



# **Financial Report Package**

**January 2023**

**Prepared for**

**HAMPSHIRE GARDENS, INC.**

**By**

**Associated Property Management**



**Balance Sheet - Operating**  
 HAMPSHIRE GARDENS, INC.  
 End Date: 01/31/2023

Date: 2/8/2023  
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**Assets**

OPERATING CASH

10-1005-00	SouthState Bank - Oper - 8990	\$81,564.93
10-1020-00	Fidelity - Operating - 3254	151,749.35
10-1090-00	Petty Cash	200.00

Total OPERATING CASH: \$233,514.28

RESERVE CASH

12-1200-00	CenterState - Reserve - 4701	88,152.74
12-1220-00	Fidelity - Reserve - 7626	2,074,071.20

Total RESERVE CASH: \$2,162,223.94

PREPAIDS & DEPOSITS

15-1500-00	Prepaid Insurance	44,644.65
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Total PREPAIDS & DEPOSITS: \$44,644.65

**Total Assets:** \$2,440,382.87

**Liabilities & Equity**

CURRENT LIABILITIES

20-2000-00	Accounts Payable	16,810.97
20-2040-00	Deferred Insurance Assessments	57,067.05
20-2050-00	Accrued Accounting Expenses	4,258.34
20-2051-00	Deferred Insurance Deductible	149,366.76
20-2100-00	Prepaid Owners Assessment	16,424.00

Total CURRENT LIABILITIES: \$243,927.12

RESERVE LIABILITIES

25-2500-00	Capital Projects Reserve	2,129,216.89
25-2590-00	Interest Reserve	33,007.05

Total RESERVE LIABILITIES: \$2,162,223.94

EQUITY

30-3025-00	Fund Balance	53,016.96
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Total EQUITY: \$53,016.96

Net Income Gain / Loss	<u>(18,785.15)</u>
	<u>(\$18,785.15)</u>

**Total Liabilities & Equity:** \$2,440,382.87



**Income Statement - Operating**

HAMPSHIRE GARDENS, INC.

