



# **Financial Report Package**

**August 2022**

**Prepared for**

**HAMPSHIRE GARDENS, INC.**

**By**

**Associated Property Management**



**Balance Sheet - Operating**  
 HAMPSHIRE GARDENS, INC.  
 End Date: 08/31/2022

Date: 9/12/2022  
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**Assets**

OPERATING CASH

10-1005-00	SouthState Bank - Oper - 8990	\$100,574.37
10-1020-00	Fidelity - Operating - 3254	141,507.39
10-1090-00	Petty Cash	200.00
10-1099-00	Due (TO) / FROM Reserves	(12,786.93)

Total OPERATING CASH: \$229,494.83

RESERVE CASH

12-1200-00	CenterState - Reserve - 4701	67,737.90
12-1220-00	Fidelity - Reserve - 7626	1,978,695.86
12-1299-00	Due (TO) / FROM Operating	12,786.93

Total RESERVE CASH: \$2,059,220.69

PREPAIDS & DEPOSITS

15-1500-00	Prepaid Insurance	175,587.12
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Total PREPAIDS & DEPOSITS: \$175,587.12

**Total Assets:** \$2,464,302.64

**Liabilities & Equity**

CURRENT LIABILITIES

20-2000-00	Accounts Payable	14,752.27
20-2040-00	Deferred Insurance Assessments	229,398.40
20-2050-00	Accrued Accounting Expenses	5,571.96
20-2051-00	Deferred Insurance Deductible	141,033.41
20-2100-00	Prepaid Owners Assessment	13,916.00

Total CURRENT LIABILITIES: \$404,672.04

RESERVE LIABILITIES

25-2500-00	Capital Projects Reserve	2,052,969.13
25-2590-00	Interest Reserve	6,251.56

Total RESERVE LIABILITIES: \$2,059,220.69

EQUITY

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

Net Income Gain / Loss	(52,651.66)	
	<u>(\$52,651.66)</u>	

**Total Liabilities & Equity:** \$2,464,302.64



**Income Statement - Operating**

HAMPSHIRE GARDENS, INC.

