



Financial Report Package

February 2022

Prepared for

HAMPSHIRE GARDENS, INC.

By

Associated Property Management



Balance Sheet - Operating
 HAMPSHIRE GARDENS, INC.
 End Date: 02/28/2022

Date: 3/2/2022
 Time: 6:01 pm
 Page: 1

Assets

OPERATING CASH

10-1000-00	CenterState - Operating - 4698	\$2,761.66
10-1005-00	SouthState Bank - Oper - 8990	456,291.17
10-1020-00	Fidelity - Operating - 3254	131,043.89
10-1090-00	Petty Cash	200.00

Total OPERATING CASH: \$590,296.72

RESERVE CASH

12-1200-00	CenterState - Reserve - 4701	127,553.91
12-1220-00	Fidelity - Reserve - 7626	1,762,261.50

Total RESERVE CASH: \$1,889,815.41

PREPAIDS & DEPOSITS

15-1500-00	Prepaid Insurance	29,224.69
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Total PREPAIDS & DEPOSITS: \$29,224.69

Total Assets: \$2,509,336.82

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	816.05
20-2040-00	Deferred Insurance Assessments	418,206.44
20-2050-00	Accrued Accounting Expenses	2,821.92
20-2051-00	Deferred Insurance Deductible	131,033.39
20-2100-00	Prepaid Owners Assessment	13,916.00

Total CURRENT LIABILITIES: \$566,793.80

RESERVE LIABILITIES

25-2500-00	Capital Projects Reserve	1,889,693.55
25-2590-00	Interest Reserve	121.86

Total RESERVE LIABILITIES: \$1,889,815.41

EQUITY

30-3025-00	Fund Balance	53,061.57
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Total EQUITY: \$53,061.57

Net Income Gain / Loss	<u>(333.96)</u>	<u>(\$333.96)</u>
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Total Liabilities & Equity: \$2,509,336.82



Income Statement - Operating

HAMPSHIRE GARDENS, INC.

