



# **Financial Report Package**

**December 2022**

**Prepared for**

**HAMPSHIRE GARDENS, INC.**

**By**

**Associated Property Management**



**Balance Sheet - Operating**  
 HAMPSHIRE GARDENS, INC.  
 End Date: 12/31/2022

Date: 1/10/2023  
 Time: 3:21 pm  
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**Assets**

OPERATING CASH

10-1005-00	SouthState Bank - Oper - 8990	\$80,757.06
10-1020-00	Fidelity - Operating - 3254	149,582.44
10-1090-00	Petty Cash	200.00

Total OPERATING CASH: \$230,539.50

RESERVE CASH

12-1200-00	CenterState - Reserve - 4701	69,155.89
12-1220-00	Fidelity - Reserve - 7626	2,067,197.41

Total RESERVE CASH: \$2,136,353.30

PREPAIDS & DEPOSITS

15-1500-00	Prepaid Insurance	134,080.20
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Total PREPAIDS & DEPOSITS: \$134,080.20

**Total Assets:** \$2,500,973.00

**Liabilities & Equity**

CURRENT LIABILITIES

20-2000-00	Accounts Payable	13,920.86
20-2040-00	Deferred Insurance Assessments	101,731.72
20-2050-00	Accrued Accounting Expenses	5,905.32
20-2051-00	Deferred Insurance Deductible	147,700.09
20-2100-00	Prepaid Owners Assessment	12,102.00

Total CURRENT LIABILITIES: \$281,359.99

RESERVE LIABILITIES

25-2500-00	Capital Projects Reserve	2,110,266.72
25-2590-00	Interest Reserve	26,086.58

Total RESERVE LIABILITIES: \$2,136,353.30

EQUITY

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

Net Income Gain / Loss	30,198.14
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\$30,198.14

**Total Liabilities & Equity:** \$2,500,973.00



**Income Statement - Operating**

HAMPSHIRE GARDENS, INC.

