



Financial Report Package

October 2022

Prepared for

HAMPSHIRE GARDENS, INC.

By

Associated Property Management



Balance Sheet - Operating
 HAMPSHIRE GARDENS, INC.
 End Date: 10/31/2022

Date: 11/7/2022
 Time: 3:56 pm
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Assets

OPERATING CASH

10-1005-00	SouthState Bank - Oper - 8990	\$107,184.07
10-1020-00	Fidelity - Operating - 3254	145,401.40
10-1090-00	Petty Cash	200.00

Total OPERATING CASH: \$252,785.47

RESERVE CASH

12-1200-00	CenterState - Reserve - 4701	22,133.00
12-1220-00	Fidelity - Reserve - 7626	2,055,374.76

Total RESERVE CASH: \$2,077,507.76

PREPAIDS & DEPOSITS

15-1500-00	Prepaid Insurance	223,889.16
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Total PREPAIDS & DEPOSITS: \$223,889.16

Total Assets: \$2,554,182.39

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	15,777.18
20-2040-00	Deferred Insurance Assessments	165,565.06
20-2050-00	Accrued Accounting Expenses	6,488.64
20-2051-00	Deferred Insurance Deductible	144,366.75
20-2100-00	Prepaid Owners Assessment	13,916.00

Total CURRENT LIABILITIES: \$346,113.63

RESERVE LIABILITIES

25-2500-00	Capital Projects Reserve	2,063,324.86
25-2590-00	Interest Reserve	14,182.90

Total RESERVE LIABILITIES: \$2,077,507.76

EQUITY

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

Net Income Gain / Loss	77,499.43
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\$77,499.43

Total Liabilities & Equity: \$2,554,182.39



Income Statement - Operating

HAMPSHIRE GARDENS, INC.

