



# **Financial Report Package**

**September 2022**

**Prepared for**

**HAMPSHIRE GARDENS, INC.**

**By**

**Associated Property Management**



**Balance Sheet - Operating**  
 HAMPSHIRE GARDENS, INC.  
 End Date: 09/30/2022

Date: 10/4/2022  
 Time: 4:21 pm  
 Page: 1

**Assets**

OPERATING CASH

|            |                               |              |
|------------|-------------------------------|--------------|
| 10-1005-00 | SouthState Bank - Oper - 8990 | \$119,159.03 |
| 10-1020-00 | Fidelity - Operating - 3254   | 143,416.17   |
| 10-1090-00 | Petty Cash                    | 200.00       |

Total OPERATING CASH: \$262,775.20

RESERVE CASH

|            |                              |              |
|------------|------------------------------|--------------|
| 12-1200-00 | CenterState - Reserve - 4701 | 67,754.60    |
| 12-1220-00 | Fidelity - Reserve - 7626    | 2,022,884.58 |

Total RESERVE CASH: \$2,090,639.18

PREPAIDS & DEPOSITS

|            |                   |            |
|------------|-------------------|------------|
| 15-1500-00 | Prepaid Insurance | 268,793.64 |
|------------|-------------------|------------|

Total PREPAIDS & DEPOSITS: \$268,793.64

**Total Assets:** \$2,622,208.02

**Liabilities & Equity**

CURRENT LIABILITIES

|            |                                |            |
|------------|--------------------------------|------------|
| 20-2000-00 | Accounts Payable               | 9,554.93   |
| 20-2040-00 | Deferred Insurance Assessments | 197,481.73 |
| 20-2050-00 | Accrued Accounting Expenses    | 6,030.30   |
| 20-2051-00 | Deferred Insurance Deductible  | 142,700.08 |
| 20-2100-00 | Prepaid Owners Assessment      | 23,856.00  |

Total CURRENT LIABILITIES: \$379,623.04

RESERVE LIABILITIES

|            |                          |              |
|------------|--------------------------|--------------|
| 25-2500-00 | Capital Projects Reserve | 2,080,965.06 |
| 25-2590-00 | Interest Reserve         | 9,674.12     |

Total RESERVE LIABILITIES: \$2,090,639.18

EQUITY

|            |              |           |
|------------|--------------|-----------|
| 30-3025-00 | Fund Balance | 53,061.57 |
|------------|--------------|-----------|

Total EQUITY: \$53,061.57

|                        |           |
|------------------------|-----------|
| Net Income Gain / Loss | 98,884.23 |
|------------------------|-----------|

\$98,884.23

**Total Liabilities & Equity:** \$2,622,208.02



**Income Statement - Operating**

HAMPSHIRE GARDENS, INC.

