



# **Financial Report Package**

**February 2023**

**Prepared for**

**HAMPSHIRE GARDENS, INC.**

**By**

**Associated Property Management**



**Balance Sheet - Operating**  
 HAMPSHIRE GARDENS, INC.  
 End Date: 02/28/2023

Date: 3/22/2023  
 Time: 5:32 pm  
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**Assets**

OPERATING CASH

10-1005-00	SouthState Bank - Oper - 8990	\$803,652.86
10-1020-00	Fidelity - Operating - 3254	153,907.49
10-1090-00	Petty Cash	200.00

Total OPERATING CASH: \$957,760.35

RESERVE CASH

12-1200-00	SouthState - Reserve - 4701	107,154.11
12-1220-00	Fidelity - Reserve - 7626	2,080,741.84

Total RESERVE CASH: \$2,187,895.95

PREPAIDS & DEPOSITS

15-1505-00	Prepaid Annual Insurance Pymt	(731,081.83)
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Total PREPAIDS & DEPOSITS: (\$731,081.83)

**Total Assets:** \$2,414,574.47

**Liabilities & Equity**

CURRENT LIABILITIES

20-2000-00	Accounts Payable	17,043.98
20-2050-00	Accrued Accounting Expenses	916.68
20-2051-00	Deferred Insurance Deductible	151,033.43
20-2100-00	Prepaid Owners Assessment	4,322.00

Total CURRENT LIABILITIES: \$173,316.09

RESERVE LIABILITIES

25-2500-00	Capital Projects Reserve	2,148,167.06
25-2590-00	Interest Reserve	39,728.89

Total RESERVE LIABILITIES: \$2,187,895.95

EQUITY

30-3025-00	Fund Balance	49,367.68
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Total EQUITY: \$49,367.68

Net Income Gain / Loss	3,994.75
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\$3,994.75

**Total Liabilities & Equity:** \$2,414,574.47



**Income Statement - Operating**

HAMPSHIRE GARDENS, INC.