10/31/2022

Date: 11/7/2022

Time: 3:56 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	\$586,460.00	\$586,459.20	\$0.80	\$703,751.00
Total ASSESSMENT INCOME	\$58,646.00	\$58,645.92	\$0.08	\$586,460.00	\$586,459.20	\$0.80	\$703,751.00
OTHER INCOME							
4192-00 Insurance Income	31,916.67	31,916.67	-	470,065.70	319,166.70	150,899.00	383,000.00
Total OTHER INCOME	\$31,916.67	\$31,916.67	\$-	\$470,065.70	\$319,166.70	\$150,899.00	\$383,000.00
INTEREST INCOME							
4200-00 Interest - Operating	318.15	-	318.15	1,028.45	-	1,028.45	-
Total INTEREST INCOME	\$318.15	\$-	\$318.15	\$1,028.45	\$-	\$1,028.45	\$-
Total OPERATING INCOME	\$90,880.82	\$90,562.59	\$318.23	\$1,057,554.15	\$905,625.90	\$151,928.25	\$1,086,751.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Bookkeeping Fees	416.67	416.67	-	4,166.70	4,166.70	-	5,000.00
5010-00 Office Supplies and Expense	26.15	83.33	57.18	395.82	833.30	437.48	1,000.00
5015-00 Copier Maintenance & Supplies	-	41.67	41.67	281.58	416.70	135.12	500.00
5020-00 Bank Charges	-	16.67	16.67	10.00	166.70	156.70	200.00
5025-00 Website / Internet Fees	74.95	83.33	8.38	749.50	833.30	83.80	1,000.00
5065-00 Licenses & Fees	-	83.33	83.33	1,058.75	833.30	(225.45)	1,000.00
Total ADMINISTRATIVE EXPENSES	\$517.77	\$725.00	\$207.23	\$6,662.35	\$7,250.00	\$587.65	\$8,700.00
INSURANCE & TAXES							
5100-00 Insurance Expense	44,904.48	31,916.67	(12,987.81)	410,081.37	319,166.70	(90,914.67)	383,000.00
5110-00 Insurance Deductible Reserve Expense	1,666.67	1,666.67	-	16,666.70	16,666.70	-	20,000.00
Total INSURANCE & TAXES	\$46,571.15	\$33,583.34	(\$12,987.81)	\$426,748.07	\$335,833.40	(\$90,914.67)	\$403,000.00
PROFESSIONAL FEES							
5200-00 Legal Fees - General	3,308.39	1,250.00	(2,058.39)	26,905.78	12,500.00	(14,405.78)	15,000.00
5220-00 Accounting Fees/Tax Preparation	458.34	458.33	(0.01)	4,583.40	4,583.30	(0.10)	5,500.00
Total PROFESSIONAL FEES	\$3,766.73	\$1,708.33	(\$2,058.40)	\$31,489.18	\$17,083.30	(\$14,405.88)	\$20,500.00
GROUNDS MAINTENANCE							
5500-00 Landscaping Contract (Cuts, Trim Weeds)	5,426.00	5,416.67	(9.33)	30,568.50	54,166.70	23,598.20	65,000.00
5530-00 Sprinklers	-	450.00	450.00	5,921.59	4,500.00	(1,421.59)	5,400.00
5550-00 Tree Maintenance	-	458.33	458.33	6,490.00	4,583.30	(1,906.70)	5,500.00
Total GROUNDS MAINTENANCE	\$5,426.00	\$6,325.00	\$899.00	\$42,980.09	\$63,250.00	\$20,269.91	\$75,900.00
UTILITIES							
5800-00 Electricity	2,014.23	1,458.33	(555.90)	15,794.18	14,583.30	(1,210.88)	17,500.00
5810-00 Water	21,569.88	14,333.33	(7,236.55)	140,862.50	143,333.30	2,470.80	172,000.00
5830-00 Solid Waste	-	41.67	41.67	27.36	416.70	389.34	500.00
Total UTILITIES	\$23,584.11	\$15,833.33	(\$7,750.78)	\$156,684.04	\$158,333.30	\$1,649.26	\$190,000.00
REPAIRS & MAINTENANCE							
6000-00 Repairs & Maintenance (Supplies/Materials)	1,651.09	1,250.00	(401.09)	10,120.33	12,500.00	2,379.67	15,000.00
6020-00 Golf Cart Maintenance	-	41.67	41.67	-	416.70	416.70	500.00
6030-00 Gutter	-	41.67	41.67	-	416.70	416.70	500.00
6035-00 Utility/ Electrical Room Doors	800.00	416.67	(383.33)	800.00	4,166.70	3,366.70	5,000.00
6051-00 Pest Control	1,294.00	666.67	(627.33)	7,117.00	6,666.70	(450.30)	8,000.00
6069-00 Clubhouse - Indoor/Outdoor Furniture	-	333.33	333.33	3,657.65	3,333.30	(324.35)	4,000.00
6070-00 Clubhouse - Janitorial	170.00	500.00	330.00	2,589.84	5,000.00	2,410.16	6,000.00
6073-00 Clubhouse - A/C Expense	-	41.67	41.67	-	416.70	416.70	500.00
6074-00 Clubhouse - Cable/Internet	141.84	183.33	41.49	1,416.31	1,833.30	416.99	2,200.00
6075-00 Laundry Room	-	416.67	416.67	3,203.81	4,166.70	962.89	5,000.00
6080-00 Pool Heater	-	41.67	41.67	-	416.70	416.70	500.00
6081-00 Pool	347.00	375.00	28.00	3,683.26	3,750.00	66.74	4,500.00
6085-00 Pool Misc. Repairs	-	83.33	83.33	2,943.49	833.30	(2,110.19)	1,000.00
Total REPAIRS & MAINTENANCE	\$4,403.93	\$4,391.68	(\$12.25)	\$35,531.69	\$43,916.80	\$8,385.11	\$52,700.00



Income Statement - Operating
 HAMPSHIRE GARDENS, INC.
 10/31/2022

Date: 11/7/2022
 Time: 3:56 pm
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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)	\$213,005.90	\$213,005.80	(\$0.10)	\$255,607.00
8035-00 Seawall/ Pool Project Reserve Exp	6,695.34	6,695.33	(0.01)	66,953.40	66,953.30	(0.10)	80,344.00
Total RESERVE ACTIVITY	<u>\$27,995.93</u>	<u>\$27,995.91</u>	<u>(\$0.02)</u>	<u>\$279,959.30</u>	<u>\$279,959.10</u>	<u>(\$0.20)</u>	<u>\$335,951.00</u>
Total OPERATING EXPENSE	\$112,265.62	\$90,562.59	(\$21,703.03)	\$980,054.72	\$905,625.90	(\$74,428.82)	\$1,086,751.00
Net Income:	<u><u>(\$21,384.80)</u></u>	<u><u>\$0.00</u></u>	<u><u>(\$21,384.80)</u></u>	<u><u>\$77,499.43</u></u>	<u><u>\$0.00</u></u>	<u><u>\$77,499.43</u></u>	<u><u>\$0.00</u></u>



Homeowner Aging Report
 HAMPSHIRE GARDENS, INC.
 End Date: 10/31/2022

Date: 11/7/2022
 Time: 3:56 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 10/31/2022
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 10/26/2022
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 10/25/2022
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: 10/31/2022