01/31/2023

Date: 2/8/2023

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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	\$51,000.00	\$51,000.17	(\$0.17)	\$51,000.00	\$51,000.17	(\$0.17)	\$612,002.00
<b>Total ASSESSMENT INCOME</b>	<b>\$51,000.00</b>	<b>\$51,000.17</b>	<b>(\$0.17)</b>	<b>\$51,000.00</b>	<b>\$51,000.17</b>	<b>(\$0.17)</b>	<b>\$612,002.00</b>
<b>OTHER INCOME</b>							
4192-00 Insurance Income	31,916.67	60,902.17	(28,985.50)	31,916.67	60,902.17	(28,985.50)	730,826.00
<b>Total OTHER INCOME</b>	<b>\$31,916.67</b>	<b>\$60,902.17</b>	<b>(\$28,985.50)</b>	<b>\$31,916.67</b>	<b>\$60,902.17</b>	<b>(\$28,985.50)</b>	<b>\$730,826.00</b>
<b>INTEREST INCOME</b>							
4200-00 Interest - Operating	499.85	-	499.85	499.85	-	499.85	-
<b>Total INTEREST INCOME</b>	<b>\$499.85</b>	<b>\$-</b>	<b>\$499.85</b>	<b>\$499.85</b>	<b>\$-</b>	<b>\$499.85</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$83,416.52</b>	<b>\$111,902.34</b>	<b>(\$28,485.82)</b>	<b>\$83,416.52</b>	<b>\$111,902.34</b>	<b>(\$28,485.82)</b>	<b>\$1,342,828.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Bookkeeping Fees	450.00	450.00	-	450.00	450.00	-	5,400.00
5010-00 Office Supplies and Expense	51.69	66.67	14.98	51.69	66.67	14.98	800.00
5015-00 Copier Maintenance & Supplies	599.18	41.67	(557.51)	599.18	41.67	(557.51)	500.00
5025-00 Website / Internet Fees	74.95	83.33	8.38	74.95	83.33	8.38	1,000.00
5065-00 Licenses & Fees	-	100.00	100.00	-	100.00	100.00	1,200.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,175.82</b>	<b>\$741.67</b>	<b>(\$434.15)</b>	<b>\$1,175.82</b>	<b>\$741.67</b>	<b>(\$434.15)</b>	<b>\$8,900.00</b>
<b>INSURANCE &amp; TAXES</b>							
5100-00 Insurance Expense	47,354.48	60,902.17	13,547.69	47,354.48	60,902.17	13,547.69	730,826.00
5110-00 Insurance Deductible Reserve Expense	1,666.67	1,666.67	-	1,666.67	1,666.67	-	20,000.00
<b>Total INSURANCE &amp; TAXES</b>	<b>\$49,021.15</b>	<b>\$62,568.84</b>	<b>\$13,547.69</b>	<b>\$49,021.15</b>	<b>\$62,568.84</b>	<b>\$13,547.69</b>	<b>\$750,826.00</b>
<b>PROFESSIONAL FEES</b>							
5200-00 Legal Fees - General	1,199.28	2,500.00	1,300.72	1,199.28	2,500.00	1,300.72	30,000.00
5220-00 Accounting Fees/Tax Preparation	458.34	458.33	(0.01)	458.34	458.33	(0.01)	5,500.00
<b>Total PROFESSIONAL FEES</b>	<b>\$1,657.62</b>	<b>\$2,958.33</b>	<b>\$1,300.71</b>	<b>\$1,657.62</b>	<b>\$2,958.33</b>	<b>\$1,300.71</b>	<b>\$35,500.00</b>
<b>GROUNDS MAINTENANCE</b>							
5500-00 Landscaping Contract (Cuts, Trim Weeds)	3,162.80	4,250.00	1,087.20	3,162.80	4,250.00	1,087.20	51,000.00
5530-00 Sprinklers	-	1,000.00	1,000.00	-	1,000.00	1,000.00	12,000.00
5550-00 Tree Maintenance	-	458.33	458.33	-	458.33	458.33	5,500.00
<b>Total GROUNDS MAINTENANCE</b>	<b>\$3,162.80</b>	<b>\$5,708.33</b>	<b>\$2,545.53</b>	<b>\$3,162.80</b>	<b>\$5,708.33</b>	<b>\$2,545.53</b>	<b>\$68,500.00</b>
<b>UTILITIES</b>							
5800-00 Electricity	3,723.98	1,750.00	(1,973.98)	3,723.98	1,750.00	(1,973.98)	21,000.00
5810-00 Water	14,082.81	14,583.33	500.52	14,082.81	14,583.33	500.52	175,000.00
5830-00 Solid Waste	-	41.67	41.67	-	41.67	41.67	500.00
<b>Total UTILITIES</b>	<b>\$17,806.79</b>	<b>\$16,375.00</b>	<b>(\$1,431.79)</b>	<b>\$17,806.79</b>	<b>\$16,375.00</b>	<b>(\$1,431.79)</b>	<b>\$196,500.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
6000-00 Repairs & Maintenance (Supplies/Materials)	2,975.60	1,416.67	(1,558.93)	2,975.60	1,416.67	(1,558.93)	17,000.00
6010-00 Maintenance Person	1,000.00	-	(1,000.00)	1,000.00	-	(1,000.00)	-
6020-00 Golf Cart Maintenance	-	41.67	41.67	-	41.67	41.67	500.00
6030-00 Gutter	-	41.67	41.67	-	41.67	41.67	500.00
6035-00 Utility/ Electrical Room Doors	-	333.33	333.33	-	333.33	333.33	4,000.00
6051-00 Pest Control	647.00	708.33	61.33	647.00	708.33	61.33	8,500.00
6069-00 Clubhouse - Indoor/Outdoor Furniture	4,170.96	333.33	(3,837.63)	4,170.96	333.33	(3,837.63)	4,000.00
6070-00 Clubhouse - Janitorial	385.00	375.00	(10.00)	385.00	375.00	(10.00)	4,500.00
6073-00 Clubhouse - A/C Expense	-	83.33	83.33	-	83.33	83.33	1,000.00
6074-00 Clubhouse - Cable/Internet	167.13	183.33	16.20	167.13	183.33	16.20	2,200.00
6075-00 Laundry Room	1,081.63	458.33	(623.30)	1,081.63	458.33	(623.30)	5,500.00
6080-00 Pool Heater	-	83.33	83.33	-	83.33	83.33	1,000.00
6081-00 Pool	-	458.33	458.33	-	458.33	458.33	5,500.00
6085-00 Pool Misc. Repairs	-	83.33	83.33	-	83.33	83.33	1,000.00
<b>Total REPAIRS &amp; MAINTENANCE</b>	<b>\$10,427.32</b>	<b>\$4,599.98</b>	<b>(\$5,827.34)</b>	<b>\$10,427.32</b>	<b>\$4,599.98</b>	<b>(\$5,827.34)</b>	<b>\$55,200.00</b>