12/31/2022

Date: 1/10/2023

Time: 3:21 pm

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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	\$58,645.88	\$0.12	\$703,752.00	\$703,751.00	\$1.00	\$703,751.00
<b>Total ASSESSMENT INCOME</b>	<b>\$58,646.00</b>	<b>\$58,645.88</b>	<b>\$0.12</b>	<b>\$703,752.00</b>	<b>\$703,751.00</b>	<b>\$1.00</b>	<b>\$703,751.00</b>
<b>OTHER INCOME</b>							
4192-00 Insurance Income	31,916.67	31,916.63	0.04	533,899.04	383,000.00	150,899.04	383,000.00
<b>Total OTHER INCOME</b>	<b>\$31,916.67</b>	<b>\$31,916.63</b>	<b>\$0.04</b>	<b>\$533,899.04</b>	<b>\$383,000.00</b>	<b>\$150,899.04</b>	<b>\$383,000.00</b>
<b>INTEREST INCOME</b>							
4200-00 Interest - Operating	456.36	-	456.36	1,874.83	-	1,874.83	-
<b>Total INTEREST INCOME</b>	<b>\$456.36</b>	<b>\$-</b>	<b>\$456.36</b>	<b>\$1,874.83</b>	<b>\$-</b>	<b>\$1,874.83</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$91,019.03</b>	<b>\$90,562.51</b>	<b>\$456.52</b>	<b>\$1,239,525.87</b>	<b>\$1,086,751.00</b>	<b>\$152,774.87</b>	<b>\$1,086,751.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Bookkeeping Fees	416.67	416.63	(0.04)	5,000.04	5,000.00	(0.04)	5,000.00
5010-00 Office Supplies and Expense	33.32	83.37	50.05	452.64	1,000.00	547.36	1,000.00
5015-00 Copier Maintenance & Supplies	-	41.63	41.63	281.58	500.00	218.42	500.00
5020-00 Bank Charges	-	16.63	16.63	10.00	200.00	190.00	200.00
5025-00 Website / Internet Fees	74.95	83.37	8.42	899.40	1,000.00	100.60	1,000.00
5065-00 Licenses & Fees	-	83.37	83.37	1,058.75	1,000.00	(58.75)	1,000.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$524.94</b>	<b>\$725.00</b>	<b>\$200.06</b>	<b>\$7,702.41</b>	<b>\$8,700.00</b>	<b>\$997.59</b>	<b>\$8,700.00</b>
<b>INSURANCE &amp; TAXES</b>							
5100-00 Insurance Expense	45,304.48	31,916.63	(13,387.85)	500,290.33	383,000.00	(117,290.33)	383,000.00
5110-00 Insurance Deductible Reserve Expense	1,666.67	1,666.63	(0.04)	20,000.04	20,000.00	(0.04)	20,000.00
<b>Total INSURANCE &amp; TAXES</b>	<b>\$46,971.15</b>	<b>\$33,583.26</b>	<b>(\$13,387.89)</b>	<b>\$520,290.37</b>	<b>\$403,000.00</b>	<b>(\$117,290.37)</b>	<b>\$403,000.00</b>
<b>PROFESSIONAL FEES</b>							
5200-00 Legal Fees - General	653.47	1,250.00	596.53	29,236.75	15,000.00	(14,236.75)	15,000.00
5220-00 Accounting Fees/Tax Preparation	458.34	458.37	0.03	5,500.08	5,500.00	(0.08)	5,500.00
5225-00 Litigation Settlement	-	-	-	10,000.00	-	(10,000.00)	-
<b>Total PROFESSIONAL FEES</b>	<b>\$1,111.81</b>	<b>\$1,708.37</b>	<b>\$596.56</b>	<b>\$44,736.83</b>	<b>\$20,500.00</b>	<b>(\$24,236.83)</b>	<b>\$20,500.00</b>
<b>GROUNDS MAINTENANCE</b>							
5500-00 Landscaping Contract (Cuts, Trim Weeds)	5,713.00	5,416.63	(296.37)	36,281.50	65,000.00	28,718.50	65,000.00
5530-00 Sprinklers	-	450.00	450.00	5,921.59	5,400.00	(521.59)	5,400.00
5550-00 Tree Maintenance	180.00	458.37	278.37	6,670.00	5,500.00	(1,170.00)	5,500.00
<b>Total GROUNDS MAINTENANCE</b>	<b>\$5,893.00</b>	<b>\$6,325.00</b>	<b>\$432.00</b>	<b>\$48,873.09</b>	<b>\$75,900.00</b>	<b>\$27,026.91</b>	<b>\$75,900.00</b>
<b>UTILITIES</b>							
5800-00 Electricity	1,580.92	1,458.37	(122.55)	17,375.10	17,500.00	124.90	17,500.00
5810-00 Water	13,753.84	14,333.37	579.53	168,353.74	172,000.00	3,646.26	172,000.00
5830-00 Solid Waste	357.93	41.63	(316.30)	385.29	500.00	114.71	500.00
<b>Total UTILITIES</b>	<b>\$15,692.69</b>	<b>\$15,833.37</b>	<b>\$140.68</b>	<b>\$186,114.13</b>	<b>\$190,000.00</b>	<b>\$3,885.87</b>	<b>\$190,000.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
6000-00 Repairs & Maintenance (Supplies/Materials)	167.78	1,250.00	1,082.22	11,089.45	15,000.00	3,910.55	15,000.00
6020-00 Golf Cart Maintenance	-	41.63	41.63	-	500.00	500.00	500.00
6030-00 Gutter	-	41.63	41.63	290.00	500.00	210.00	500.00
6035-00 Utility/ Electrical Room Doors	-	416.63	416.63	800.00	5,000.00	4,200.00	5,000.00
6051-00 Pest Control	647.00	666.63	19.63	7,764.00	8,000.00	236.00	8,000.00
6069-00 Clubhouse - Indoor/Outdoor Furniture	818.65	333.37	(485.28)	4,476.30	4,000.00	(476.30)	4,000.00
6070-00 Clubhouse - Janitorial	580.00	500.00	(80.00)	3,169.84	6,000.00	2,830.16	6,000.00
6073-00 Clubhouse - A/C Expense	-	41.63	41.63	-	500.00	500.00	500.00
6074-00 Clubhouse - Cable/Internet	167.02	183.37	16.35	1,725.17	2,200.00	474.83	2,200.00
6075-00 Laundry Room	772.46	416.63	(355.83)	3,976.27	5,000.00	1,023.73	5,000.00
6080-00 Pool Heater	-	41.63	41.63	-	500.00	500.00	500.00
6081-00 Pool	347.00	375.00	28.00	4,377.26	4,500.00	122.74	4,500.00
6085-00 Pool Misc. Repairs	-	83.37	83.37	2,991.45	1,000.00	(1,991.45)	1,000.00



