



FINANCIAL PACKAGE

Hampshire Gardens

February 28, 2017

HAMPSHIRE GARDENS

Balance Sheet
As of 02/28/17

ASSETS

OPERATING CASH:

1010	Petty Cash	\$	29.46	
1015	BB&T Operating		363,775.01	
1025	Ameriprise - Mutual Fund		20,213.41	
1035	TD Laundry Account		9,689.12	
1048	BB&T Bank - 3288		26,778.00	
1110	Due (TO) From Capital Project		54,998.76	
	Total Operating Cash			\$ 475,483.76

RESERVE CASH

1020	BB&T MMDA	\$	132,048.29	
1101	Due (To) From Operating Fund		(54,998.76)	
	Total Reserve Cash			\$ 77,049.53

ACCOUNTS RECEIVABLE

1210	Accounts Receivable	\$	419.19	
	Total Accounts Receivable			\$ 419.19

PREPAYMENTS:

1225	Prepaid Insurance	\$	1,299.21	
1240	Prepaid Expenses		338.69	
	Total Prepayments			\$ 1,637.90

TOTAL ASSETS \$ 554,590.38
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HAMPSHIRE GARDENS

Balance Sheet
As of 02/28/17

LIABILITIES & FUND BALANCES

CURRENT LIABILITIES:

2010	Accounts Payable	\$ 31,235.28	
2025	Prepaid Assessments	13,716.12	
2035	Audit Fees Payable	3,833.34	
2080	Deferred Insurance Assessments	259,843.32	
	Subtotal Current Liab.		\$ 308,628.06

CAPITAL PROJECTS

2060	Capital Projects Fund	\$ 93,672.86	
2091	Interest	43.33	
	Total Capital Projects		\$ 93,716.19

FUND BALANCES:

3025	Fund Balances Beginning	\$ 140,305.44	
3030	Unrealized Gains/Loss on Invst	7,646.12	
	Excess of Revenue over Expense	4,294.57	
	Total Fund Balance		\$ 152,246.13
	TOTAL LIAB. & FUND BALANCE		\$ 554,590.38

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HAMPSHIRE GARDENS
 Revenue/Expense Statement (Unaudited)
 Period: 02/01/17 to 02/28/17

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
REVENUE:								
32,685.75	32,674.58	11.17	04010	Maintenance Assessments	65,371.50	65,349.16	22.34	392,095.00
.00	10.83	(10.83)	04220	Late Fee Income	(310.35)	21.66	(332.01)	130.00
1,492.30	.00	1,492.30	04230	Laundry Income	1,492.30	.00	1,492.30	.00
<u>34,178.05</u>	<u>32,685.41</u>	<u>1,492.64</u>		SUBTOTAL REVENUE	<u>66,553.45</u>	<u>65,370.82</u>	<u>1,182.63</u>	<u>392,225.00</u>
<u>34,178.05</u>	<u>32,685.41</u>	<u>1,492.64</u>		TOTAL REVENUE	<u>66,553.45</u>	<u>65,370.82</u>	<u>1,182.63</u>	<u>392,225.00</u>
=====	=====	=====			=====	=====	=====	=====
EXPENSES:								
ADMINISTRATIVE:								
366.67	366.67	.00	07010	Bookkeeping Fees	733.34	733.34	.00	4,400.00
708.75	583.33	(125.42)	07015	Legal	708.75	1,166.66	457.91	7,000.00
416.67	416.67	.00	07020	Accounting/Tax Preparation	833.34	833.34	.00	5,000.00
.00	66.67	66.67	07025	Licenses & Fees	.00	133.34	133.34	800.00
363.49	250.00	(113.49)	07035	Office Supplies & Expense	702.87	500.00	(202.87)	3,000.00
.00	66.67	66.67	07036	Copier Maint. & Supplies	.00	133.34	133.34	800.00
.00	75.00	75.00	07037	Website	.00	150.00	150.00	900.00
4.00	4.17	.17	07040	Bank Charges	8.00	8.34	.34	50.00
.00	37.50	37.50	07550	Taxes	441.00	75.00	(366.00)	450.00
8,333.33	8,333.33	.00	08025	Dedicated Reserve Account	16,666.66	16,666.66	.00	100,000.00
<u>10,192.91</u>	<u>10,200.01</u>	<u>7.10</u>		SUBTOTAL ADMINISTRATIVE	<u>20,093.96</u>	<u>20,400.02</u>	<u>306.06</u>	<u>122,400.00</u>
INSURANCE:								
16,965.24	.00	16,965.24	04240	Insurance Income	33,930.48	.00	33,930.48	.00
16,965.24	.00	(16,965.24)	07510	Insurance Expense	33,930.48	.00	(33,930.48)	.00
<u>.00</u>	<u>.00</u>	<u>.00</u>		SUBTOTAL INSURANCE	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
UTILITIES:								
1,785.62	1,500.00	(285.62)	05010	Electricity	3,561.33	3,000.00	(561.33)	18,000.00
12,012.95	13,583.33	1,570.38	05015	Utilities - City of B.B.	25,608.05	27,166.66	1,558.61	163,000.00
<u>13,798.57</u>	<u>15,083.33</u>	<u>1,284.76</u>		SUBTOTAL UTILITIES	<u>29,169.38</u>	<u>30,166.66</u>	<u>997.28</u>	<u>181,000.00</u>
LANDSCAPE EXPENSE:								
2,300.00	2,583.33	283.33	05510	Cuts/Trim/Weed	4,150.00	5,166.66	1,016.66	31,000.00
600.00	600.00	.00	05520	Pest Control	1,200.00	1,200.00	.00	7,200.00
.00	66.67	66.67	06060	Sprinklers	.00	133.34	133.34	800.00
.00	416.67	416.67	06070	Trees	.00	833.34	833.34	5,000.00