09/30/2022

Date: 10/4/2022

Time: 4:21 pm

Page: 1

| 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               | \$527,814.00        | \$527,813.28        | \$0.72               | \$703,751.00          |
| <b>Total ASSESSMENT INCOME</b>                     | <b>\$58,646.00</b>  | <b>\$58,645.92</b> | <b>\$0.08</b>        | <b>\$527,814.00</b> | <b>\$527,813.28</b> | <b>\$0.72</b>        | <b>\$703,751.00</b>   |
| <b>OTHER INCOME</b>                                |                     |                    |                      |                     |                     |                      |                       |
| 4192-00 Insurance Income                           | 44,704.67           | 31,916.67          | 12,788.00            | 438,149.03          | 287,250.03          | 150,899.00           | 383,000.00            |
| <b>Total OTHER INCOME</b>                          | <b>\$44,704.67</b>  | <b>\$31,916.67</b> | <b>\$12,788.00</b>   | <b>\$438,149.03</b> | <b>\$287,250.03</b> | <b>\$150,899.00</b>  | <b>\$383,000.00</b>   |
| <b>INTEREST INCOME</b>                             |                     |                    |                      |                     |                     |                      |                       |
| 4200-00 Interest - Operating                       | 240.53              | -                  | 240.53               | 710.30              | -                   | 710.30               | -                     |
| <b>Total INTEREST INCOME</b>                       | <b>\$240.53</b>     | <b>\$-</b>         | <b>\$240.53</b>      | <b>\$710.30</b>     | <b>\$-</b>          | <b>\$710.30</b>      | <b>\$-</b>            |
| <b>Total OPERATING INCOME</b>                      | <b>\$103,591.20</b> | <b>\$90,562.59</b> | <b>\$13,028.61</b>   | <b>\$966,673.33</b> | <b>\$815,063.31</b> | <b>\$151,610.02</b>  | <b>\$1,086,751.00</b> |
| <b>OPERATING EXPENSE</b>                           |                     |                    |                      |                     |                     |                      |                       |
| <b>ADMINISTRATIVE EXPENSES</b>                     |                     |                    |                      |                     |                     |                      |                       |
| 5000-00 Bookkeeping Fees                           | 416.67              | 416.67             | -                    | 3,750.03            | 3,750.03            | -                    | 5,000.00              |
| 5010-00 Office Supplies and Expense                | 16.00               | 83.33              | 67.33                | 369.67              | 749.97              | 380.30               | 1,000.00              |
| 5015-00 Copier Maintenance & Supplies              | -                   | 41.67              | 41.67                | 281.58              | 375.03              | 93.45                | 500.00                |
| 5020-00 Bank Charges                               | -                   | 16.67              | 16.67                | 10.00               | 150.03              | 140.03               | 200.00                |
| 5025-00 Website / Internet Fees                    | 74.95               | 83.33              | 8.38                 | 674.55              | 749.97              | 75.42                | 1,000.00              |
| 5065-00 Licenses & Fees                            | -                   | 83.33              | 83.33                | 1,058.75            | 749.97              | (308.78)             | 1,000.00              |
| <b>Total ADMINISTRATIVE EXPENSES</b>               | <b>\$507.62</b>     | <b>\$725.00</b>    | <b>\$217.38</b>      | <b>\$6,144.58</b>   | <b>\$6,525.00</b>   | <b>\$380.42</b>      | <b>\$8,700.00</b>     |
| <b>INSURANCE &amp; TAXES</b>                       |                     |                    |                      |                     |                     |                      |                       |
| 5100-00 Insurance Expense                          | 44,904.48           | 31,916.67          | (12,987.81)          | 365,176.89          | 287,250.03          | (77,926.86)          | 383,000.00            |
| 5110-00 Insurance Deductible Reserve Expense       | 1,666.67            | 1,666.67           | -                    | 15,000.03           | 15,000.03           | -                    | 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>\$380,176.92</b> | <b>\$302,250.06</b> | <b>(\$77,926.86)</b> | <b>\$403,000.00</b>   |
| <b>PROFESSIONAL FEES</b>                           |                     |                    |                      |                     |                     |                      |                       |
| 5200-00 Legal Fees - General                       | 3,914.34            | 1,250.00           | (2,664.34)           | 23,597.39           | 11,250.00           | (12,347.39)          | 15,000.00             |
| 5220-00 Accounting Fees/Tax Preparation            | 458.34              | 458.33             | (0.01)               | 4,125.06            | 4,124.97            | (0.09)               | 5,500.00              |
| <b>Total PROFESSIONAL FEES</b>                     | <b>\$4,372.68</b>   | <b>\$1,708.33</b>  | <b>(\$2,664.35)</b>  | <b>\$27,722.45</b>  | <b>\$15,374.97</b>  | <b>(\$12,347.48)</b> | <b>\$20,500.00</b>    |