**Income Statement - Operating**  
 HAMPSHIRE GARDENS, INC.  
 12/31/2022

Date: 1/10/2023  
 Time: 3:21 pm  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total REPAIRS &amp; MAINTENANCE</b>	\$3,499.91	\$4,391.52	\$891.61	\$40,659.74	\$52,700.00	\$12,040.26	\$52,700.00
<b>RESERVE ACTIVITY</b>							
8000-00 Dedicated Reserve Expense	\$21,300.59	\$21,300.62	\$0.03	\$280,607.08	\$255,607.00	(\$25,000.08)	\$255,607.00
8035-00 Seawall/ Pool Project Reserve Exp	6,695.34	6,695.37	0.03	80,344.08	80,344.00	(0.08)	80,344.00
<b>Total RESERVE ACTIVITY</b>	\$27,995.93	\$27,995.99	\$0.06	\$360,951.16	\$335,951.00	(\$25,000.16)	\$335,951.00
<b>Total OPERATING EXPENSE</b>	<b>\$101,689.43</b>	<b>\$90,562.51</b>	<b>(\$11,126.92)</b>	<b>\$1,209,327.73</b>	<b>\$1,086,751.00</b>	<b>(\$122,576.73)</b>	<b>\$1,086,751.00</b>
<b>Net Income:</b>	<b>(\$10,670.40)</b>	<b>\$0.00</b>	<b>(\$10,670.40)</b>	<b>\$30,198.14</b>	<b>\$0.00</b>	<b>\$30,198.14</b>	<b>\$0.00</b>

**Seawall Project**

<b>Report date</b>	<b>31-Dec-22</b>
Beginning of the month	\$1,153,465
addition during month	\$6,695
payments	
rounding	
End of the month	<u>\$1,160,160</u>
Reserve per capital projects Dec 31 2022	\$1,187,381
Invoices paid 2022	(\$27,221)
Reserve projected balance Dec 31 2022	<u>\$1,160,160</u>

Project Details	Summary	Date
Board Approved for Preliminary work	\$79,000	Year 2020
Seawall Approved Spending	\$1,160,160	amended appr. 11/17/22

<b>Projected Spending</b>	
Spending thru 12/31/21	\$42,965
Spending in 2022	\$27,221
Spending thru 12/31/22	<u>\$70,186</u>

Remaining B&M Marine Contract	\$944,064	B&M contract less spending in 2022 (\$970,000 - \$25,936)
Superior Fence and Rail est.	\$39,000	Proposal est.\$39,000
Bushouse Engineering est.	\$2,000	email from Bushouse est. \$2,000
Total Projected Spending	<u>\$1,055,250</u>	

	Vendor	Invoice	Amount Paid	Summary	Date	Invoice Number
<b>Board Approved 2020 Preliminary</b>				<b>\$79,000</b>		
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		<u>\$25,350</u>	<u>\$25,350</u>	<u>\$53,650</u>		
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		<u>\$17,615</u>	<u>\$17,615</u>	<u>\$36,035</u>		
2022 Expenses	SJW Law Group	\$385	\$385	(\$385)	Jan. 30, 2022	5832
	Specialty Engineering Consultants	\$900	\$900	(\$900)	Jan. 10, 2022	52652
	B&M Marine Construction change c	\$25,936	\$25,936	(\$25,936)	Oct. 26, 2022	112-6465
Total/Remaining		<u>\$27,221</u>	<u>\$27,221</u>	<u>\$8,814</u>		
Total Preliminary Spend/(Under)			<u>\$70,186</u>	<u>(\$8,814)</u>		

**Board Approved Project 11/17/22** **1,160,160**

2023 Expenses						
Total/Remaining		<u>\$0</u>	<u>\$0</u>	<u>\$1,160,160</u>		
Total Project Spending			<u>\$70,186</u>			

Capital Projects Spending  
 January 1 - December 31, 2022  
 Report date 12/31/2022

**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	11/28/2022	Fairway roofing \$2,800 various roof repairs
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		Trasfer \$25,000 from operating
Dec	\$35,894	\$1,278		\$37,172		Invoice Ever Green 10012022 remaining 50%
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 12/31/2022**

