FINANCIAL PACKAGE

Hampshire Gardens

August 31, 2018

HAMPSHIRE GARDENS

Balance Sheet
As of 08/31/18

ASSETS

OPERATING CASH:			
1010	Petty Cash	$ 2,332.33	
1015	BB&T Operating	28,085.26	
1025	Ameriprise-Mutual Fund Oper	22,766.95	
1035	TD Laundry Account Oper	8,744.09	
1048	BB&T Bank - 3288 Oper	49,123.00	
1110	Due (TO) From Capital Project	65,846.52	
	Total Operating Cash		$ 176,898.15
RESERVE CASH			
1020	BB&T MMDA RESERVE	$ 284,003.69	
1101	Due (To) From Operating Fund	(65,846.52)	
	Total Reserve Cash		$ 218,157.17
ACCOUNTS RECEIVABLE			
1210	Accounts Receivable	$ 100.00	
1250	Allow. for Doubtful Accounts	519.88	
	Totoal Accounts Receivable		$ 619.88
PREPAYMENTS:			
1225	Prepaid Insurance	$ 72,371.58	
1240	Prepaid Expenses	6,791.89	
	Total Prepayments		$ 79,163.47
	TOTAL ASSETS		$ 474,838.67

HAMPSHIRE GARDENS

Balance Sheet
As of 08/31/18

LIABILITIES & FUND BALANCES

CURRENT LIABILITIES:			
2010	Accounts Payable	$ 8,958.80	
2011	Insurance Payable	191,396.77	
2017	NSF Fees Payable APM	35.00	
2025	Prepaid Assessments	16,406.60	
2035	Audit Fees Payable	11,333.40	
2080	Deferred Insurance Assessments	(45,531.00)	
2090	Accrued Expenses	1,800.00	
	Subtotal Current Liab.		$ 184,399.57
CAPITAL PROJECTS			
2060	Capital Projects Fund	$ 218,061.99	
2091	Interest	95.18	
	Total Capital Projects		$ 218,157.17
FUND BALANCES:			
3025	Fund Balances Beginning	$ 125,384.37	
3030	Unrealized Gains/Loss on Invst	7,646.12	
	Excess of Revenue over Expense	(60,748.56)	
	Total Fund Balance		$ 72,281.93
	TOTAL LIAB. & FUND BALANCE		$ 474,838.67

HAMPSHIRE GARDENS

Revenue/Expense Statement (Unaudited)