| <b>GROUNDS MAINTENANCE</b>                         |                     |                    |                      |                     |                     |                      |                       |
| 5500-00 Landscaping Contract (Cuts, Trim Weeds)    | 3,112.50            | 5,416.67           | 2,304.17             | 25,142.50           | 48,750.03           | 23,607.53            | 65,000.00             |
| 5530-00 Sprinklers                                 | -                   | 450.00             | 450.00               | 5,921.59            | 4,050.00            | (1,871.59)           | 5,400.00              |
| 5550-00 Tree Maintenance                           | -                   | 458.33             | 458.33               | 6,490.00            | 4,124.97            | (2,365.03)           | 5,500.00              |
| <b>Total GROUNDS MAINTENANCE</b>                   | <b>\$3,112.50</b>   | <b>\$6,325.00</b>  | <b>\$3,212.50</b>    | <b>\$37,554.09</b>  | <b>\$56,925.00</b>  | <b>\$19,370.91</b>   | <b>\$75,900.00</b>    |
| <b>UTILITIES</b>                                   |                     |                    |                      |                     |                     |                      |                       |
| 5800-00 Electricity                                | 371.45              | 1,458.33           | 1,086.88             | 13,779.95           | 13,124.97           | (654.98)             | 17,500.00             |
| 5810-00 Water                                      | 5,724.00            | 14,333.33          | 8,609.33             | 119,292.62          | 128,999.97          | 9,707.35             | 172,000.00            |
| 5830-00 Solid Waste                                | -                   | 41.67              | 41.67                | 27.36               | 375.03              | 347.67               | 500.00                |
| <b>Total UTILITIES</b>                             | <b>\$6,095.45</b>   | <b>\$15,833.33</b> | <b>\$9,737.88</b>    | <b>\$133,099.93</b> | <b>\$142,499.97</b> | <b>\$9,400.04</b>    | <b>\$190,000.00</b>   |
| <b>REPAIRS &amp; MAINTENANCE</b>                   |                     |                    |                      |                     |                     |                      |                       |
| 6000-00 Repairs & Maintenance (Supplies/Materials) | -                   | 1,250.00           | 1,250.00             | 8,469.24            | 11,250.00           | 2,780.76             | 15,000.00             |
| 6020-00 Golf Cart Maintenance                      | -                   | 41.67              | 41.67                | -                   | 375.03              | 375.03               | 500.00                |
| 6030-00 Gutter                                     | -                   | 41.67              | 41.67                | -                   | 375.03              | 375.03               | 500.00                |
| 6035-00 Utility/ Electrical Room Doors             | -                   | 416.67             | 416.67               | -                   | 3,750.03            | 3,750.03             | 5,000.00              |
| 6051-00 Pest Control                               | 647.00              | 666.67             | 19.67                | 5,823.00            | 6,000.03            | 177.03               | 8,000.00              |
| 6069-00 Clubhouse - Indoor/Outdoor Furniture       | -                   | 333.33             | 333.33               | 3,657.65            | 2,999.97            | (657.68)             | 4,000.00              |
| 6070-00 Clubhouse - Janitorial                     | 375.00              | 500.00             | 125.00               | 2,419.84            | 4,500.00            | 2,080.16             | 6,000.00              |
| 6073-00 Clubhouse - A/C Expense                    | -                   | 41.67              | 41.67                | -                   | 375.03              | 375.03               | 500.00                |
| 6074-00 Clubhouse - Cable/Internet                 | 141.98              | 183.33             | 41.35                | 1,274.47            | 1,649.97            | 375.50               | 2,200.00              |
| 6075-00 Laundry Room                               | -                   | 416.67             | 416.67               | 3,203.81            | 3,750.03            | 546.22               | 5,000.00              |
| 6080-00 Pool Heater                                | -                   | 41.67              | 41.67                | -                   | 375.03              | 375.03               | 500.00                |
| 6081-00 Pool                                       | 347.00              | 375.00             | 28.00                | 3,336.26            | 3,375.00            | 38.74                | 4,500.00              |
| 6085-00 Pool Misc. Repairs                         | -                   | 83.33              | 83.33                | 2,943.49            | 749.97              | (2,193.52)           | 1,000.00              |
| <b>Total REPAIRS &amp; MAINTENANCE</b>             | <b>\$1,510.98</b>   | <b>\$4,391.68</b>  | <b>\$2,880.70</b>    | <b>\$31,127.76</b>  | <b>\$39,525.12</b>  | <b>\$8,397.36</b>    | <b>\$52,700.00</b>    |