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 (\$)	Dec. 2022 (\$)
IRRIGATION STATIONS	2023	10	2	\$46,000	\$15,336	\$ 30,664	\$15,332	\$15,332	\$1,278		\$37,172
SEAWALL REPLACEMENT	2021	60	1	\$1,187,385	\$1,107,041	\$ 80,344	\$ 80,344	\$80,344	\$6,695		\$1,160,160
PAINT BUILDINGS	2025	10	4	\$160,000	\$62,208	\$ 97,792	\$24,448	\$24,448	\$2,037		\$86,652
ROOFS	2035	20	14	\$430,600	\$109,916	\$ 320,684	\$22,906	\$22,906	\$1,909		\$128,824
ASPHALT PAVING	2026	30	5	\$473,000	\$165,023	\$ 307,977	\$61,595	\$61,595	\$5,133		\$226,619
CONCRETE SIDEWALKS & REPAIRS	2035	40	14	\$650,000	\$178,847	\$ 471,153	\$33,654	\$33,654	\$2,805		\$187,507
POOL REPAIR & REPLACEMENT	2030	30	2	\$291,054	\$110,814	\$ 180,240	\$90,120	\$90,120	\$7,510		\$200,934
CLUBHOUSE	2040	40	19	\$141,000	\$35,519	\$ 105,481	\$5,552	\$5,552	\$463		\$41,075
DEFERRED MAINTENANCE	trans. to electrical room 02182022				\$ 9,405						\$ -
ELECTRICAL ROOMS (HGI responsible)	2022		1	\$42,450	\$42,450	\$ -	\$0	\$0	\$0	(\$8,300)	\$43,688
SEWER/WATER REPAIR/REPLACEMENT	2026	5	5	\$10,000	\$0	\$ 10,000	\$2,000	\$2,000	\$167		\$23,504
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>\$ (8,300)</b>	<b>\$ 2,136,135</b>
Current year interest											\$ 25,993
Fees/rounding											\$ (24)
Insurance loan											
<b>Total</b>					<b>\$ 1,836,692</b>			<b>\$ 335,951</b>	<b>\$ 27,997</b>	<b>\$ (8,300)</b>	<b>\$ 2,162,104</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.**



**Homeowner Aging Report**  
 HAMPSHIRE GARDENS, INC.  
 End Date: 12/31/2022

Date: 1/10/2023  
 Time: 3:21 pm  
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Description	Current	Over 30	Over 60	Over 90	Balance
<b>HGI2442 - 2442 Corporation Owner</b> 2442 S Federal Hwy Apt#4					<b>Last Payment: \$3,458.00 on 12/28/2022</b>
<b>Total:</b>	(\$3,458.00)	\$0.00	\$0.00	\$0.00	(\$3,458.00)
<b>HGI2450 - 2450 Corporation Owner</b> 2450 S Federal Hwy Apt#11					<b>Last Payment: \$4,322.00 on 12/30/2022</b>
<b>Total:</b>	(\$4,322.00)	\$0.00	\$0.00	\$0.00	(\$4,322.00)
<b>HGI2570 - 2570 Corporation Owner</b> 2570 S Federal Hwy Apt#19					<b>Last Payment: \$4,322.00 on 12/28/2022</b>
<b>Total:</b>	(\$4,322.00)	\$0.00	\$0.00	\$0.00	(\$4,322.00)
<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.	(\$12,102.00)	\$0.00	\$0.00	\$0.00	(\$12,102.00)

Description	Total
PrePaid	(\$12,102.00)
<b>AR Total:</b>	<b>\$0.00</b>





**PrePaid Homeowner List**  
HAMPSHIRE GARDENS, INC.  
End Date: 12/31/2022

Date: 1/10/2023  
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Account No:	Homeowner Name	Address	Balance
HGI2442	2442 Corporation	2442 S Federal Hwy Apt#4 Boynton Beach, FL 33435	(\$3,458.00)
HGI2450	2450 Corporation	2450 S Federal Hwy Apt#11 Boynton Beach, FL 33435	(\$4,322.00)
HGI2570	2570 Corporation	2570 S Federal Hwy Apt#19 Boynton Beach, FL 33435	(\$4,322.00)
		<b>HAMPSHIRE GARDENS, INC. Total</b>	<b>3 (\$12,102.00)</b>



**Payables Aging Report**  
 HAMPSHIRE GARDENS, INC.  
 As Of 12/31/2022

Date: 1/10/2023  
 Time: 3:21 pm  
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Vendor	Current	Over 30	Over 60	Over 90	Balance
CITY OF BOYNTON BEACH UTIL DEP	\$13,753.84	\$0.00	\$0.00	\$0.00	\$13,753.84
COMCAST	\$167.02	\$0.00	\$0.00	\$0.00	\$167.02
<b>Totals:</b>	<b>\$13,920.86</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$13,920.86</b>



**General Ledger Trial Balance**  
**HAMPSHIRE GARDENS, INC.**  
 From: 10-1000-00 To: 90-9999-00 12/01/2022 To 12/31/2022