08/31/2022

Date: 9/12/2022

Time: 11:41 am

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Maintenance Assessment	\$58,646.00	\$58,645.92	\$0.08	\$469,168.00	\$469,167.36	\$0.64	\$703,751.00
<b>Total ASSESSMENT INCOME</b>	<b>\$58,646.00</b>	<b>\$58,645.92</b>	<b>\$0.08</b>	<b>\$469,168.00</b>	<b>\$469,167.36</b>	<b>\$0.64</b>	<b>\$703,751.00</b>
<b>OTHER INCOME</b>							
4192-00 Insurance Income	31,916.67	31,916.67	-	255,333.36	255,333.36	-	383,000.00
<b>Total OTHER INCOME</b>	<b>\$31,916.67</b>	<b>\$31,916.67</b>	<b>\$-</b>	<b>\$255,333.36</b>	<b>\$255,333.36</b>	<b>\$0.00</b>	<b>\$383,000.00</b>
<b>INTEREST INCOME</b>							
4200-00 Interest - Operating	210.51	-	210.51	469.77	-	469.77	-
<b>Total INTEREST INCOME</b>	<b>\$210.51</b>	<b>\$-</b>	<b>\$210.51</b>	<b>\$469.77</b>	<b>\$-</b>	<b>\$469.77</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$90,773.18</b>	<b>\$90,562.59</b>	<b>\$210.59</b>	<b>\$724,971.13</b>	<b>\$724,500.72</b>	<b>\$470.41</b>	<b>\$1,086,751.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Bookkeeping Fees	416.67	416.67	-	3,333.36	3,333.36	-	5,000.00
5010-00 Office Supplies and Expense	37.09	83.33	46.24	353.67	666.64	312.97	1,000.00
5015-00 Copier Maintenance & Supplies	-	41.67	41.67	281.58	333.36	51.78	500.00
5020-00 Bank Charges	-	16.67	16.67	10.00	133.36	123.36	200.00
5025-00 Website / Internet Fees	74.95	83.33	8.38	599.60	666.64	67.04	1,000.00
5065-00 Licenses & Fees	-	83.33	83.33	1,058.75	666.64	(392.11)	1,000.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$528.71</b>	<b>\$725.00</b>	<b>\$196.29</b>	<b>\$5,636.96</b>	<b>\$5,800.00</b>	<b>\$163.04</b>	<b>\$8,700.00</b>
<b>INSURANCE &amp; TAXES</b>							
5100-00 Insurance Expense	44,904.48	31,916.67	(12,987.81)	320,272.41	255,333.36	(64,939.05)	383,000.00
5110-00 Insurance Deductible Reserve Expense	1,666.67	1,666.67	-	13,333.36	13,333.36	-	20,000.00
<b>Total INSURANCE &amp; TAXES</b>	<b>\$46,571.15</b>	<b>\$33,583.34</b>	<b>(\$12,987.81)</b>	<b>\$333,605.77</b>	<b>\$268,666.72</b>	<b>(\$64,939.05)</b>	<b>\$403,000.00</b>
<b>PROFESSIONAL FEES</b>							
5200-00 Legal Fees - General	4,537.50	1,250.00	(3,287.50)	19,683.05	10,000.00	(9,683.05)	15,000.00
5220-00 Accounting Fees/Tax Preparation	458.34	458.33	(0.01)	3,666.72	3,666.64	(0.08)	5,500.00
<b>Total PROFESSIONAL FEES</b>	<b>\$4,995.84</b>	<b>\$1,708.33</b>	<b>(\$3,287.51)</b>	<b>\$23,349.77</b>	<b>\$13,666.64</b>	<b>(\$9,683.13)</b>	<b>\$20,500.00</b>
<b>GROUNDS MAINTENANCE</b>							
5500-00 Landscaping Contract (Cuts, Trim Weeds)	2,717.00	5,416.67	2,699.67	22,030.00	43,333.36	21,303.36	65,000.00
5530-00 Sprinklers	320.00	450.00	130.00	5,921.59	3,600.00	(2,321.59)	5,400.00
5550-00 Tree Maintenance	-	458.33	458.33	6,490.00	3,666.64	(2,823.36)	5,500.00
<b>Total GROUNDS MAINTENANCE</b>	<b>\$3,037.00</b>	<b>\$6,325.00</b>	<b>\$3,288.00</b>	<b>\$34,441.59</b>	<b>\$50,600.00</b>	<b>\$16,158.41</b>	<b>\$75,900.00</b>
<b>UTILITIES</b>							
5800-00 Electricity	1,906.92	1,458.33	(448.59)	13,408.50	11,666.64	(1,741.86)	17,500.00
5810-00 Water	14,355.78	14,333.33	(22.45)	113,568.62	114,666.64	1,098.02	172,000.00
5830-00 Solid Waste	-	41.67	41.67	27.36	333.36	306.00	500.00
<b>Total UTILITIES</b>	<b>\$16,262.70</b>	<b>\$15,833.33</b>	<b>(\$429.37)</b>	<b>\$127,004.48</b>	<b>\$126,666.64</b>	<b>(\$337.84)</b>	<b>\$190,000.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
6000-00 Repairs & Maintenance (Supplies/Materials)	99.81	1,250.00	1,150.19	8,469.24	10,000.00	1,530.76	15,000.00
6020-00 Golf Cart Maintenance	-	41.67	41.67	-	333.36	333.36	500.00
6030-00 Gutter	-	41.67	41.67	-	333.36	333.36	500.00
6035-00 Utility/ Electrical Room Doors	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
6051-00 Pest Control	473.00	666.67	193.67	5,176.00	5,333.36	157.36	8,000.00
6069-00 Clubhouse - Indoor/Outdoor Furniture	-	333.33	333.33	3,657.65	2,666.64	(991.01)	4,000.00
6070-00 Clubhouse - Janitorial	-	500.00	500.00	2,044.84	4,000.00	1,955.16	6,000.00
6073-00 Clubhouse - A/C Expense	-	41.67	41.67	-	333.36	333.36	500.00
6074-00 Clubhouse - Cable/Internet	141.98	183.33	41.35	1,132.49	1,466.64	334.15	2,200.00
6075-00 Laundry Room	-	416.67	416.67	3,203.81	3,333.36	129.55	5,000.00
6080-00 Pool Heater	-	41.67	41.67	-	333.36	333.36	500.00
6081-00 Pool	347.00	375.00	28.00	2,989.26	3,000.00	10.74	4,500.00
6085-00 Pool Misc. Repairs	-	83.33	83.33	2,943.49	666.64	(2,276.85)	1,000.00
<b>Total REPAIRS &amp; MAINTENANCE</b>	<b>\$1,061.79</b>	<b>\$4,391.68</b>	<b>\$3,329.89</b>	<b>\$29,616.78</b>	<b>\$35,133.44</b>	<b>\$5,516.66</b>	<b>\$52,700.00</b>