**Income Statement - Operating**  
 HAMPSHIRE GARDENS, INC.  
 09/30/2022

Date: 10/4/2022  
 Time: 4:21 pm  
 Page: 2

| 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)                  | \$191,705.31              | \$191,705.22         | (\$0.09)                  | \$255,607.00          |
| 8035-00 Seawall/ Pool Project Reserve Exp | 6,695.34                  | 6,695.33             | (0.01)                    | 60,258.06                 | 60,257.97            | (0.09)                    | 80,344.00             |
| <b>Total RESERVE ACTIVITY</b>             | <u>\$27,995.93</u>        | <u>\$27,995.91</u>   | <u>(\$0.02)</u>           | <u>\$251,963.37</u>       | <u>\$251,963.19</u>  | <u>(\$0.18)</u>           | <u>\$335,951.00</u>   |
| <b>Total OPERATING EXPENSE</b>            | <b>\$90,166.31</b>        | <b>\$90,562.59</b>   | <b>\$396.28</b>           | <b>\$867,789.10</b>       | <b>\$815,063.31</b>  | <b>(\$52,725.79)</b>      | <b>\$1,086,751.00</b> |
| <b>Net Income:</b>                        | <u><u>\$13,424.89</u></u> | <u><u>\$0.00</u></u> | <u><u>\$13,424.89</u></u> | <u><u>\$98,884.23</u></u> | <u><u>\$0.00</u></u> | <u><u>\$98,884.23</u></u> | <u><u>\$0.00</u></u>  |

**Seawall North/South reserve capital**

|  |                           |
|--|---------------------------|
| <b>Report date</b>                       | <b>30-Sep-22</b>          |
| Beginning of the month                   | \$1,159,316               |
| addition during month                    | \$6,695                   |
| payments                                 |                           |
| rounding                                 |                           |
| End of the month                         | <u><u>\$1,166,011</u></u> |
| <br>                                     |                           |
| 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<br>Approved | Invoice  | Amount<br>Paid | Remaining<br>Invoice | Project Summary | Month          | Invoice<br>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 09/30/2022

**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: 09/30/2022

Date: 10/4/2022  
 Time: 4:21 pm  
 Page: 1

| Description  | Current              | Over 30              | Over 60              | Over 90              | Balance                                       |
|--|----------------------|----------------------|----------------------|----------------------|---|
| <b>HGI2440 - 2440 Corporation Owner</b><br>2440 S Federal Hwy Apt#10 |                      |                      |                      |                      | <b>Last Payment: \$4,970.00 on 09/28/2022</b> |
| <b>Total:</b>  | <b>(\$4,970.00)</b>  | <b>\$0.00</b>        | <b>\$0.00</b>        | <b>\$0.00</b>        | <b>(\$4,970.00)</b>                           |
| <b>HGI2442 - 2442 Corporation Owner</b><br>2442 S Federal Hwy Apt#4  |                      |                      |                      |                      | <b>Last Payment: \$3,976.00 on 09/27/2022</b> |
| <b>Total:</b>  | <b>(\$3,976.00)</b>  | <b>\$0.00</b>        | <b>\$0.00</b>        | <b>\$0.00</b>        | <b>(\$3,976.00)</b>                           |
| <b>HGI2450 - 2450 Corporation Owner</b><br>2450 S Federal Hwy Apt#11 |                      |                      |                      |                      | <b>Last Payment: \$4,970.00 on 09/30/2022</b> |
| <b>Total:</b>  | <b>(\$4,970.00)</b>  | <b>\$0.00</b>        | <b>\$0.00</b>        | <b>\$0.00</b>        | <b>(\$4,970.00)</b>                           |
| <b>HGI2552 - 2552 Corporation Owner</b><br>2552 S Federal Hwy Apt#2  |                      |                      |                      |                      | <b>Last Payment: \$4,970.00 on 09/28/2022</b> |
| <b>Total:</b>  | <b>(\$4,970.00)</b>  | <b>\$0.00</b>        | <b>\$0.00</b>        | <b>\$0.00</b>        | <b>(\$4,970.00)</b>                           |
| <b>HGI2570 - 2570 Corporation Owner</b><br>2570 S Federal Hwy Apt#19 |                      |                      |                      |                      | <b>Last Payment: \$4,970.00 on 09/28/2022</b> |
| <b>Total:</b>  | <b>(\$4,970.00)</b>  | <b>\$0.00</b>        | <b>\$0.00</b>        | <b>\$0.00</b>        | <b>(\$4,970.00)</b>                           |
| <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.  | (\$23,856.00)        | \$0.00               | \$0.00               | \$0.00               | (\$23,856.00)                                 |

| Description      | Total         |
|------------------|---------------|
| PrePaid          | (\$23,856.00) |
| <b>AR Total:</b> | <b>\$0.00</b> |



