

# Florence Gardens Mobile Home Association

## Financial Statement Period Ending: December 31, 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**  
**12/31/2020**

	Operating	Reserve	RV/Kitchen Activities	Capital Improvement	Total
<b>Assets</b>					
<b>OPERATING CASH</b>					
1007 - NBA General Fund #8645	\$12,960.86		\$1,936.46		\$14,897.32
1008 - NBA Debit Card Activities #4715	\$6,779.63		\$389.76		\$7,169.39
1009 - NBA Bingo Fund #6615			\$4,219.06		\$4,219.06
1010 - Alliance Operating Checking - 3066	\$20,879.14		\$21,278.04		\$42,157.18
1011 - Alliance Insurance Deductible Fund-210	\$15,016.62				\$15,016.62
1012 - Alliance Legal Fees Fund-760			\$20,019.66		\$20,019.66
1013 - NYCB Operating CD-012(2/27/21)1.50%	\$253,173.40				\$253,173.40
1015 - Alliance Operating ICS-488	\$137.19				\$137.19
1090 - Petty Cash	\$17.03				\$17.03
1091 - Change Fund - Office	\$200.00				\$200.00
1092 - Change Fund - Activities			\$735.00		\$735.00
1093 - Change Fund - Bingo			\$50.00		\$50.00
<b>Total OPERATING CASH</b>	<b><u>\$309,163.87</u></b>	<b><u>\$0.00</u></b>	<b><u>\$48,627.98</u></b>		<b><u>\$357,791.85</u></b>
<b>RESERVE CASH</b>					
1050 - Alliance Reserve MM-9838		\$14,992.16			\$14,992.16
1051 - Alliance Res CDARS-355(6/9/22)2.71%		\$104,307.26			\$104,307.26
1052 - Alliance Res CDARS-347(6/10/21)2.57%		\$52,040.15			\$52,040.15
1054 - Metro Reserve CD-987(3/4/21)1.60%		\$151,815.49			\$151,815.49
1055 - Alliance Reserve ICS-087		\$60,061.29			\$60,061.29
1056 - Alliance Capital Imprv MM-674				\$2,001.66	\$2,001.66
<b>Total RESERVE CASH</b>	<b><u>\$0.00</u></b>	<b><u>\$383,216.35</u></b>	<b><u>\$0.00</u></b>	<b><u>\$2,001.66</u></b>	<b><u>\$385,218.01</u></b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**BALANCE SHEET**  
**12/31/2020**

	Operating	Reserve	RV/Kitchen Activities	Capital Improvement	Total
<b>ACCOUNTS RECEIVABLE</b>					
1200 - A/R Assessments	\$15,344.32				\$15,344.32
1230 - A/R Violation Fines	\$23,892.00				\$23,892.00
1240 - A/R Late Fees/Interest	\$1,915.84				\$1,915.84
1250 - A/R Collection Fees	\$3,350.30				\$3,350.30
1275 - A/R RV Storage Rental			\$3,855.00		\$3,855.00
1280 - A/R Other	\$500.00				\$500.00
1281 - Allowance for Doubtful Accts	(\$24,873.00)				(\$24,873.00)
<b>Total ACCOUNTS RECEIVABLE</b>	<b><u>\$20,129.46</u></b>		<b><u>\$3,855.00</u></b>		<b><u>\$23,984.46</u></b>
<b>ACCOUNTS RECEIVABLE - UNIT F</b>					
1282 - A/R Unit F - Assessments	\$215,704.20				\$215,704.20
1284 - A/R Unit F - Late Fees	\$21,570.42				\$21,570.42
1291 - Allowance for Doubtful Accounts - Unit F	(\$237,274.62)				(\$237,274.62)
<b>Total ACCOUNTS RECEIVABLE - UNIT F</b>	<b><u>\$0.00</u></b>				<b><u>\$0.00</u></b>
<b>OTHER ASSETS</b>					
1610 - Prepaid Insurance	\$33,099.93		\$2,520.83		\$35,620.76
<b>Total OTHER ASSETS</b>	<b><u>\$33,099.93</u></b>	<b><u>\$0.00</u></b>	<b><u>\$2,520.83</u></b>		<b><u>\$35,620.76</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	(\$1,022,212.94)				(\$1,022,212.94)
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>\$789,196.76</u></b>	<b><u>\$0.00</u></b>			<b><u>\$789,196.76</u></b>
<b>Assets Total</b>	<b><u>\$1,151,590.02</u></b>	<b><u>\$383,216.35</u></b>	<b><u>\$55,003.81</u></b>	<b><u>\$2,001.66</u></b>	<b><u>\$1,591,811.84</u></b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**BALANCE SHEET**  
**12/31/2020**

