILITIES</b>								
7100 - Electricity	\$1,311.54	\$2,083.33	\$771.79	\$20,959.34	\$22,916.63	\$1,957.29	\$25,000.00	\$4,040.66
7300 - Natural Gas	\$2,342.04	\$2,083.33	(\$258.71)	\$15,076.31	\$22,916.63	\$7,840.32	\$25,000.00	\$9,923.69
7500 - Telephone	\$94.38	\$16.67	(\$77.71)	\$1,103.33	\$183.37	(\$919.96)	\$200.00	(\$903.33)
7550 - Trash/Sanitation	\$230.95	\$183.33	(\$47.62)	\$2,345.05	\$2,016.63	(\$328.42)	\$2,200.00	(\$145.05)
7900 - Water/Sewer	\$297.05	\$583.33	\$286.28	\$5,658.78	\$6,416.63	\$757.85	\$7,000.00	\$1,341.22
<b>Total UTILITIES</b>	<b>\$4,275.96</b>	<b>\$4,949.99</b>	<b>\$674.03</b>	<b>\$45,142.81</b>	<b>\$54,449.89</b>	<b>\$9,307.08</b>	<b>\$59,400.00</b>	<b>\$14,257.19</b>
<b>TAXES/OTHER EXPENSES</b>								
8300 - Depreciation	\$5,500.00	\$5,500.00	\$0.00	\$60,500.00	\$60,500.00	\$0.00	\$66,000.00	\$5,500.00
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	\$116.20	\$304.17	\$187.97	\$469.97	\$3,345.87	\$2,875.90	\$3,650.00	\$3,180.03
<b>Total TAXES/OTHER EXPENSES</b>	<b>\$5,616.20</b>	<b>\$5,804.17</b>	<b>\$187.97</b>	<b>\$60,666.97</b>	<b>\$63,845.87</b>	<b>\$3,178.90</b>	<b>\$69,650.00</b>	<b>\$8,983.03</b>
<b>Total Expense</b>	<b>\$41,895.06</b>	<b>\$47,356.14</b>	<b>\$5,461.08</b>	<b>\$481,135.16</b>	<b>\$533,717.54</b>	<b>\$52,582.38</b>	<b>\$581,074.00</b>	<b>\$99,938.84</b>
<b>Operating Net Income</b>	<b>\$13,260.32</b>	<b>\$3,943.86</b>	<b>\$9,316.46</b>	<b>(\$1,293.95)</b>	<b>(\$89,417.54)</b>	<b>\$88,123.59</b>	<b>(\$85,474.00)</b>	<b>(\$84,180.05)</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Reserve**  
**11/1/2020 - 11/30/2020**

Accounts	11/1/2020 - 11/30/2020			1/1/2020 - 11/30/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Reserve Income</b>								
<u>OTHER INCOME</u>								
4610 - Interest Income - Reserve	\$352.52	\$0.00	\$352.52	\$5,693.65	\$0.00	\$5,693.65	\$0.00	(\$5,693.65)
<b>Total OTHER INCOME</b>	<b>\$352.52</b>	<b>\$0.00</b>	<b>\$352.52</b>	<b>\$5,693.65</b>	<b>\$0.00</b>	<b>\$5,693.65</b>	<b>\$0.00</b>	<b>(\$5,693.65)</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>\$352.52</b>	<b>\$0.00</b>	<b>\$352.52</b>	<b>\$125,693.65</b>	<b>\$120,000.00</b>	<b>\$5,693.65</b>	<b>\$120,000.00</b>	<b>(\$5,693.65)</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	\$0.00	\$0.00	\$0.00	\$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>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</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>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</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>\$352.52</b>	<b>\$0.00</b>	<b>\$352.52</b>	<b>\$97,203.26</b>	<b>\$120,000.00</b>	<b>(\$22,796.74)</b>	<b>\$120,000.00</b>	<b>\$22,796.74</b>