Date: 11/7/2022
Time: 3:56 pm
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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)
		HAMPSHIRE GARDENS, INC. Total	3 (\$13,916.00)



Payables Aging Report
 HAMPSHIRE GARDENS, INC.
 As Of 10/31/2022

Date: 11/7/2022
 Time: 3:56 pm
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Vendor	Current	Over 30	Over 60	Over 90	Balance
CITY OF BOYNTON BEACH UTIL DEP	\$13,572.93	\$0.00	\$0.00	\$0.00	\$13,572.93
COMCAST	\$141.84	\$0.00	\$0.00	\$0.00	\$141.84
FPL	\$1,415.41	\$0.00	\$0.00	\$0.00	\$1,415.41
HULETT ENVIRONMENTAL SERVICES	\$647.00	\$0.00	\$0.00	\$0.00	\$647.00
Totals:	\$15,777.18	\$0.00	\$0.00	\$0.00	\$15,777.18



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

Date: 11/7/2022
 Time: 3:56 pm
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1005-00	SouthState Bank - Oper - 8990	\$119,159.03	\$48,706.99	\$60,681.95	\$107,184.07
10-1020-00	Fidelity - Operating - 3254	\$143,416.17	\$1,985.23	\$0.00	\$145,401.40
10-1090-00	Petty Cash	\$200.00	\$0.00	\$0.00	\$200.00
12-1200-00	CenterState - Reserve - 4701	\$67,754.60	\$14.53	\$45,636.13	\$22,133.00
12-1220-00	Fidelity - Reserve - 7626	\$2,022,884.58	\$32,490.18	\$0.00	\$2,055,374.76
14-1400-00	Accounts Receivable	\$0.00	\$58,646.00	\$58,646.00	\$0.00
15-1500-00	Prepaid Insurance	\$268,793.64	\$0.00	\$44,904.48	\$223,889.16
20-2000-00	Accounts Payable	(\$9,554.93)	\$97,454.78	\$103,677.03	(\$15,777.18)
20-2040-00	Deferred Insurance Assessments	(\$197,481.73)	\$31,916.67	\$0.00	(\$165,565.06)
20-2050-00	Accrued Accounting Expenses	(\$6,030.30)	\$0.00	\$458.34	(\$6,488.64)
20-2051-00	Deferred Insurance Deductible	(\$142,700.08)	\$0.00	\$1,666.67	(\$144,366.75)
20-2100-00	Prepaid Owners Assessment	(\$23,856.00)	\$23,856.00	\$13,916.00	(\$13,916.00)
25-2500-00	Capital Projects Reserve	(\$2,080,965.06)	\$45,636.13	\$27,995.93	(\$2,063,324.86)
25-2590-00	Interest Reserve	(\$9,674.12)	\$0.00	\$4,508.78	(\$14,182.90)
30-3025-00	Fund Balance	(\$53,061.57)	\$0.00	\$0.00	(\$53,061.57)
40-4000-00	Maintenance Assessment	(\$527,814.00)	\$0.00	\$58,646.00	(\$586,460.00)
41-4192-00	Insurance Income	(\$438,149.03)	\$0.00	\$31,916.67	(\$470,065.70)
42-4200-00	Interest - Operating	(\$710.30)	\$1.07	\$319.22	(\$1,028.45)
50-5000-00	Bookkeeping Fees	\$3,750.03	\$416.67	\$0.00	\$4,166.70
50-5010-00	Office Supplies and Expense	\$369.67	\$26.15	\$0.00	\$395.82
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	\$674.55	\$74.95	\$0.00	\$749.50
50-5065-00	Licenses & Fees	\$1,058.75	\$0.00	\$0.00	\$1,058.75
51-5100-00	Insurance Expense	\$365,176.89	\$44,904.48	\$0.00	\$410,081.37
51-5110-00	Insurance Deductible Reserve Expense	\$15,000.03	\$1,666.67	\$0.00	\$16,666.70
52-5200-00	Legal Fees - General	\$23,597.39	\$3,308.39	\$0.00	\$26,905.78
52-5220-00	Accounting Fees/Tax Preparation	\$4,125.06	\$458.34	\$0.00	\$4,583.40
55-5500-00	Landscaping Contract (Cuts, Trim Weeds)	\$25,142.50	\$5,426.00	\$0.00	\$30,568.50
55-5530-00	Sprinklers	\$5,921.59	\$18,500.00	\$18,500.00	\$5,921.59
55-5550-00	Tree Maintenance	\$6,490.00	\$0.00	\$0.00	\$6,490.00
58-5800-00	Electricity	\$13,779.95	\$2,014.23	\$0.00	\$15,794.18
58-5810-00	Water	\$119,292.62	\$23,870.58	\$2,300.70	\$140,862.50
58-5830-00	Solid Waste	\$27.36	\$0.00	\$0.00	\$27.36



