



FINANCIAL PACKAGE

Hampshire Gardens

February 28, 2019

HAMPSHIRE GARDENS

Balance Sheet
As of 02/28/19

ASSETS

OPERATING CASH:

1010	Petty Cash	\$	2,332.33	
1015	BB&T Operating		235,535.82	
1025	Ameriprise-Mutual Fund Oper		21,679.46	
1035	TD Laundry Account Oper		13,319.88	
1048	BB&T Bank - 3288 Oper		49,123.00	
1110	Due (TO) From Capital Project		94,352.00	
	Total Operating Cash			\$ 416,342.49

RESERVE CASH

1020	BB&T MMDA RESERVE	\$	365,857.82	
1101	Due (To) From Operating Fund		(94,352.00)	
	Total Reserve Cash			\$ 271,505.82

ACCOUNTS RECEIVABLE

1210	Accounts Receivable	\$	1.00	
1250	Allow. for Doubtful Accounts		554.88	
	Total Accounts Receivable			\$ 555.88

PREPAYMENTS:

1240	Prepaid Expenses	\$	1,685.54	
	Total Prepayments			\$ 1,685.54

TOTAL ASSETS \$ 690,089.73
=====

HAMPSHIRE GARDENS

Balance Sheet
As of 02/28/19

LIABILITIES & FUND BALANCES

CURRENT LIABILITIES:

2010	Accounts Payable	\$ 20,167.13	
2011	Insurance Payable	218,610.63	
2017	NSF Fees Payable APM	35.00	
2025	Prepaid Assessments	2,639.02	
2035	Audit Fees Payable	12,516.76	
2080	Deferred Insurance Assessments	(147,322.44)	
2089	Suspense	(2,896.00)	
	Subtotal Current Liab.		\$ 103,750.10

CAPITAL PROJECTS

2060	Capital Projects Fund	\$ 271,395.31	
2091	Interest	110.51	
	Total Capital Projects		\$ 271,505.82

FUND BALANCES:

3025	Fund Balances Beginning	\$ 65,501.67	
3030	Unrealized Gains/Loss on Invst	7,646.12	
3075	Prior Period Adjustment	4,577.79	
	Excess of Revenue over Expense	237,108.23	
	Total Fund Balance		\$ 314,833.81
	TOTAL LIAB. & FUND BALANCE		\$ 690,089.73

=====

HAMPSHIRE GARDENS
 Revenue/Expense Statement (Unaudited)
 Period: 02/01/19 to 02/28/19

	Current Period			Account	Description	Year-To-Date			Yearly Budget
	Actual	Budget	Variance			Actual	Budget	Variance	
REVENUE:									
	35,365.00	35,322.92	42.08	04010	Maintenance Assessments	70,730.00	70,645.84	84.16	423,875.00
	.00	8.33	(8.33)	04210	Interest - operating	.00	16.66	(16.66)	100.00
	(100.00)	8.33	(108.33)	04220	Late Fee Income	(100.00)	16.66	(116.66)	100.00
	<u>35,265.00</u>	<u>35,339.58</u>	<u>(74.58)</u>		SUBTOTAL REVENUE	<u>70,630.00</u>	<u>70,679.16</u>	<u>(49.16)</u>	<u>424,075.00</u>
	<u>35,265.00</u>	<u>35,339.58</u>	<u>(74.58)</u>		TOTAL REVENUE	<u>70,630.00</u>	<u>70,679.16</u>	<u>(49.16)</u>	<u>424,075.00</u>
=====									
EXPENSES:									
ADMINISTRATIVE:									
	366.67	416.67	50.00	07010	Bookkeeping Fees	733.34	833.34	100.00	5,000.00
	2,800.00	583.33	(2,216.67)	07015	Legal	2,878.75	1,166.66	(1,712.09)	7,000.00
	458.34	458.33	(.01)	07020	Accounting/Tax Preparation	916.68	916.66	(.02)	5,500.00
	.00	66.67	66.67	07025	Licenses & Fees	.00	133.34	133.34	800.00
	30.88	266.67	235.79	07035	Office Supplies & Expense	528.13	533.34	5.21	3,200.00
	.00	33.33	33.33	07036	Copier Maint. & Supplies	.00	66.66	66.66	400.00
	74.95	75.00	.05	07037	Website	74.95	150.00	75.05	900.00
	4.00	12.50	8.50	07040	Bank Charges	10.00	25.00	15.00	150.00
	.00	43.75	43.75	07550	Taxes	.00	87.50	87.50	525.00
	10,000.00	10,000.00	.00	08025	Dedicated Reserve Account	20,000.00	20,000.00	.00	120,000.00
	<u>13,734.84</u>	<u>11,956.25</u>	<u>(1,778.59)</u>		SUBTOTAL ADMINISTRATIVE	<u>25,141.85</u>	<u>23,912.50</u>	<u>(1,229.35)</u>	<u>143,475.00</u>
INSURANCE:									
	248,415.24	.00	248,415.24	04240	Insurance Income	265,380.48	.00	265,380.48	.00
	16,965.24	.00	(16,965.24)	07510	Insurance Expense	33,930.48	.00	(33,930.48)	.00
	<u>(231,450.00)</u>	<u>.00</u>	<u>231,450.00</u>		SUBTOTAL INSURANCE	<u>(231,450.00)</u>	<u>.00</u>	<u>231,450.00</u>	<u>.00</u>
UTILITIES:									
	1,815.74	1,416.67	(399.07)	05010	Electricity	3,350.68	2,833.34	(517.34)	17,000.00
	13,102.82	13,250.00	147.18	05015	Utilities - City of B.B.	24,788.22	26,500.00	1,711.78	159,000.00
	<u>14,918.56</u>	<u>14,666.67</u>	<u>(251.89)</u>		SUBTOTAL UTILITIES	<u>28,138.90</u>	<u>29,333.34</u>	<u>1,194.44</u>	<u>176,000.00</u>
LANDSCAPE EXPENSE:									
	3,700.00	2,750.00	(950.00)	05510	Cuts/Trim/Weed	5,500.00	5,500.00	.00	33,000.00
	600.00	583.33	(16.67)	05520	Pest Control	1,410.00	1,166.66	(243.34)	7,000.00
	.00	416.67	416.67	06060	Sprinklers	.00	833.34	833.34	5,000.00
	.00	458.33	458.33	06070	Trees	.00	916.66	916.66	5,500.00