**Income Statement - Operating**  
 HAMPSHIRE GARDENS, INC.  
 08/31/2022

Date: 9/12/2022  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE ACTIVITY</b>							
8000-00 Dedicated Reserve Expense	\$21,300.59	\$21,300.58	(\$0.01)	\$170,404.72	\$170,404.64	(\$0.08)	\$255,607.00
8035-00 Seawall/ Pool Project Reserve Exp	6,695.34	6,695.33	(0.01)	53,562.72	53,562.64	(0.08)	80,344.00
<b>Total RESERVE ACTIVITY</b>	<u>\$27,995.93</u>	<u>\$27,995.91</u>	<u>(\$0.02)</u>	<u>\$223,967.44</u>	<u>\$223,967.28</u>	<u>(\$0.16)</u>	<u>\$335,951.00</u>
<b>Total OPERATING EXPENSE</b>	<b>\$100,453.12</b>	<b>\$90,562.59</b>	<b>(\$9,890.53)</b>	<b>\$777,622.79</b>	<b>\$724,500.72</b>	<b>(\$53,122.07)</b>	<b>\$1,086,751.00</b>
<b>Net Income:</b>	<u><u>(\$9,679.94)</u></u>	<u><u>\$0.00</u></u>	<u><u>(\$9,679.94)</u></u>	<u><u>(\$52,651.66)</u></u>	<u><u>\$0.00</u></u>	<u><u>(\$52,651.66)</u></u>	<u><u>\$0.00</u></u>

**Seawall North/South reserve capital**

<b>Report date</b>	<b>31-Aug-22</b>
Beginning of the month	\$1,152,621
addition during month	\$6,695
payments	
rounding	
End of the month	\$1,159,316

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

Project	Vendor	Board Approved	Invoice	Amount Paid	Remaining Invoice	Project Summary	Month	Invoice Number
<u>Seawall North &amp; South</u>								
Estimate						\$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	
						\$0		
	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
						\$0		
						\$0		
	Total	\$36,035	\$1,285	\$1,285	\$0	\$1,455,750		
	Remaining approved	34,750						

Capital Projects Spending  
January 1 - December 31, 2022  
Report date 08/31/2022

**Roofs**

Date	Beg. Balance	Monthly Assessment	Spending	Ending Balance	Invoice	Description
Jan	\$109,916	\$1,909		\$111,825		
Feb	\$111,825	\$1,909		\$113,734		
March	\$113,734	\$1,909	(\$1,600)	\$114,043	02/23/2022	Fairway roofing \$1,600 2570 roof repairs
April	\$114,043	\$1,909		\$115,952		
May	\$115,952	\$1,909	(\$1,200)	\$116,661	04/19/2022	Fairway roofing \$1,200 2560 roof repairs
June	\$116,661	\$1,909		\$118,570		
July	\$118,570	\$1,909		\$120,479		
August	\$120,479	\$1,909		\$122,388		
Sept	\$122,388	\$1,909		\$124,297		
Oct	\$124,297	\$1,909		\$126,206		
Nov	\$126,206	\$1,909		\$128,115		
Dec	\$128,115	\$1,909		\$130,024		
Total			(\$2,800)	\$130,024		