Period: 08/01/18 to 08/31/18

Current Period Actual	Current Period Budget	Current Period Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
REVENUE:								
34,173.00	34,143.75	29.25	04010	Maintenance Assessments	273,384.00	273,150.00	234.00	409,725.00
.00	.00	.00	04210	Interest - operating	(277.38)	.00	(277.38)	.00
34,173.00	34,143.75	29.25		SUBTOTAL REVENUE	273,106.62	273,150.00	(43.38)	409,725.00
34,173.00	34,143.75	29.25		TOTAL REVENUE	273,106.62	273,150.00	(43.38)	409,725.00
EXPENSES:								
ADMINISTRATIVE:								
366.67	366.67	.00	07010	Bookkeeping Fees	2,933.36	2,933.36	.00	4,400.00
141.75	333.33	191.58	07015	Legal	8,784.76	2,666.64	(6,118.12)	4,000.00
416.67	416.67	.00	07020	Accounting/Tax Preparation	3,333.36	3,333.36	.00	5,000.00
.00	66.67	66.67	07025	Licenses & Fees	750.00	533.36	(216.64)	800.00
26.92	250.00	223.08	07035	Office Supplies & Expense	1,712.41	2,000.00	287.59	3,000.00
74.95	75.00	.05	07037	Website	494.70	600.00	105.30	900.00
4.00	12.50	8.50	07040	Bank Charges	68.00	100.00	32.00	150.00
.00	37.50	37.50	07550	Taxes	.00	300.00	300.00	450.00
8,333.33	8,333.33	.00	08025	Dedicated Reserve Account	66,666.64	66,666.64	.00	100,000.00
9,364.29	9,891.67	527.38		SUBTOTAL ADMINISTRATIVE	84,743.23	79,133.36	(5,609.87)	118,700.00
INSURANCE:								
16,965.24	.00	16,965.24	04240	Insurance Income	135,721.92	.00	135,721.92	.00
16,965.24	.00	(16,965.24)	07510	Insurance Expense	135,721.92	.00	(135,721.92)	.00
.00	.00	.00		SUBTOTAL INSURANCE	.00	.00	.00	.00
UTILITIES:								
816.76	1,416.67	599.91	05010	Electricity	11,729.15	11,333.36	(395.79)	17,000.00
6,086.52	13,250.00	7,163.48	05015	Utilities - City of B.B.	94,676.29	106,000.00	11,323.71	159,000.00
6,903.28	14,666.67	7,763.39		SUBTOTAL UTILITIES	106,405.44	117,333.36	10,927.92	176,000.00
LANDSCAPE EXPENSE:								
1,800.00	2,333.33	533.33	05510	Cuts/Trim/Weed	18,311.20	18,666.64	355.44	28,000.00
600.00	600.00	.00	05520	Pest Control	4,800.00	4,800.00	.00	7,200.00
.00	125.00	125.00	06060	Sprinklers	149.80	1,000.00	850.20	1,500.00
.00	500.00	500.00	06070	Trees	4,698.00	4,000.00	(698.00)	6,000.00
2,400.00	3,558.33	1,158.33		SUBTOTAL LANDSCAPE EXPENS	27,959.00	28,466.64	507.64	42,700.00

HAMPSHIRE GARDENS

Revenue/Expense Statement (Unaudited)

Period: 08/01/18 to 08/31/18

Current Period Actual	Current Period Budget	Current Period Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
MAINTENANCE:								
.00	50.00	50.00	06025	Golf Cart Maintenance	.00	400.00	400.00	600.00
.00	2,666.67	2,666.67	06095	Fence & Gates	37,336.00	21,333.36	(16,002.64)	32,000.00
1,308.06	333.33	(974.73)	06080	Maintenance Person	2,898.75	2,666.64	(232.11)	4,000.00
79.64	1,500.00	1,420.36	06090	R&M (Supplies & Materials)	55,115.62	12,000.00	(43,115.62)	18,000.00
.00	166.67	166.67	06045	Seawall Sealing Maintenance	.00	1,333.36	1,333.36	2,000.00
1,387.70	4,716.67	3,328.97		SUBTOTAL GROUNDS MAINT.	95,350.37	37,733.36	(57,617.01)	56,600.00
BUILDINGS:								
.00	250.00	250.00	06020	Repair Waste Lines	775.00	2,000.00	1,225.00	3,000.00
.00	250.00	250.00		SUBTOTAL BUILDINGS	775.00	2,000.00	1,225.00	3,000.00
RECREATION AREA								
.00	25.00	25.00	05562	Pool Heater	.00	200.00	200.00	300.00
345.18	325.00	(20.18)	05560	Pool	2,712.71	2,600.00	(112.71)	3,900.00
.00	116.67	116.67	05564	Pool Misc. Repairs	832.25	933.36	101.11	1,400.00
.00	.00	.00	05566	Shuffleboard	12,525.00	.00	(12,525.00)	.00
345.18	466.67	121.49		SUBTOTAL RECREATION AREA	16,069.96	3,733.36	(12,336.60)	5,600.00
CLUBHOUSE EXPENSES:								
.00	125.00	125.00	05020	Clubhouse - Sewer	.00	1,000.00	1,000.00	1,500.00
250.00	225.00	(25.00)	05530	Janitorial	2,232.22	1,800.00	(432.22)	2,700.00
.00	41.67	41.67	06035	A/C Contract	.00	333.36	333.36	500.00
.00	166.67	166.67	06087	Indoor/ Outdoor Furniture	.00	1,333.36	1,333.36	2,000.00
40.35	35.42	(4.93)	07030	Telephone	319.96	283.36	(36.60)	425.00
290.35	593.76	303.41		SUBTOTAL CLUBHOUSE EXPENS	2,552.18	4,750.08	2,197.90	7,125.00
20,690.80	34,143.77	13,452.97		TOTAL EXPENSES	333,855.18	273,150.16	(60,705.02)	409,725.00
13,482.20	(.02)	13,482.22		EXCESS OF REVENUE OVER EXF	(60,748.56)	(.16)	(60,748.40)	.00