HAMPSHIRE GARDENS
 Revenue/Expense Statement (Unaudited)
 Period: 02/01/19 to 02/28/19

Current Period			Account	Description	Year-To-Date			Yearly Budget
Actual	Budget	Variance			Actual	Budget	Variance	
4,300.00	4,208.33	(91.67)		SUBTOTAL LANDSCAPE EXPENS	6,910.00	8,416.66	1,506.66	50,500.00
MAINTENANCE:								
.00	883.33	883.33	06025	Golf Cart Maintenance	.00	1,766.66	1,766.66	10,600.00
181.00	416.67	235.67	06080	Maintenance Person	181.00	833.34	652.34	5,000.00
1,022.71	1,416.67	393.96	06090	R&M (Supplies & Materials)	2,043.21	2,833.34	790.13	17,000.00
.00	166.67	166.67	06045	Seawall Sealing Maintenance	.00	333.34	333.34	2,000.00
.00	83.33	83.33	06055	Painting	.00	166.66	166.66	1,000.00
.00	83.33	83.33	06046	Gutter	.00	166.66	166.66	1,000.00
1,203.71	3,050.00	1,846.29		SUBTOTAL GROUNDS MAINT.	2,224.21	6,100.00	3,875.79	36,600.00
BUILDINGS:								
.00	250.00	250.00	06020	Repair Waste Lines	.00	500.00	500.00	3,000.00
.00	250.00	250.00		SUBTOTAL BUILDINGS	.00	500.00	500.00	3,000.00
RECREATION AREA								
.00	50.00	50.00	05562	Pool Heater	.00	100.00	100.00	600.00
506.25	333.33	(172.92)	05560	Pool	1,282.34	666.66	(615.68)	4,000.00
157.33	83.33	(74.00)	05564	Pool Misc. Repairs	157.33	166.66	9.33	1,000.00
663.58	466.66	(196.92)		SUBTOTAL RECREATION AREA	1,439.67	933.32	(506.35)	5,600.00
CLUBHOUSE EXPENSES:								
.00	250.00	250.00	05020	Clubhouse - Sewer	.00	500.00	500.00	3,000.00
250.00	241.67	(8.33)	05530	Janitorial	750.00	483.34	(266.66)	2,900.00
.00	41.67	41.67	06035	A/C Contract	.00	83.34	83.34	500.00
.00	166.67	166.67	06087	Indoor/ Outdoor Furniture	.00	333.34	333.34	2,000.00
41.45	41.67	.22	07030	Telephone	81.77	83.34	1.57	500.00
291.45	741.68	450.23		SUBTOTAL CLUBHOUSE EXPENS	831.77	1,483.36	651.59	8,900.00
(196,337.86)	35,339.59	231,677.45		TOTAL EXPENSES	(166,763.60)	70,679.18	237,442.78	424,075.00
231,602.86	(.01)	231,602.87		EXCESS OF REVENUE OVER EXF	237,393.60	(.02)	237,393.62	.00