**PrePaid Homeowner List**  
HAMPSHIRE GARDENS, INC.  
End Date: 9/30/2022

**Date:** 10/4/2022  
**Time:** 4:21 pm  
**Page:** 1

| Account No:                          | Homeowner Name   | Address  | Balance                |
|--------------------------------------|------------------|--|------------------------|
| HGI2440                              | 2440 Corporation | 2440 S Federal Hwy Apt#10<br>Boynton Beach, FL 33435 | (\$4,970.00)           |
| HGI2442                              | 2442 Corporation | 2442 S Federal Hwy Apt#4<br>Boynton Beach, FL 33435  | (\$3,976.00)           |
| HGI2450                              | 2450 Corporation | 2450 S Federal Hwy Apt#11<br>Boynton Beach, FL 33435 | (\$4,970.00)           |
| HGI2552                              | 2552 Corporation | 2552 S Federal Hwy Apt#2<br>Boynton Beach, FL 33435  | (\$4,970.00)           |
| HGI2570                              | 2570 Corporation | 2570 S Federal Hwy Apt#19<br>Boynton Beach, FL 33435 | (\$4,970.00)           |
| <b>HAMPSHIRE GARDENS, INC. Total</b> |                  |  | <b>5 (\$23,856.00)</b> |





**Payables Aging Report**  
 HAMPSHIRE GARDENS, INC.  
 As Of 9/30/2022

Date: 10/4/2022  
 Time: 4:21 pm  
 Page: 1

| Vendor                         | Current           | Over 30       | Over 60       | Over 90       | Balance           |
|--------------------------------|-------------------|---------------|---------------|---------------|-------------------|
| CITY OF BOYNTON BEACH UTIL DEP | \$5,724.00        | \$0.00        | \$0.00        | \$0.00        | \$5,724.00        |
| COMCAST                        | \$141.98          | \$0.00        | \$0.00        | \$0.00        | \$141.98          |
| FLAWLESS SHINE LLC             | \$205.00          | \$0.00        | \$0.00        | \$0.00        | \$205.00          |
| FPL                            | \$371.45          | \$0.00        | \$0.00        | \$0.00        | \$371.45          |
| TROPICAL LANDSCAPE MAINTENANCE | \$3,112.50        | \$0.00        | \$0.00        | \$0.00        | \$3,112.50        |
| <b>Totals:</b>                 | <b>\$9,554.93</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$9,554.93</b> |



**General Ledger Trial Balance**  
**HAMPSHIRE GARDENS, INC.**  
 From: 10-1000-00 To: 90-9999-00 09/01/2022 To 09/30/2022

