



# **Financial Report Package**

**March 2023**

**Prepared for**

**HAMPSHIRE GARDENS, INC.**

**By**

**Associated Property Management**



**Balance Sheet - Operating**  
 HAMPSHIRE GARDENS, INC.  
 End Date: 03/31/2023

Date: 4/7/2023  
 Time: 11:57 am  
 Page: 1

**Assets**

OPERATING CASH

10-1005-00	SouthState Bank - Oper - 8990	\$169,448.14
10-1020-00	Fidelity - Operating - 3254	156,141.19
10-1090-00	Petty Cash	200.00

Total OPERATING CASH: \$325,789.33

RESERVE CASH

12-1200-00	SouthState - Reserve - 4701	120,891.78
12-1220-00	Fidelity - Reserve - 7626	2,088,352.17

Total RESERVE CASH: \$2,209,243.95

PREPAIDS & DEPOSITS

15-1500-00	Prepaid Insurance	595,294.98
15-1505-00	Prepaid Annual Insurance Pymt	(548,311.49)

Total PREPAIDS & DEPOSITS: \$46,983.49

**Total Assets:** \$2,582,016.77

**Liabilities & Equity**

CURRENT LIABILITIES

20-2000-00	Accounts Payable	14,624.14
20-2010-00	Insurance Payable	4,994.00
20-2050-00	Accrued Accounting Expenses	1,375.02
20-2051-00	Deferred Insurance Deductible	152,700.10
20-2100-00	Prepaid Owners Assessment	16,424.00

Total CURRENT LIABILITIES: \$190,117.26

RESERVE LIABILITIES

25-2500-00	Capital Projects Reserve	2,161,838.23
25-2590-00	Interest Reserve	47,405.72

Total RESERVE LIABILITIES: \$2,209,243.95

EQUITY

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

Net Income Gain / Loss	133,287.88
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\$133,287.88

**Total Liabilities & Equity:** \$2,582,016.77



**Income Statement - Operating**

HAMPSHIRE GARDENS, INC.