HAMPSHIRE GARDENS

COLLECTION STATUS REPORT: AS OF Feb. 28, 2019
 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 #:2440 LOT #:						
2440 CORPORATION	Y	FEB 10, 2019	1	A1	MAINT. FEE	1.00
2440 S FEDERAL HWY APT#10						=====
					GRAND TOTAL :	1.00
						=====

COLLECTION STATUS REPORT: AS OF Feb. 28, 2019
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
-----------------	------------	----------------------------	--------------	------	------------------------	---------------

ACCOUNT SUMMARY

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01210-000	Accounts Receivable	1.00
TOTAL		\$1.00

CHARGE CODE RECAP

CODE	YEAR	DESCRIPTION	G/L ACCT #	AMOUNT
A1		MAINT. FEE	1210	\$1.00
TOTALS				\$1.00

AGING SUMMARY

DELINQ. PERIOD	TOTAL AMT. OWED	UNITS
0_1 MONTH	1.00	1
1_2 MONTHS		
2_3 MONTHS		
3_4 MONTHS		
OVER 4 MONTHS		
OTHER		
TOTAL	1.00	1

PREPAYS AS OF Feb. 28, 2019
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
2460 CORPORATION 2460 S FEDERAL HWY APT#17		2460	PP	2,896.00
2542 CORPORATION 2542 S FEDERAL HWY APT#3		2542	PP	100.00
				=====
TOTAL HOMES:	2	TOTAL PREPAYS		2,996.00
		TOTAL DISTR: PP		2,996.00

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/19
Ending date: 02/28/19

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	40,845.65	247,800.98	53,110.81	194,690.17	235,535.82

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/01/19	AP4022	20988		632.67	ASSOCIATED PROPERTY MANAG	BOOKKEEPING FEE
02/01/19	AP4023	20989		11,359.83	HAMPSHIRE GARDENS INC	RESERV #1100001455530
02/05/19	AP4031	1		13.48	FPL	
02/05/19	AP4031	1		33.57	FPL	
02/05/19	AP4031	1		186.94	FPL	
02/05/19	AP4031	1		971.04	FPL	
02/05/19	AP4031	1		120.45	FPL	
02/05/19	AP4031	1		136.41	FPL	
02/05/19	AP4031	1		154.74	FPL	
02/05/19	AP4031	1		56.75	FPL	
02/05/19	AP4031	1		86.05	FPL	
02/05/19	AP4031	1		56.31	FPL	
02/05/19	AP4032	20991		300.00	PERFECTLY PURE POOLS	FEB19 POOL SERVICES
02/05/19	AP4033	20992		74.95	SMART COMMUNITIES, LLC	WEBSITE MEMBERSHIP
02/05/19	AP4034	20993		285.37	SHERWIN WILLIAMS	WALKWAYS/TOCUHUP
02/05/19	AP4035	20994		663.77	HOME DEPOT CREDIT SERVICE	AC#6035322000508634
02/05/19	AP4036	20995		280.36	CASIMIR KUTA	REIMB FOR BATTERIES
02/10/19	AR0224	AR-224	5,495.00		Owner Cash Receipts	
02/12/19	AP4042	20996		600.00	BUSY B'S	FEB19 PEST CONTROL
02/12/19	AP4043	20997		6.73	ASSOCIATED PROPERTY MANAG	OFFICE EXPENSE
02/12/19	AP4044	20998		2,910.25	LEVINE LAW GROUP	ROOF WARRANTY
02/15/19	AP4052	1		1,191.04	CITY OF BOYNTON BEACH UTI	
02/15/19	AP4052	1		1,109.86	CITY OF BOYNTON BEACH UTI	
02/15/19	AP4052	1		1,117.98	CITY OF BOYNTON BEACH UTI	
02/15/19	AP4052	1		2,166.95	CITY OF BOYNTON BEACH UTI	
02/15/19	AP4052	1		2,041.12	CITY OF BOYNTON BEACH UTI	
02/15/19	AP4052	1		2,309.01	CITY OF BOYNTON BEACH UTI	
02/15/19	AP4052	1		3,166.86	CITY OF BOYNTON BEACH UTI	
02/15/19	AP4053	20999		157.33	DON BRADY	WATER SUPPLIES
02/21/19	AR0000	1010	19,611.00		2570 Ins	
02/21/19	AR0000	1021	19,611.00		2460 Ins	
02/21/19	AR0000	1042	19,611.00		2430 Ins	
02/21/19	AR0000	1052	19,611.00		2420 Ins	
02/21/19	AR0000	1064	19,611.00		2530 Ins	
02/21/19	AR0000	1110	19,611.00		2520 Ins	
02/21/19	AR0000	1149	19,611.00		2440 Ins	
02/21/19	AR0000	1160	19,600.00		2542 Ins	
02/21/19	AR0000	1161	11.00		2542 Ins	
02/21/19	AR0000	1243	19,611.00		2560 Ins	
02/21/19	AR0000	1321	15,729.00		2442 Ins	
02/21/19	AR0000	1542	19,611.00		2552 Ins	
02/21/19	AR0000	715115	19,611.00		2450 Ins	
02/21/19	AR0225	AR-225	2,316.42		Owner Cash Receipts	
02/25/19	AP4058	21001		86.73	ASSOCIATED PROPERTY MANAG	MAINTENANCE WORK ORDER