HAMPSHIRE GARDENS

A G E D A C C O U N T S P A Y A B L E S U M M A R Y

Starting vendor: "First" Ending vendor: "Last"
Cut off date: 08/31/18

Vendor Contact	Phone	Current	31-60	61-90	Over 90
ASSOCIATED PROPERTY MANAGEMENT					
		625.47	.00	.00	.00
HAMPSHIRE GARDENS INC					
		8,333.33	.00	8,333.33CR	8,333.33
	Totals:	8,958.80	.00	8,333.33CR	8,333.33
	Grand total:	8,958.80			

HAMPSHIRE GARDENS

COLLECTION STATUS REPORT: AS OF Aug. 31, 2018

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 #:2530 LOT #:						
2530 CORPORATION	Y	JUL 31, 2018	1	A1	MAINT. FEE	100.00
2530 S FEDERAL HWY APT#17		Reminder Lett				
						==========
					GRAND TOTAL :	100.00
						==========

COLLECTION STATUS REPORT: AS OF Aug. 31, 2018

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

A C C O U N T S U M M A R Y

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01210-000	Accounts Receivable	100.00
	T O T A L	$100.00

C H A R G E C O D E R E C A P

CODE	YEAR	DESCRIPTION	G/L ACCT #	AMOUNT
A1		MAINT. FEE	1210	$100.00
			TOTALS	$100.00

A G I N G S U M M A R Y

DELINQ. PERIOD	TOTAL AMT. OWED	UNITS
0 _ 1 MONTH	100.00	1
1 _ 2 MONTHS		
2 _ 3 MONTHS		
3 _ 4 MONTHS		
OVER 4 MONTHS		
OTHER		
T O T A L	100.00	1

HAMPSHIRE GARDENS

PREPAYS AS OF Aug. 31, 2018
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	5,792.00
2442 CORPORATION 2442 S FEDERAL HWY APT#4		2442	PP	2,317.58
2450 CORPORATION 2450 S FEDERAL HWY APT#11		2450	PP	2,896.00
2460 CORPORATION 2460 S FEDERAL HWY APT#17		2460	PP	2,861.00
2542 CORPORATION 2542 S FEDERAL HWY APT#3		2542	PP	1.00
2552 CORPORATION 2552 S FEDERAL HWY APT#2		2552	PP	2,896.00
				==========
TOTAL HOMES:	6	TOTAL PREPAYS		16,763.58
		TOTAL DISTR:	PP	16,763.58

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 08/01/18
Ending account #: "Last" Ending date: 08/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Petty Cash	2,332.33	.00	.00	.00	2,332.33
1015	BB&T Operating	47,144.82	19,003.00	38,062.56	19,059.56CR	28,085.26