02/28/2023

Date: 3/22/2023

Time: 5:32 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	\$51,000.00	\$51,000.17	(\$0.17)	\$102,000.00	\$102,000.34	(\$0.34)	\$612,002.00
<b>Total ASSESSMENT INCOME</b>	\$51,000.00	\$51,000.17	(\$0.17)	\$102,000.00	\$102,000.34	(\$0.34)	\$612,002.00
<b>OTHER INCOME</b>							
4192-00 Insurance Income	57,067.05	60,902.17	(3,835.12)	88,983.72	121,804.34	(32,820.62)	730,826.00
<b>Total OTHER INCOME</b>	\$57,067.05	\$60,902.17	(\$3,835.12)	\$88,983.72	\$121,804.34	(\$32,820.62)	\$730,826.00
<b>INTEREST INCOME</b>							
4200-00 Interest - Operating	492.14	-	492.14	991.99	-	991.99	-
<b>Total INTEREST INCOME</b>	\$492.14	\$-	\$492.14	\$991.99	\$-	\$991.99	\$-
<b>Total OPERATING INCOME</b>	<b>\$108,559.19</b>	<b>\$111,902.34</b>	<b>(\$3,343.15)</b>	<b>\$191,975.71</b>	<b>\$223,804.68</b>	<b>(\$31,828.97)</b>	<b>\$1,342,828.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Bookkeeping Fees	450.00	450.00	-	900.00	900.00	-	5,400.00
5010-00 Office Supplies and Expense	29.18	66.67	37.49	80.87	133.34	52.47	800.00
5015-00 Copier Maintenance & Supplies	-	41.67	41.67	599.18	83.34	(515.84)	500.00
5025-00 Website / Internet Fees	74.95	83.33	8.38	149.90	166.66	16.76	1,000.00
5065-00 Licenses & Fees	-	100.00	100.00	-	200.00	200.00	1,200.00
<b>Total ADMINISTRATIVE EXPENSES</b>	\$554.13	\$741.67	\$187.54	\$1,729.95	\$1,483.34	(\$246.61)	\$8,900.00
<b>INSURANCE &amp; TAXES</b>							
5100-00 Insurance Expense	44,904.48	60,902.17	15,997.69	92,258.96	121,804.34	29,545.38	730,826.00
5110-00 Insurance Deductible Reserve Expense	1,666.67	1,666.67	-	3,333.34	3,333.34	-	20,000.00
<b>Total INSURANCE &amp; TAXES</b>	\$46,571.15	\$62,568.84	\$15,997.69	\$95,592.30	\$125,137.68	\$29,545.38	\$750,826.00
<b>PROFESSIONAL FEES</b>							
5200-00 Legal Fees - General	-	2,500.00	2,500.00	-	5,000.00	5,000.00	30,000.00
5220-00 Accounting Fees/Tax Preparation	458.34	458.33	(0.01)	916.68	916.66	(0.02)	5,500.00
<b>Total PROFESSIONAL FEES</b>	\$458.34	\$2,958.33	\$2,499.99	\$916.68	\$5,916.66	\$4,999.98	\$35,500.00
<b>GROUNDS MAINTENANCE</b>							
5500-00 Landscaping Contract (Cuts, Trim Weeds)	1,316.11	4,250.00	2,933.89	4,478.91	8,500.00	4,021.09	51,000.00
5530-00 Sprinklers	74.86	1,000.00	925.14	74.86	2,000.00	1,925.14	12,000.00
5550-00 Tree Maintenance	-	458.33	458.33	-	916.66	916.66	5,500.00
<b>Total GROUNDS MAINTENANCE</b>	\$1,390.97	\$5,708.33	\$4,317.36	\$4,553.77	\$11,416.66	\$6,862.89	\$68,500.00
<b>UTILITIES</b>							
5800-00 Electricity	2,227.42	1,750.00	(477.42)	5,951.40	3,500.00	(2,451.40)	21,000.00
5810-00 Water	14,189.72	14,583.33	393.61	28,272.53	29,166.66	894.13	175,000.00
5830-00 Solid Waste	-	41.67	41.67	-	83.34	83.34	500.00
<b>Total UTILITIES</b>	\$16,417.14	\$16,375.00	(\$42.14)	\$34,223.93	\$32,750.00	(\$1,473.93)	\$196,500.00
<b>REPAIRS &amp; MAINTENANCE</b>							
6000-00 Repairs & Maintenance (Supplies/Materials)	402.80	1,416.67	1,013.87	928.40	2,833.34	1,904.94	17,000.00
6010-00 Maintenance Person	1,000.00	-	(1,000.00)	2,000.00	-	(2,000.00)	-
6020-00 Golf Cart Maintenance	-	41.67	41.67	-	83.34	83.34	500.00
6030-00 Gutter	-	41.67	41.67	-	83.34	83.34	500.00
6035-00 Utility/ Electrical Room Doors	-	333.33	333.33	-	666.66	666.66	4,000.00
6051-00 Pest Control	647.00	708.33	61.33	1,294.00	1,416.66	122.66	8,500.00
6069-00 Clubhouse - Indoor/Outdoor Furniture	-	333.33	333.33	4,170.96	666.66	(3,504.30)	4,000.00
6070-00 Clubhouse - Janitorial	400.00	375.00	(25.00)	785.00	750.00	(35.00)	4,500.00
6072-00 Clubhouse - Sewer	29.41	-	(29.41)	29.41	-	(29.41)	-
6073-00 Clubhouse - A/C Expense	-	83.33	83.33	-	166.66	166.66	1,000.00
6074-00 Clubhouse - Cable/Internet	167.13	183.33	16.20	334.26	366.66	32.40	2,200.00
6075-00 Laundry Room	2,058.33	458.33	(1,600.00)	3,139.96	916.66	(2,223.30)	5,500.00
6080-00 Pool Heater	-	83.33	83.33	-	166.66	166.66	1,000.00
6081-00 Pool	382.00	458.33	76.33	382.00	916.66	534.66	5,500.00
6085-00 Pool Misc. Repairs	-	83.33	83.33	-	166.66	166.66	1,000.00



**Income Statement - Operating**  
 HAMPSHIRE GARDENS, INC.  
 02/28/2023

Date: 3/22/2023  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total REPAIRS &amp; MAINTENANCE</b>	\$5,086.67	\$4,599.98	(\$486.69)	\$13,063.99	\$9,199.96	(\$3,864.03)	\$55,200.00
<b>RESERVE ACTIVITY</b>							
8000-00 Dedicated Reserve Expense	\$18,950.17	\$18,950.17	\$-	\$37,900.34	\$37,900.34	\$-	\$227,402.00
<b>Total RESERVE ACTIVITY</b>	\$18,950.17	\$18,950.17	\$-	\$37,900.34	\$37,900.34	\$0.00	\$227,402.00
<b>Total OPERATING EXPENSE</b>	<b>\$89,428.57</b>	<b>\$111,902.32</b>	<b>\$22,473.75</b>	<b>\$187,980.96</b>	<b>\$223,804.64</b>	<b>\$35,823.68</b>	<b>\$1,342,828.00</b>
<b>Net Income:</b>	<b>\$19,130.62</b>	<b>\$0.02</b>	<b>\$19,130.60</b>	<b>\$3,994.75</b>	<b>\$0.04</b>	<b>\$3,994.71</b>	<b>\$0.00</b>