**Date:** 10/4/2022  
**Time:** 4:21 pm  
**Page:** 1

| Account No | Description                             | Prior Balance    | Current Debit | Current Credit | End Balance      |
|------------|---|------------------|---------------|----------------|------------------|
| 10-1005-00 | SouthState Bank - Oper - 8990           | \$100,574.37     | \$81,374.89   | \$62,790.23    | \$119,159.03     |
| 10-1020-00 | Fidelity - Operating - 3254             | \$141,507.39     | \$1,908.78    | \$0.00         | \$143,416.17     |
| 10-1090-00 | Petty Cash                              | \$200.00         | \$0.00        | \$0.00         | \$200.00         |
| 10-1099-00 | Due (TO) / FROM Reserves                | (\$12,786.93)    | \$12,786.93   | \$0.00         | \$0.00           |
| 12-1200-00 | CenterState - Reserve - 4701            | \$67,737.90      | \$16.70       | \$0.00         | \$67,754.60      |
| 12-1220-00 | Fidelity - Reserve - 7626               | \$1,978,695.86   | \$44,188.72   | \$0.00         | \$2,022,884.58   |
| 12-1299-00 | Due (TO) / FROM Operating               | \$12,786.93      | \$0.00        | \$12,786.93    | \$0.00           |
| 14-1400-00 | Accounts Receivable                     | \$0.00           | \$58,646.00   | \$58,646.00    | \$0.00           |
| 15-1500-00 | Prepaid Insurance                       | \$313,698.12     | \$12,788.00   | \$57,692.48    | \$268,793.64     |
| 20-2000-00 | Accounts Payable                        | (\$14,752.27)    | \$20,338.23   | \$15,140.89    | (\$9,554.93)     |
| 20-2040-00 | Deferred Insurance Assessments          | (\$229,398.40)   | \$31,916.67   | \$0.00         | (\$197,481.73)   |
| 20-2050-00 | Accrued Accounting Expenses             | (\$5,571.96)     | \$0.00        | \$458.34       | (\$6,030.30)     |
| 20-2051-00 | Deferred Insurance Deductible           | (\$141,033.41)   | \$0.00        | \$1,666.67     | (\$142,700.08)   |
| 20-2100-00 | Prepaid Owners Assessment               | (\$13,916.00)    | \$13,916.00   | \$23,856.00    | (\$23,856.00)    |
| 25-2500-00 | Capital Projects Reserve                | (\$2,052,969.13) | \$0.00        | \$27,995.93    | (\$2,080,965.06) |
| 25-2590-00 | Interest Reserve                        | (\$6,251.56)     | \$0.00        | \$3,422.56     | (\$9,674.12)     |
| 30-3025-00 | Fund Balance                            | (\$53,061.57)    | \$0.00        | \$0.00         | (\$53,061.57)    |
| 40-4000-00 | Maintenance Assessment                  | (\$469,168.00)   | \$0.00        | \$58,646.00    | (\$527,814.00)   |
| 41-4192-00 | Insurance Income                        | (\$393,444.36)   | \$0.00        | \$44,704.67    | (\$438,149.03)   |
| 42-4200-00 | Interest - Operating                    | (\$469.77)       | \$2.14        | \$242.67       | (\$710.30)       |
| 50-5000-00 | Bookkeeping Fees                        | \$3,333.36       | \$416.67      | \$0.00         | \$3,750.03       |
| 50-5010-00 | Office Supplies and Expense             | \$353.67         | \$16.00       | \$0.00         | \$369.67         |
| 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                 | \$599.60         | \$74.95       | \$0.00         | \$674.55         |
| 50-5065-00 | Licenses & Fees                         | \$1,058.75       | \$0.00        | \$0.00         | \$1,058.75       |
| 51-5100-00 | Insurance Expense                       | \$320,272.41     | \$44,904.48   | \$0.00         | \$365,176.89     |
| 51-5110-00 | Insurance Deductible Reserve Expense    | \$13,333.36      | \$1,666.67    | \$0.00         | \$15,000.03      |
| 52-5200-00 | Legal Fees - General                    | \$19,683.05      | \$3,914.34    | \$0.00         | \$23,597.39      |
| 52-5220-00 | Accounting Fees/Tax Preparation         | \$3,666.72       | \$458.34      | \$0.00         | \$4,125.06       |
| 55-5500-00 | Landscaping Contract (Cuts, Trim Weeds) | \$22,030.00      | \$3,112.50    | \$0.00         | \$25,142.50      |
| 55-5530-00 | Sprinklers                              | \$5,921.59       | \$0.00        | \$0.00         | \$5,921.59       |
| 55-5550-00 | Tree Maintenance                        | \$6,490.00       | \$0.00        | \$0.00         | \$6,490.00       |
| 58-5800-00 | Electricity                             | \$13,408.50      | \$371.45      | \$0.00         | \$13,779.95      |