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/10/18	AP0000	20897	2,206.00		Void chk, PHILADELPHIA IN	voided
08/10/18	AP3762	20896		141.75	LEVINE LAW GROUP	ROOF WARRANTY
08/10/18	AP3763	20897		2,206.00	PHILADELPHIA INSURANCE CO	AC#793192928
08/10/18	AP3764	20898		17.04	HOME DEPOT CREDIT SERVICE	AC # 6035322000508634
08/14/18	AP3767	20899		5.33	ASSOCIATED PROPERTY MANAG	OFFICE EXPENSE
08/14/18	AP3768	20900		345.18	PERFECTLY PURE POOLS	MONTHLY SERVICE
08/14/18	AP3769	20901		74.95	SMART COMMUNITIES, LLC	WEBSITE SERVICE
08/14/18	AP3770	20902		600.00	BUSY B'S	PEST CONTROL
08/14/18	AP3771	20903		62.60	SHERWIN WILLIAMS	C#5515-21586
08/14/18	AP3773	1		2,206.00	PHILADELPHIA INSURANCE CO	
08/16/18	CR0000	TFR		8,333.33	RESERVE BANK TFR	
08/21/18	AP3777	1		1,040.35	CITY OF BOYNTON BEACH UTI	
08/21/18	AP3777	1		1,016.56	CITY OF BOYNTON BEACH UTI	
08/21/18	AP3777	1		1,012.60	CITY OF BOYNTON BEACH UTI	
08/21/18	AP3777	1		2,041.05	CITY OF BOYNTON BEACH UTI	
08/21/18	AP3777	1		2,001.40	CITY OF BOYNTON BEACH UTI	
08/21/18	AP3777	1		2,100.53	CITY OF BOYNTON BEACH UTI	
08/21/18	AP3777	1		2,960.56	CITY OF BOYNTON BEACH UTI	
08/21/18	CR0000	TFR		8,333.33	RESERVE TFR	
08/28/18	AP3784	20906		5.59	ASSOCIATED PROPERTY MANAG	OFFICE EXPENSE
08/30/18	AP3797	20907		1,308.06	ASSOCIATED PROPERTY MANAG	PAYROLL
08/31/18	AR0212	AR-212	16,797.00		Owner Cash Receipts	
08/31/18	CR0000	ADJUST		40.35	COMCAST	
08/31/18	CR0000	ADJUST		4.00	BANK FEE	
08/31/18	CR0000	ADJUST		2,206.00	PHILADELPHIA INS	

1020	BB&T MMDA RESERVE	258,999.58	25,004.11	.00	25,004.11	284,003.69

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/16/18	CR0000	ADJUST	4.12			
08/16/18	CR0000	TFR	8,333.33		RESERVE BANK TFR	
08/21/18	AP0029	VH3362	8,333.33		HAMPSHIRE GARDENS INC	RESERV #1100001455530
08/21/18	CR0000	TFR	8,333.33		RESERVE TFR	

1025	Ameriprise-Mutual Fund Oper	22,766.95	.00	.00	.00	22,766.95
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 Oper	.00	.00	.00	.00	.00
1034	BB&T - Savings	.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 08/01/18
Ending account #: "Last" Ending date: 08/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1035	TD Laundry Account Oper	8,744.09	.00	.00	.00	8,744.09
1036	BB&T Sewer	.00	.00	.00	.00	.00
1040	BB&T Bank Special Projects	.00	.00	.00	.00	.00
1048	BB&T Bank - 3288 Oper	49,123.00	.00	.00	.00	49,123.00
1101	Due (To) From Operating Fund	49,179.86CR	.00	16,666.66	16,666.66CR	65,846.52CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/31/18	GJ0474	APMJE		16,666.66	PREPAID RESERVE TFR	

1110	Due (TO) From Capital Project	49,179.86	16,666.66	.00	16,666.66	65,846.52

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/31/18	GJ0474	APMJE	16,666.66		PREPAID RESERVE TFR	

1210	Accounts Receivable	.00	34,173.00	34,073.00	100.00	100.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/01/18	AR3757	AR01	34,173.00		Apply Assmt/Opt Charges	
08/01/18	AR3758	AR08		34,038.00	Prepaid Application	
08/31/18	AR0212	AR-212		35.00	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	89,336.82	.00	16,965.24	16,965.24CR	72,371.58

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/31/18	RJ0004	GEN JR		16,965.24	REC. MO. INSURANCE	