03/31/2023

Date: 4/7/2023

Time: 11:57 am

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	\$51,000.00	\$51,000.17	(\$0.17)	\$153,000.00	\$153,000.51	(\$0.51)	\$612,002.00
<b>Total ASSESSMENT INCOME</b>	<b>\$51,000.00</b>	<b>\$51,000.17</b>	<b>(\$0.17)</b>	<b>\$153,000.00</b>	<b>\$153,000.51</b>	<b>(\$0.51)</b>	<b>\$612,002.00</b>
<b>OTHER INCOME</b>							
4192-00 Insurance Income	182,770.34	60,902.17	121,868.17	271,754.06	182,706.51	89,047.55	730,826.00
<b>Total OTHER INCOME</b>	<b>\$182,770.34</b>	<b>\$60,902.17</b>	<b>\$121,868.17</b>	<b>\$271,754.06</b>	<b>\$182,706.51</b>	<b>\$89,047.55</b>	<b>\$730,826.00</b>
<b>INTEREST INCOME</b>							
4200-00 Interest - Operating	572.70	-	572.70	1,564.69	-	1,564.69	-
<b>Total INTEREST INCOME</b>	<b>\$572.70</b>	<b>\$-</b>	<b>\$572.70</b>	<b>\$1,564.69</b>	<b>\$-</b>	<b>\$1,564.69</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$234,343.04</b>	<b>\$111,902.34</b>	<b>\$122,440.70</b>	<b>\$426,318.75</b>	<b>\$335,707.02</b>	<b>\$90,611.73</b>	<b>\$1,342,828.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Bookkeeping Fees	450.00	450.00	-	1,350.00	1,350.00	-	5,400.00
5010-00 Office Supplies and Expense	87.09	66.67	(20.42)	167.96	200.01	32.05	800.00
5015-00 Copier Maintenance & Supplies	37.73	41.67	3.94	636.91	125.01	(511.90)	500.00
5025-00 Website / Internet Fees	-	83.33	83.33	149.90	249.99	100.09	1,000.00
5065-00 Licenses & Fees	600.00	100.00	(500.00)	600.00	300.00	(300.00)	1,200.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,174.82</b>	<b>\$741.67</b>	<b>(\$433.15)</b>	<b>\$2,904.77</b>	<b>\$2,225.01</b>	<b>(\$679.76)</b>	<b>\$8,900.00</b>
<b>INSURANCE &amp; TAXES</b>							
5100-00 Insurance Expense	54,117.72	60,902.17	6,784.45	145,811.68	182,706.51	36,894.83	730,826.00
5110-00 Insurance Deductible Reserve Expense	1,666.67	1,666.67	-	5,000.01	5,000.01	-	20,000.00
<b>Total INSURANCE &amp; TAXES</b>	<b>\$55,784.39</b>	<b>\$62,568.84</b>	<b>\$6,784.45</b>	<b>\$150,811.69</b>	<b>\$187,706.52</b>	<b>\$36,894.83</b>	<b>\$750,826.00</b>
<b>PROFESSIONAL FEES</b>							
5200-00 Legal Fees - General	412.50	2,500.00	2,087.50	412.50	7,500.00	7,087.50	30,000.00
5220-00 Accounting Fees/Tax Preparation	458.34	458.33	(0.01)	1,375.02	1,374.99	(0.03)	5,500.00
<b>Total PROFESSIONAL FEES</b>	<b>\$870.84</b>	<b>\$2,958.33</b>	<b>\$2,087.49</b>	<b>\$1,787.52</b>	<b>\$8,874.99</b>	<b>\$7,087.47</b>	<b>\$35,500.00</b>
<b>GROUNDS MAINTENANCE</b>							
5500-00 Landscaping Contract (Cuts, Trim Weeds)	6,942.43	4,250.00	(2,692.43)	11,421.34	12,750.00	1,328.66	51,000.00
5530-00 Sprinklers	74.86	1,000.00	925.14	149.72	3,000.00	2,850.28	12,000.00
5550-00 Tree Maintenance	-	458.33	458.33	-	1,374.99	1,374.99	5,500.00
<b>Total GROUNDS MAINTENANCE</b>	<b>\$7,017.29</b>	<b>\$5,708.33</b>	<b>(\$1,308.96)</b>	<b>\$11,571.06</b>	<b>\$17,124.99</b>	<b>\$5,553.93</b>	<b>\$68,500.00</b>
<b>UTILITIES</b>							
5800-00 Electricity	-	1,750.00	1,750.00	5,951.40	5,250.00	(701.40)	21,000.00
5810-00 Water	14,457.01	14,583.33	126.32	42,729.54	43,749.99	1,020.45	175,000.00
5830-00 Solid Waste	-	41.67	41.67	-	125.01	125.01	500.00
<b>Total UTILITIES</b>	<b>\$14,457.01</b>	<b>\$16,375.00</b>	<b>\$1,917.99</b>	<b>\$48,680.94</b>	<b>\$49,125.00</b>	<b>\$444.06</b>	<b>\$196,500.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
6000-00 Repairs & Maintenance (Supplies/Materials)	2,634.15	1,416.67	(1,217.48)	3,562.55	4,250.01	687.46	17,000.00
6010-00 Maintenance Person	1,000.00	-	(1,000.00)	3,000.00	-	(3,000.00)	-
6020-00 Golf Cart Maintenance	-	41.67	41.67	-	125.01	125.01	500.00
6030-00 Gutter	-	41.67	41.67	-	125.01	125.01	500.00
6035-00 Utility/ Electrical Room Doors	-	333.33	333.33	-	999.99	999.99	4,000.00
6051-00 Pest Control	647.00	708.33	61.33	1,941.00	2,124.99	183.99	8,500.00
6069-00 Clubhouse - Indoor/Outdoor Furniture	-	333.33	333.33	4,170.96	999.99	(3,170.97)	4,000.00
6070-00 Clubhouse - Janitorial	435.00	375.00	(60.00)	1,220.00	1,125.00	(95.00)	4,500.00
6072-00 Clubhouse - Sewer	29.41	-	(29.41)	58.82	-	(58.82)	-
6073-00 Clubhouse - A/C Expense	-	83.33	83.33	-	249.99	249.99	1,000.00
6074-00 Clubhouse - Cable/Internet	167.13	183.33	16.20	501.39	549.99	48.60	2,200.00
6075-00 Laundry Room	1,467.74	458.33	(1,009.41)	4,607.70	1,374.99	(3,232.71)	5,500.00
6080-00 Pool Heater	-	83.33	83.33	-	249.99	249.99	1,000.00
6081-00 Pool	979.96	458.33	(521.63)	1,361.96	1,374.99	13.03	5,500.00
6085-00 Pool Misc. Repairs	-	83.33	83.33	-	249.99	249.99	1,000.00