	Operating	Reserve	RV/Kitchen Activities	Capital Improvement	Total
<b>Liabilities &amp; Equity</b>					
<b>LIABILITIES</b>					
2100 - Prepaid Owner Assessments	\$5,271.13				\$5,271.13
2130 - Capital Lease - Copier	\$646.00				\$646.00
2200 - Accounts Payable	\$3,853.12		\$364.16		\$4,217.28
2250 - Accrued Expenses	\$3,812.11		\$58.00		\$3,870.11
2500 - Transfer Fees Payable	\$300.00				\$300.00
2705 - RV Remote Deposits Payable			\$7,775.00		\$7,775.00
2710 - Sales Tax Payable			\$1,102.72		\$1,102.72
<b>Total LIABILITIES</b>	<b><u>\$13,882.36</u></b>	<b><u>\$0.00</u></b>	<b><u>\$9,299.88</u></b>		<b><u>\$23,182.24</u></b>
<b>EQUITY</b>					
3200 - Operating Equity	\$1,136,004.55		\$39,680.82		\$1,175,685.37
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>\$1,136,004.55</u></b>	<b><u>\$287,994.85</u></b>	<b><u>\$43,241.57</u></b>	<b><u>\$0.00</u></b>	<b><u>\$1,467,240.97</u></b>
<b>Net Income</b>	<b><u>\$1,703.11</u></b>	<b><u>\$95,221.50</u></b>	<b><u>\$2,462.36</u></b>	<b><u>\$2,001.66</u></b>	<b><u>\$101,388.63</u></b>
<b>Liabilities and Equity Total</b>	<b><u>\$1,151,590.02</u></b>	<b><u>\$383,216.35</u></b>	<b><u>\$55,003.81</u></b>	<b><u>\$2,001.66</u></b>	<b><u>\$1,591,811.84</u></b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**12/1/2020 - 12/31/2020**