02/28/2022

Date: 3/2/2022

Time: 6:01 pm

Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Maintenance Assessment	\$58,646.00	\$58,645.92	\$0.08	\$117,292.00	\$117,291.84	\$0.16	\$703,751.00
Total ASSESSMENT INCOME	\$58,646.00	\$58,645.92	\$0.08	\$117,292.00	\$117,291.84	\$0.16	\$703,751.00
OTHER INCOME							
4192-00 Insurance Income	31,916.67	31,916.67	-	63,833.34	63,833.34	-	383,000.00
Total OTHER INCOME	\$31,916.67	\$31,916.67	\$-	\$63,833.34	\$63,833.34	\$0.00	\$383,000.00
INTEREST INCOME							
4200-00 Interest - Operating	2.11	-	2.11	2.85	-	2.85	-
Total INTEREST INCOME	\$2.11	\$-	\$2.11	\$2.85	\$-	\$2.85	\$-
Total OPERATING INCOME	\$90,564.78	\$90,562.59	\$2.19	\$181,128.19	\$181,125.18	\$3.01	\$1,086,751.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Bookkeeping Fees	416.67	416.67	-	833.34	833.34	-	5,000.00
5010-00 Office Supplies and Expense	36.96	83.33	46.37	166.20	166.66	0.46	1,000.00
5015-00 Copier Maintenance & Supplies	226.82	41.67	(185.15)	226.82	83.34	(143.48)	500.00
5020-00 Bank Charges	-	16.67	16.67	10.00	33.34	23.34	200.00
5025-00 Website / Internet Fees	74.95	83.33	8.38	149.90	166.66	16.76	1,000.00
5065-00 Licenses & Fees	-	83.33	83.33	-	166.66	166.66	1,000.00
Total ADMINISTRATIVE EXPENSES	\$755.40	\$725.00	(\$30.40)	\$1,386.26	\$1,450.00	\$63.74	\$8,700.00
INSURANCE & TAXES							
5100-00 Insurance Expense	31,916.67	31,916.67	-	63,833.34	63,833.34	-	383,000.00
5110-00 Insurance Deductible Reserve Expense	1,666.67	1,666.67	-	3,333.34	3,333.34	-	20,000.00
Total INSURANCE & TAXES	\$33,583.34	\$33,583.34	\$-	\$67,166.68	\$67,166.68	\$0.00	\$403,000.00
PROFESSIONAL FEES							
5200-00 Legal Fees - General	1,520.06	1,250.00	(270.06)	4,710.06	2,500.00	(2,210.06)	15,000.00
5220-00 Accounting Fees/Tax Preparation	458.34	458.33	(0.01)	916.68	916.66	(0.02)	5,500.00
Total PROFESSIONAL FEES	\$1,978.40	\$1,708.33	(\$270.07)	\$5,626.74	\$3,416.66	(\$2,210.08)	\$20,500.00
GROUNDS MAINTENANCE							
5500-00 Landscaping Contract (Cuts, Trim Weeds)	2,668.00	5,416.67	2,748.67	5,970.00	10,833.34	4,863.34	65,000.00
5530-00 Sprinklers	1,125.00	450.00	(675.00)	1,125.00	900.00	(225.00)	5,400.00
5550-00 Tree Maintenance	-	458.33	458.33	-	916.66	916.66	5,500.00
Total GROUNDS MAINTENANCE	\$3,793.00	\$6,325.00	\$2,532.00	\$7,095.00	\$12,650.00	\$5,555.00	\$75,900.00
UTILITIES							
5800-00 Electricity	1,887.69	1,458.33	(429.36)	3,341.00	2,916.66	(424.34)	17,500.00
5810-00 Water	14,485.88	14,333.33	(152.55)	28,733.17	28,666.66	(66.51)	172,000.00
5830-00 Solid Waste	-	41.67	41.67	-	83.34	83.34	500.00
Total UTILITIES	\$16,373.57	\$15,833.33	(\$540.24)	\$32,074.17	\$31,666.66	(\$407.51)	\$190,000.00
REPAIRS & MAINTENANCE							
6000-00 Repairs & Maintenance (Supplies/Materials)	2,588.92	1,250.00	(1,338.92)	4,724.43	2,500.00	(2,224.43)	15,000.00
6020-00 Golf Cart Maintenance	-	41.67	41.67	-	83.34	83.34	500.00
6030-00 Gutter	-	41.67	41.67	-	83.34	83.34	500.00
6035-00 Utility/ Electrical Room Doors	-	416.67	416.67	-	833.34	833.34	5,000.00
6051-00 Pest Control	1,294.00	666.67	(627.33)	1,941.00	1,333.34	(607.66)	8,000.00
6069-00 Clubhouse - Indoor/Outdoor Furniture	-	333.33	333.33	3,657.65	666.66	(2,990.99)	4,000.00
6070-00 Clubhouse - Janitorial	684.84	500.00	(184.84)	684.84	1,000.00	315.16	6,000.00
6073-00 Clubhouse - A/C Expense	-	41.67	41.67	-	83.34	83.34	500.00
6074-00 Clubhouse - Cable/Internet	140.78	183.33	42.55	281.56	366.66	85.10	2,200.00
6075-00 Laundry Room	-	416.67	416.67	95.18	833.34	738.16	5,000.00
6080-00 Pool Heater	-	41.67	41.67	-	83.34	83.34	500.00
6081-00 Pool	374.27	375.00	0.73	721.27	750.00	28.73	4,500.00
6085-00 Pool Misc. Repairs	15.51	83.33	67.82	15.51	166.66	151.15	1,000.00
Total REPAIRS & MAINTENANCE	\$5,098.32	\$4,391.68	(\$706.64)	\$12,121.44	\$8,783.36	(\$3,338.08)	\$52,700.00