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 02/01/19
 Ending account #: "Last" Ending date: 02/28/19

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
02/26/19	AP0000 21005	206.23		Void chk, PERFECTLY PURE	KF - wrong amount		
02/26/19	AP4062 21003		632.67	ASSOCIATED PROPERTY MANAG	BOOKKEEPING FEE		
02/26/19	AP4063 21005		206.23	PERFECTLY PURE POOLS	HEATER ELEC REPLACE		
02/26/19	AP4068 21004		181.00	V.P.FOX PLUMBING INC. SER			
02/26/19	AP4069 21002		2,896.00	2460 CORPORATION			
02/26/19	AP4072 21006		206.25	PERFECTLY PURE POOLS	repairs		
02/28/19	CR0000 ADJUST		41.45	Concast feb 4 chg			
02/28/19	CR0000 ADJUST		4.00	service chg feb 21			
02/28/19	GJ0488 APMJE	8,333.33		FEB 20 TRF FROM MM			
02/28/19	GJ0489 APMJE		8,333.33	TRF ERROR POSITNG			
02/28/19	GJ0490 APMJE		8,333.33	FEB 20 TRF TO MM			
1020	BB&T MMDA RESERVE	346,164.66	28,026.49	8,333.33	19,693.16	365,857.82	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/15/19	AP0029	VH3582	11,359.83		HAMPSHIRE GARDENS INC	RESERV #110000145530
	02/28/19	GJ0488	APMJE		8,333.33	FEB 20 TRF TO OPER	
	02/28/19	GJ0489	APMJE	8,333.33		TRF ERROR POSITNG	
	02/28/19	GJ0490	APMJE	8,333.33		FEB 20 TRF FROM OPER	
1025	Ameriprise-Mutual Fund Oper	21,679.46	.00	.00	.00	21,679.46	
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	
1035	TD Laundry Account Oper	13,319.88	.00	.00	.00	13,319.88	
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	84,658.84CR	.00	9,693.16	9,693.16CR	94,352.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/28/19	GJ0491	APMJE		6,973.50	Reserve	
	02/28/19	GJ0494	APMJE		2,719.66	apmje	
1110	Due (TO) From Capital Project	84,658.84	9,693.16	.00	9,693.16	94,352.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/28/19	GJ0491	APMJE	6,973.50		Reserve	
	02/28/19	GJ0494	APMJE	2,719.66		apmje	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/19
Ending date: 02/28/19

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1210	Accounts Receivable	2,417.42	35,365.00	37,781.42	2,416.42CR	1.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/01/19 AR4026 AR01 35,365.00 Apply Assmt/Opt Charges					
	02/01/19 AR4027 AR08 29,870.00 Prepaid Application					
	02/10/19 AR0000 AR06 100.00 Owner Expense Adjust.					
	02/10/19 AR0224 AR-224 5,495.00 Owner Cash Receipts					
	02/21/19 AR0225 AR-225 2,316.42 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	.00	16,965.24	16,965.24	.00	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/28/19 GJ0494 APMJE 16,965.24 apmje					
	02/28/19 RJ0004 GEN JR 16,965.24 REC. MO. INSURANCE					
1236	Other Receivables	.00	.00	.00	.00	.00
1240	Prepaid Expenses	1,685.54	366.67	366.67	.00	1,685.54
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/01/19 GJ0486 APMJE 366.67 APMJE					
	02/28/19 GJ0492 APMJE 366.67 APM MAR PREPAID					
1250	Allow. for Doubtful Accounts	554.88	.00	.00	.00	554.88
2010	Accounts Payable	17,210.05CR	42,915.18	45,872.26	2,957.08CR	20,167.13CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/01/19 AP4022 20988 632.67 ASSOCIATED PROPERTY MANAG BOOKKEEPING FEE					
	02/01/19 AP4023 20989 11,359.83 HAMPSHIRE GARDENS INC RESERV #1100001455530					
	02/01/19 GJ0486 APMJE 6,200.00 APMJE					
	02/05/19 AP0019 VH3564 13.48 FPL AC#87728-80491 AUTO					
	02/05/19 AP0020 VH3565 33.57 FPL AC# 63300-67122 AUTO					
	02/05/19 AP0021 VH3566 186.94 FPL AC#55382-17612 AUTO					
	02/05/19 AP0022 VH3567 971.04 FPL AC# 45442- 15603 AUT					
	02/05/19 AP0023 VH3568 120.45 FPL AC#40918-24294 AUTO					
	02/05/19 AP0024 VH3569 136.41 FPL AC#25942-12686 AUTO					
	02/05/19 AP0025 VH3570 154.74 FPL AC#25462- 18625 AUTO					