**Income Statement - Operating**  
 HAMPSHIRE GARDENS, INC.  
 01/31/2023

Date: 2/8/2023  
 Time: 4:16 pm  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE ACTIVITY</b>							
8000-00 Dedicated Reserve Expense	\$18,950.17	\$18,950.17	\$-	\$18,950.17	\$18,950.17	\$-	\$227,402.00
<b>Total RESERVE ACTIVITY</b>	\$18,950.17	\$18,950.17	\$-	\$18,950.17	\$18,950.17	\$0.00	\$227,402.00
<b>Total OPERATING EXPENSE</b>	<b>\$102,201.67</b>	<b>\$111,902.32</b>	<b>\$9,700.65</b>	<b>\$102,201.67</b>	<b>\$111,902.32</b>	<b>\$9,700.65</b>	<b>\$1,342,828.00</b>
<b>Net Income:</b>	<b>(\$18,785.15)</b>	<b>\$0.02</b>	<b>(\$18,785.17)</b>	<b>(\$18,785.15)</b>	<b>\$0.02</b>	<b>(\$18,785.17)</b>	<b>\$0.00</b>

**Seawall Project**

**Report date** 31-Jan-23

Beginning of the month	\$1,160,160
addition during month	
payments	
rounding	
End of the month	<u>\$1,160,160</u>

Reserve per capital projects Jan 31 2023	\$1,160,160
Invoices paid 2023	<u>\$0</u>
Remaining Reserve	<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

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

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>
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	Vendor	Invoice	Amount Paid	Summary	Date	Invoice Number
				<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		\$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	SIW Law Group	\$385	\$385	(\$385)	Jan. 30, 2022	5832
	Specialty Engineering Consultants	\$900	\$900	(\$900)	Jan. 10, 2022	52652
	B&M Marine Construction change	\$25,936	\$25,936	(\$25,936)	Oct. 26, 2022	112-6465
Total/Remaining		\$27,221	\$27,221	\$8,814		
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>
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Capital Projects Spending  
 January 1 - December 31, 2023  
 Report date 01/31/2023

**Roofs**

Date	Beg. Balance	Monthly Assessment	Spending	Ending Balance	Invoice	Description
Jan	\$128,824	\$1,935	(\$2,800)	\$127,959	11/28/2022	Fairway roofing \$2,800 various roof repairs
Feb	\$127,959	\$1,935		\$129,894		
March	\$129,894	\$1,935		\$131,829		
April	\$131,829	\$1,935		\$133,764		
May	\$133,764	\$1,935		\$135,699		
June	\$135,699	\$1,935		\$137,634		
July	\$137,634	\$1,935		\$139,569		
August	\$139,569	\$1,935		\$141,504		
Sept	\$141,504	\$1,935		\$143,439		
Oct	\$143,439	\$1,935		\$145,374		
Nov	\$145,374	\$1,935		\$147,309		
Dec	\$147,309	\$1,935		\$149,244		
Total			(\$2,800)	\$149,244		

**Irrigation Stations**

Date	Beg. Balance	Monthly Assessment	Spending	Ending Balance	Invoice	Description
Jan	\$37,172	\$2,277	(\$22,950)	\$16,499		Invoice Ever Green 10012022
Feb	\$16,499	\$2,277		\$18,776		
March	\$18,776	\$2,277		\$21,053		
April	\$21,053	\$2,277		\$23,330		
May	\$23,330	\$2,277		\$25,607		
June	\$25,607	\$2,277		\$27,884		
July	\$27,884	\$2,277		\$30,161		
August	\$30,161	\$2,277		\$32,438		
Sept	\$32,438	\$2,277		\$34,715		
Oct	\$34,715	\$2,277		\$36,992		
Nov	\$36,992	\$2,277		\$39,269		
Dec	\$39,269	\$2,277		\$41,546		
Total			(\$22,950)	\$41,546		