Income Statement - Operating
 HAMPSHIRE GARDENS, INC.
 02/28/2022

Date: 3/2/2022
 Time: 6:01 pm
 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE ACTIVITY							
8000-00 Dedicated Reserve Expense	\$21,300.59	\$21,300.58	(\$0.01)	\$42,601.18	\$42,601.16	(\$0.02)	\$255,607.00
8035-00 Seawall/ Pool Project Reserve Exp	6,695.34	6,695.33	(0.01)	13,390.68	13,390.66	(0.02)	80,344.00
Total RESERVE ACTIVITY	<u>\$27,995.93</u>	<u>\$27,995.91</u>	<u>(\$0.02)</u>	<u>\$55,991.86</u>	<u>\$55,991.82</u>	<u>(\$0.04)</u>	<u>\$335,951.00</u>
Total OPERATING EXPENSE	\$89,577.96	\$90,562.59	\$984.63	\$181,462.15	\$181,125.18	(\$336.97)	\$1,086,751.00
Net Income:	<u><u>\$986.82</u></u>	<u><u>\$0.00</u></u>	<u><u>\$986.82</u></u>	<u><u>(\$333.96)</u></u>	<u><u>\$0.00</u></u>	<u><u>(\$333.96)</u></u>	<u><u>\$0.00</u></u>



Homeowner Aging Report
 HAMPSHIRE GARDENS, INC.
 End Date: 02/28/2022

Date: 3/2/2022
 Time: 6:01 pm
 Page: 1

Description	Current	Over 30	Over 60	Over 90	Balance
HGI2440 - 2440 Corporation Owner 2440 S Federal Hwy Apt#10					Last Payment: \$4,970.00 on 02/24/2022
Total:	(\$4,970.00)	\$0.00	\$0.00	\$0.00	(\$4,970.00)
HGI2442 - 2442 Corporation Owner 2442 S Federal Hwy Apt#4					Last Payment: \$3,976.00 on 02/22/2022
Total:	(\$3,976.00)	\$0.00	\$0.00	\$0.00	(\$3,976.00)
HGI2570 - 2570 Corporation Owner 2570 S Federal Hwy Apt#19					Last Payment: \$4,970.00 on 02/23/2022
Total:	(\$4,970.00)	\$0.00	\$0.00	\$0.00	(\$4,970.00)
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
HAMPSHIRE GARDENS, INC.	(\$13,916.00)	\$0.00	\$0.00	\$0.00	(\$13,916.00)

Description	Total
PrePaid	(\$13,916.00)
AR Total:	\$0.00



PrePaid Homeowner List
HAMPSHIRE GARDENS, INC.
End Date: 2/28/2022

Date: 3/2/2022
Time: 6:01 pm
Page: 1

Account No:	Homeowner Name / Email	Address	Balance
HGI2440	2440 Corporation Snffls7@Yahoo.Com	2440 S Federal Hwy Apt#10 Boynton Beach, FL 33435	(\$4,970.00)
HGI2442	2442 Corporation Pizzaflyer53@Sbcglobal.Net	2442 S Federal Hwy Apt#4 Boynton Beach, FL 33435	(\$3,976.00)
HGI2570	2570 Corporation	2570 S Federal Hwy Apt#19 Boynton Beach, FL 33435	(\$4,970.00)
		HAMPSHIRE GARDENS, INC. Total	3 (\$13,916.00)



Payables Aging Report
 HAMPSHIRE GARDENS, INC.
 As Of 2/28/2022

Date: 3/2/2022
 Time: 6:01 pm
 Page: 1

Vendor	Current	Over 30	Over 60	Over 90	Balance
COMCAST	\$141.78	\$0.00	\$0.00	\$0.00	\$141.78
HULETT ENVIRONMENTAL SERVICES	\$647.00	\$0.00	\$0.00	\$0.00	\$647.00
PERFECTLY PURE POOLS, INC.	\$27.27	\$0.00	\$0.00	\$0.00	\$27.27
Totals:	\$816.05	\$0.00	\$0.00	\$0.00	\$816.05