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/19
Ending date: 02/28/19

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
02/05/19	AP0026 VH3571		56.75	FPL		AC#15392-12686 AUTO
02/05/19	AP0027 VH3572		86.05	FPL		AC#05882-16697 AUT
02/05/19	AP0028 VH3573		56.31	FPL		AC#05152-10698 AUTO
02/05/19	AP4028 VH3558		300.00	PERFECTLY PURE POOLS		FEB19 POOL SERVICES
02/05/19	AP4028 VH3559		74.95	SMART COMMUNITIES, LLC		WEBSITE MEMBERSHIP
02/05/19	AP4028 VH3560		285.37	SHERWIN WILLIAMS		WALKWAYS/TOCUHUP
02/05/19	AP4028 VH3561		74.31	CASIMIR KUTA		REIMB FOR BATTERIES
02/05/19	AP4028 VH3562		206.05	CASIMIR KUTA		REIMB FOR HOA EXPENSE
02/05/19	AP4029 VH3563		663.77	HOME DEPOT CREDIT SERVICE		AC#6035322000508634
02/05/19	AP4031 3564	13.48		FPL		
02/05/19	AP4031 3565	33.57		FPL		
02/05/19	AP4031 3566	186.94		FPL		
02/05/19	AP4031 3567	971.04		FPL		
02/05/19	AP4031 3568	120.45		FPL		
02/05/19	AP4031 3569	136.41		FPL		
02/05/19	AP4031 3570	154.74		FPL		
02/05/19	AP4031 3571	56.75		FPL		
02/05/19	AP4031 3572	86.05		FPL		
02/05/19	AP4031 3573	56.31		FPL		
02/05/19	AP4032 20991	300.00		PERFECTLY PURE POOLS		FEB19 POOL SERVICES
02/05/19	AP4033 20992	74.95		SMART COMMUNITIES, LLC		WEBSITE MEMBERSHIP
02/05/19	AP4034 20993	285.37		SHERWIN WILLIAMS		WALKWAYS/TOCUHUP
02/05/19	AP4035 20994	663.77		HOME DEPOT CREDIT SERVICE		AC#6035322000508634
02/05/19	AP4036 20995	280.36		CASIMIR KUTA		REIMB FOR BATTERIES
02/12/19	AP4041 VH3574		600.00	BUSY B'S		FEB19 PEST CONTROL
02/12/19	AP4041 VH3575		6.73	ASSOCIATED PROPERTY MANAG		OFFICE EXPENSE
02/12/19	AP4041 VH3576		469.00	LEVINE LAW GROUP		ROOF WARRANTY
02/12/19	AP4041 VH3577		2,220.75	LEVINE LAW GROUP		DOCUMENT REVISION
02/12/19	AP4041 VH3578		78.75	LEVINE LAW GROUP		ASSOCIATION BILLING
02/12/19	AP4041 VH3579		47.25	LEVINE LAW GROUP		ASSOCIATION BILLING
02/12/19	AP4041 VH3581		94.50	LEVINE LAW GROUP		ASSOCIATION BILLING
02/12/19	AP4042 20996	600.00		BUSY B'S		FEB19 PEST CONTROL
02/12/19	AP4043 20997	6.73		ASSOCIATED PROPERTY MANAG		OFFICE EXPENSE
02/12/19	AP4044 20998	2,910.25		LEVINE LAW GROUP		ROOF WARRANTY
02/15/19	AP0011 VH3584		1,191.04	CITY OF BOYNTON BEACH UTI		AC#104347 - 21774 AUTO
02/15/19	AP0012 VH3585		1,109.86	CITY OF BOYNTON BEACH UTI		AC#104349-21801 AUTO
02/15/19	AP0013 VH3586		1,117.98	CITY OF BOYNTON BEACH UTI		AC#104351-21812 AUTO
02/15/19	AP0014 VH3587		2,166.95	CITY OF BOYNTON BEACH UTI		AC#104353- 21834 AUTO
02/15/19	AP0015 VH3588		2,041.12	CITY OF BOYNTON BEACH UTI		AC#104355-21866 AUTO
02/15/19	AP0016 VH3589		2,309.01	CITY OF BOYNTON BEACH UTI		AC#104357 -21872 AUTO
02/15/19	AP0017 VH3590		3,166.86	CITY OF BOYNTON BEACH UTI		AC#104359- 24861 AUTO
02/15/19	AP0029 VH3582		11,359.83	HAMPSHIRE GARDENS INC		RESERV #1100001455530
02/15/19	AP4050 VH3583		157.33	DON BRADY		WATER SUPPLIES
02/15/19	AP4052 3584	1,191.04		CITY OF BOYNTON BEACH UTI		
02/15/19	AP4052 3585	1,109.86		CITY OF BOYNTON BEACH UTI		
02/15/19	AP4052 3586	1,117.98		CITY OF BOYNTON BEACH UTI		
02/15/19	AP4052 3587	2,166.95		CITY OF BOYNTON BEACH UTI		
02/15/19	AP4052 3588	2,041.12		CITY OF BOYNTON BEACH UTI		
02/15/19	AP4052 3589	2,309.01		CITY OF BOYNTON BEACH UTI		