**SCHEDULE OF DEFERRED MAINTENANCE AND  
CAPITAL EXPENDITURE RESERVES - Approved 11/17/2022  
For Year January 1, 2023 through December 31, 2023  
Date 01/31/2023**

Projects	Year of Project	Est. Total Useful Life (in years)	Est. Remaining Useful Life (in years)	Est. Cost of Deferred Maintenance (\$)	Fund Balance 12-31-22 (\$)	Fund Deficit 12-31-22 (\$)	Funding Required to Fully Fund (\$)	Funding for 2023 (\$)	Monthly Funding (\$)	Payments & adjustments (\$)	January (\$)
IRRIGATION STATIONS	2023	10	1	\$83,000	\$37,172	\$ 27,328	\$27,328	\$27,328	\$2,277	(\$22,950)	\$16,499
SEAWALL REPLACEMENT	2023	60	0	\$1,186,096	\$1,160,160						\$1,160,160
PAINT BUILDINGS	2025	10	3	\$160,000	\$86,652	\$ 73,348	\$24,449	\$24,449	\$2,037		\$88,689
ROOFS	2035	20	13	\$430,600	\$128,824	\$ 301,776	\$23,214	\$23,214	\$1,935	(\$2,800)	\$127,959
ASPHALT PAVING	2026	30	4	\$473,000	\$226,619	\$ 246,381	\$61,595	\$61,595	\$5,133		\$231,752
CONCRETE, SIDEWALKS, MISC. & REPAIR	2035	40	13	\$650,000	\$187,507	\$ 462,493	\$35,576	\$35,576	\$2,965		\$190,472
POOL REPAIR & REPLACEMENT	2025	30	3	\$350,000	\$200,934	\$ 149,066	\$49,689	\$49,689	\$4,141		\$205,075
CLUBHOUSE	2040	40	18	\$141,000	\$41,075	\$ 99,925	\$5,551	\$5,551	\$463		\$41,538
DEFERRED MAINTENANCE											
ELECTRICAL ROOMS (HGI responsible)	2022		0	\$51,988	\$43,688	\$ -	\$ -	\$0	\$0		\$43,688
SEWER/WATER REPAIR/REPLACEMENT	As required	5	0	\$23,504	\$23,504	\$ -	\$ -	\$0	\$0		\$23,504
Prior year interest/rounding					\$ 25,969						\$ 25,969
<b>TOTAL PROJECTS</b>				<b>\$ 3,549,188</b>	<b>\$ 2,162,104</b>	<b>\$ 1,360,317</b>	<b>\$ 227,402</b>	<b>\$ 227,402</b>	<b>\$ 18,951</b>	<b>\$ (25,750)</b>	<b>\$ 2,155,305</b>
Current year interest											\$ 6,920
Fees/rounding											\$ (1)
Insurance loan											
<b>Total</b>					<b>\$ 2,162,104</b>			<b>\$ 227,402</b>	<b>\$ 18,951</b>	<b>\$ (25,750)</b>	<b>\$ 2,162,224</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: 01/31/2023

Date: 2/8/2023  
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Description	Current	Over 30	Over 60	Over 90	Balance
<b>HGI2440 - 2440 Corporation Owner</b> 2440 S Federal Hwy Apt#10					<b>Last Payment: \$3,674.00 on 01/30/2023</b>
<b>Total:</b>	(\$4,322.00)	\$0.00	\$0.00	\$0.00	(\$4,322.00)
<b>HGI2442 - 2442 Corporation Owner</b> 2442 S Federal Hwy Apt#4					<b>Last Payment: \$3,458.00 on 01/25/2023</b>
<b>Total:</b>	(\$3,458.00)	\$0.00	\$0.00	\$0.00	(\$3,458.00)
<b>HGI2552 - 2552 Corporation Owner</b> 2552 S Federal Hwy Apt#2					<b>Last Payment: \$4,322.00 on 01/31/2023</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 01/25/2023</b>
<b>Total:</b>	(\$4,322.00)	\$0.00	\$0.00	\$0.00	(\$4,322.00)