HAMPSHIRE GARDENS
 Revenue/Expense Statement (Unaudited)
 Period: 02/01/17 to 02/28/17

Actual	Current Period		Account	Description	Year-To-Date			Yearly Budget
	Budget	Variance			Actual	Budget	Variance	
2,900.00	3,666.67	766.67		SUBTOTAL LANDSCAPE EXPENS	5,350.00	7,333.34	1,983.34	44,000.00
MAINTENANCE:								
.00	50.00	50.00	06025	Golf Cart Maintenance	.00	100.00	100.00	600.00
530.00	666.67	136.67	06080	Maintenance Person	1,371.62	1,333.34	(38.28)	8,000.00
315.67	1,500.00	1,184.33	06090	Supplies & Materials	1,161.94	3,000.00	1,838.06	18,000.00
.00	250.00	250.00	06045	Seawall Sealing Maintenance	.00	500.00	500.00	3,000.00
845.67	2,466.67	1,621.00		SUBTOTAL GROUNDS MAINT.	2,533.56	4,933.34	2,399.78	29,600.00
BUILDINGS:								
1,647.00	250.00	(1,397.00)	06020	Repair Waste Lines	1,647.00	500.00	(1,147.00)	3,000.00
1,647.00	250.00	(1,397.00)		SUBTOTAL BUILDINGS	1,647.00	500.00	(1,147.00)	3,000.00
RECREATION AREA								
.00	25.00	25.00	05562	Pool Heater	.00	50.00	50.00	300.00
334.68	325.00	(9.68)	05560	Pool	720.91	650.00	(70.91)	3,900.00
.00	116.67	116.67	05564	Pool Misc. Repairs	.00	233.34	233.34	1,400.00
334.68	466.67	131.99		SUBTOTAL RECREATION AREA	720.91	933.34	212.43	5,600.00
CLUBHOUSE EXPENSES:								
.00	166.67	166.67	05020	Clubhouse - Sewer	.00	333.34	333.34	2,000.00
250.00	225.00	(25.00)	05530	Janitorial	558.76	450.00	(108.76)	2,700.00
.00	41.67	41.67	06035	A/C Contract	.00	83.34	83.34	500.00
1,000.00	83.33	(916.67)	06087	Indoor/ Outdoor Furniture	1,000.00	166.66	(833.34)	1,000.00
.00	35.42	35.42	07030	Telephone	.00	70.84	70.84	425.00
1,250.00	552.09	(697.91)		SUBTOTAL CLUBHOUSE EXPENS	1,558.76	1,104.18	(454.58)	6,625.00
30,968.83	32,685.44	1,716.61		TOTAL EXPENSES	61,073.57	65,370.88	4,297.31	392,225.00
3,209.22	(.03)	3,209.25		EXCESS OF REVENUE OVER EXP	5,479.88	(.06)	5,479.94	.00

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"
Cut off date: 02/28/17

Ending vendor: "Last"

Vendor Contact	Phone	31-60	61-90
ASSOCIATED PROPERTY MANAGEMENT	541.82	-	-
CITY OF BOYNTON BEACH UTIL DEP	25,078.14	-	-
FPL	1,465.32		
CUSTON LAWN	4,150.00		
Totals:	31,235.28	-	-
Grand total:	31,235.28		
GL Balance	31,235.28		
Difference	-		

HAMPSHIRE GARDENS

COLLECTION STATUS REPORT: AS OF Feb. 28, 2017
ACCOUNT NUMBER SEQUENCE

*** after Amount indicates offsetting credits
* - Previous Owner or Renter

NAME ADDRESS	Alt Adr	Last Paymt/ Delq Status	Mnth Delq	CODE	ACCOUNT DESCRIPTION	AMOUNT DUE
CURRENT OWNERS						
ACCT #:2450 LOT #: 2450 CORPORATION 2450 S FEDERAL HWY APT#11	Y	FEB 03, 2017 Reminder Lett	1	A1	MAINT. FEE	109.62
ACCT #:2542 LOT #: 2542 CORPORATION 2542 S FEDERAL HWY APT#3	Y	FEB 03, 2017 Demand Letter	1	A1	MAINT. FEE	309.57
						=====
					GRAND TOTAL :	419.19
						=====

COLLECTION STATUS REPORT: AS OF Feb. 28, 2017
ACCOUNT NUMBER SEQUENCE

*** after Amount indicates offsetting credits
* - Previous Owner or Renter

NAME	Alt	Last Paymt/	Mnth	ACCOUNT	AMOUNT
ADDRESS	Adr	Delq Status	Delq	DESCRIPTION	DUE

ACCOUNT SUMMARY

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01210-000	Accounts Receivable	419.19
TOTAL		\$419.19

CHARGE CODE RECAP

CODE	YEAR	DESCRIPTION	G/L ACCT #	AMOUNT
A1		MAINT. FEE	1210	\$419.19
TOTALS				\$419.19

AGING SUMMARY

DELINQ. PERIOD	TOTAL AMT. OWED	UNITS
0_ 1 MONTH	419.19	2
1_ 2 MONTHS		
2_ 3 MONTHS		
3_ 4 MONTHS		
OVER 4 MONTHS		
OTHER		
TOTAL	419.19	2