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/19
Ending date: 02/28/19

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
02/15/19	AP4052 3590	3,166.86		CITY OF BOYNTON BEACH UTI			
02/15/19	AP4053 20999	157.33		DON BRADY		WATER SUPPLIES	
02/21/19	AP4056 3536	110.25		LEVINE LAW GROUP		VOID - PAID	
02/25/19	AP4057 VH3591		78.58	ASSOCIATED PROPERTY MANAG		MAINTENANCE WORK ORDER	
02/25/19	AP4057 VH3592		8.15	ASSOCIATED PROPERTY MANAG		OFFICE EXPENSE	
02/25/19	AP4058 21001	86.73		ASSOCIATED PROPERTY MANAG		MAINTENANCE WORK ORDER	
02/26/19	AP0000 21005		206.23	Void chk, PERFECTLY PURE		KF - wrong amount	
02/26/19	AP0001 VH3593		366.67	ASSOCIATED PROPERTY MANAG		BOOKKEEPING FEE	
02/26/19	AP0002 VH3594		250.00	ASSOCIATED PROPERTY MANAG		RECURRING MAINT	
02/26/19	AP0031 VH3595		16.00	ASSOCIATED PROPERTY MANAG		STORAGE FEE	
02/26/19	AP4061 VH3596		2,896.00	2460 CORPORATION		OVERPAY. MAIN. IN JAN.	
02/26/19	AP4061 VH3597		206.23	PERFECTLY PURE POOLS		HEATER ELEC REPLACE	
02/26/19	AP4061 VH3598		181.00	V.P.FOX PLUMBING INC. SER		AUGERED WATER CLOSET	
02/26/19	AP4062 21003	632.67		ASSOCIATED PROPERTY MANAG		BOOKKEEPING FEE	
02/26/19	AP4063 21005	206.23		PERFECTLY PURE POOLS		HEATER ELEC REPLACE	
02/26/19	AP4068 3598	181.00		V.P.FOX PLUMBING INC. SER			
02/26/19	AP4069 3596	2,896.00		2460 CORPORATION			
02/26/19	AP4070 3597	206.23		PERFECTLY PURE POOLS		void wrong amount	
02/26/19	AP4071 VH3599		206.25	PERFECTLY PURE POOLS		repairs	
02/26/19	AP4072 21006	206.25		PERFECTLY PURE POOLS		repairs	
02/28/19	GJ0493 APMJE		4,400.00	AP REVERSAL			
02/28/19	GJ0495 APMJE		5,500.00	apmje			
2011	Insurance Payable	201,645.39CR	.00	16,965.24	16,965.24CR	218,610.63CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/28/19	GJ0494	APMJE		16,965.24	apmje	
2017	NSF Fees Payable APM	35.00CR	.00	.00	.00	35.00CR	
2025	Prepaid Assessments	32,509.02CR	29,870.00	.00	29,870.00	2,639.02CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/01/19	AR4027	AR08	29,870.00		Prepaid Application	
2035	Audit Fees Payable	12,058.42CR	.00	458.34	458.34CR	12,516.76CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/28/19	RJ0004	GEN JR		458.34	REC. MO. ACCTG FEES	
2050	Deferred Assessment Income	.00	.00	.00	.00	.00	
2060	Capital Projects Fund	261,395.31CR	2,719.66	12,719.66	10,000.00CR	271,395.31CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/28/19	GJ0487	APMJE		2,719.66	apmje	
	02/28/19	GJ0494	APMJE	2,719.66		apmje	
	02/28/19	RJ0004	GEN JR		10,000.00	REC. MO. DEDICATED RES.	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/19
Ending date: 02/28/19