1236	Other Receivables	.00	.00	.00	.00	.00
1240	Prepaid Expenses	1,522.12	6,453.20	1,183.43	5,269.77	6,791.89

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/01/18	GJ0469	APMJE		366.67	PREPAID APM	
08/01/18	GJ0471	APMJE		816.76	PREPAID FPL	
08/31/18	GJ0470	APMJE	366.67		PREPAID APM	
08/31/18	GJ0473	APMJE	6,086.53		PREPAID CITY OF BOYNTON B	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 08/01/18
Ending account #: "Last" Ending date: 08/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1250	Allow. for Doubtful Accounts	519.88	.00	.00	.00	519.88
2010	Accounts Payable	1,095.80CR	22,454.55	30,317.55	7,863.00CR	8,958.80CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/10/18	AP0000	20897		2,206.00	Void chk, PHILADELPHIA IN	voided
08/10/18	AP0006	VH3347		17.04	HOME DEPOT CREDIT SERVICE	AC # 6035322000508634
08/10/18	AP3760	VH3345		141.75	LEVINE LAW GROUP	ROOF WARRANTY
08/10/18	AP3760	VH3346		2,206.00	PHILADELPHIA INSURANCE CO	AC#793192928
08/10/18	AP3762	20896	141.75		LEVINE LAW GROUP	ROOF WARRANTY
08/10/18	AP3763	20897	2,206.00		PHILADELPHIA INSURANCE CO	AC#793192928
08/10/18	AP3764	20898	17.04		HOME DEPOT CREDIT SERVICE	AC # 6035322000508634
08/14/18	AP0034	VH3354		2,206.00	PHILADELPHIA INSURANCE CO	POLICY PHPK1787715
08/14/18	AP3766	VH3348		5.33	ASSOCIATED PROPERTY MANAG	OFFICE EXPENSE
08/14/18	AP3766	VH3349		300.00	PERFECTLY PURE POOLS	MONTHLY SERVICE
08/14/18	AP3766	VH3350		45.18	PERFECTLY PURE POOLS	CHEMICAL FEEDER
08/14/18	AP3766	VH3351		74.95	SMART COMMUNITIES, LLC	WEBSITE SERVICE
08/14/18	AP3766	VH3352		600.00	BUSY B'S	PEST CONTROL
08/14/18	AP3766	VH3353		62.60	SHERWIN WILLIAMS	C#5515-21586
08/14/18	AP3767	20899	5.33		ASSOCIATED PROPERTY MANAG	OFFICE EXPENSE
08/14/18	AP3768	20900	345.18		PERFECTLY PURE POOLS	MONTHLY SERVICE
08/14/18	AP3769	20901	74.95		SMART COMMUNITIES, LLC	WEBSITE SERVICE
08/14/18	AP3770	20902	600.00		BUSY B'S	PEST CONTROL
08/14/18	AP3771	20903	62.60		SHERWIN WILLIAMS	C#5515-21586
08/14/18	AP3773	3354	2,206.00		PHILADELPHIA INSURANCE CO	
08/14/18	AP3775	3340	1,103.00		PHILADELPHIA INSURANCE CO	voided check
08/14/18	AP3775	3346	2,206.00		PHILADELPHIA INSURANCE CO	voided check
08/21/18	AP0011	VH3355		1,040.35	CITY OF BOYNTON BEACH UTI	AC#104347 - 21774 AUTO
08/21/18	AP0012	VH3356		1,016.56	CITY OF BOYNTON BEACH UTI	AC#104349-21801 AUTO
08/21/18	AP0013	VH3357		1,012.60	CITY OF BOYNTON BEACH UTI	AC#104351-21812 AUTO
08/21/18	AP0014	VH3358		2,041.05	CITY OF BOYNTON BEACH UTI	AC#104353- 21834 AUTO
08/21/18	AP0015	VH3359		2,001.40	CITY OF BOYNTON BEACH UTI	AC#104355-21866 AUTO
08/21/18	AP0016	VH3360		2,100.53	CITY OF BOYNTON BEACH UTI	AC#104357 -21872 AUTO
08/21/18	AP0017	VH3361		2,960.56	CITY OF BOYNTON BEACH UTI	AC#104359- 24861 AUTO
08/21/18	AP0029	VH3362		8,333.33	HAMPSHIRE GARDENS INC	RESERV #1100001455530
08/21/18	AP3777	3355	1,040.35		CITY OF BOYNTON BEACH UTI	
08/21/18	AP3777	3356	1,016.56		CITY OF BOYNTON BEACH UTI	
08/21/18	AP3777	3357	1,012.60		CITY OF BOYNTON BEACH UTI	
08/21/18	AP3777	3358	2,041.05		CITY OF BOYNTON BEACH UTI	
08/21/18	AP3777	3359	2,001.40		CITY OF BOYNTON BEACH UTI	
08/21/18	AP3777	3360	2,100.53		CITY OF BOYNTON BEACH UTI	
08/21/18	AP3777	3361	2,960.56		CITY OF BOYNTON BEACH UTI	
08/28/18	AP0001	VH3363		366.67	ASSOCIATED PROPERTY MANAG	BOOKKEEPING FEE
08/28/18	AP0002	VH3364		250.00	ASSOCIATED PROPERTY MANAG	RECURRING MAINT
08/28/18	AP0031	VH3365		16.00	ASSOCIATED PROPERTY MANAG	STORAGE FEE
08/28/18	AP3782	VH3366		5.59	ASSOCIATED PROPERTY MANAG	OFFICE EXPENSE
08/28/18	AP3784	20906	5.59		ASSOCIATED PROPERTY MANAG	OFFICE EXPENSE
08/30/18	AP0009	VH3367		1,308.06	ASSOCIATED PROPERTY MANAG	PAYROLL