Accounts	12/1/2020 - 12/31/2020			1/1/2020 - 12/31/2020			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	\$546,336.00	\$546,336.00	\$0.00	\$546,336.00	\$0.00
4110 - Unit F - Assessments	\$3,472.00	\$3,472.00	\$0.00	\$41,664.00	\$41,664.00	\$0.00	\$41,664.00	\$0.00
4330 - Late Fees	(\$34.80)	\$0.00	(\$34.80)	\$2,970.15	\$0.00	\$2,970.15	\$0.00	(\$2,970.15)
4340 - Unit F - Late Fees	\$316.64	\$0.00	\$316.64	\$4,166.40	\$0.00	\$4,166.40	\$0.00	(\$4,166.40)
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	\$1,400.00	\$1,125.00	\$275.00	\$17,100.00	\$13,500.00	\$3,600.00	\$13,500.00	(\$3,600.00)
4800 - Violation Fines	(\$175.00)	\$0.00	(\$175.00)	\$23,975.00	\$0.00	\$23,975.00	\$0.00	(\$23,975.00)
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>\$50,506.84</b>	<b>\$50,125.00</b>	<b>\$381.84</b>	<b>\$639,726.55</b>	<b>\$601,500.00</b>	<b>\$38,226.55</b>	<b>\$601,500.00</b>	<b>(\$38,226.55)</b>
<u>BUSINESS OFFICE ACTIVITY</u>								
4560 - Key Card & Badges & Lanyards	\$246.50	\$208.37	\$38.13	\$1,705.00	\$2,500.00	(\$795.00)	\$2,500.00	\$795.00
4565 - Newsletter Advertising/Commissions	\$1,400.00	\$500.00	\$900.00	\$6,412.50	\$6,000.00	\$412.50	\$6,000.00	(\$412.50)
4570 - Fax & Printing Fee Income	\$141.35	\$91.63	\$49.72	\$894.90	\$1,100.00	(\$205.10)	\$1,100.00	\$205.10
<b><u>Total BUSINESS OFFICE ACTIVITY</u></b>	<b>\$1,787.85</b>	<b>\$800.00</b>	<b>\$987.85</b>	<b>\$9,012.40</b>	<b>\$9,600.00</b>	<b>(\$587.60)</b>	<b>\$9,600.00</b>	<b>\$587.60</b>
<u>OTHER INCOME</u>								
4600 - Interest Income	\$327.65	\$375.00	(\$47.35)	\$3,690.88	\$4,500.00	(\$809.12)	\$4,500.00	\$809.12
4900 - Other Income	\$187.61	\$0.00	\$187.61	\$221.33	\$0.00	\$221.33	\$0.00	(\$221.33)
<b><u>Total OTHER INCOME</u></b>	<b>\$515.26</b>	<b>\$375.00</b>	<b>\$140.26</b>	<b>\$3,912.21</b>	<b>\$4,500.00</b>	<b>(\$587.79)</b>	<b>\$4,500.00</b>	<b>\$587.79</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>\$52,809.95</b>	<b>\$51,300.00</b>	<b>\$1,509.95</b>	<b>\$532,651.16</b>	<b>\$495,600.00</b>	<b>\$37,051.16</b>	<b>\$495,600.00</b>	<b>(\$37,051.16)</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**12/1/2020 - 12/31/2020**

Accounts	12/1/2020 - 12/31/2020			1/1/2020 - 12/31/2020			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	\$5,000.00	\$416.63	(\$4,583.37)	\$5,142.50	\$5,000.00	(\$142.50)	\$5,000.00	(\$142.50)
5205 - Bad Debt - Unit F	\$3,888.64	\$3,472.00	(\$416.64)	\$45,830.40	\$41,664.00	(\$4,166.40)	\$41,664.00	(\$4,166.40)
5400 - Insurance	\$3,009.07	\$2,550.00	(\$459.07)	\$29,935.24	\$30,600.00	\$664.76	\$30,600.00	\$664.76
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	\$910.00	\$833.37	(\$76.63)	\$9,055.32	\$10,000.00	\$944.68	\$10,000.00	\$944.68
5520 - Licenses/Permits	\$0.00	\$0.00	\$0.00	\$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	\$33,540.00	\$33,540.00	\$0.00	\$33,540.00	\$0.00
5601 - Supplemental Management Fees	\$605.88	\$583.37	(\$22.51)	\$7,619.54	\$7,000.00	(\$619.54)	\$7,000.00	(\$619.54)
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	\$598.88	\$433.37	(\$165.51)	\$3,411.89	\$5,200.00	\$1,788.11	\$5,200.00	\$1,788.11
5810 - Postage	\$230.99	\$75.00	(\$155.99)	\$1,711.50	\$900.00	(\$811.50)	\$900.00	(\$811.50)
5825 - Information Technology/Website	\$299.71	\$416.63	\$116.92	\$1,454.03	\$5,000.00	\$3,545.97	\$5,000.00	\$3,545.97
5835 - Copier Monthly Maint & Overage	\$32.49	\$416.63	\$384.14	\$4,637.55	\$5,000.00	\$362.45	\$5,000.00	\$362.45
5950 - Other Admin	\$9.99	\$27.12	\$17.13	\$322.58	\$325.00	\$2.42	\$325.00	\$2.42
<b>Total ADMINISTRATIVE</b>	<b>\$17,380.65</b>	<b>\$12,019.12</b>	<b>(\$5,361.53)</b>	<b>\$154,308.43</b>	<b>\$156,829.00</b>	<b>\$2,520.57</b>	<b>\$156,829.00</b>	<b>\$2,520.57</b>
<u>BUSINESS OFFICE ACTIVITY</u>								
5450 - Key Cards & Badges & Lanyards	\$110.55	\$125.00	\$14.45	\$2,174.71	\$1,500.00	(\$674.71)	\$1,500.00	(\$674.71)
<b>Total BUSINESS OFFICE ACTIVITY</b>	<b>\$110.55</b>	<b>\$125.00</b>	<b>\$14.45</b>	<b>\$2,174.71</b>	<b>\$1,500.00</b>	<b>(\$674.71)</b>	<b>\$1,500.00</b>	<b>(\$674.71)</b>
<u>EMPLOYEE EXPENSES</u>								
5960 - Wages	\$14,603.72	\$16,083.12	\$1,479.40	\$177,781.38	\$192,997.00	\$15,215.62	\$192,997.00	\$15,215.62
5970 - Employee Benefits	\$970.18	\$1,288.00	\$317.82	\$11,377.13	\$15,456.00	\$4,078.87	\$15,456.00	\$4,078.87
5975 - Payroll Taxes	\$1,224.45	\$1,701.75	\$477.30	\$16,866.27	\$20,421.00	\$3,554.73	\$20,421.00	\$3,554.73
5980 - Workman's Compensation	\$226.41	\$189.12	(\$37.29)	\$3,054.67	\$2,269.00	(\$785.67)	\$2,269.00	(\$785.67)
5990 - Payroll Processing Fee	\$1,281.57	\$1,104.37	(\$177.20)	\$15,617.99	\$13,252.00	(\$2,365.99)	\$13,252.00	(\$2,365.99)
<b>Total EMPLOYEE EXPENSES</b>	<b>\$18,306.33</b>	<b>\$20,366.36</b>	<b>\$2,060.03</b>	<b>\$224,697.44</b>	<b>\$244,395.00</b>	<b>\$19,697.56</b>	<b>\$244,395.00</b>	<b>\$19,697.56</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**12/1/2020 - 12/31/2020**