PREPAYS AS OF Feb. 28, 2017
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
2440 CORPORATION 2440 S FEDERAL HWY APT#10		2440	PP	3,453.33
2442 CORPORATION 2442 S FEDERAL HWY APT#4		2442	PP	0.58
2460 CORPORATION 2460 S FEDERAL HWY APT#17		2460	PP	4,800.00
2530 CORPORATION 2530 S FEDERAL HWY APT#17		2530	PP	2,667.26
2552 CORPORATION 2552 S FEDERAL HWY APT#2		2552	PP	2,767.95
2570 CORPORATION 2570 S FEDERAL HWY APT#19		2570	PP	27.00
				=====
TOTAL HOMES:	6	TOTAL PREPAYS		13,716.12
		TOTAL DISTR:	PP	13,716.12

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 02/01/17
Ending date: 02/28/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Petty Cash	.00	29.46	.00	29.46	29.46

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/27/17	AP3016	VH2568	29.46		JAMES OSBORNE	INK/PAPER/DONUTS

1015	BB&T Operating	107,969.34	277,524.65	21,718.98	255,805.67	363,775.01
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/01/17	AP2929	20559		632.83	ASSOCIATED PROPERTY MANAG	OFFICE SUPPLY EXPENSES
02/03/17	AR6650	SN6650	30,754.70		Owner Cash Receipts	
02/04/17	AR6654	SN6654	2,767.95		Owner Cash Receipts	
02/06/17	AP2963	1		1,083.97	CITY OF BOYNTON BEACH UTI	
02/06/17	AP2963	1		1,052.25	CITY OF BOYNTON BEACH UTI	
02/06/17	AP2963	1		1,048.28	CITY OF BOYNTON BEACH UTI	
02/06/17	AP2963	1		2,128.28	CITY OF BOYNTON BEACH UTI	
02/06/17	AP2963	1		2,108.46	CITY OF BOYNTON BEACH UTI	
02/06/17	AP2963	1		2,163.97	CITY OF BOYNTON BEACH UTI	
02/06/17	AP2963	1		2,944.70	CITY OF BOYNTON BEACH UTI	
02/07/17	AP2978	1		13.62	FPL	
02/07/17	AP2978	1		33.06	FPL	
02/07/17	AP2978	1		184.40	FPL	
02/07/17	AP2978	1		925.67	FPL	
02/07/17	AP2978	1		134.24	FPL	
02/07/17	AP2978	1		54.46	FPL	
02/07/17	AP2978	1		157.95	FPL	
02/07/17	AP2978	1		119.44	FPL	
02/07/17	AP2978	1		66.97	FPL	
02/07/17	AP2978	1		85.90	FPL	
02/07/17	AP2979	20574		130.37	HOME DEPOT CREDIT SERVICE	AC # 6035322000508634
02/07/17	AP2979	20575		300.00	PERFECTLY PURE POOLS	FEB POOL SERVICE
02/13/17	AP0000	20577	632.67		Void chk, ASSOCIATED PROP	VOID
02/13/17	AP0000	20580	708.75		Void chk, LEVINE LAW GROU	VOID
02/13/17	AP0000	20582	16.00		Void chk, ASSOCIATED PROP	VOID
02/13/17	AP2982	20576		483.07	KEN ALLEN	REIMBURSE POOL CHAIRS
02/13/17	AP2986	20577		632.67	ASSOCIATED PROPERTY MANAG	MAR BOOKKEEPING
02/13/17	AP2986	20578		600.00	BUSY B'S	FEB PEST & RAT CONTROL
02/13/17	AP2986	20579		185.30	JAM LIGHTING DISTRIBUTORS	12 BATTERIES
02/13/17	AP2986	20580		708.75	LEVINE LAW GROUP	EVALUATION
02/13/17	AP2993	20582		16.00	ASSOCIATED PROPERTY MANAG	FEB MONTHLY STORAGE
02/13/17	AP2998	20584		708.75	LEVINE LAW GROUP	EVALUATION
02/18/17	AR0000	1051	19,611.00		2520 Insurance	
02/18/17	AR0000	1076	19,611.00		2440 insurance	
02/18/17	AR0000	1094	19,611.00		2542 Insurance	
02/18/17	AR0000	1192	19,611.00		2560 Insurance	
02/18/17	AR0000	1252	19,611.00		2530 Insurance	
02/18/17	AR0000	1289	15,729.00		2442 Insurance	
02/18/17	AR0000	1327	19,611.00		2460 insurance	
02/18/17	AR0000	1485	19,611.00		2552 Insurance	
02/18/17	AR0000	1618	19,611.00		2450 Insurance	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 02/01/17
Ending date: 02/28/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
02/18/17	AR0000 2571	19,611.00	2430 Insurance				
02/18/17	AR0000 922	19,611.00	2570 Insurance				
02/18/17	AR0000 972	19,611.00	2420 Insurance				
02/20/17	AP0000 20586	122.78	Void chk, JAMES OSBORNE		VOID		