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 08/01/18
Ending account #: "Last" Ending date: 08/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	08/30/18 AP3797 20907	1,308.06		ASSOCIATED PROPERTY MANAG	PAYROLL	
2011	Insurance Payable	194,705.77CR	6,618.00	3,309.00	3,309.00	191,396.77CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/10/18	AP3760	VH3346	2,206.00		PHILADELPHIA INSURANCE CO	AC#793192928
08/14/18	AP0034	VH3354	2,206.00		PHILADELPHIA INSURANCE CO	POLICY PHPK1787715
08/14/18	AP3775	3340		1,103.00	PHILADELPHIA INSURANCE CO	JUL POLICY PHPK1787715
08/14/18	AP3775	3346		2,206.00	PHILADELPHIA INSURANCE CO	AC#793192928
08/31/18	CR0000	ADJUST	2,206.00		PHILADELPHIA INS	

2017	NSF Fees Payable APM	35.00CR	.00	.00	.00	35.00CR
2025	Prepaid Assessments	33,682.60CR	34,038.00	16,762.00	17,276.00	16,406.60CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/01/18	AR3758	AR08	34,038.00		Prepaid Application	
08/31/18	AR0212	AR-212		16,762.00	Owner Cash Receipts	

2035	Audit Fees Payable	10,916.73CR	.00	416.67	416.67CR	11,333.40CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/31/18	RJ0004	GEN JR		416.67	REC. MO. ACCTG FEES	

2050	Deferred Assessment Income	.00	.00	.00	.00	.00
2060	Capital Projects Fund	209,728.66CR	.00	8,333.33	8,333.33CR	218,061.99CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/31/18	RJ0004	GEN JR		8,333.33	REC. MO. DEDICATED RES.	