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

Date: 11/7/2022
 Time: 3:56 pm
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
60-6000-00	Repairs & Maintenance (Supplies/Materials)	\$8,469.24	\$1,651.09	\$0.00	\$10,120.33
60-6035-00	Utility/ Electrical Room Doors	\$0.00	\$800.00	\$0.00	\$800.00
60-6051-00	Pest Control	\$5,823.00	\$1,294.00	\$0.00	\$7,117.00
60-6069-00	Clubhouse - Indoor/Outdoor Furniture	\$3,657.65	\$0.00	\$0.00	\$3,657.65
60-6070-00	Clubhouse - Janitorial	\$2,419.84	\$170.00	\$0.00	\$2,589.84
60-6074-00	Clubhouse - Cable/Internet	\$1,274.47	\$141.84	\$0.00	\$1,416.31
60-6075-00	Laundry Room	\$3,203.81	\$0.00	\$0.00	\$3,203.81
60-6081-00	Pool	\$3,336.26	\$347.00	\$0.00	\$3,683.26
60-6085-00	Pool Misc. Repairs	\$2,943.49	\$0.00	\$0.00	\$2,943.49
80-8000-00	Dedicated Reserve Expense	\$191,705.31	\$21,300.59	\$0.00	\$213,005.90
80-8035-00	Seawall/ Pool Project Reserve Exp	\$60,258.06	\$6,695.34	\$0.00	\$66,953.40
Totals:		\$0.00	\$473,773.90	\$473,773.90	\$0.00



Bank Account Reconciliation
 HAMPSHIRE GARDENS, INC.
 SouthState-Res-4701 (End: 10/31/2022)

Date: 11/7/2022
 Time: 3:56 pm
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Date	Reconciled	Description	Check Number	Transaction Amount
Uncleared Items				
10/28/2022		FAIRWAY ROOFING & PAINTING	3011	(\$1,200.00)
10/31/2022		B&M Marine Construction	3012	(\$25,936.13)
			Total Uncleared	(\$27,136.13)

SouthState-Res-4701 Summary	
Ending Account Balance:	\$ 22,133.00
Uncleared Items:	(\$27,136.13)
Adjusted Balance:	\$ 49,269.13
Bank Ending Balance:	\$ 49,269.13
Difference:	\$-



Bank Account Reconciliation
HAMPSHIRE GARDENS, INC.
Fidelity Bank - Operating - 3254 (End: 10/31/2022)

Date: 11/7/2022
Time: 3:56 pm
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Date	Reconciled	Description	Check Number	Transaction Amount
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Fidelity Bank - Operating - 3254 Summary

Ending Account Balance:	\$ 145,401.40
Uncleared Items:	\$-
Adjusted Balance:	\$ 145,401.40
Bank Ending Balance:	\$ 145,401.40
Difference:	\$-



Bank Account Reconciliation
HAMPSHIRE GARDENS, INC.
Fidelity Bank Corp Acct - Reserve - 7626 (End: 10/31/2022)

Date: 11/7/2022
Time: 3:56 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:	\$ 2,055,374.76
Uncleared Items:	\$-
Adjusted Balance:	\$ 2,055,374.76
Bank Ending Balance:	\$ 2,055,374.76
Difference:	\$-



Bank Account Reconciliation
 HAMPSHIRE GARDENS, INC.
 SouthState Bank - Oper - 8990 (End: 10/31/2022)

Date: 11/7/2022
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Date	Reconciled	Description	Check Number	Transaction Amount
Uncleared Items				
02/21/2022		HOME DEPOT CREDIT SERVICES	40016	(\$356.64)
10/20/2022		Truist Bank	40087	(\$1,651.09)
10/27/2022		TROPICAL LANDSCAPE MAINTENANCE	40089	(\$2,713.00)
10/31/2022		FLAWLESS SHINE LLC	0	(\$170.00)
			Total Uncleared	(\$4,890.73)

SouthState Bank - Oper - 8990 Summary	
Ending Account Balance:	\$ 107,184.07
Uncleared Items:	(\$4,890.73)
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Adjusted Balance:	\$ 112,074.80
Bank Ending Balance:	\$ 112,074.80
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Difference:	\$-

Seawall Project

Report date 31-Oct-22

Beginning of the month	\$1,166,011
addition during month	\$6,695
payments	
rounding	
End of the month	<u>\$1,172,706</u>