02/20/17	AP3005 20585		52.43 CASIMIR KUTA		INDOOR PLANT REIM		
02/20/17	AP3005 20586		122.78 JAMES OSBORNE		OFFICE SUPPLY REIM		
02/20/17	AP3005 20587		74.95 SMART COMMUNITIES, LLC		WEBSITE SERVICE		
02/20/17	AP3005 20588		225.00 SUSAN REYNOLDS		REIM FOR BUDGET ROOTER		
02/20/17	AP3008 20589		122.78 JAMES OSBORNE		OFFICE SUPPLY REIM		
02/27/17	AP3017 20590		123.77 JAMES OSBORNE		INK/PAPER/DONUTS		
02/27/17	AP3017 20591		516.93 KEN ALLEN		POOL CHAIRS		
02/27/17	AP3020 20592		92.00 CHARLIE SWAIN PLUMBING NO		HALF PAYMENT OF 2430		
02/27/17	AP3020 20593		320.30 JAM LIGHTING DISTRIBUTORS		COACH LIGHT/ PHILIPS LUME		
02/27/17	AP3020 20594		355.00 KEN ALLEN		REIMBURSE FOR INV 20468		
02/27/17	AP3020 20595		34.68 PERFECTLY PURE POOLS		AUTO FILL- VALVE ONLY		
02/27/17	AP3023 20596		975.00 FRANCES MCGEE		REIMBURSE DRAIN REMOVAL		
02/28/17	AR6658 SN6658	11,071.80	Owner Cash Receipts				
1020	BB&T MMDA	132,048.29	.00	.00	.00	132,048.29	
1025	Ameriprise - Mutual Fund	20,213.41	.00	.00	.00	20,213.41	
1027	BB&T CD#23 4/8/12 1.25%	.00	.00	.00	.00	.00	
1030	BB&T Def Mt CD#31 4/18/12 1.25	.00	.00	.00	.00	.00	
1032	BB&T - Laundry	.00	.00	.00	.00	.00	
1034	BB&T - Savings	.00	.00	.00	.00	.00	
1035	TD Laundry Account	8,200.82	1,492.30	4.00	1,488.30	9,689.12	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/28/17	CR0000	ADJUST	786.00			
	02/28/17	CR0000	ADJUST	402.45			
	02/28/17	CR0000	ADJUST		4.00		
	02/28/17	CR0000	ADJUST	297.85			
	02/28/17	CR0000	ADJUST	6.00			
1036	BB&T Sewer	.00	.00	.00	.00	.00	.00
1040	BB&T Bank Special Projects	.00	.00	.00	.00	.00	.00
1048	BB&T Bank - 3288	26,778.00	.00	.00	.00	.00	26,778.00
1101	Due (To) From Operating Fund	46,665.43CR	.00	8,333.33	8,333.33CR	54,998.76CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/28/17	GJ0387	APMJE		8,333.33	apmje	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 02/01/17
Ending date: 02/28/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
1110	Due (TO) From Capital Project	46,665.43	8,333.33	.00	8,333.33	54,998.76	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/28/17	GJ0387	APMJE	8,333.33		apmje	
1210	Accounts Receivable	3,439.35	32,685.75	35,705.91	3,020.16CR	419.19	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/01/17	AR2975	AR01	32,685.75		Apply Assmt/Opt Charges	
	02/01/17	AR2976	AR08		30,083.30	Prepaid Application	
	02/03/17	AR6650	SN6650		3,439.35	Owner Cash Receipts	
	02/28/17	AR6658	SN6658		2,183.26	Owner Cash Receipts	
1215	Special Assessment Receivable	.00	.00	.00	.00	.00	
1216	Special Assesment - Roof.	.00	.00	.00	.00	.00	
1220	Late Fees Receivable	.00	.00	.00	.00	.00	
1221	Owner Interest Receivable	.00	.00	.00	.00	.00	
1223	Misc. Owner Receivables	.00	.00	.00	.00	.00	
1225	Prepaid Insurance	18,264.45	.00	16,965.24	16,965.24CR	1,299.21	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/28/17	RJ0004	GEN JR		16,965.24	REC. MO. ACCOUNTING FEES	
1236	Other Receivables	.00	.00	.00	.00	.00	
1240	Prepaid Expenses	338.69	.00	.00	.00	338.69	
1250	Allow. for Doubtful Accounts	.00	.00	.00	.00	.00	
2010	Accounts Payable	29,229.77CR	39,165.33	41,170.84	2,005.51CR	31,235.28CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/01/17	AP0001	VH2506		366.67	ASSOCIATED PROPERTY MANAG	FEB BOOKKEEPING
	02/01/17	AP0002	VH2507		250.00	ASSOCIATED PROPERTY MANAG	FEB RECURRING MAINT
	02/01/17	AP2929	20559	632.83		ASSOCIATED PROPERTY MANAG	OFFICE SUPPLY EXPENSES
	02/01/17	GJ0383	APMJE	1,775.71		apmje	