**Concrete Sidewalks**

Date	Beg. Balance	Monthly Assessment	Spending	Ending Balance	Invoice	Description
Jan	\$178,847	\$2,805		\$181,652		
Feb	\$181,652	\$2,805		\$184,457		
March	\$184,457	\$2,805	(\$25,000)	\$162,262		Transfer to Sewer/Water Repairs
April	\$162,262	\$2,805		\$165,067		
May	\$165,067	\$2,805		\$167,872		
June	\$167,872	\$2,805		\$170,677		
July	\$170,677	\$2,805		\$173,482		
August	\$173,482	\$2,805		\$176,287		
Sept	\$176,287	\$2,805		\$179,092		
Oct	\$179,092	\$2,805		\$181,897		
Nov	\$181,897	\$2,805		\$184,702		
Dec	\$184,702	\$2,805		\$187,507		
Total			(\$25,000)	\$187,507		

**Sewer/Water Repairs**

Date	Beg. Balance	Monthly Assessment	Spending	Ending Balance	Invoice	Description
Jan	\$0	\$167		\$167		
Feb	\$167	\$167		\$334		
March	\$334	\$25,167	(\$3,500)	\$22,001	02/25/2022	Raider Rooter invoice 51883 & transfer from paving & concrete
April	\$22,001	\$167		\$22,168		
May	\$22,168	\$167		\$22,335		
June	\$22,335	\$167		\$22,502		
July	\$22,502	\$167		\$22,669		
August	\$22,669	\$167		\$22,836		
Sept	\$22,836	\$167		\$23,003		
Oct	\$23,003	\$167		\$23,170		
Nov	\$23,170	\$167		\$23,337		
Dec	\$23,337	\$167		\$23,504		
Total			(\$3,500)	\$23,504		



**Homeowner Aging Report**  
 HAMPSHIRE GARDENS, INC.  
 End Date: 08/31/2022

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Description	Current	Over 30	Over 60	Over 90	Balance
<b>HGI2440 - 2440 Corporation Owner</b>					
2440 S Federal Hwy Apt#10					
					Last Payment: \$4,970.00 on 08/30/2022
Total:	(\$4,970.00)	\$0.00	\$0.00	\$0.00	(\$4,970.00)
<b>HGI2442 - 2442 Corporation Owner</b>					
2442 S Federal Hwy Apt#4					
					Last Payment: \$3,976.00 on 08/26/2022
Total:	(\$3,976.00)	\$0.00	\$0.00	\$0.00	(\$3,976.00)
<b>HGI2570 - 2570 Corporation Owner</b>					
2570 S Federal Hwy Apt#19					
					Last Payment: \$4,970.00 on 08/24/2022
Total:	(\$4,970.00)	\$0.00	\$0.00	\$0.00	(\$4,970.00)
<b>Association</b>	<b>Current Total</b>	<b>Over 30 Total</b>	<b>Over 60 Total</b>	<b>Over 90 Total</b>	<b>Balance Total</b>
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: 8/31/2022

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Account No:	Homeowner Name	Address	Balance
HGI2440	2440 Corporation	2440 S Federal Hwy Apt#10 Boynton Beach, FL 33435	(\$4,970.00)
HGI2442	2442 Corporation	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)
		<b>HAMPSHIRE GARDENS, INC. Total</b>	<b>3 (\$13,916.00)</b>