Accounts	12/1/2020 - 12/31/2020			1/1/2020 - 12/31/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>COMMON AREA</u>								
6400 - Pest Control	\$0.00	\$175.00	\$175.00	\$2,300.00	\$2,300.00	\$0.00	\$2,300.00	\$0.00
6510 - Repairs & Maintenance: Common Area	\$705.25	\$1,700.00	\$994.75	\$8,644.94	\$20,400.00	\$11,755.06	\$20,400.00	\$11,755.06
6515 - Repairs & Maintenance: Kitchen	\$0.00	\$333.37	\$333.37	\$1,168.55	\$4,000.00	\$2,831.45	\$4,000.00	\$2,831.45
6526 - Repairs & Maintenance: Security	\$0.00	\$258.37	\$258.37	\$190.00	\$3,100.00	\$2,910.00	\$3,100.00	\$2,910.00
6560 - Repairs & Maintenance: Equipment & Tools	\$0.00	\$208.37	\$208.37	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
6585 - Repairs & Maintenance: Truck, Gator & Tractor	\$0.00	\$166.63	\$166.63	\$983.64	\$2,000.00	\$1,016.36	\$2,000.00	\$1,016.36
6590 - Repairs & Maintenance: Pool	\$435.68	\$625.00	\$189.32	\$8,123.08	\$7,500.00	(\$623.08)	\$7,500.00	(\$623.08)
6670 - Small Equipment	\$0.00	\$208.37	\$208.37	\$833.72	\$2,500.00	\$1,666.28	\$2,500.00	\$1,666.28
6680 - Supplies & Fuel	\$898.71	\$416.63	(\$482.08)	\$9,738.04	\$5,000.00	(\$4,738.04)	\$5,000.00	(\$4,738.04)
<b><u>Total COMMON AREA</u></b>	<b>\$2,039.64</b>	<b>\$4,091.74</b>	<b>\$2,052.10</b>	<b>\$31,981.97</b>	<b>\$49,300.00</b>	<b>\$17,318.03</b>	<b>\$49,300.00</b>	<b>\$17,318.03</b>
<u>UTILITIES</u>								
7100 - Electricity	\$1,636.03	\$2,083.37	\$447.34	\$22,595.37	\$25,000.00	\$2,404.63	\$25,000.00	\$2,404.63
7300 - Natural Gas	\$3,299.77	\$2,083.37	(\$1,216.40)	\$18,376.08	\$25,000.00	\$6,623.92	\$25,000.00	\$6,623.92
7500 - Telephone	\$94.38	\$16.63	(\$77.75)	\$1,197.71	\$200.00	(\$997.71)	\$200.00	(\$997.71)
7550 - Trash/Sanitation	\$266.50	\$183.37	(\$83.13)	\$2,611.55	\$2,200.00	(\$411.55)	\$2,200.00	(\$411.55)
7900 - Water/Sewer	\$1,449.32	\$583.37	(\$865.95)	\$7,108.10	\$7,000.00	(\$108.10)	\$7,000.00	(\$108.10)
<b><u>Total UTILITIES</u></b>	<b>\$6,746.00</b>	<b>\$4,950.11</b>	<b>(\$1,795.89)</b>	<b>\$51,888.81</b>	<b>\$59,400.00</b>	<b>\$7,511.19</b>	<b>\$59,400.00</b>	<b>\$7,511.19</b>
<u>TAXES/OTHER EXPENSES</u>								
8300 - Depreciation	\$5,500.00	\$5,500.00	\$0.00	\$66,000.00	\$66,000.00	\$0.00	\$66,000.00	\$0.00
8400 - Disposal of Assets	(\$300.00)	\$0.00	\$300.00	(\$603.00)	\$0.00	\$603.00	\$0.00	\$603.00
8840 - Taxes - Property/Federal/Other	\$29.72	\$304.13	\$274.41	\$499.69	\$3,650.00	\$3,150.31	\$3,650.00	\$3,150.31
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>\$5,229.72</b>	<b>\$5,804.13</b>	<b>\$574.41</b>	<b>\$65,896.69</b>	<b>\$69,650.00</b>	<b>\$3,753.31</b>	<b>\$69,650.00</b>	<b>\$3,753.31</b>
<b>Total Expense</b>	<b>\$49,812.89</b>	<b>\$47,356.46</b>	<b>(\$2,456.43)</b>	<b>\$530,948.05</b>	<b>\$581,074.00</b>	<b>\$50,125.95</b>	<b>\$581,074.00</b>	<b>\$50,125.95</b>
<b>Operating Net Income</b>	<b>\$2,997.06</b>	<b>\$3,943.54</b>	<b>(\$946.48)</b>	<b>\$1,703.11</b>	<b>(\$85,474.00)</b>	<b>\$87,177.11</b>	<b>(\$85,474.00)</b>	<b>(\$87,177.11)</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Reserve**  
**12/1/2020 - 12/31/2020**