	02/01/17	GJ0383	APMJE	13,065.19		apmje	
	02/01/17	GJ0383	APMJE	1,850.00		apmje	
	02/06/17	AP2963	2517	1,083.97		CITY OF BOYNTON BEACH UTI	
	02/06/17	AP2963	2518	1,052.25		CITY OF BOYNTON BEACH UTI	
	02/06/17	AP2963	2519	1,048.28		CITY OF BOYNTON BEACH UTI	
	02/06/17	AP2963	2520	2,128.28		CITY OF BOYNTON BEACH UTI	
	02/06/17	AP2963	2521	2,108.46		CITY OF BOYNTON BEACH UTI	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 02/01/17
Ending date: 02/28/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
02/06/17	AP2963 2522	2,163.97		CITY OF BOYNTON BEACH UTI		
02/06/17	AP2963 2523	2,944.70		CITY OF BOYNTON BEACH UTI		
02/07/17	AP0003 VH2530		300.00	PERFECTLY PURE POOLS		FEB POOL SERVICE
02/07/17	AP0006 VH2531		130.37	HOME DEPOT CREDIT SERVICE		AC # 6035322000508634
02/07/17	AP0019 VH2532		13.62	FPL		JAN #87728-80491 AUTO
02/07/17	AP0020 VH2533		33.06	FPL		JAN # 63300-67122 AUTO
02/07/17	AP0021 VH2534		184.40	FPL		JAN #55382-17612 AUTO
02/07/17	AP0022 VH2535		925.67	FPL		JAN # 45442- 15603 AUTO
02/07/17	AP0023 VH2536		134.24	FPL		JAN #40918-24294 AUTO
02/07/17	AP0024 VH2537		54.46	FPL		JAN #25942-12686 AUTO
02/07/17	AP0025 VH2538		157.95	FPL		JAN #25462- 18625 AUTO
02/07/17	AP0026 VH2539		119.44	FPL		JAN #15392-12686 AUTO
02/07/17	AP0027 VH2540		66.97	FPL		JAN #05882-16697 AUTO
02/07/17	AP0028 VH2541		85.90	FPL		JAN #05152-10698 AUTO
02/07/17	AP2978 2532	13.62		FPL		
02/07/17	AP2978 2533	33.06		FPL		
02/07/17	AP2978 2534	184.40		FPL		
02/07/17	AP2978 2535	925.67		FPL		
02/07/17	AP2978 2536	134.24		FPL		
02/07/17	AP2978 2537	54.46		FPL		
02/07/17	AP2978 2538	157.95		FPL		
02/07/17	AP2978 2539	119.44		FPL		
02/07/17	AP2978 2540	66.97		FPL		
02/07/17	AP2978 2541	85.90		FPL		
02/07/17	AP2979 20574	130.37		HOME DEPOT CREDIT SERVICE		AC # 6035322000508634
02/07/17	AP2979 20575	300.00		PERFECTLY PURE POOLS		FEB POOL SERVICE
02/13/17	AP0000 20577		632.67	Void chk, ASSOCIATED PROP		VOID
02/13/17	AP0000 20580		708.75	Void chk, LEVINE LAW GROU		VOID
02/13/17	AP0000 20582		16.00	Void chk, ASSOCIATED PROP		VOID
02/13/17	AP0001 VH2543		366.67	ASSOCIATED PROPERTY MANAG		MAR BOOKKEEPING
02/13/17	AP0002 VH2544		250.00	ASSOCIATED PROPERTY MANAG		MAR RECURRING MAINT
02/13/17	AP0031 VH2545		16.00	ASSOCIATED PROPERTY MANAG		FEB MONTHLY STORAGE
02/13/17	AP0031 VH2552		16.00	ASSOCIATED PROPERTY MANAG		FEB MONTHLY STORAGE
02/13/17	AP0032 VH2546		600.00	BUSY B'S		FEB PEST & RAT CONTROL
02/13/17	AP2981 VH2542		483.07	KEN ALLEN		REIMBURSE POOL CHAIRS
02/13/17	AP2982 20576	483.07		KEN ALLEN		REIMBURSE POOL CHAIRS
02/13/17	AP2985 VH2547		128.27	JAM LIGHTING DISTRIBUTORS		12 BATTERIES
02/13/17	AP2985 VH2548		57.03	JAM LIGHTING DISTRIBUTORS		DT9/41-E
02/13/17	AP2985 VH2549		708.75	LEVINE LAW GROUP		EVALUATION
02/13/17	AP2986 20577	632.67		ASSOCIATED PROPERTY MANAG		MAR BOOKKEEPING
02/13/17	AP2986 20578	600.00		BUSY B'S		FEB PEST & RAT CONTROL
02/13/17	AP2986 20579	185.30		JAM LIGHTING DISTRIBUTORS		12 BATTERIES
02/13/17	AP2986 20580	708.75		LEVINE LAW GROUP		EVALUATION
02/13/17	AP2988 2543	366.67		ASSOCIATED PROPERTY MANAG		VOID
02/13/17	AP2988 2544	250.00		ASSOCIATED PROPERTY MANAG		VOID
02/13/17	AP2988 2545	16.00		ASSOCIATED PROPERTY MANAG		VOID
02/13/17	AP2993 20582	16.00		ASSOCIATED PROPERTY MANAG		FEB MONTHLY STORAGE
02/13/17	AP2998 20584	708.75		LEVINE LAW GROUP		EVALUATION
02/20/17	AP0000 20586		122.78	Void chk, JAMES OSBORNE		VOID