2070	Deferred Special Assessment	.00	.00	.00	.00	.00
2080	Deferred Insurance Assessments	28,565.76	16,965.24	.00	16,965.24	45,531.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/31/18	RJ0004	GEN JR	16,965.24		REC. MO. INSURANCE	

2085	S/A Fase # 2 New Railings	.00	.00	.00	.00	.00
2089	Suspense	.00	.00	.00	.00	.00
2090	Accrued Expenses	.00	.00	1,800.00	1,800.00CR	1,800.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/31/18	GJ0471	APMJE		1,800.00	TO ACCRUE AUG LAWN	

2091	Interest	91.06CR	.00	4.12	4.12CR	95.18CR

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 08/01/18
Ending account #: "Last" Ending date: 08/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	08/31/18 GJ0469 APMJE 4.12 RECLASS INT					
2095	Bank Charges	.00	.00	.00	.00	.00
2510	DO NOT USE Roof	.00	.00	.00	.00	.00
2515	DO NOT USE	.00	.00	.00	.00	.00
2525	Dedicated Reserve Account	.00	.00	.00	.00	.00
2591	DO NOT USE	.00	4.12	4.12	.00	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	08/16/18 CR0000 ADJUST 4.12					
	08/31/18 GJ0469 APMJE 4.12 RECLASS INT					
3025	Fund Balances Beginning	125,384.37CR	.00	.00	.00	125,384.37CR
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	239,211.00CR	.00	34,173.00	34,173.00CR	273,384.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	08/01/18 AR3757 AR01 34,173.00 Apply Assmt/Opt Charges					
4210	Interest - operating	277.38	.00	.00	.00	277.38
4220	Late Fee Income	.00	.00	.00	.00	.00
4240	Insurance Income	118,756.68CR	.00	16,965.24	16,965.24CR	135,721.92CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	08/31/18 RJ0004 GEN JR 16,965.24 REC. MO. INSURANCE					
4245	Insurance Claim	.00	.00	.00	.00	.00
5010	Electricity	10,912.39	816.76	.00	816.76	11,729.15
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	08/01/18 GJ0471 APMJE 816.76 PREPAID FPL					
5015	Utilities - City of B.B.	88,589.77	12,173.05	6,086.53	6,086.52	94,676.29
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	08/21/18 AP0011 VH3355 1,040.35 CITY OF BOYNTON BEACH UTI AC#104347 - 21774 AUTO					
	08/21/18 AP0012 VH3356 1,016.56 CITY OF BOYNTON BEACH UTI AC#104349-21801 AUTO					

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 08/01/18
Ending account #: "Last" Ending date: 08/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	08/21/18 AP0013 VH3357	1,012.60		CITY OF BOYNTON BEACH UTI	AC#104351-21812 AUTO	
	08/21/18 AP0014 VH3358	2,041.05		CITY OF BOYNTON BEACH UTI	AC#104353- 21834 AUTO	
	08/21/18 AP0015 VH3359	2,001.40		CITY OF BOYNTON BEACH UTI	AC#104355-21866 AUTO	
	08/21/18 AP0016 VH3360	2,100.53		CITY OF BOYNTON BEACH UTI	AC#104357 -21872 AUTO	
	08/21/18 AP0017 VH3361	2,960.56		CITY OF BOYNTON BEACH UTI	AC#104359- 24861 AUTO	
	08/31/18 GJ0473 APMJE		6,086.53	PREPAID CITY OF BOYNTON B		
5510	Cuts/Trim/Weed	16,511.20	1,800.00	.00	1,800.00	18,311.20
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	08/31/18 GJ0471 APMJE	1,800.00		TO ACCRUE AUG LAWN		
5520	Pest Control	4,200.00	600.00	.00	600.00	4,800.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	08/14/18 AP3766 VH3352	600.00		BUSY B'S	PEST CONTROL	
5525	Plants	.00	.00	.00	.00	.00
5530	Janitorial	1,982.22	250.00	.00	250.00	2,232.22
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	08/28/18 AP0002 VH3364	250.00		ASSOCIATED PROPERTY MANAG	RECURRING MAINT	
5532	DO NOT USE	.00	.00	.00	.00	.00
5560	Pool	2,367.53	345.18	.00	345.18	2,712.71
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	08/14/18 AP3766 VH3349	300.00		PERFECTLY PURE POOLS	MONTHLY SERVICE	
	08/14/18 AP3766 VH3350	45.18		PERFECTLY PURE POOLS	CHEMICAL FEEDER	
5564	Pool Misc. Repairs	832.25	.00	.00	.00	832.25
5566	Shuffleboard	12,525.00	.00	.00	.00	12,525.00
6020	Repair Waste Lines	775.00	.00	.00	.00	775.00
6030	DO NOT USE Grounds Extras	.00	.00	.00	.00	.00
6060	Sprinklers	149.80	.00	.00	.00	149.80
6070	Trees	4,698.00	.00	.00	.00	4,698.00
6075	Washer & Dryer Maintenance	.00	.00	.00	.00	.00
6080	Maintenance Person	1,590.69	1,308.06	.00	1,308.06	2,898.75
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 08/01/18
Ending account #: "Last" Ending date: 08/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	08/30/18 AP0009 VH3367	1,308.06		ASSOCIATED PROPERTY MANAG	PAYROLL	
6085	DO NOT USE	.00	.00	.00	.00	.00
6090	R&M (Supplies & Materials)	55,035.98	79.64	.00	79.64	55,115.62