Accounts	12/1/2020 - 12/31/2020			1/1/2020 - 12/31/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Reserve Income</b>								
<u>OTHER INCOME</u>								
4610 - Interest Income - Reserve	\$968.07	\$0.00	\$968.07	\$6,661.72	\$0.00	\$6,661.72	\$0.00	(\$6,661.72)
<b><u>Total OTHER INCOME</u></b>	<b>\$968.07</b>	<b>\$0.00</b>	<b>\$968.07</b>	<b>\$6,661.72</b>	<b>\$0.00</b>	<b>\$6,661.72</b>	<b>\$0.00</b>	<b>(\$6,661.72)</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>\$968.07</b>	<b>\$0.00</b>	<b>\$968.07</b>	<b>\$126,661.72</b>	<b>\$120,000.00</b>	<b>\$6,661.72</b>	<b>\$120,000.00</b>	<b>(\$6,661.72)</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	\$2,949.83	\$0.00	(\$2,949.83)	\$13,442.56	\$0.00	(\$13,442.56)	\$0.00	(\$13,442.56)
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><u>Total COMMON AREA</u></b>	<b>\$2,949.83</b>	<b>\$0.00</b>	<b>(\$2,949.83)</b>	<b>\$31,440.22</b>	<b>\$0.00</b>	<b>(\$31,440.22)</b>	<b>\$0.00</b>	<b>(\$31,440.22)</b>
<b>Total Reserve Expense</b>	<b>\$2,949.83</b>	<b>\$0.00</b>	<b>(\$2,949.83)</b>	<b>\$31,440.22</b>	<b>\$0.00</b>	<b>(\$31,440.22)</b>	<b>\$0.00</b>	<b>(\$31,440.22)</b>
<b>Reserve Net Income</b>	<b>(\$1,981.76)</b>	<b>\$0.00</b>	<b>(\$1,981.76)</b>	<b>\$95,221.50</b>	<b>\$120,000.00</b>	<b>(\$24,778.50)</b>	<b>\$120,000.00</b>	<b>\$24,778.50</b>