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 02/01/17
Ending date: 02/28/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
02/20/17	AP0011 VH2558		1,131.55	CITY OF BOYNTON BEACH UTI	JAN 104347 - 21774 AUTO	
02/20/17	AP0012 VH2559		1,091.90	CITY OF BOYNTON BEACH UTI	JAN 104349-21801 AUTO	
02/20/17	AP0013 VH2560		1,131.55	CITY OF BOYNTON BEACH UTI	JAN 104351-21812 AUTO	
02/20/17	AP0014 VH2561		2,144.14	CITY OF BOYNTON BEACH UTI	JAN 104353- 21834 AUTO	
02/20/17	AP0015 VH2562		2,199.65	CITY OF BOYNTON BEACH UTI	JAN 104355-21866 AUTO	
02/20/17	AP0016 VH2563		2,298.78	CITY OF BOYNTON BEACH UTI	JAN 104357 -21872 AUTO	
02/20/17	AP0017 VH2564		3,067.62	CITY OF BOYNTON BEACH UTI	JAN 104359- 24861 AUTO	
02/20/17	AP3002 VH2553		122.78	JAMES OSBORNE	OFFICE SUPPLY REIM	
02/20/17	AP3002 VH2554		225.00	SUSAN REYNOLDS	REIM FOR BUDGET ROOTER	
02/20/17	AP3002 VH2555		52.43	CASIMIR KUTA	INDOOR PLANT REIM	
02/20/17	AP3002 VH2556		74.95	SMART COMMUNITIES, LLC	WEBSITE SERVICE	
02/20/17	AP3002 VH2557		3.02	ASSOCIATED PROPERTY MANAG	POSTAGE/COPIES	
02/20/17	AP3005 20585	52.43		CASIMIR KUTA	INDOOR PLANT REIM	
02/20/17	AP3005 20586	122.78		JAMES OSBORNE	OFFICE SUPPLY REIM	
02/20/17	AP3005 20587	74.95		SMART COMMUNITIES, LLC	WEBSITE SERVICE	
02/20/17	AP3005 20588	225.00		SUSAN REYNOLDS	REIM FOR BUDGET ROOTER	
02/20/17	AP3006 2553	122.78		JAMES OSBORNE	VOID	
02/20/17	AP3007 VH2566		122.78	JAMES OSBORNE	OFFICE SUPPLY REIM	
02/20/17	AP3008 20589	122.78		JAMES OSBORNE	OFFICE SUPPLY REIM	
02/27/17	AP3016 VH2567		516.93	KEN ALLEN	POOL CHAIRS	
02/27/17	AP3016 VH2568		123.77	JAMES OSBORNE	INK/PAPER/DONUTS	
02/27/17	AP3017 20590	123.77		JAMES OSBORNE	INK/PAPER/DONUTS	
02/27/17	AP3017 20591	516.93		KEN ALLEN	POOL CHAIRS	
02/27/17	AP3019 VH2570		34.68	PERFECTLY PURE POOLS	AUTO FILL- VALVE ONLY	
02/27/17	AP3019 VH2571		92.00	CHARLIE SWAIN PLUMBING NO	HALF PAYMENT OF 2430	
02/27/17	AP3019 VH2572		355.00	KEN ALLEN	REIMBURSE FOR INV 20468	
02/27/17	AP3019 VH2573		320.30	JAM LIGHTING DISTRIBUTORS	COACH LIGHT/ PHILIPS LUME	
02/27/17	AP3020 20592	92.00		CHARLIE SWAIN PLUMBING NO	HALF PAYMENT OF 2430	
02/27/17	AP3020 20593	320.30		JAM LIGHTING DISTRIBUTORS	COACH LIGHT/ PHILIPS LUME	
02/27/17	AP3020 20594	355.00		KEN ALLEN	REIMBURSE FOR INV 20468	
02/27/17	AP3020 20595	34.68		PERFECTLY PURE POOLS	AUTO FILL- VALVE ONLY	
02/27/17	AP3022 VH2574		975.00	FRANCES MCGEE	REIMBURSE DRAIN REMOVAL	
02/27/17	AP3023 20596	975.00		FRANCES MCGEE	REIMBURSE DRAIN REMOVAL	
02/28/17	GJ0386 APMJE		1,465.32	apmje		
02/28/17	GJ0386 APMJE		12,012.95	apmje		
02/28/17	GJ0386 APMJE		4,150.00	apmje		
02/28/17	GJ0386 APMJE		530.00	apmje		
2011	Insurance Payable	.00	.00	.00	.00	.00
2017	NSF Fees Payable APM	.00	.00	.00	.00	.00
2025	Prepaid Assessments	4,827.58CR	30,083.30	38,971.84	8,888.54CR	13,716.12CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/01/17	AR2976	AR08	30,083.30		Prepaid Application	
02/03/17	AR6650	SN6650		27,315.35	Owner Cash Receipts	
02/04/17	AR6654	SN6654		2,767.95	Owner Cash Receipts	
02/28/17	AR6658	SN6658		8,888.54	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 02/01/17
Ending date: 02/28/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
2035	Audit Fees Payable	3,416.67CR	.00	416.67	416.67CR	3,833.34CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/28/17	RJ0004	GEN JR		416.67	REC. MO. ACCOUNTING FEES	
2050	Deferred Assessment Income	.00	.00	.00	.00	.00	
2060	Capital Projects Fund	85,339.53CR	.00	8,333.33	8,333.33CR	93,672.86CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/28/17	RJ0004	GEN JR		8,333.33	REC. MO. DEDICATED RES.	
2070	Deferred Special Assessment	.00	.00	.00	.00	.00	
2080	Deferred Insurance Assessments	45,358.56CR	16,965.24	231,450.00	214,484.76CR	259,843.32CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/28/17	GJ0388	APMJE		231,450.00	apmje	
	02/28/17	RJ0004	GEN JR	16,965.24		REC. MO. ACCOUNTING FEES	
2085	S/A Fase # 2 New Railings	.00	.00	.00	.00	.00	
2091	Interest	43.33CR	.00	.00	.00	43.33CR	
2095	Bank Charges	.00	.00	.00	.00	.00	
2515	Painting	.00	.00	.00	.00	.00	
2525	Dedicated Reserve Account	.00	.00	.00	.00	.00	
2591	Interest	.00	.00	.00	.00	.00	
3025	Fund Balances Beginning	140,305.44CR	.00	.00	.00	140,305.44CR	
3030	Unrealized Gains/Loss on Invst	7,646.12CR	.00	.00	.00	7,646.12CR	
3075	Prior Period Adjustment	.00	.00	.00	.00	.00	
4010	Maintenance Assessments	32,685.75CR	.00	32,685.75	32,685.75CR	65,371.50CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/01/17	AR2975	AR01		32,685.75	Apply Assmt/Opt Charges	
4220	Late Fee Income	310.35	.00	.00	.00	310.35	
4230	Laundry Income	.00	.00	1,492.30	1,492.30CR	1,492.30CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 02/01/17
Ending date: 02/28/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	02/28/17 CR0000 ADJUST		786.00			
	02/28/17 CR0000 ADJUST		402.45			
	02/28/17 CR0000 ADJUST		297.85			
	02/28/17 CR0000 ADJUST		6.00			
4240	Insurance Income	16,965.24CR	231,450.00	248,415.24	16,965.24CR	33,930.48CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/18/17	AR0000	1051		19,611.00	2520 Insurance	
02/18/17	AR0000	1076		19,611.00	2440 insurance	
02/18/17	AR0000	1094		19,611.00	2542 Insurance	
02/18/17	AR0000	1192		19,611.00	2560 Insurance	
02/18/17	AR0000	1252		19,611.00	2530 Insurance	
02/18/17	AR0000	1289		15,729.00	2442 Insurance	
02/18/17	AR0000	1327		19,611.00	2460 insurance	
02/18/17	AR0000	1485		19,611.00	2552 Insurance	
02/18/17	AR0000	1618		19,611.00	2450 Insurance	
02/18/17	AR0000	2571		19,611.00	2430 Insurance	
02/18/17	AR0000	922		19,611.00	2570 Insurance	
02/18/17	AR0000	972		19,611.00	2420 Insurance	
02/28/17	GJ0388	APMJE	231,450.00		apmje	
02/28/17	RJ0004	GEN JR		16,965.24	REC. MO. ACCOUNTING FEES	