**Payables Aging Report**  
 HAMPSHIRE GARDENS, INC.  
 As Of 8/31/2022

Date: 9/12/2022  
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Vendor	Current	Over 30	Over 60	Over 90	Balance
CITY OF BOYNTON BEACH UTIL DEP	\$13,675.72	\$0.00	\$0.00	\$0.00	\$13,675.72
COMCAST	\$141.98	\$0.00	\$0.00	\$0.00	\$141.98
FPL	\$934.57	\$0.00	\$0.00	\$0.00	\$934.57
<b>Totals:</b>	<b>\$14,752.27</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$14,752.27</b>



**General Ledger Trial Balance**  
**HAMPSHIRE GARDENS, INC.**  
 From: 10-1000-00 To: 90-9999-00 08/01/2022 To 08/31/2022

**Date:** 9/12/2022  
**Time:** 11:41 am  
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1005-00	SouthState Bank - Oper - 8990	\$94,733.85	\$201,727.94	\$195,887.42	\$100,574.37
10-1020-00	Fidelity - Operating - 3254	\$139,630.82	\$1,876.57	\$0.00	\$141,507.39
10-1090-00	Petty Cash	\$200.00	\$0.00	\$0.00	\$200.00
10-1099-00	Due (TO) / FROM Reserves	(\$155,149.00)	\$142,362.07	\$0.00	(\$12,786.93)
12-1200-00	CenterState - Reserve - 4701	\$67,719.53	\$18.37	\$0.00	\$67,737.90
12-1220-00	Fidelity - Reserve - 7626	\$1,805,492.16	\$173,203.70	\$0.00	\$1,978,695.86
12-1299-00	Due (TO) / FROM Operating	\$155,149.00	\$0.00	\$142,362.07	\$12,786.93
14-1400-00	Accounts Receivable	\$0.00	\$58,646.00	\$58,646.00	\$0.00
15-1500-00	Prepaid Insurance	\$358,602.60	\$0.00	\$183,015.48	\$175,587.12
20-2000-00	Accounts Payable	(\$13,186.99)	\$24,334.77	\$25,900.05	(\$14,752.27)
20-2040-00	Deferred Insurance Assessments	(\$261,315.07)	\$31,916.67	\$0.00	(\$229,398.40)
20-2050-00	Accrued Accounting Expenses	(\$5,113.62)	\$0.00	\$458.34	(\$5,571.96)
20-2051-00	Deferred Insurance Deductible	(\$139,366.74)	\$0.00	\$1,666.67	(\$141,033.41)
20-2100-00	Prepaid Owners Assessment	(\$8,946.00)	\$13,916.00	\$18,886.00	(\$13,916.00)
25-2500-00	Capital Projects Reserve	(\$2,024,973.20)	\$0.00	\$27,995.93	(\$2,052,969.13)
25-2590-00	Interest Reserve	(\$3,387.49)	\$0.00	\$2,864.07	(\$6,251.56)
30-3025-00	Fund Balance	(\$53,061.57)	\$0.00	\$0.00	(\$53,061.57)
40-4000-00	Maintenance Assessment	(\$410,522.00)	\$0.00	\$58,646.00	(\$469,168.00)
41-4192-00	Insurance Income	(\$223,416.69)	\$0.00	\$31,916.67	(\$255,333.36)
42-4200-00	Interest - Operating	(\$259.26)	\$0.00	\$210.51	(\$469.77)
50-5000-00	Bookkeeping Fees	\$2,916.69	\$416.67	\$0.00	\$3,333.36
50-5010-00	Office Supplies and Expense	\$316.58	\$37.09	\$0.00	\$353.67
50-5015-00	Copier Maintenance & Supplies	\$281.58	\$0.00	\$0.00	\$281.58
50-5020-00	Bank Charges	\$10.00	\$0.00	\$0.00	\$10.00
50-5025-00	Website / Internet Fees	\$524.65	\$74.95	\$0.00	\$599.60
50-5065-00	Licenses & Fees	\$1,058.75	\$0.00	\$0.00	\$1,058.75
51-5100-00	Insurance Expense	\$275,367.93	\$44,904.48	\$0.00	\$320,272.41
51-5110-00	Insurance Deductible Reserve Expense	\$11,666.69	\$1,666.67	\$0.00	\$13,333.36
52-5200-00	Legal Fees - General	\$15,145.55	\$4,537.50	\$0.00	\$19,683.05
52-5220-00	Accounting Fees/Tax Preparation	\$3,208.38	\$458.34	\$0.00	\$3,666.72
55-5500-00	Landscaping Contract (Cuts, Trim Weeds)	\$19,313.00	\$2,717.00	\$0.00	\$22,030.00
55-5530-00	Sprinklers	\$5,601.59	\$320.00	\$0.00	\$5,921.59
55-5550-00	Tree Maintenance	\$6,490.00	\$0.00	\$0.00	\$6,490.00
58-5800-00	Electricity	\$11,501.58	\$1,906.92	\$0.00	\$13,408.50