**Seawall Project**

**Report date** 28-Feb-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	\$0
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		\$0	\$0	\$1,160,160		

Total Project Spending	<u>\$70,186</u>
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Capital Projects Spending  
 January 1 - December 31, 2023  
 Report date 02/28/2023

**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		

**Sewer/Water Repair**

Date	Beg. Balance	Monthly Assessment	Spending	Ending Balance	Invoice	Description
Jan	\$23,504	\$0		\$23,504		
Feb	\$23,504	\$0		\$23,504		
March	\$23,504	\$0	(\$3,200)	\$20,304	03/01/2023	Du-All Plumbing Building 2430
April	\$20,304	\$0		\$20,304		
May	\$20,304	\$0		\$20,304		
June	\$20,304	\$0		\$20,304		
July	\$20,304	\$0		\$20,304		
August	\$20,304	\$0		\$20,304		
Sept	\$20,304	\$0		\$20,304		
Oct	\$20,304	\$0		\$20,304		
Nov	\$20,304	\$0		\$20,304		
Dec	\$20,304	\$0		\$20,304		
Total			(\$3,200)	\$20,304		

**SCHEDULE OF DEFERRED MAINTENANCE AND  
CAPITAL EXPENDITURE RESERVES - Approved 11/17/2022  
For Year January 1, 2023 through December 31, 2023  
Date 02/28/2023**

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 (\$)	February (\$)
IRRIGATION STATIONS	2023	10	1	\$83,000	\$37,172	\$ 27,328	\$27,328	\$27,328	\$2,277		\$18,776
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		\$90,726
ROOFS	2035	20	13	\$430,600	\$128,824	\$ 301,776	\$23,214	\$23,214	\$1,935		\$129,894
ASPHALT PAVING	2026	30	4	\$473,000	\$226,619	\$ 246,381	\$61,595	\$61,595	\$5,133		\$236,885
CONCRETE, SIDEWALKS, MISC. & REPAIR	2035	40	13	\$650,000	\$187,507	\$ 462,493	\$35,576	\$35,576	\$2,965		\$193,437
POOL REPAIR & REPLACEMENT	2025	30	3	\$350,000	\$200,934	\$ 149,066	\$49,689	\$49,689	\$4,141		\$209,216
CLUBHOUSE	2040	40	18	\$141,000	\$41,075	\$ 99,925	\$5,551	\$5,551	\$463		\$42,001
DEFERRED MAINTENANCE					\$ 25,969						\$ 25,969
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											\$ -
<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>\$ -</b>	<b>\$ 2,174,256</b>
Current year interest											\$ 13,641
Fees/rounding											\$ (1)
Insurance loan											
<b>Total</b>					<b>\$ 2,162,104</b>			<b>\$ 227,402</b>	<b>\$ 18,951</b>	<b>\$ -</b>	<b>\$ 2,187,896</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.**

Insurance Income/Expense  
Adjusting Journal Entries  
Year 03/22 - 02/23

Prepaid Insurance	Asset	44,644.65	
Insurance Income	Income		44,644.65
Deferred Insurance Assessments	Liability		57,067.05
Insurance Expense	Expense	57,067.05	

The entries above should zero out accounts Prepaid Insurance and Deferred Insurance Assessments for the period 03/22 - 02/23. They will also correct the insurance income/expense for the same period

Insurance Income 03/2023 - 02/2024	730,826.00
Insurance Expense 03/2023 - 02/2024	Unknown at this point





**Homeowner Aging Report**  
 HAMPSHIRE GARDENS, INC.  
 End Date: 02/28/2023

Date: 3/22/2023  
 Time: 5:32 pm  
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Description	Current	Over 30	Over 60	Over 90	Balance
HGI2570 - 2570 Corporation Owner 2570 S Federal Hwy Apt#19					Last Payment: \$4,322.00 on 02/24/2023

**Total:**      (\$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.	(\$4,322.00)	\$0.00	\$0.00	\$0.00	(\$4,322.00)

Description	Total
PrePaid	(\$4,322.00)

**AR Total:**      \$0.00



**PrePaid Homeowner List**  
HAMPSHIRE GARDENS, INC.  
End Date: 2/28/2023

Date: 3/22/2023  
Time: 5:32 pm  
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Account No:	Homeowner Name	Address	Balance
HGI2570	2570 Corporation	2570 S Federal Hwy Apt#19 Boynton Beach, FL 33435	(\$4,322.00)
		<b>HAMPSHIRE GARDENS, INC. Total</b>	<b>1 (\$4,322.00)</b>