5010	Electricity	1,775.71	3,561.33	1,775.71	1,785.62	3,561.33
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/01/17	GJ0383	APMJE		1,775.71	apmje	
02/07/17	AP0019	VH2532	13.62		FPL	JAN #87728-80491 AUTO
02/07/17	AP0020	VH2533	33.06		FPL	JAN # 63300-67122 AUTO
02/07/17	AP0021	VH2534	184.40		FPL	JAN #55382-17612 AUTO
02/07/17	AP0022	VH2535	925.67		FPL	JAN # 45442- 15603 AUTO
02/07/17	AP0023	VH2536	134.24		FPL	JAN #40918-24294 AUTO
02/07/17	AP0024	VH2537	54.46		FPL	JAN #25942-12686 AUTO
02/07/17	AP0025	VH2538	157.95		FPL	JAN #25462- 18625 AUTO
02/07/17	AP0026	VH2539	119.44		FPL	JAN #15392-12686 AUTO
02/07/17	AP0027	VH2540	66.97		FPL	JAN #05882-16697 AUTO
02/07/17	AP0028	VH2541	85.90		FPL	JAN #05152-10698 AUTO
02/27/17	AP3019	VH2573	320.30		JAM LIGHTING DISTRIBUTORS	COACH LIGHT/ PHILIPS LUME
02/28/17	GJ0386	APMJE	1,465.32		apmje	