**General Ledger Trial Balance**  
 HAMPSHIRE GARDENS, INC.  
 From: 10-1000-00 To: 90-9999-00 08/01/2022 To 08/31/2022

Date: 9/12/2022  
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
58-5810-00	Water	\$99,212.84	\$14,828.13	\$472.35	\$113,568.62
58-5830-00	Solid Waste	\$27.36	\$0.00	\$0.00	\$27.36
60-6000-00	Repairs & Maintenance (Supplies/Materials)	\$8,369.43	\$99.81	\$0.00	\$8,469.24
60-6051-00	Pest Control	\$4,703.00	\$473.00	\$0.00	\$5,176.00
60-6069-00	Clubhouse - Indoor/Outdoor Furniture	\$3,657.65	\$0.00	\$0.00	\$3,657.65
60-6070-00	Clubhouse - Janitorial	\$2,044.84	\$0.00	\$0.00	\$2,044.84
60-6074-00	Clubhouse - Cable/Internet	\$990.51	\$141.98	\$0.00	\$1,132.49
60-6075-00	Laundry Room	\$3,203.81	\$0.00	\$0.00	\$3,203.81
60-6081-00	Pool	\$2,642.26	\$347.00	\$0.00	\$2,989.26
60-6085-00	Pool Misc. Repairs	\$2,943.49	\$0.00	\$0.00	\$2,943.49
80-8000-00	Dedicated Reserve Expense	\$149,104.13	\$21,300.59	\$0.00	\$170,404.72
80-8035-00	Seawall/ Pool Project Reserve Exp	\$46,867.38	\$6,695.34	\$0.00	\$53,562.72
<b>Totals:</b>		<b>\$0.00</b>	<b>\$748,927.56</b>	<b>\$748,927.56</b>	<b>\$0.00</b>



**Bank Account Reconciliation**  
HAMPSHIRE GARDENS, INC.  
SouthState-Res-4701 (End: 08/31/2022)

Date: 9/12/2022  
Time: 11:41 am  
Page: 1

Date	Reconciled	Description	Check Number	Transaction Amount
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**SouthState-Res-4701 Summary**

Ending Account Balance:	\$ 67,737.90
Uncleared Items:	\$-
Adjusted Balance:	\$ 67,737.90
Bank Ending Balance:	\$ 67,737.90
Difference:	\$-



**Bank Account Reconciliation**  
HAMPSHIRE GARDENS, INC.  
Fidelity Bank - Operating - 3254 (End: 08/31/2022)

Date: 9/12/2022  
Time: 11:41 am  
Page: 2

Date	Reconciled	Description	Check Number	Transaction Amount
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**Fidelity Bank - Operating - 3254 Summary**

Ending Account Balance:	\$ 141,507.39
Uncleared Items:	\$-
Adjusted Balance:	\$ 141,507.39
Bank Ending Balance:	\$ 141,507.39
Difference:	\$-