**Payables Aging Report**  
 HAMPSHIRE GARDENS, INC.  
 As Of 2/28/2023

Date: 3/22/2023  
 Time: 5:32 pm  
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Vendor	Current	Over 30	Over 60	Over 90	Balance
Casimir Kuta	\$59.71	\$0.00	\$0.00	\$0.00	\$59.71
CITY OF BOYNTON BEACH UTIL DEP	\$14,189.72	\$0.00	\$0.00	\$0.00	\$14,189.72
COMCAST	\$167.13	\$0.00	\$0.00	\$0.00	\$167.13
FLAWLESS SHINE LLC	\$400.00	\$0.00	\$0.00	\$0.00	\$400.00
FPL	\$2,227.42	\$0.00	\$0.00	\$0.00	\$2,227.42
<b>Totals:</b>	<b>\$17,043.98</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$17,043.98</b>



**General Ledger Trial Balance**  
**HAMPSHIRE GARDENS, INC.**  
 From: 10-1000-00 To: 90-9999-00 02/01/2023 To 02/28/2023

**Date:** 3/22/2023  
**Time:** 5:32 pm  
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1005-00	SouthState Bank - Oper - 8990	\$81,564.93	\$769,721.83	\$47,633.90	\$803,652.86
10-1020-00	Fidelity - Operating - 3254	\$151,749.35	\$2,158.14	\$0.00	\$153,907.49
10-1090-00	Petty Cash	\$200.00	\$0.00	\$0.00	\$200.00
12-1200-00	SouthState - Reserve - 4701	\$88,152.74	\$19,001.37	\$0.00	\$107,154.11
12-1220-00	Fidelity - Reserve - 7626	\$2,074,071.20	\$6,670.64	\$0.00	\$2,080,741.84
14-1400-00	Accounts Receivable	\$0.00	\$51,000.00	\$51,000.00	\$0.00
15-1500-00	Prepaid Insurance	\$44,644.65	\$186,061.83	\$230,706.48	\$0.00
15-1505-00	Prepaid Annual Insurance Pymt	\$0.00	\$0.00	\$731,081.83	(\$731,081.83)
20-2000-00	Accounts Payable	(\$16,810.97)	\$31,384.52	\$31,617.53	(\$17,043.98)
20-2020-00	APM Admin Fees	\$0.00	\$0.30	\$0.30	\$0.00
20-2040-00	Deferred Insurance Assessments	(\$57,067.05)	\$602,087.05	\$545,020.00	\$0.00
20-2050-00	Accrued Accounting Expenses	(\$4,258.34)	\$3,800.00	\$458.34	(\$916.68)
20-2051-00	Deferred Insurance Deductible	(\$149,366.76)	\$0.00	\$1,666.67	(\$151,033.43)
20-2100-00	Prepaid Owners Assessment	(\$16,424.00)	\$16,424.00	\$4,322.00	(\$4,322.00)
25-2500-00	Capital Projects Reserve	(\$2,129,216.89)	\$0.00	\$18,950.17	(\$2,148,167.06)
25-2590-00	Interest Reserve	(\$33,007.05)	\$0.00	\$6,721.84	(\$39,728.89)
30-3025-00	Fund Balance	(\$49,367.68)	\$0.00	\$0.00	(\$49,367.68)
40-4000-00	Maintenance Assessment	(\$51,000.00)	\$0.00	\$51,000.00	(\$102,000.00)
41-4192-00	Insurance Income	(\$31,916.67)	\$0.00	\$57,067.05	(\$88,983.72)
42-4200-00	Interest - Operating	(\$499.85)	\$0.83	\$492.97	(\$991.99)
50-5000-00	Bookkeeping Fees	\$450.00	\$450.00	\$0.00	\$900.00
50-5010-00	Office Supplies and Expense	\$51.69	\$42.06	\$12.88	\$80.87
50-5015-00	Copier Maintenance & Supplies	\$599.18	\$0.00	\$0.00	\$599.18
50-5025-00	Website / Internet Fees	\$74.95	\$74.95	\$0.00	\$149.90
51-5100-00	Insurance Expense	\$47,354.48	\$44,904.48	\$0.00	\$92,258.96
51-5110-00	Insurance Deductible Reserve Expense	\$1,666.67	\$1,666.67	\$0.00	\$3,333.34
52-5220-00	Accounting Fees/Tax Preparation	\$458.34	\$4,258.34	\$3,800.00	\$916.68
55-5500-00	Landscaping Contract (Cuts, Trim Weeds)	\$3,162.80	\$1,316.11	\$0.00	\$4,478.91
55-5530-00	Sprinklers	\$0.00	\$74.86	\$0.00	\$74.86
58-5800-00	Electricity	\$3,723.98	\$2,227.42	\$0.00	\$5,951.40
58-5810-00	Water	\$14,082.81	\$14,189.72	\$0.00	\$28,272.53
60-6000-00	Repairs & Maintenance (Supplies/Materials)	\$525.60	\$958.24	\$555.44	\$928.40
60-6010-00	Maintenance Person	\$1,000.00	\$1,000.00	\$0.00	\$2,000.00
60-6051-00	Pest Control	\$647.00	\$647.00	\$0.00	\$1,294.00