**General Ledger Trial Balance**  
 HAMPSHIRE GARDENS, INC.  
 From: 10-1000-00 To: 90-9999-00 09/01/2022 To 09/30/2022

Date: 10/4/2022  
 Time: 4:21 pm  
 Page: 2

| Account No     | Description                                | Prior Balance | Current Debit       | Current Credit      | End Balance   |
|----------------|--|---------------|---------------------|---------------------|---------------|
| 58-5810-00     | Water                                      | \$113,568.62  | \$5,724.00          | \$0.00              | \$119,292.62  |
| 58-5830-00     | Solid Waste                                | \$27.36       | \$0.00              | \$0.00              | \$27.36       |
| 60-6000-00     | Repairs & Maintenance (Supplies/Materials) | \$8,469.24    | \$0.00              | \$0.00              | \$8,469.24    |
| 60-6051-00     | Pest Control                               | \$5,176.00    | \$647.00            | \$0.00              | \$5,823.00    |
| 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    | \$375.00            | \$0.00              | \$2,419.84    |
| 60-6074-00     | Clubhouse - Cable/Internet                 | \$1,132.49    | \$141.98            | \$0.00              | \$1,274.47    |
| 60-6075-00     | Laundry Room                               | \$3,203.81    | \$0.00              | \$0.00              | \$3,203.81    |
| 60-6081-00     | Pool                                       | \$2,989.26    | \$347.00            | \$0.00              | \$3,336.26    |
| 60-6085-00     | Pool Misc. Repairs                         | \$2,943.49    | \$0.00              | \$0.00              | \$2,943.49    |
| 80-8000-00     | Dedicated Reserve Expense                  | \$170,404.72  | \$21,300.59         | \$0.00              | \$191,705.31  |
| 80-8035-00     | Seawall/ Pool Project Reserve Exp          | \$53,562.72   | \$6,695.34          | \$0.00              | \$60,258.06   |
| <b>Totals:</b> |  | <b>\$0.00</b> | <b>\$368,049.37</b> | <b>\$368,049.37</b> | <b>\$0.00</b> |



**Bank Account Reconciliation**  
HAMPSHIRE GARDENS, INC.  
SouthState-Res-4701 (End: 09/30/2022)

Date: 10/4/2022  
Time: 4:21 pm  
Page: 1

| Date | Reconciled | Description | Check Number | Transaction Amount |
|------|------------|-------------|--------------|--------------------|
|------|------------|-------------|--------------|--------------------|

**SouthState-Res-4701 Summary**

|                         |              |
|-------------------------|--------------|
| Ending Account Balance: | \$ 67,754.60 |
| Uncleared Items:        | \$-          |
| Adjusted Balance:       | \$ 67,754.60 |
| Bank Ending Balance:    | \$ 67,754.60 |
| Difference:             | \$-          |



**Bank Account Reconciliation**  
HAMPSHIRE GARDENS, INC.  
Fidelity Bank - Operating - 3254 (End: 09/30/2022)

Date: 10/4/2022  
Time: 4:21 pm  
Page: 2

| Date | Reconciled | Description | Check Number | Transaction Amount |
|------|------------|-------------|--------------|--------------------|
|------|------------|-------------|--------------|--------------------|

**Fidelity Bank - Operating - 3254 Summary**

|                         |               |
|-------------------------|---------------|
| Ending Account Balance: | \$ 143,416.17 |
| Uncleared Items:        | \$-           |
| Adjusted Balance:       | \$ 143,416.17 |
| Bank Ending Balance:    | \$ 143,416.17 |
| Difference:             | \$-           |



**Bank Account Reconciliation**  
HAMPSHIRE GARDENS, INC.  
Fidelity Bank Corp Acct - Reserve - 7626 (End: 09/30/2022)

Date: 10/4/2022  
Time: 4:21 pm  
Page: 3

| Date | Reconciled | Description | Check Number | Transaction Amount |
|------|------------|-------------|--------------|--------------------|
|------|------------|-------------|--------------|--------------------|

**Fidelity Bank Corp Acct - Reserve - 7626 Summary**

|                         |                 |
|-------------------------|-----------------|
| Ending Account Balance: | \$ 2,022,884.58 |
| Uncleared Items:        | \$-             |
| Adjusted Balance:       | \$ 2,022,884.58 |
| Bank Ending Balance:    | \$ 2,022,884.58 |
| Difference:             | \$-             |