General Ledger Trial Balance
HAMPSHIRE GARDENS, INC.
 From: 10-1000-00 To: 90-9999-00 02/01/2022 To 02/28/2022

Date: 3/2/2022
 Time: 6:01 pm
 Page: 1

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	CenterState - Operating - 4698	\$2,761.64	\$0.02	\$0.00	\$2,761.66
10-1005-00	SouthState Bank - Oper - 8990	\$65,727.60	\$448,474.00	\$57,910.43	\$456,291.17
10-1010-00	BB&T - Operating - 5840	\$17,818.78	\$15,000.00	\$32,818.78	\$0.00
10-1020-00	Fidelity - Operating - 3254	\$129,375.89	\$1,668.00	\$0.00	\$131,043.89
10-1090-00	Petty Cash	\$200.00	\$0.00	\$0.00	\$200.00
12-1200-00	CenterState - Reserve - 4701	\$116,151.96	\$13,001.95	\$1,600.00	\$127,553.91
12-1220-00	Fidelity - Reserve - 7626	\$1,747,247.98	\$30,013.52	\$15,000.00	\$1,762,261.50
14-1400-00	Accounts Receivable	\$0.00	\$58,646.00	\$58,646.00	\$0.00
15-1500-00	Prepaid Insurance	\$48,488.55	\$0.00	\$19,263.86	\$29,224.69
15-1510-00	Prepaid Expenses	\$0.00	\$27.36	\$27.36	\$0.00
20-2000-00	Accounts Payable	(\$14,389.07)	\$93,922.92	\$80,349.90	(\$816.05)
20-2040-00	Deferred Insurance Assessments	(\$54,466.30)	\$19,263.86	\$383,004.00	(\$418,206.44)
20-2050-00	Accrued Accounting Expenses	(\$5,463.58)	\$3,100.00	\$458.34	(\$2,821.92)
20-2051-00	Deferred Insurance Deductible	(\$129,366.72)	\$0.00	\$1,666.67	(\$131,033.39)
20-2099-00	Suspense Account	\$0.00	\$1,001.78	\$1,001.78	\$0.00
20-2100-00	Prepaid Owners Assessment	(\$8,946.00)	\$8,946.00	\$13,916.00	(\$13,916.00)
25-2500-00	Capital Projects Reserve	(\$1,863,297.62)	\$1,600.00	\$27,995.93	(\$1,889,693.55)
25-2590-00	Interest Reserve	(\$102.32)	\$0.00	\$19.54	(\$121.86)
30-3025-00	Fund Balance	(\$53,061.57)	\$0.00	\$0.00	(\$53,061.57)
40-4000-00	Maintenance Assessment	(\$58,646.00)	\$0.00	\$58,646.00	(\$117,292.00)
41-4192-00	Insurance Income	(\$31,916.67)	\$0.00	\$31,916.67	(\$63,833.34)
42-4200-00	Interest - Operating	(\$0.74)	\$1.07	\$3.18	(\$2.85)
50-5000-00	Bookkeeping Fees	\$416.67	\$416.67	\$0.00	\$833.34
50-5010-00	Office Supplies and Expense	\$129.24	\$36.96	\$0.00	\$166.20
50-5015-00	Copier Maintenance & Supplies	\$0.00	\$226.82	\$0.00	\$226.82
50-5020-00	Bank Charges	\$10.00	\$150.00	\$150.00	\$10.00
50-5025-00	Website / Internet Fees	\$74.95	\$74.95	\$0.00	\$149.90
51-5100-00	Insurance Expense	\$31,916.67	\$31,916.67	\$0.00	\$63,833.34
51-5110-00	Insurance Deductible Reserve Expense	\$1,666.67	\$1,666.67	\$0.00	\$3,333.34
52-5200-00	Legal Fees - General	\$3,190.00	\$1,520.06	\$0.00	\$4,710.06
52-5220-00	Accounting Fees/Tax Preparation	\$458.34	\$3,558.34	\$3,100.00	\$916.68
55-5500-00	Landscaping Contract (Cuts, Trim Weeds)	\$3,302.00	\$2,668.00	\$0.00	\$5,970.00
55-5530-00	Sprinklers	\$0.00	\$1,125.00	\$0.00	\$1,125.00
58-5800-00	Electricity	\$1,453.31	\$2,017.73	\$130.04	\$3,341.00