**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - RV/Kitchen Activities**  
**11/1/2020 - 11/30/2020**

Accounts	11/1/2020 - 11/30/2020			1/1/2020 - 11/30/2020			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	\$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	\$0.00	\$250.00	(\$250.00)	\$889.41	\$2,750.00	(\$1,860.59)	\$3,000.00	\$2,110.59
4624 - Band/Dances/Entertainment	\$0.00	\$0.00	\$0.00	\$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	\$3,500.00	(\$3,500.00)	\$7,024.32	\$7,000.00	\$24.32	\$7,000.00	(\$24.32)
4632 - Kitchen Activities	\$0.00	\$5,500.00	(\$5,500.00)	\$16,780.44	\$27,500.00	(\$10,719.56)	\$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>\$0.00</b>	<b>\$9,250.00</b>	<b>(\$9,250.00)</b>	<b>\$28,858.67</b>	<b>\$45,000.00</b>	<b>(\$16,141.33)</b>	<b>\$51,750.00</b>	<b>\$22,891.33</b>
<u>RV STORAGE</u>								
4170 - RV Storage Rental	\$52,700.00	\$60,000.00	(\$7,300.00)	\$56,845.10	\$60,000.00	(\$3,154.90)	\$60,000.00	\$3,154.90
4550 - RV Lost Deposit Income	\$25.00	\$0.00	\$25.00	\$75.00	\$0.00	\$75.00	\$0.00	(\$75.00)
<b><u>Total RV STORAGE</u></b>	<b>\$52,725.00</b>	<b>\$60,000.00</b>	<b>(\$7,275.00)</b>	<b>\$56,920.10</b>	<b>\$60,000.00</b>	<b>(\$3,079.90)</b>	<b>\$60,000.00</b>	<b>\$3,079.90</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	\$0.00	\$300.00	(\$300.00)	\$913.90	\$3,300.00	(\$2,386.10)	\$3,600.00	\$2,686.10
4830 - Water Machine	\$0.00	\$125.00	(\$125.00)	\$1,248.80	\$1,375.00	(\$126.20)	\$1,500.00	\$251.20
4840 - Pop Machine	\$0.00	\$83.33	(\$83.33)	\$738.20	\$916.63	(\$178.43)	\$1,000.00	\$261.80
<b><u>Total VENDING MACHINE</u></b>	<b>\$0.00</b>	<b>\$508.33</b>	<b>(\$508.33)</b>	<b>\$2,900.90</b>	<b>\$5,591.63</b>	<b>(\$2,690.73)</b>	<b>\$6,100.00</b>	<b>\$3,199.10</b>
<u>OTHER INCOME</u>								
4600 - Interest Income	\$1.64	\$0.00	\$1.64	\$20.51	\$0.00	\$20.51	\$0.00	(\$20.51)
<b><u>Total OTHER INCOME</u></b>	<b>\$1.64</b>	<b>\$0.00</b>	<b>\$1.64</b>	<b>\$20.51</b>	<b>\$0.00</b>	<b>\$20.51</b>	<b>\$0.00</b>	<b>(\$20.51)</b>
<b>Total Income</b>	<b>\$52,726.64</b>	<b>\$69,758.33</b>	<b>(\$17,031.69)</b>	<b>\$92,483.18</b>	<b>\$110,591.63</b>	<b>(\$18,108.45)</b>	<b>\$117,850.00</b>	<b>\$25,366.82</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - RV/Kitchen Activities**  
**11/1/2020 - 11/30/2020**

Accounts	11/1/2020 - 11/30/2020			1/1/2020 - 11/30/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<u>ADMINISTRATIVE</u>								
5610 - Holiday Decorations	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00	\$1,000.00
<b><u>Total ADMINISTRATIVE</u></b>	<b>\$0.00</b>	<b>\$83.33</b>	<b>\$83.33</b>	<b>\$0.00</b>	<b>\$916.63</b>	<b>\$916.63</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>
<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	\$250.00	\$250.00	\$1,224.57	\$2,750.00	\$1,525.43	\$3,000.00	\$1,775.43
5624 - Dances	\$0.00	\$0.00	\$0.00	\$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	\$17,142.00	\$7,879.53	\$20,000.00	\$10,737.53
5634 - Other Kitchen Expense	\$0.00	\$166.67	\$166.67	\$1,281.25	\$1,833.37	\$552.12	\$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	\$0.00	\$158.33	\$158.33	\$986.62	\$1,741.63	\$755.01	\$1,900.00	\$913.38
5660 - Celebrate FGMHA Members	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00
<b><u>Total CLUBHOUSE/KITCHEN ACTIVITY</u></b>	<b>\$0.00</b>	<b>\$3,432.00</b>	<b>\$3,432.00</b>	<b>\$17,383.36</b>	<b>\$27,617.00</b>	<b>\$10,233.64</b>	<b>\$31,650.00</b>	<b>\$14,266.64</b>
<u>RV STORAGE</u>								
5202 - Bad Debt - RV Storage	\$0.00	\$0.00	\$0.00	\$3,990.00	\$0.00	(\$3,990.00)	\$0.00	(\$3,990.00)
5405 - Insurance - RV Storage	\$191.63	\$200.00	\$8.37	\$2,108.33	\$2,200.00	\$91.67	\$2,400.00	\$291.67
6595 - Repairs & Maintenance: RV Storage	\$0.00	\$166.67	\$166.67	\$911.48	\$1,833.37	\$921.89	\$2,000.00	\$1,088.52
6950 - RV Storage Land Lease	\$0.00	\$0.00	\$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	\$1,375.00	\$1,276.27	\$1,500.00	\$1,401.27
7105 - Electricity - DLT SRV Storage	\$343.75	\$416.67	\$72.92	\$3,781.25	\$4,583.37	\$802.12	\$5,000.00	\$1,218.75
7106 - Electricity - RV Storage	\$20.43	\$25.00	\$4.57	\$224.63	\$275.00	\$50.37	\$300.00	\$75.37
<b><u>Total RV STORAGE</u></b>	<b>\$555.81</b>	<b>\$933.34</b>	<b>\$377.53</b>	<b>\$26,114.42</b>	<b>\$25,266.74</b>	<b>(\$847.68)</b>	<b>\$26,200.00</b>	<b>\$85.58</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><u>Total BINGO</u></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**  
**11/1/2020 - 11/30/2020**