**Date:** 1/10/2023  
**Time:** 3:22 pm  
**Page:** 1

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1005-00	SouthState Bank - Oper - 8990	\$71,309.26	\$66,522.43	\$57,074.63	\$80,757.06
10-1020-00	Fidelity - Operating - 3254	\$147,458.70	\$2,123.74	\$0.00	\$149,582.44
10-1090-00	Petty Cash	\$200.00	\$0.00	\$0.00	\$200.00
12-1200-00	CenterState - Reserve - 4701	\$75,160.74	\$28,045.15	\$34,050.00	\$69,155.89
12-1220-00	Fidelity - Reserve - 7626	\$2,060,859.88	\$6,337.53	\$0.00	\$2,067,197.41
14-1400-00	Accounts Receivable	\$0.00	\$58,646.00	\$58,646.00	\$0.00
15-1500-00	Prepaid Insurance	\$178,984.68	\$0.00	\$44,904.48	\$134,080.20
20-2000-00	Accounts Payable	(\$13,923.74)	\$87,969.73	\$87,966.85	(\$13,920.86)
20-2040-00	Deferred Insurance Assessments	(\$133,648.39)	\$31,916.67	\$0.00	(\$101,731.72)
20-2050-00	Accrued Accounting Expenses	(\$5,446.98)	\$0.00	\$458.34	(\$5,905.32)
20-2051-00	Deferred Insurance Deductible	(\$146,033.42)	\$0.00	\$1,666.67	(\$147,700.09)
20-2100-00	Prepaid Owners Assessment	(\$4,970.00)	\$4,970.00	\$12,102.00	(\$12,102.00)
25-2500-00	Capital Projects Reserve	(\$2,116,320.79)	\$34,050.00	\$27,995.93	(\$2,110,266.72)
25-2590-00	Interest Reserve	(\$19,699.83)	\$0.00	\$6,386.75	(\$26,086.58)
30-3025-00	Fund Balance	(\$53,061.57)	\$0.00	\$0.00	(\$53,061.57)
40-4000-00	Maintenance Assessment	(\$645,106.00)	\$0.00	\$58,646.00	(\$703,752.00)
41-4192-00	Insurance Income	(\$501,982.37)	\$0.00	\$31,916.67	(\$533,899.04)
42-4200-00	Interest - Operating	(\$1,418.47)	\$1.07	\$457.43	(\$1,874.83)
50-5000-00	Bookkeeping Fees	\$4,583.37	\$416.67	\$0.00	\$5,000.04
50-5010-00	Office Supplies and Expense	\$419.32	\$33.32	\$0.00	\$452.64
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	\$824.45	\$74.95	\$0.00	\$899.40
50-5065-00	Licenses & Fees	\$1,058.75	\$0.00	\$0.00	\$1,058.75
51-5100-00	Insurance Expense	\$454,985.85	\$45,304.48	\$0.00	\$500,290.33
51-5110-00	Insurance Deductible Reserve Expense	\$18,333.37	\$1,666.67	\$0.00	\$20,000.04
52-5200-00	Legal Fees - General	\$28,583.28	\$653.47	\$0.00	\$29,236.75
52-5220-00	Accounting Fees/Tax Preparation	\$5,041.74	\$458.34	\$0.00	\$5,500.08
52-5225-00	Litigation Settlement	\$10,000.00	\$0.00	\$0.00	\$10,000.00
55-5500-00	Landscaping Contract (Cuts, Trim Weeds)	\$30,568.50	\$28,663.00	\$22,950.00	\$36,281.50
55-5530-00	Sprinklers	\$5,921.59	\$0.00	\$0.00	\$5,921.59
55-5550-00	Tree Maintenance	\$6,490.00	\$180.00	\$0.00	\$6,670.00
58-5800-00	Electricity	\$15,794.18	\$2,340.02	\$759.10	\$17,375.10
58-5810-00	Water	\$154,599.90	\$13,753.84	\$0.00	\$168,353.74