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
HAMPSHIRE GARDENS, INC.	(\$16,424.00)	\$0.00	\$0.00	\$0.00	(\$16,424.00)

Description	Total
PrePaid	(\$16,424.00)
<b>AR Total:</b>	<b>\$0.00</b>





**PrePaid Homeowner List**  
 HAMPSHIRE GARDENS, INC.  
 End Date: 1/31/2023

**Date:** 2/8/2023  
**Time:** 4:16 pm  
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Account No:	Homeowner Name	Address	Balance
HGI2440	2440 Corporation	2440 S Federal Hwy Apt#10 Boynton Beach, FL 33435	(\$4,322.00)
HGI2442	2442 Corporation	2442 S Federal Hwy Apt#4 Boynton Beach, FL 33435	(\$3,458.00)
HGI2552	2552 Corporation	2552 S Federal Hwy Apt#2 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>4 (\$16,424.00)</b>



**Payables Aging Report**  
 HAMPSHIRE GARDENS, INC.  
 As Of 1/31/2023

Date: 2/8/2023  
 Time: 4:16 pm  
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Vendor	Current	Over 30	Over 60	Over 90	Balance
CITY OF BOYNTON BEACH UTIL DEP	\$14,082.81	\$0.00	\$0.00	\$0.00	\$14,082.81
COMCAST	\$167.13	\$0.00	\$0.00	\$0.00	\$167.13
FPL	\$2,005.59	\$0.00	\$0.00	\$0.00	\$2,005.59
HOME DEPOT CREDIT SERVICES	\$555.44	\$0.00	\$0.00	\$0.00	\$555.44
<b>Totals:</b>	<b>\$16,810.97</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$16,810.97</b>



**Bank Account Reconciliation**  
HAMPSHIRE GARDENS, INC.  
SouthState-Res-4701 (End: 01/31/2023)

Date: 2/8/2023  
Time: 4:16 pm  
Page: 1

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

Ending Account Balance:	\$ 88,152.74
Uncleared Items:	\$-
Adjusted Balance:	\$ 88,152.74
Bank Ending Balance:	\$ 88,152.74
Difference:	\$-



**Bank Account Reconciliation**  
HAMPSHIRE GARDENS, INC.  
Fidelity Bank - Operating - 3254 (End: 01/31/2023)

Date: 2/8/2023  
Time: 4:16 pm  
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Date	Reconciled	Description	Check Number	Transaction Amount
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**Fidelity Bank - Operating - 3254 Summary**

Ending Account Balance:	\$ 151,749.35
Uncleared Items:	\$-
Adjusted Balance:	\$ 151,749.35
Bank Ending Balance:	\$ 151,749.35
Difference:	\$-



**Bank Account Reconciliation**  
HAMPSHIRE GARDENS, INC.  
Fidelity Bank Corp Acct - Reserve - 7626 (End: 01/31/2023)

Date: 2/8/2023  
Time: 4:16 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:	\$ 2,074,071.20
Uncleared Items:	\$-
Adjusted Balance:	\$ 2,074,071.20
Bank Ending Balance:	\$ 2,074,071.20
Difference:	\$-



**Bank Account Reconciliation**  
 HAMPSHIRE GARDENS, INC.  
 SouthState Bank - Oper - 8990 (End: 01/31/2023)

Date: 2/8/2023  
 Time: 4:16 pm  
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Date	Reconciled	Description	Check Number	Transaction Amount
<b>Uncleared Items</b>				
02/21/2022		HOME DEPOT CREDIT SERVICES	40016	(\$356.64)
01/16/2023		Trio Real Estate	40117	(\$1,000.00)
01/20/2023		Ever-Green Sprinkler Maintenance Co.	40120	(\$120.00)
01/20/2023		Truist Bank	40122	(\$5,246.01)
01/31/2023		FLAWLESS SHINE LLC	0	(\$385.00)
			<b>Total Uncleared</b>	<b>(\$7,107.65)</b>

<b>SouthState Bank - Oper - 8990 Summary</b>	
Ending Account Balance:	\$ 81,564.93
Uncleared Items:	(\$7,107.65)
Adjusted Balance:	\$ 88,672.58
Bank Ending Balance:	\$ 88,672.58
Difference:	\$-