Accounts	11/1/2020 - 11/30/2020			1/1/2020 - 11/30/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>VENDING MACHINE</u></b>								
5910 - Pop Machine	\$0.00	\$58.33	\$58.33	\$254.24	\$641.63	\$387.39	\$700.00	\$445.76
5915 - Ice Chest	\$51.00	\$200.00	\$149.00	\$517.83	\$2,200.00	\$1,682.17	\$2,400.00	\$1,882.17
<b><u>Total VENDING MACHINE</u></b>	<b>\$51.00</b>	<b>\$258.33</b>	<b>\$207.33</b>	<b>\$772.07</b>	<b>\$2,841.63</b>	<b>\$2,069.56</b>	<b>\$3,100.00</b>	<b>\$2,327.93</b>
<b><u>EMPLOYEE EXPENSES</u></b>								
5963 - Wages - Kitchen Staff	\$0.00	\$1,316.92	\$1,316.92	\$6,756.31	\$14,486.12	\$7,729.81	\$15,803.00	\$9,046.69
5964 - Wages - Activities	\$973.26	\$650.00	(\$323.26)	\$8,710.48	\$7,150.00	(\$1,560.48)	\$7,800.00	(\$910.48)
5965 - Wages - RV Lot Management	\$972.97	\$1,025.00	\$52.03	\$9,334.19	\$11,275.00	\$1,940.81	\$12,300.00	\$2,965.81
5970 - Employee Benefits	\$277.22	\$0.00	(\$277.22)	\$2,779.30	\$0.00	(\$2,779.30)	\$0.00	(\$2,779.30)
5975 - Payroll Taxes	\$157.68	\$0.00	(\$157.68)	\$2,895.03	\$0.00	(\$2,895.03)	\$0.00	(\$2,895.03)
5980 - Workman's Compensation	\$37.55	\$0.00	(\$37.55)	\$573.98	\$0.00	(\$573.98)	\$0.00	(\$573.98)
5990 - Payroll Processing Fee	\$120.93	\$0.00	(\$120.93)	\$1,552.49	\$0.00	(\$1,552.49)	\$0.00	(\$1,552.49)
<b><u>Total EMPLOYEE EXPENSES</u></b>	<b>\$2,539.61</b>	<b>\$2,991.92</b>	<b>\$452.31</b>	<b>\$32,601.78</b>	<b>\$32,911.12</b>	<b>\$309.34</b>	<b>\$35,903.00</b>	<b>\$3,301.22</b>
<b>Total Expense</b>	<b>\$3,146.42</b>	<b>\$7,698.92</b>	<b>\$4,552.50</b>	<b>\$80,561.05</b>	<b>\$89,553.12</b>	<b>\$8,992.07</b>	<b>\$97,853.00</b>	<b>\$17,291.95</b>
<b>RV/Kitchen Activities Net Income</b>	<b>\$49,580.22</b>	<b>\$62,059.41</b>	<b>(\$12,479.19)</b>	<b>\$11,922.13</b>	<b>\$21,038.51</b>	<b>(\$9,116.38)</b>	<b>\$19,997.00</b>	<b>\$8,074.87</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Capital Improvement**  
**11/1/2020 - 11/30/2020**

11/1/2020 - 11/30/2020      1/1/2020 - 11/30/2020

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	\$1.49	\$0.00	\$1.49	\$0.00	(\$1.49)
<b>Total OTHER INCOME</b>	<b>\$0.17</b>	<b>\$0.00</b>	<b>\$0.17</b>	<b>\$2,001.49</b>	<b>\$0.00</b>	<b>\$2,001.49</b>	<b>\$0.00</b>	<b>(\$2,001.49)</b>
<b>Total Reserve Income</b>	<b>\$0.17</b>	<b>\$0.00</b>	<b>\$0.17</b>	<b>\$2,001.49</b>	<b>\$0.00</b>	<b>\$2,001.49</b>	<b>\$0.00</b>	<b>(\$2,001.49)</b>
<b>Capital Improvement Net Income</b>	<b>\$0.17</b>	<b>\$0.00</b>	<b>\$0.17</b>	<b>\$2,001.49</b>	<b>\$0.00</b>	<b>\$2,001.49</b>	<b>\$0.00</b>	<b>(\$2,001.49)</b>