**General Ledger Trial Balance**  
 HAMPSHIRE GARDENS, INC.  
 From: 10-1000-00 To: 90-9999-00 12/01/2022 To 12/31/2022

Date: 1/10/2023  
 Time: 3:22 pm  
 Page: 2

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
58-5830-00	Solid Waste	\$27.36	\$357.93	\$0.00	\$385.29
60-6000-00	Repairs & Maintenance (Supplies/Materials)	\$10,921.67	\$3,711.52	\$3,543.74	\$11,089.45
60-6030-00	Gutter	\$290.00	\$0.00	\$0.00	\$290.00
60-6035-00	Utility/ Electrical Room Doors	\$800.00	\$0.00	\$0.00	\$800.00
60-6051-00	Pest Control	\$7,117.00	\$647.00	\$0.00	\$7,764.00
60-6069-00	Clubhouse - Indoor/Outdoor Furniture	\$3,657.65	\$818.65	\$0.00	\$4,476.30
60-6070-00	Clubhouse - Janitorial	\$2,589.84	\$580.00	\$0.00	\$3,169.84
60-6074-00	Clubhouse - Cable/Internet	\$1,558.15	\$167.02	\$0.00	\$1,725.17
60-6075-00	Laundry Room	\$3,203.81	\$772.46	\$0.00	\$3,976.27
60-6081-00	Pool	\$4,030.26	\$347.00	\$0.00	\$4,377.26
60-6085-00	Pool Misc. Repairs	\$2,991.45	\$0.00	\$0.00	\$2,991.45
80-8000-00	Dedicated Reserve Expense	\$259,306.49	\$21,300.59	\$0.00	\$280,607.08
80-8035-00	Seawall/ Pool Project Reserve Exp	\$73,648.74	\$6,695.34	\$0.00	\$80,344.08
<b>Totals:</b>		<b>\$0.00</b>	<b>\$449,524.59</b>	<b>\$449,524.59</b>	<b>\$0.00</b>



**Bank Account Reconciliation**  
 HAMPSHIRE GARDENS, INC.  
 SouthState-Res-4701 (End: 12/31/2022)

Date: 1/10/2023  
 Time: 3:22 pm  
 Page: 1

Date	Reconciled	Description	Check Number	Transaction Amount
<b>Uncleared Items</b>				
12/09/2022		FAIRWAY ROOFING & PAINTING	3013	(\$2,800.00)
12/09/2022		Ever-Green Sprinkler Maintenance Co.	3014	(\$22,950.00)
			<b>Total Uncleared</b>	<b>(\$25,750.00)</b>

<b>SouthState-Res-4701 Summary</b>	
Ending Account Balance:	\$ 69,155.89
Uncleared Items:	(\$25,750.00)
Adjusted Balance:	\$ 94,905.89
Bank Ending Balance:	\$ 94,905.89
Difference:	\$-



**Bank Account Reconciliation**  
HAMPSHIRE GARDENS, INC.  
Fidelity Bank - Operating - 3254 (End: 12/31/2022)

Date: 1/10/2023  
Time: 3:22 pm  
Page: 2

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

Ending Account Balance:	\$ 149,582.44
Uncleared Items:	\$-
Adjusted Balance:	\$ 149,582.44
Bank Ending Balance:	\$ 149,582.44
Difference:	\$-



**Bank Account Reconciliation**  
HAMPSHIRE GARDENS, INC.  
Fidelity Bank Corp Acct - Reserve - 7626 (End: 12/31/2022)

Date: 1/10/2023  
Time: 3:22 pm  
Page: 3

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

Ending Account Balance:	\$ 2,067,197.41
Uncleared Items:	\$-
Adjusted Balance:	\$ 2,067,197.41
Bank Ending Balance:	\$ 2,067,197.41
Difference:	\$-



**Bank Account Reconciliation**  
 HAMPSHIRE GARDENS, INC.  
 SouthState Bank - Oper - 8990 (End: 12/31/2022)

Date: 1/10/2023  
 Time: 3:22 pm  
 Page: 4

Date	Reconciled	Description	Check Number	Transaction Amount
<b>Uncleared Items</b>				
02/21/2022		HOME DEPOT CREDIT SERVICES	40016	(\$356.64)
12/20/2022		Truist Bank	40108	(\$854.25)
12/27/2022		Building Corporation 2420	40109	(\$64.99)
12/30/2022		Deposit from batch 11433	40087	\$4,322.00
12/30/2022		FLAWLESS SHINE LLC	0	(\$375.00)
12/30/2022		Jolicoeur Appraisal. Inc.	40110	(\$400.00)
			<b>Total Uncleared</b>	<b>\$2,271.12</b>

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**SouthState Bank - Oper - 8990 Summary**

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Ending Account Balance:	\$ 80,757.06
Uncleared Items:	\$2,271.12
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Adjusted Balance:	\$ 78,485.94
Bank Ending Balance:	\$ 78,485.94
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Difference:	\$-