**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - RV/Kitchen Activities**  
**12/1/2020 - 12/31/2020**

Accounts	12/1/2020 - 12/31/2020			1/1/2020 - 12/31/2020			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	\$1,000.00	(\$1,000.00)	\$0.00	\$1,000.00	(\$1,000.00)	\$1,000.00	\$1,000.00
4623 - Daily/Saturday Coffee	\$0.00	\$250.00	(\$250.00)	\$889.41	\$3,000.00	(\$2,110.59)	\$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	\$160.00	\$0.00	\$160.00	\$7,184.32	\$7,000.00	\$184.32	\$7,000.00	(\$184.32)
4632 - Kitchen Activities	\$0.00	\$5,500.00	(\$5,500.00)	\$16,780.44	\$33,000.00	(\$16,219.56)	\$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>\$160.00</b>	<b>\$6,750.00</b>	<b>(\$6,590.00)</b>	<b>\$29,018.67</b>	<b>\$51,750.00</b>	<b>(\$22,731.33)</b>	<b>\$51,750.00</b>	<b>\$22,731.33</b>
<u>RV STORAGE</u>								
4170 - RV Storage Rental	(\$5,590.00)	\$0.00	(\$5,590.00)	\$51,255.10	\$60,000.00	(\$8,744.90)	\$60,000.00	\$8,744.90
4550 - RV Lost Deposit Income	\$50.00	\$0.00	\$50.00	\$125.00	\$0.00	\$125.00	\$0.00	(\$125.00)
<b><u>Total RV STORAGE</u></b>	<b>(\$5,540.00)</b>	<b>\$0.00</b>	<b>(\$5,540.00)</b>	<b>\$51,380.10</b>	<b>\$60,000.00</b>	<b>(\$8,619.90)</b>	<b>\$60,000.00</b>	<b>\$8,619.90</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	\$96.00	\$300.00	(\$204.00)	\$1,009.90	\$3,600.00	(\$2,590.10)	\$3,600.00	\$2,590.10
4830 - Water Machine	\$117.60	\$125.00	(\$7.40)	\$1,366.40	\$1,500.00	(\$133.60)	\$1,500.00	\$133.60
4840 - Pop Machine	\$0.00	\$83.37	(\$83.37)	\$738.20	\$1,000.00	(\$261.80)	\$1,000.00	\$261.80
<b><u>Total VENDING MACHINE</u></b>	<b>\$213.60</b>	<b>\$508.37</b>	<b>(\$294.77)</b>	<b>\$3,114.50</b>	<b>\$6,100.00</b>	<b>(\$2,985.50)</b>	<b>\$6,100.00</b>	<b>\$2,985.50</b>
<u>OTHER INCOME</u>								
4600 - Interest Income	\$2.59	\$0.00	\$2.59	\$23.10	\$0.00	\$23.10	\$0.00	(\$23.10)
<b><u>Total OTHER INCOME</u></b>	<b>\$2.59</b>	<b>\$0.00</b>	<b>\$2.59</b>	<b>\$23.10</b>	<b>\$0.00</b>	<b>\$23.10</b>	<b>\$0.00</b>	<b>(\$23.10)</b>
<b>Total Income</b>	<b>(\$5,163.81)</b>	<b>\$7,258.37</b>	<b>(\$12,422.18)</b>	<b>\$87,319.37</b>	<b>\$117,850.00</b>	<b>(\$30,530.63)</b>	<b>\$117,850.00</b>	<b>\$30,530.63</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - RV/Kitchen Activities**  
**12/1/2020 - 12/31/2020**