5015	Utilities - City of B.B.	13,595.10	25,078.14	13,065.19	12,012.95	25,608.05
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/01/17	GJ0383	APMJE		13,065.19	apmje	
02/20/17	AP0011	VH2558	1,131.55		CITY OF BOYNTON BEACH UTI	JAN 104347 - 21774 AUTO
02/20/17	AP0012	VH2559	1,091.90		CITY OF BOYNTON BEACH UTI	JAN 104349-21801 AUTO
02/20/17	AP0013	VH2560	1,131.55		CITY OF BOYNTON BEACH UTI	JAN 104351-21812 AUTO
02/20/17	AP0014	VH2561	2,144.14		CITY OF BOYNTON BEACH UTI	JAN 104353- 21834 AUTO
02/20/17	AP0015	VH2562	2,199.65		CITY OF BOYNTON BEACH UTI	JAN 104355-21866 AUTO

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 02/01/17
Ending date: 02/28/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	02/20/17 AP0016 VH2563	2,298.78		CITY OF BOYNTON BEACH UTI	JAN 104357 -21872	AUTO
	02/20/17 AP0017 VH2564	3,067.62		CITY OF BOYNTON BEACH UTI	JAN 104359- 24861	AUTO
	02/28/17 GJ0386 APMJE	12,012.95		apmje		
5510	Cuts/Trim/Weed	1,850.00	4,150.00	1,850.00	2,300.00	4,150.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/01/17 GJ0383 APMJE		1,850.00	apmje		
	02/28/17 GJ0386 APMJE	4,150.00		apmje		
5520	Pest Control	600.00	600.00	.00	600.00	1,200.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/13/17 AP0032 VH2546	600.00		BUSY B'S		FEB PEST & RAT CONTROL
5530	Janitorial	308.76	500.00	250.00	250.00	558.76
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/01/17 AP0002 VH2507	250.00		ASSOCIATED PROPERTY MANAG		FEB RECURRING MAINT
	02/13/17 AP0002 VH2544	250.00		ASSOCIATED PROPERTY MANAG		MAR RECURRING MAINT
	02/13/17 AP2988 2544		250.00	ASSOCIATED PROPERTY MANAG		MAR RECURRING MAINT
5535	Cable T.V.	35.31	.00	.00	.00	35.31
5560	Pool	386.23	334.68	.00	334.68	720.91
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/07/17 AP0003 VH2530	300.00		PERFECTLY PURE POOLS		FEB POOL SERVICE
	02/27/17 AP3019 VH2570	34.68		PERFECTLY PURE POOLS		AUTO FILL- VALVE ONLY
6020	Repair Waste Lines	.00	1,647.00	.00	1,647.00	1,647.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/20/17 AP3002 VH2554	225.00		SUSAN REYNOLDS		REIM FOR BUDGET ROOTER
	02/27/17 AP3019 VH2571	92.00		CHARLIE SWAIN PLUMBING NO		HALF PAYMENT OF 2430
	02/27/17 AP3019 VH2572	355.00		KEN ALLEN		REIMBURSE FOR INV 20468
	02/27/17 AP3022 VH2574	975.00		FRANCES MCGEE		REIMBURSE DRAIN REMOVAL
6030	Grounds & Lawn - Extras	1,150.00	.00	.00	.00	1,150.00
6080	Maintenance Person	841.62	530.00	.00	530.00	1,371.62
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/28/17 GJ0386 APMJE	530.00		apmje		
6087	Indoor/ Outdoor Furniture	.00	1,000.00	.00	1,000.00	1,000.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/13/17 AP2981 VH2542	483.07		KEN ALLEN		REIMBURSE POOL CHAIRS

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 02/01/17
 Ending account #: "Last" Ending date: 02/28/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	02/27/17 AP3016 VH2567	516.93		KEN ALLEN		POOL CHAIRS
6090	Supplies & Materials	846.27	315.67	.00	315.67	1,161.94
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/07/17 AP0006 VH2531	130.37		HOME DEPOT CREDIT SERVICE		AC # 6035322000508634
	02/13/17 AP2985 VH2547	128.27		JAM LIGHTING DISTRIBUTORS		12 BATTERIES
	02/13/17 AP2985 VH2548	57.03		JAM LIGHTING DISTRIBUTORS		DT9/41-E
7010	Bookkeeping Fees	366.67	733.34	366.67	366.67	733.34
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/01/17 AP0001 VH2506	366.67		ASSOCIATED PROPERTY MANAG		FEB BOOKKEEPING
	02/13/17 AP0001 VH2543	366.67		ASSOCIATED PROPERTY MANAG		MAR BOOKKEEPING
	02/13/17 AP2988 2543		366.67	ASSOCIATED PROPERTY MANAG		MAR BOOKKEEPING
7015	Legal	.00	708.75	.00	708.75	708.75
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/13/17 AP2985 VH2549	708.75		LEVINE LAW GROUP		EVALUATION
7020	Accounting/Tax Preparation	416.67	416.67	.00	416.67	833.34
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/28/17 RJ0004 GEN JR	416.67		REC. MO. ACCOUNTING FEES		
7035	Office Supplies & Expense	339.38	502.27	138.78	363.49	702.87
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/13/17 AP0031 VH2545	16.00		ASSOCIATED PROPERTY MANAG		FEB MONTHLY STORAGE
	02/13/17 AP0031 VH2552	16.00		ASSOCIATED PROPERTY MANAG		FEB MONTHLY STORAGE
	02/13/17 AP2988 2545		16.00	ASSOCIATED PROPERTY MANAG		FEB MONTHLY STORAGE
	02/20/17 AP3002 VH2553	122.78		JAMES OSBORNE		OFFICE SUPPLY REIM
	02/20/17 AP3002 VH2555	52.43		CASIMIR KUTA		INDOOR PLANT REIM
	02/20/17 AP3002 VH2556	74.95		SMART COMMUNITIES, LLC		WEBSITE SERVICE
	02/20/17 AP3002 VH2557	3.02		ASSOCIATED PROPERTY MANAG		POSTAGE/COPIES
	02/20/17 AP3006 2553		122.78	JAMES OSBORNE		OFFICE SUPPLY REIM
	02/20/17 AP3007 VH2566	122.78		JAMES OSBORNE		OFFICE SUPPLY REIM
	02/27/17 AP3016 VH2568	94.31		JAMES OSBORNE		INK/PAPER/DONUTS
7040	Bank Charges	4.00	4.00	.00	4.00	8.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/28/17 CR0000 ADJUST	4.00				
7510	Insurance Expense	16,965.24	16,965.24	.00	16,965.24	33,930.48
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/28/17 RJ0004 GEN JR	16,965.24		REC. MO. ACCOUNTING FEES		

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
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Starting date: 02/01/17
Ending date: 02/28/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance		
7550	Taxes	441.00	.00	.00	.00	441.00		
8025	Dedicated Reserve Account	8,333.33	8,333.33	.00	8,333.33	16,666.66		
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/28/17	RJ0004	GEN JR	8,333.33		REC. MO. DEDICATED RES.		
Gnd Total:				.00	703,109.78	703,109.78	.00	.00