**Bank Account Reconciliation**  
HAMPSHIRE GARDENS, INC.  
Fidelity Bank Corp Acct - Reserve - 7626 (End: 08/31/2022)

Date: 9/12/2022  
Time: 11:41 am  
Page: 3

Date	Reconciled	Description	Check Number	Transaction Amount
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**Fidelity Bank Corp Acct - Reserve - 7626 Summary**

Ending Account Balance:	\$ 1,978,695.86
Uncleared Items:	\$-
Adjusted Balance:	\$ 1,978,695.86
Bank Ending Balance:	\$ 1,978,695.86
Difference:	\$-



**Bank Account Reconciliation**  
 HAMPSHIRE GARDENS, INC.  
 SouthState Bank - Oper - 8990 (End: 08/31/2022)

Date: 9/12/2022  
 Time: 11:41 am  
 Page: 4

Date	Reconciled	Description	Check Number	Transaction Amount
<b>Uncleared Items</b>				
02/21/2022		HOME DEPOT CREDIT SERVICES	40016	(\$356.64)
			<b>Total Uncleared</b>	<b>(\$356.64)</b>

<u>SouthState Bank - Oper - 8990 Summary</u>	
Ending Account Balance:	\$ 100,574.37
Uncleared Items:	(\$356.64)
	<hr/>
Adjusted Balance:	\$ 100,931.01
Bank Ending Balance:	\$ 100,931.01
	<hr/>
Difference:	\$-

**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 (\$)	August 2022 (\$)
IRRIGATION STATIONS	2023	10	2	\$46,000	\$15,336	\$ 30,664	\$15,332	\$15,332	\$1,278		\$25,560
SEAWALL REPLACEMENT	2021	60	1	\$1,187,385	\$1,107,041	\$ 80,344	\$ 80,344	\$80,344	\$6,695		\$1,159,316
PAINT BUILDINGS	2025	10	4	\$160,000	\$62,208	\$ 97,792	\$24,448	\$24,448	\$2,037		\$78,504
ROOFS	2035	20	14	\$430,600	\$109,916	\$ 320,684	\$22,906	\$22,906	\$1,909		\$122,388
ASPHALT PAVING	2026	30	5	\$473,000	\$165,023	\$ 307,977	\$61,595	\$61,595	\$5,133		\$206,087
CONCRETE SIDEWALKS & REPAIRS	2035	40	14	\$650,000	\$178,847	\$ 471,153	\$33,654	\$33,654	\$2,805		\$176,287
POOL REPAIR & REPLACEMENT	2030	30	2	\$291,054	\$110,814	\$ 180,240	\$90,120	\$90,120	\$7,510		\$170,894
CLUBHOUSE	2040	40	19	\$141,000	\$35,519	\$ 105,481	\$5,552	\$5,552	\$463		\$39,223
DEFERRED MAINTENANCE	trans. to electrical room 02182022				\$ 9,405						\$ -
ELECTRICAL ROOMS (HGI responsible)	2022		1	\$42,450	\$42,450	\$ -	\$0	\$0	\$0		\$51,988
SEWER/WATER REPAIR/REPLACEMENT	2026	5	5	\$10,000	\$0	\$ 10,000	\$2,000	\$2,000	\$167		\$22,836
Prior year interest/rounding - transferred to def. maintenance					\$ 133						
<b>TOTAL PROJECTS</b>				<b>\$ 3,431,489</b>	<b>\$ 1,836,692</b>	<b>\$ 1,604,335</b>	<b>\$ 335,951</b>	<b>\$ 335,951</b>	<b>\$ 27,997</b>	<b>\$ -</b>	<b>\$ 2,053,083</b>
Current year interest											\$ 7,163
Fees/rounding											\$ (24)
Insurance loan											(12,788)
<b>Total</b>					<b>\$ 1,836,692</b>			<b>\$ 335,951</b>	<b>\$ 27,997</b>	<b>\$ -</b>	<b>\$ 2,047,434</b>

**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.**