**General Ledger Trial Balance**  
 HAMPSHIRE GARDENS, INC.  
 From: 10-1000-00 To: 90-9999-00 02/01/2023 To 02/28/2023

Date: 3/22/2023  
 Time: 5:32 pm  
 Page: 2

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
60-6069-00	Clubhouse - Indoor/Outdoor Furniture	\$4,170.96	\$0.00	\$0.00	\$4,170.96
60-6070-00	Clubhouse - Janitorial	\$385.00	\$400.00	\$0.00	\$785.00
60-6072-00	Clubhouse - Sewer	\$0.00	\$29.41	\$0.00	\$29.41
60-6074-00	Clubhouse - Cable/Internet	\$167.13	\$167.13	\$0.00	\$334.26
60-6075-00	Laundry Room	\$1,081.63	\$2,058.33	\$0.00	\$3,139.96
60-6081-00	Pool	\$0.00	\$382.00	\$0.00	\$382.00
80-8000-00	Dedicated Reserve Expense	\$18,950.17	\$18,950.17	\$0.00	\$37,900.34
<b>Totals:</b>		<b>\$0.00</b>	<b>\$1,782,107.40</b>	<b>\$1,782,107.40</b>	<b>\$0.00</b>



**Bank Account Reconciliation**  
HAMPSHIRE GARDENS, INC.  
SouthState-Res-4701 (End: 02/28/2023)

Date: 3/22/2023  
Time: 5:32 pm  
Page: 1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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**SouthState-Res-4701 Summary**

Ending Account Balance:	\$ 107,154.11
Uncleared Items:	\$-
Adjusted Balance:	\$ 107,154.11
Bank Ending Balance:	\$ 107,154.11
Difference:	\$-



**Bank Account Reconciliation**  
HAMPSHIRE GARDENS, INC.  
Fidelity Bank - Operating - 3254 (End: 02/28/2023)

Date: 3/22/2023  
Time: 5:32 pm  
Page: 2

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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**Fidelity Bank - Operating - 3254 Summary**

Ending Account Balance:	\$ 153,907.49
Uncleared Items:	\$-
Adjusted Balance:	\$ 153,907.49
Bank Ending Balance:	\$ 153,907.49
Difference:	\$-



**Bank Account Reconciliation**  
HAMPSHIRE GARDENS, INC.  
Fidelity Bank Corp Acct - Reserve - 7626 (End: 02/28/2023)

Date: 3/22/2023  
Time: 5:32 pm  
Page: 3

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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**Fidelity Bank Corp Acct - Reserve - 7626 Summary**

Ending Account Balance:	\$ 2,080,741.84
Uncleared Items:	\$-
Adjusted Balance:	\$ 2,080,741.84
Bank Ending Balance:	\$ 2,080,741.84
Difference:	\$-





**Bank Account Reconciliation**  
 HAMPSHIRE GARDENS, INC.  
 SouthState Bank - Oper - 8990 (End: 02/28/2023)

Date: 3/22/2023  
 Time: 5:32 pm  
 Page: 4

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Uncleared Items</b>					
02/21/2022		HOME DEPOT CREDIT SERVICES		40016	(\$356.64)
02/23/2023		Trio Real Estate		40128	(\$1,000.00)
02/23/2023		Truist Bank		40129	(\$1,977.64)
02/27/2023		V.P.FOX PLUMBING INC. SERVICE		40130	(\$1,400.00)
				<b>Total Uncleared</b>	<b>(\$4,734.28)</b>

**SouthState Bank - Oper - 8990 Summary**

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Ending Account Balance:	\$ 803,652.86
Uncleared Items:	(\$4,734.28)
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Adjusted Balance:	\$ 808,387.14
Bank Ending Balance:	\$ 808,387.14
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Difference:	\$-