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/10/18	AP0006	VH3347	17.04		HOME DEPOT CREDIT SERVICE	AC # 6035322000508634
08/14/18	AP3766	VH3353	62.60		SHERWIN WILLIAMS	C#5515-21586

6095	Fence & Gates	37,336.00	.00	.00	.00	37,336.00
7010	Bookkeeping Fees	2,566.69	733.34	366.67	366.67	2,933.36

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/01/18	GJ0469	APMJE	366.67		PREPAID APM	
08/28/18	AP0001	VH3363	366.67		ASSOCIATED PROPERTY MANAG	BOOKKEEPING FEE
08/31/18	GJ0470	APMJE		366.67	PREPAID APM	

7015	Legal	8,643.01	141.75	.00	141.75	8,784.76

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/10/18	AP3760	VH3345	141.75		LEVINE LAW GROUP	ROOF WARRANTY

7020	Accounting/Tax Preparation	2,916.69	416.67	.00	416.67	3,333.36

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/31/18	RJ0004	GEN JR	416.67		REC. MO. ACCTG FEES	

7025	Licenses & Fees	750.00	.00	.00	.00	750.00
7030	Telephone	279.61	40.35	.00	40.35	319.96

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/31/18	CR0000	ADJUST	40.35		COMCAST	

7035	Office Supplies & Expense	1,685.49	26.92	.00	26.92	1,712.41

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/14/18	AP3766	VH3348	5.33		ASSOCIATED PROPERTY MANAG	OFFICE EXPENSE
08/28/18	AP0031	VH3365	16.00		ASSOCIATED PROPERTY MANAG	STORAGE FEE
08/28/18	AP3782	VH3366	5.59		ASSOCIATED PROPERTY MANAG	OFFICE EXPENSE

7037	Website	419.75	74.95	.00	74.95	494.70

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
08/14/18	AP3766	VH3351	74.95		SMART COMMUNITIES, LLC	WEBSITE SERVICE

7040	Bank Charges	64.00	4.00	.00	4.00	68.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 08/01/18
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Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE / SOURCE / REFERENCE / DR-AMOUNT / CR-AMOUNT / DESCRIPTION / A/P REFERENCE					
	08/31/18 CR0000 ADJUST 4.00 BANK FEE					
7510	Insurance Expense	118,756.68	16,965.24	.00	16,965.24	135,721.92
	DATE / SOURCE / REFERENCE / DR-AMOUNT / CR-AMOUNT / DESCRIPTION / A/P REFERENCE					
	08/31/18 RJ0004 GEN JR 16,965.24 REC. MO. INSURANCE					
8025	Dedicated Reserve Account	58,333.31	8,333.33	.00	8,333.33	66,666.64
	DATE / SOURCE / REFERENCE / DR-AMOUNT / CR-AMOUNT / DESCRIPTION / A/P REFERENCE					
	08/31/18 RJ0004 GEN JR 8,333.33 REC. MO. DEDICATED RES.					
Gnd Total:		.00	225,489.12	225,489.12	.00	.00