General Ledger Trial Balance
 HAMPSHIRE GARDENS, INC.
 From: 10-1000-00 To: 90-9999-00 02/01/2022 To 02/28/2022

Date: 3/2/2022
 Time: 6:01 pm
 Page: 2

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
58-5810-00	Water	\$14,247.29	\$56,923.55	\$42,437.67	\$28,733.17
58-5830-00	Solid Waste	\$0.00	\$27.36	\$27.36	\$0.00
60-6000-00	Repairs & Maintenance (Supplies/Materials)	\$2,135.51	\$2,588.92	\$0.00	\$4,724.43
60-6051-00	Pest Control	\$647.00	\$1,294.00	\$0.00	\$1,941.00
60-6069-00	Clubhouse - Indoor/Outdoor Furniture	\$3,657.65	\$0.00	\$0.00	\$3,657.65
60-6070-00	Clubhouse - Janitorial	\$0.00	\$684.84	\$0.00	\$684.84
60-6074-00	Clubhouse - Cable/Internet	\$140.78	\$282.56	\$141.78	\$281.56
60-6075-00	Laundry Room	\$95.18	\$0.00	\$0.00	\$95.18
60-6081-00	Pool	\$347.00	\$374.27	\$0.00	\$721.27
60-6085-00	Pool Misc. Repairs	\$0.00	\$15.51	\$0.00	\$15.51
80-8000-00	Dedicated Reserve Expense	\$21,300.59	\$22,900.59	\$1,600.00	\$42,601.18
80-8035-00	Seawall/ Pool Project Reserve Exp	\$6,695.34	\$6,695.34	\$0.00	\$13,390.68
Totals:		\$0.00	\$831,831.29	\$831,831.29	\$0.00



Bank Account Reconciliation
HAMPSHIRE GARDENS, INC.
CenterState-Oper-4698 DNU (End: 02/28/2022)

Date: 3/2/2022
Time: 6:01 pm
Page: 1

Date	Reconciled	Description	Check Number	Transaction Amount
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CenterState-Oper-4698 DNU Summary

Ending Account Balance:				\$ 2,761.66
Uncleared Items:				\$-
Adjusted Balance:				\$ 2,761.66
Bank Ending Balance:				\$ 2,761.66
Difference:				\$-



Bank Account Reconciliation
 HAMPSHIRE GARDENS, INC.
 CenterState-Res-4701 (End: 02/28/2022)

Date: 3/2/2022
 Time: 6:01 pm
 Page: 2

Date	Reconciled	Description	Check Number	Transaction Amount
Uncleared Items				
02/24/2022		FAIRWAY ROOFING & PAINTING	3007	(\$1,600.00)
			Total Uncleared	(\$1,600.00)

<u>CenterState-Res-4701 Summary</u>	
Ending Account Balance:	\$ 127,553.91
Uncleared Items:	(\$1,600.00)
	<hr/>
Adjusted Balance:	\$ 129,153.91
Bank Ending Balance:	\$ 129,153.91
	<hr/>
Difference:	\$-



Bank Account Reconciliation
HAMPSHIRE GARDENS, INC.
BB&T - Reserve - 5530 (End: 02/28/2022)

Date: 3/2/2022
Time: 6:01 pm
Page: 3

Date	Reconciled	Description	Check Number	Transaction Amount
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BB&T - Reserve - 5530 Summary

Ending Account Balance:	\$ -
Uncleared Items:	\$-
Adjusted Balance:	\$ -
Bank Ending Balance:	\$ -
Difference:	\$-



Bank Account Reconciliation
HAMPSHIRE GARDENS, INC.
BB&T - Operating - 5840 (End: 02/28/2022)