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
2070	Deferred Special Assessment	.00	.00	.00	.00	.00
2080	Deferred Insurance Assessments	130,357.20	16,965.24	.00	16,965.24	147,322.44
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/28/19 RJ0004 GEN JR 16,965.24 REC. MO. INSURANCE					
2085	S/A Fase # 2 New Railings	.00	.00	.00	.00	.00
2089	Suspense	.00	2,896.00	.00	2,896.00	2,896.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/26/19 AP4061 VH3596 2,896.00 2460 CORPORATION OVERPAY. MAIN. IN JAN.					
2090	Accrued Expenses	.00	.00	.00	.00	.00
2091	Interest	110.51CR	.00	.00	.00	110.51CR
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	.00	.00	.00	.00
3025	Fund Balances Beginning	65,501.67CR	.00	.00	.00	65,501.67CR
3030	Unrealized Gains/Loss on Invst	7,646.12CR	.00	.00	.00	7,646.12CR
3075	Prior Period Adjustment	4,577.79CR	.00	.00	.00	4,577.79CR
4010	Maintenance Assessments	35,365.00CR	.00	35,365.00	35,365.00CR	70,730.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/01/19 AR4026 AR01 35,365.00 Apply Assmt/Opt Charges					
4220	Late Fee Income	.00	100.00	.00	100.00	100.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/10/19 AR0000 AR06 100.00 Owner Expense Adjust.					
4240	Insurance Income	16,965.24CR	.00	248,415.24	248,415.24CR	265,380.48CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/21/19 AR0000 1010 19,611.00 2570 Ins					
	02/21/19 AR0000 1021 19,611.00 2460 Ins					

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/19
Ending date: 02/28/19

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
02/21/19	AR0000 1042		19,611.00	2430 Ins		
02/21/19	AR0000 1052		19,611.00	2420 Ins		
02/21/19	AR0000 1064		19,611.00	2530 Ins		
02/21/19	AR0000 1110		19,611.00	2520 Ins		
02/21/19	AR0000 1149		19,611.00	2440 Ins		
02/21/19	AR0000 1160		19,600.00	2542 Ins		
02/21/19	AR0000 1161		11.00	2542 Ins		
02/21/19	AR0000 1243		19,611.00	2560 Ins		
02/21/19	AR0000 1321		15,729.00	2442 Ins		
02/21/19	AR0000 1542		19,611.00	2552 Ins		
02/21/19	AR0000 715115		19,611.00	2450 Ins		
02/28/19	RJ0004 GEN JR		16,965.24	REC. MO. INSURANCE		

5010 Electricity 1,534.94 1,815.74 .00 1,815.74 3,350.68

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/05/19	AP0019	VH3564	13.48		FPL	AC#87728-80491 AUTO
02/05/19	AP0020	VH3565	33.57		FPL	AC# 63300-67122 AUTO
02/05/19	AP0021	VH3566	186.94		FPL	AC#55382-17612 AUTO
02/05/19	AP0022	VH3567	971.04		FPL	AC# 45442- 15603 AUT
02/05/19	AP0023	VH3568	120.45		FPL	AC#40918-24294 AUTO
02/05/19	AP0024	VH3569	136.41		FPL	AC#25942-12686 AUTO
02/05/19	AP0025	VH3570	154.74		FPL	AC#25462- 18625 AUTO
02/05/19	AP0026	VH3571	56.75		FPL	AC#15392-12686 AUTO
02/05/19	AP0027	VH3572	86.05		FPL	AC#05882-16697 AUT
02/05/19	AP0028	VH3573	56.31		FPL	AC#05152-10698 AUTO

5015 Utilities - City of B.B. 11,685.40 13,102.82 .00 13,102.82 24,788.22

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/15/19	AP0011	VH3584	1,191.04		CITY OF BOYNTON BEACH UTI	AC#104347 - 21774 AUTO
02/15/19	AP0012	VH3585	1,109.86		CITY OF BOYNTON BEACH UTI	AC#104349-21801 AUTO
02/15/19	AP0013	VH3586	1,117.98		CITY OF BOYNTON BEACH UTI	AC#104351-21812 AUTO
02/15/19	AP0014	VH3587	2,166.95		CITY OF BOYNTON BEACH UTI	AC#104353- 21834 AUTO
02/15/19	AP0015	VH3588	2,041.12		CITY OF BOYNTON BEACH UTI	AC#104355-21866 AUTO
02/15/19	AP0016	VH3589	2,309.01		CITY OF BOYNTON BEACH UTI	AC#104357 -21872 AUTO
02/15/19	AP0017	VH3590	3,166.86		CITY OF BOYNTON BEACH UTI	AC#104359- 24861 AUTO

5510 Cuts/Trim/Weed 1,800.00 9,900.00 6,200.00 3,700.00 5,500.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/01/19	GJ0486	APMJE		6,200.00	APMJE	
02/28/19	GJ0493	APMJE	4,400.00		AP REVERSAL	
02/28/19	GJ0495	APMJE	5,500.00		apmje	

5520 Pest Control 810.00 600.00 .00 600.00 1,410.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/12/19	AP4041	VH3574	600.00		BUSY B'S	FEB19 PEST CONTROL