Accounts	12/1/2020 - 12/31/2020			1/1/2020 - 12/31/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<u>ADMINISTRATIVE</u>								
5610 - Holiday Decorations	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
<b>Total ADMINISTRATIVE</b>	<b>\$0.00</b>	<b>\$83.37</b>	<b>\$83.37</b>	<b>\$0.00</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>
<u>CLUBHOUSE/KITCHEN ACTIVITY</u>								
5622 - Christmas Bazaar	\$0.00	\$600.00	\$600.00	\$0.00	\$600.00	\$600.00	\$600.00	\$600.00
5623 - Daily/Saturday Coffee	\$0.00	\$250.00	\$250.00	\$1,224.57	\$3,000.00	\$1,775.43	\$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	\$2,858.00	\$2,858.00	\$9,262.47	\$20,000.00	\$10,737.53	\$20,000.00	\$10,737.53
5634 - Other Kitchen Expense	\$103.00	\$166.63	\$63.63	\$1,384.25	\$2,000.00	\$615.75	\$2,000.00	\$615.75
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	\$54.59	\$158.37	\$103.78	\$1,041.21	\$1,900.00	\$858.79	\$1,900.00	\$858.79
5660 - Celebrate FGMHA Members	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00
<b>Total CLUBHOUSE/KITCHEN ACTIVITY</b>	<b>\$157.59</b>	<b>\$4,033.00</b>	<b>\$3,875.41</b>	<b>\$17,540.95</b>	<b>\$31,650.00</b>	<b>\$14,109.05</b>	<b>\$31,650.00</b>	<b>\$14,109.05</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	\$229.17	\$200.00	(\$29.17)	\$2,337.50	\$2,400.00	\$62.50	\$2,400.00	\$62.50
6595 - Repairs & Maintenance: RV Storage	\$0.00	\$166.63	\$166.63	\$911.48	\$2,000.00	\$1,088.52	\$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	\$1,085.52	\$125.00	(\$960.52)	\$1,184.25	\$1,500.00	\$315.75	\$1,500.00	\$315.75
7105 - Electricity - DLT SRV Storage	\$343.75	\$416.63	\$72.88	\$4,125.00	\$5,000.00	\$875.00	\$5,000.00	\$875.00
7106 - Electricity - RV Storage	\$20.41	\$25.00	\$4.59	\$245.04	\$300.00	\$54.96	\$300.00	\$54.96
<b>Total RV STORAGE</b>	<b>\$1,678.85</b>	<b>\$933.26</b>	<b>(\$745.59)</b>	<b>\$27,793.27</b>	<b>\$26,200.00</b>	<b>(\$1,593.27)</b>	<b>\$26,200.00</b>	<b>(\$1,593.27)</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - RV/Kitchen Activities**  
**12/1/2020 - 12/31/2020**