Date: 3/2/2022
Time: 6:01 pm
Page: 4

Date	Reconciled	Description	Check Number	Transaction Amount
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BB&T - Operating - 5840 Summary

Ending Account Balance:	\$ -
Uncleared Items:	\$-
Adjusted Balance:	\$ -
Bank Ending Balance:	\$ -
Difference:	\$-



Bank Account Reconciliation
HAMPSHIRE GARDENS, INC.
Fidelity Bank - Operating - 3254 (End: 02/28/2022)

Date: 3/2/2022
Time: 6:01 pm
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Date	Reconciled	Description	Check Number	Transaction Amount
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Fidelity Bank - Operating - 3254 Summary

Ending Account Balance:	\$ 131,043.89
Uncleared Items:	\$-
Adjusted Balance:	\$ 131,043.89
Bank Ending Balance:	\$ 131,043.89
Difference:	\$-



Bank Account Reconciliation
HAMPSHIRE GARDENS, INC.
Fidelity Bank Corp Acct - Reserve - 7626 (End: 02/28/2022)

Date: 3/2/2022
Time: 6:01 pm
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Date	Reconciled	Description	Check Number	Transaction Amount
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Fidelity Bank Corp Acct - Reserve - 7626 Summary

Ending Account Balance:	\$ 1,762,261.50
Uncleared Items:	\$-
Adjusted Balance:	\$ 1,762,261.50
Bank Ending Balance:	\$ 1,762,261.50
Difference:	\$-



Bank Account Reconciliation
 HAMPSHIRE GARDENS, INC.
 SouthState Bank - Oper - 8990 (End: 02/28/2022)

Date: 3/2/2022
 Time: 6:01 pm
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Date	Reconciled	Description	Check Number	Transaction Amount
Uncleared Items				
02/21/2022		Truist Bank	40015	(\$752.74)
02/21/2022		HOME DEPOT CREDIT SERVICES	40016	(\$356.64)
02/22/2022		Anthony J Travia	40018	(\$34.84)
02/23/2022		HOME DEPOT CREDIT SERVICES	40019	(\$648.97)
02/23/2022		2460 Corporation	40020	(\$64.17)
02/24/2022		Aqua Pro Irrigation, Inc	40021	(\$1,125.00)
			Total Uncleared	(\$2,982.36)

SouthState Bank - Oper - 8990 Summary	
Ending Account Balance:	\$ 456,291.17
Uncleared Items:	(\$2,982.36)
Adjusted Balance:	\$ 459,273.53
Bank Ending Balance:	\$ 459,273.53
Difference:	\$-

Seawall North/South reserve capital

Report date	28-Feb-22
Beginning of the month	\$1,113,351
addition during month	\$6,695
payments	(\$900)
rounding	
End of the month	<u><u>\$1,119,146</u></u>

Reserve per capital projects Dec 31 2022	\$1,187,381
Invoices paid 2022	<u>(\$1,285)</u>
Reserve projected balance Dec 31 2022	<u><u>\$1,186,096</u></u>

Project	Vendor	Board Approved	Invoice	Amount Paid	Remaining Invoice	Project Summary	Month	Invoice Number
<u>Seawall North & South Estimate</u>						\$1,500,000.00		
2020 Expenses		\$79,000						
	DCA Engineering Phase 1		\$14,200	\$7,000		(\$7,000)	June 2020	
	Miller Land Survey		\$10,000	\$5,000		(\$5,000)	July 16, 2020	
	DCA Engineering Phase 1			\$7,200		(\$7,200)	Sept. 11, 2020	
	DCA - Sea Grass Survey		\$1,150	\$1,150		(\$1,150)	Sept. 11, 2020	
	Miller Land Survey			\$5,000		(\$5,000)	Sept. 22, 2020	
	Total	\$79,000	\$25,350	\$25,350	\$0	\$1,474,650		
	Remaining approved	53,650						
2021 Expenses								
	B&M Marine Construction		\$5,000	\$5,000		(\$5,000)	June 2, 2021	112-5350
	GFA International Engineering		\$11,965	\$11,965		(\$11,965)	Sept. 30, 2021	00541241
	Miller Land Survey		\$650	\$650		(\$650)	Nov. 12, 2021	
	Total	\$53,650	\$17,615	\$17,615	\$0	\$1,457,035		
	Remaining approved	36,035						
2022 Expenses								
	SJW Law Group		\$385	\$385		(\$385)	Jan. 30, 2022	5832
	Specialty Engineering Consultants		\$900	\$900		(\$900)	Jan. 10, 2022	52652
	Total	\$36,035	\$1,285	\$1,285	\$0	\$1,455,750		
	Remaining approved	34,750						