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/19
Ending date: 02/28/19

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
5530	Janitorial	500.00	250.00	.00	250.00	750.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/26/19	AP0002	VH3594	250.00		ASSOCIATED PROPERTY MANAG	RECURRING MAINT
5560	Pool	776.09	712.48	206.23	506.25	1,282.34	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/05/19	AP4028	VH3558	300.00		PERFECTLY PURE POOLS	FEB19 POOL SERVICES
	02/26/19	AP4061	VH3597	206.23		PERFECTLY PURE POOLS	HEATER ELEC REPLACE
	02/26/19	AP4070	3597		206.23	PERFECTLY PURE POOLS	HEATER ELEC REPLACE
	02/26/19	AP4071	VH3599	206.25		PERFECTLY PURE POOLS	repairs
5564	Pool Misc. Repairs	.00	157.33	.00	157.33	157.33	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/15/19	AP4050	VH3583	157.33		DON BRADY	WATER SUPPLIES
6047	Painting	.00	285.37	.00	285.37	285.37	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/05/19	AP4028	VH3560	285.37		SHERWIN WILLIAMS	WALKWAYS/TOCUHUP
6080	Maintenance Person	.00	181.00	.00	181.00	181.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/26/19	AP4061	VH3598	181.00		V.P.FOX PLUMBING INC. SER	AUGERED WATER CLOSET
6090	R&M (Supplies & Materials)	1,020.50	1,022.71	.00	1,022.71	2,043.21	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/05/19	AP4028	VH3561	74.31		CASIMIR KUTA	REIMB FOR BATTERIES
	02/05/19	AP4028	VH3562	206.05		CASIMIR KUTA	REIMB FOR HOA EXPENSE
	02/05/19	AP4029	VH3563	663.77		HOME DEPOT CREDIT SERVICE	AC#6035322000508634
	02/25/19	AP4057	VH3591	78.58		ASSOCIATED PROPERTY MANAG	MAINTENANCE WORK ORDER
7010	Bookkeeping Fees	366.67	733.34	366.67	366.67	733.34	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/01/19	GJ0486	APMJE	366.67		APMJE	
	02/26/19	AP0001	VH3593	366.67		ASSOCIATED PROPERTY MANAG	BOOKKEEPING FEE
	02/28/19	GJ0492	APMJE		366.67	APM MAR PREPAID	
7015	Legal	78.75	2,910.25	110.25	2,800.00	2,878.75	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/12/19	AP4041	VH3576	469.00		LEVINE LAW GROUP	ROOF WARRANTY
	02/12/19	AP4041	VH3577	2,220.75		LEVINE LAW GROUP	DOCUMENT REVISION

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/19
Ending date: 02/28/19

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
02/12/19	AP4041 VH3578	78.75		LEVINE LAW GROUP		ASSOCIATION BILLING
02/12/19	AP4041 VH3579	47.25		LEVINE LAW GROUP		ASSOCIATION BILLING
02/12/19	AP4041 VH3581	94.50		LEVINE LAW GROUP		ASSOCIATION BILLING
02/21/19	AP4056 3536		110.25	LEVINE LAW GROUP		Stock Transfer
7020	Accounting/Tax Preparation	458.34	458.34	.00	458.34	916.68
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/28/19 RJ0004 GEN JR 458.34			REC. MO. ACCTG FEES		
7030	Telephone	40.32	41.45	.00	41.45	81.77
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/28/19 CR0000 ADJUST 41.45			Concast feb 4 chg		
7035	Office Supplies & Expense	497.25	30.88	.00	30.88	528.13
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/12/19 AP4041 VH3575 6.73			ASSOCIATED PROPERTY MANAG		OFFICE EXPENSE
	02/25/19 AP4057 VH3592 8.15			ASSOCIATED PROPERTY MANAG		OFFICE EXPENSE
	02/26/19 AP0031 VH3595 16.00			ASSOCIATED PROPERTY MANAG		STORAGE FEE
7037	Website	.00	74.95	.00	74.95	74.95
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/05/19 AP4028 VH3559 74.95			SMART COMMUNITIES, LLC		WEBSITE MEMBERSHIP
7040	Bank Charges	6.00	4.00	.00	4.00	10.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/28/19 CR0000 ADJUST 4.00			service chg feb 21		
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					
	02/28/19 RJ0004 GEN JR 16,965.24			REC. MO. INSURANCE		
8025	Dedicated Reserve Account	10,000.00	12,719.66	2,719.66	10,000.00	20,000.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/28/19 GJ0487 APMJE 2,719.66			apmje		
	02/28/19 GJ0494 APMJE 2,719.66			apmje		
	02/28/19 RJ0004 GEN JR 10,000.00			REC. MO. DEDICATED RES.		
Gnd Total:		.00	495,649.18	495,649.18	.00	.00