**Bank Account Reconciliation**  
 HAMPSHIRE GARDENS, INC.  
 SouthState Bank - Oper - 8990 (End: 09/30/2022)

Date: 10/4/2022  
 Time: 4:21 pm  
 Page: 4

| Date                   | Reconciled | Description                | Check Number           | Transaction Amount |
|------------------------|------------|----------------------------|------------------------|--------------------|
| <b>Uncleared Items</b> |            |                            |                        |                    |
| 02/21/2022             |            | HOME DEPOT CREDIT SERVICES | 40016                  | (\$356.64)         |
| 09/30/2022             |            | Deposit from batch 9843    | 40072                  | \$4,970.00         |
|                        |            |                            | <b>Total Uncleared</b> | <b>\$4,613.36</b>  |

| <b>SouthState Bank - Oper - 8990 Summary</b> |               |
|--|---------------|
| Ending Account Balance:                      | \$ 119,159.03 |
| Uncleared Items:                             | \$4,613.36    |
| Adjusted Balance:                            | \$ 114,545.67 |
| Bank Ending Balance:                         | \$ 114,545.67 |
| 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<br>(in years) | Est. Remaining Useful Life<br>(in years) | Est. Cost of Deferred Maintenance<br>(\$) | Fund Balance 12-31-21<br>(\$) | Fund Deficit 12-31-21<br>(\$) | Funding Required to Fully Fund<br>(\$) | Funding for 2022<br>(\$) | Monthly Funding<br>(\$) | Sept. 2022<br>(\$)  |                     |
|--|------------------------------------|--------------------------------------|--|---|-------------------------------|-------------------------------|--|--------------------------|-------------------------|---------------------|---------------------|
| IRRIGATION STATIONS  | 2023                               | 10                                   | 2  | \$46,000                                  | \$15,336                      | \$ 30,664                     | \$15,332                               | \$15,332                 | \$1,278                 | \$26,838            |                     |
| SEAWALL REPLACEMENT  | 2021                               | 60                                   | 1  | \$1,187,385                               | \$1,107,041                   | \$ 80,344                     | \$ 80,344                              | \$80,344                 | \$6,695                 | \$1,166,011         |                     |
| PAINT BUILDINGS  | 2025                               | 10                                   | 4  | \$160,000                                 | \$62,208                      | \$ 97,792                     | \$24,448                               | \$24,448                 | \$2,037                 | \$80,541            |                     |
| ROOFS  | 2035                               | 20                                   | 14                                       | \$430,600                                 | \$109,916                     | \$ 320,684                    | \$22,906                               | \$22,906                 | \$1,909                 | \$124,297           |                     |
| ASPHALT PAVING   | 2026                               | 30                                   | 5  | \$473,000                                 | \$165,023                     | \$ 307,977                    | \$61,595                               | \$61,595                 | \$5,133                 | \$211,220           |                     |
| CONCRETE SIDEWALKS & REPAIRS                                   | 2035                               | 40                                   | 14                                       | \$650,000                                 | \$178,847                     | \$ 471,153                    | \$33,654                               | \$33,654                 | \$2,805                 | \$179,092           |                     |
| POOL REPAIR & REPLACEMENT                                      | 2030                               | 30                                   | 2  | \$291,054                                 | \$110,814                     | \$ 180,240                    | \$90,120                               | \$90,120                 | \$7,510                 | \$178,404           |                     |
| CLUBHOUSE  | 2040                               | 40                                   | 19                                       | \$141,000                                 | \$35,519                      | \$ 105,481                    | \$5,552                                | \$5,552                  | \$463                   | \$39,686            |                     |
| 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                   | \$23,003            |                     |
| 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>\$ 2,081,080</b> |
| Current year interest  |                                    |                                      |  |   |                               |                               |  |                          |                         | \$ 9,583            |                     |
| Fees/rounding  |                                    |                                      |  |   |                               |                               |  |                          |                         | \$ (24)             |                     |
| Insurance loan   |                                    |                                      |  |   |                               |                               |  |                          |                         | 0                   |                     |
| <b>Total</b>   |                                    |                                      |  |   | <b>\$ 1,836,692</b>           |                               |  | <b>\$ 335,951</b>        | <b>\$ 27,997</b>        | <b>\$ 2,090,639</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.**