Reserve per capital projects Dec 31 2022	\$1,187,381
Invoices paid 2022	<u>(\$27,221)</u>
Reserve projected balance Dec 31 2022	<u>\$1,160,160</u>

Project Details	Summary	Date
Board Approved for Preliminary work	<u>\$79,000</u>	Year 2020
B&M Marine Contract	\$970,000	appr. 10/20/22
Superior Fence and Rail est.		Proposal est.\$39,000
Bushouse Engineering est.		email from Bushouse est. \$2,000
Additional Permit est.	\$15,936	B&M change order 10/26/2022
Total Approved	<u>\$985,936</u>	

	Vendor	Invoice	Amount Paid	Summary	Date	Invoice Number
Board Approved 2020 Preliminary				\$79,000		
2020 Expenses	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/Remaining		\$25,350	\$25,350	\$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/Remaining		\$17,615	\$17,615	\$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/Remaining		\$1,285	\$1,285	\$34,750		
Total Preliminary Spend/(Under)	Approved \$79,000		<u>\$44,250</u>	<u>(\$34,750)</u>		
Board Approved Project 10/20/22				985,936		
2022/2023 Expenses	B&M Marine Construction	\$25,936	\$25,936	(\$25,936)	Oct. 26, 2022	112-6465
				\$0		
				\$0		
				\$0		
Total/Remaining		\$25,936	\$25,936	\$960,000		
Total Project Spending			<u>\$70,186</u>			

Capital Projects Spending
 January 1 - December 31, 2022
 Report date 10/31/2022

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	(\$1,200)	\$126,915	10/27/2022	Fairway roofing \$1,200 2570 roof repairs
Dec	\$126,915	\$1,909		\$128,824		
Total			(\$4,000)	\$128,824		

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		

Irrigation Stations

Date	Beg. Balance	Monthly Assessment	Spending	Ending Balance	Invoice	Description
Jan	\$15,336	\$1,278		\$16,614		
Feb	\$16,614	\$1,278		\$17,892		
March	\$17,892	\$1,278		\$19,170		
April	\$19,170	\$1,278		\$20,448		
May	\$20,448	\$1,278		\$21,726		
June	\$21,726	\$1,278		\$23,004		
July	\$23,004	\$1,278		\$24,282		
August	\$24,282	\$1,278		\$25,560		
Sept	\$25,560	\$1,278		\$26,838		
Oct	\$26,838	\$1,278	(\$18,500)	\$9,616		Invoice Ever Green 10012022
Nov	\$9,616	\$1,278	\$25,000	\$35,894		Trasnfer \$25,000 from operating
Dec	\$35,894	\$1,278		\$37,172		
Total			\$6,500	\$37,172		

**SCHEDULE OF DEFERRED MAINTENANCE AND
CAPITAL EXPENDITURE RESERVES - APPROVED 2022 12/02/2022
For Year January 1,2022 through December 31, 2022
Date 10/31/2022**

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 (\$)	Oct. 2022 (\$)	
IRRIGATION STATIONS	2023	10	2	\$46,000	\$15,336	\$ 30,664	\$15,332	\$15,332	\$1,278	(\$18,500)	\$9,616	
SEAWALL REPLACEMENT	2021	60	1	\$1,187,385	\$1,107,041	\$ 80,344	\$ 80,344	\$80,344	\$6,695		\$1,172,706	
PAINT BUILDINGS	2025	10	4	\$160,000	\$62,208	\$ 97,792	\$24,448	\$24,448	\$2,037		\$82,578	
ROOFS	2035	20	14	\$430,600	\$109,916	\$ 320,684	\$22,906	\$22,906	\$1,909		\$126,206	
ASPHALT PAVING	2026	30	5	\$473,000	\$165,023	\$ 307,977	\$61,595	\$61,595	\$5,133		\$216,353	
CONCRETE SIDEWALKS & REPAIRS	2035	40	14	\$650,000	\$178,847	\$ 471,153	\$33,654	\$33,654	\$2,805		\$181,897	
POOL REPAIR & REPLACEMENT	2030	30	2	\$291,054	\$110,814	\$ 180,240	\$90,120	\$90,120	\$7,510		\$185,914	
CLUBHOUSE	2040	40	19	\$141,000	\$35,519	\$ 105,481	\$5,552	\$5,552	\$463		\$40,149	
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		\$23,170	
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	\$ (18,500)	\$ 2,090,577
Current year interest												\$ 14,091
Fees/rounding												\$ (24)
Insurance loan												
Total					\$ 1,836,692			\$ 335,951	\$ 27,997	\$ (18,500)		\$ 2,104,644

**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.**