Accounts	12/1/2020 - 12/31/2020			1/1/2020 - 12/31/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<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	\$27.20	\$0.00	(\$27.20)	\$66.57	\$0.00	(\$66.57)	\$0.00	(\$66.57)
<b><u>Total BINGO</u></b>	<b>\$27.20</b>	<b>\$0.00</b>	<b>(\$27.20)</b>	<b>\$3,716.62</b>	<b>\$0.00</b>	<b>(\$3,716.62)</b>	<b>\$0.00</b>	<b>(\$3,716.62)</b>
<u>VENDING MACHINE</u>								
5910 - Pop Machine	\$78.28	\$58.37	(\$19.91)	\$332.52	\$700.00	\$367.48	\$700.00	\$367.48
5915 - Ice Chest	\$0.00	\$200.00	\$200.00	\$517.83	\$2,400.00	\$1,882.17	\$2,400.00	\$1,882.17
<b><u>Total VENDING MACHINE</u></b>	<b>\$78.28</b>	<b>\$258.37</b>	<b>\$180.09</b>	<b>\$850.35</b>	<b>\$3,100.00</b>	<b>\$2,249.65</b>	<b>\$3,100.00</b>	<b>\$2,249.65</b>
<u>EMPLOYEE EXPENSES</u>								
5963 - Wages - Kitchen Staff	\$0.00	\$1,316.88	\$1,316.88	\$6,756.31	\$15,803.00	\$9,046.69	\$15,803.00	\$9,046.69
5964 - Wages - Activities	\$893.35	\$650.00	(\$243.35)	\$9,603.83	\$7,800.00	(\$1,803.83)	\$7,800.00	(\$1,803.83)
5965 - Wages - RV Lot Management	\$893.06	\$1,025.00	\$131.94	\$10,227.25	\$12,300.00	\$2,072.75	\$12,300.00	\$2,072.75
5970 - Employee Benefits	\$277.22	\$0.00	(\$277.22)	\$3,056.52	\$0.00	(\$3,056.52)	\$0.00	(\$3,056.52)
5975 - Payroll Taxes	\$143.83	\$0.00	(\$143.83)	\$3,038.86	\$0.00	(\$3,038.86)	\$0.00	(\$3,038.86)
5980 - Workman's Compensation	\$34.48	\$0.00	(\$34.48)	\$608.46	\$0.00	(\$608.46)	\$0.00	(\$608.46)
5990 - Payroll Processing Fee	\$112.10	\$0.00	(\$112.10)	\$1,664.59	\$0.00	(\$1,664.59)	\$0.00	(\$1,664.59)
<b><u>Total EMPLOYEE EXPENSES</u></b>	<b>\$2,354.04</b>	<b>\$2,991.88</b>	<b>\$637.84</b>	<b>\$34,955.82</b>	<b>\$35,903.00</b>	<b>\$947.18</b>	<b>\$35,903.00</b>	<b>\$947.18</b>
<b>Total Expense</b>	<b>\$4,295.96</b>	<b>\$8,299.88</b>	<b>\$4,003.92</b>	<b>\$84,857.01</b>	<b>\$97,853.00</b>	<b>\$12,995.99</b>	<b>\$97,853.00</b>	<b>\$12,995.99</b>
<b>RV/Kitchen Activities Net Income</b>	<b>(\$9,459.77)</b>	<b>(\$1,041.51)</b>	<b>(\$8,418.26)</b>	<b>\$2,462.36</b>	<b>\$19,997.00</b>	<b>(\$17,534.64)</b>	<b>\$19,997.00</b>	<b>\$17,534.64</b>

**FLORENCE GARDENS MOBILE HOME ASSOCIATION INC**  
**INCOME STATEMENT - Capital Improvement**  
**12/1/2020 - 12/31/2020**

12/1/2020 - 12/31/2020
1/1/2020 - 12/31/2020

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	\$1.66	\$0.00	\$1.66	\$0.00	(\$1.66)
<b><u>Total OTHER INCOME</u></b>	<b>\$0.17</b>	<b>\$0.00</b>	<b>\$0.17</b>	<b>\$2,001.66</b>	<b>\$0.00</b>	<b>\$2,001.66</b>	<b>\$0.00</b>	<b>(\$2,001.66)</b>
<b>Total Reserve Income</b>	<b>\$0.17</b>	<b>\$0.00</b>	<b>\$0.17</b>	<b>\$2,001.66</b>	<b>\$0.00</b>	<b>\$2,001.66</b>	<b>\$0.00</b>	<b>(\$2,001.66)</b>
<b>Capital Improvement Net Income</b>	<b>\$0.17</b>	<b>\$0.00</b>	<b>\$0.17</b>	<b>\$2,001.66</b>	<b>\$0.00</b>	<b>\$2,001.66</b>	<b>\$0.00</b>	<b>(\$2,001.66)</b>