**SCHEDULE OF DEFERRED MAINTENANCE AND
CAPITAL EXPENDITURE RESERVES - APPROVED 2022 12/02/2022
For Year January 1,2022 through December 31, 2022**

Projects	Year of Project	Est. Total Useful Life (in years)	Est. Remaining Useful Life (in years)	Est. Cost of Deferred Maintenance (\$)	Fund Balance 12-31-21 (\$)	Fund Deficit 12-31-21 (\$)	Funding Required to Fully Fund (\$)	Funding for 2022 (\$)	Monthly Funding (\$)	Payments & adjustments	Feb. 2022 (\$)	
IRRIGATION STATIONS	2023	10	2	\$46,000	\$15,336	\$ 30,664	\$15,332	\$15,332	\$1,278		\$17,892	
SEAWALL REPLACEMENT	2021	60	1	\$1,187,385	\$1,107,041	\$ 80,344	\$ 80,344	\$80,344	\$6,695	(\$900)	\$1,119,146	
PAINT BUILDINGS	2025	10	4	\$160,000	\$62,208	\$ 97,792	\$24,448	\$24,448	\$2,037		\$66,282	
ROOFS	2035	20	14	\$430,600	\$109,916	\$ 320,684	\$22,906	\$22,906	\$1,909		\$113,734	
ASPHALT PAVING	2026	30	5	\$473,000	\$165,023	\$ 307,977	\$61,595	\$61,595	\$5,133		\$175,289	
CONCRETE SIDEWALKS & REPAIRS	2035	40	14	\$650,000	\$178,847	\$ 471,153	\$33,654	\$33,654	\$2,805		\$184,457	
POOL REPAIR & REPLACEMENT	2030	30	2	\$291,054	\$110,814	\$ 180,240	\$90,120	\$90,120	\$7,510		\$125,834	
CLUBHOUSE	2040	40	19	\$141,000	\$35,519	\$ 105,481	\$5,552	\$5,552	\$463		\$36,445	
DEFERRED MAINTENANCE	trans. to electrical room 02182022				\$ 9,405					\$ (9,538)	\$ -	
ELECTRICAL ROOMS (HGI responsible)	2022		1	\$42,450	\$42,450	\$ -	\$0	\$0	\$0	\$9,538	\$51,988	
SEWER/WATER REPAIR/REPLACEMENT	2026	5	5	\$10,000	\$0	\$ 10,000	\$2,000	\$2,000	\$167		\$334	
Prior year interest/rounding - transferred to def. maintenance					\$ 133							
TOTAL PROJECTS					\$ 3,431,489	\$ 1,836,692	\$ 1,604,335	\$ 335,951	\$ 335,951	\$ 27,997	\$ (900)	\$ 1,891,401
Current year interest											\$ 38	
Fees/rounding											\$ (24)	
Insurance loan												
Total					\$ 1,836,692			\$ 335,951	\$ 27,997	\$ (900)	\$ 1,891,415	

**WAVING OF RESERVES , IN HOLE OR IN PART, OR ALLOWING ALTERNATIVE
USES OF EXISTING RESREVES MAY RESULT IN UNIT SHARE HOLDER
LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL
ASSESSMENTS REGARDING THOSE ITEMS.**