**Income Statement - Operating**  
 HAMPSHIRE GARDENS, INC.  
 03/31/2023

Date: 4/7/2023  
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 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total REPAIRS &amp; MAINTENANCE</b>	\$7,360.39	\$4,599.98	(\$2,760.41)	\$20,424.38	\$13,799.94	(\$6,624.44)	\$55,200.00
<b>RESERVE ACTIVITY</b>							
8000-00 Dedicated Reserve Expense	\$18,950.17	\$18,950.17	\$-	\$56,850.51	\$56,850.51	\$-	\$227,402.00
<b>Total RESERVE ACTIVITY</b>	\$18,950.17	\$18,950.17	\$-	\$56,850.51	\$56,850.51	\$0.00	\$227,402.00
<b>Total OPERATING EXPENSE</b>	<b>\$105,614.91</b>	<b>\$111,902.32</b>	<b>\$6,287.41</b>	<b>\$293,030.87</b>	<b>\$335,706.96</b>	<b>\$42,676.09</b>	<b>\$1,342,828.00</b>
<b>Net Income:</b>	<b>\$128,728.13</b>	<b>\$0.02</b>	<b>\$128,728.11</b>	<b>\$133,287.88</b>	<b>\$0.06</b>	<b>\$133,287.82</b>	<b>\$0.00</b>

**Seawall Project**

**Report date** 31-Mar-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 03/31/2023

**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		

**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	(\$3,750)	\$19,754	03/01/2023	Du-All Plumbing Building 2430 & Raider Rooter Building 2542
April	\$19,754	\$0		\$19,754		
May	\$19,754	\$0		\$19,754		
June	\$19,754	\$0		\$19,754		
July	\$19,754	\$0		\$19,754		
August	\$19,754	\$0		\$19,754		
Sept	\$19,754	\$0		\$19,754		
Oct	\$19,754	\$0		\$19,754		
Nov	\$19,754	\$0		\$19,754		
Dec	\$19,754	\$0		\$19,754		
Total			(\$3,750)	\$19,754		

**Electrical Rooms**

Date	Beg. Balance	Monthly Assessment	Spending	Ending Balance	Invoice	Description
Jan	\$43,688	\$0		\$43,688		
Feb	\$43,688	\$0		\$43,688		
March	\$43,688	\$0	(\$1,529)	\$42,159	03/06/2023	Kasper Electrical Rooms Inspection
April	\$42,159	\$0		\$42,159		
May	\$42,159	\$0		\$42,159		
June	\$42,159	\$0		\$42,159		
July	\$42,159	\$0		\$42,159		
August	\$42,159	\$0		\$42,159		
Sept	\$42,159	\$0		\$42,159		
Oct	\$42,159	\$0		\$42,159		
Nov	\$42,159	\$0		\$42,159		
Dec	\$42,159	\$0		\$42,159		
Total			(\$1,529)	\$42,159		

**SCHEDULE OF DEFERRED MAINTENANCE AND  
CAPITAL EXPENDITURE RESERVES - Approved 11/17/2022  
For Year January 1, 2023 through December 31, 2023  
Date 03/31/2023**

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 (\$)	March (\$)
IRRIGATION STATIONS	2023	10	1	\$83,000	\$37,172	\$ 27,328	\$27,328	\$27,328	\$2,277		\$21,053
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		\$92,763
ROOFS	2035	20	13	\$430,600	\$128,824	\$ 301,776	\$23,214	\$23,214	\$1,935		\$131,829
ASPHALT PAVING	2026	30	4	\$473,000	\$226,619	\$ 246,381	\$61,595	\$61,595	\$5,133		\$242,018
CONCRETE, SIDEWALKS, MISC. & REPAIR	2035	40	13	\$650,000	\$187,507	\$ 462,493	\$35,576	\$35,576	\$2,965		\$196,402
POOL REPAIR & REPLACEMENT	2025	30	3	\$350,000	\$200,934	\$ 149,066	\$49,689	\$49,689	\$4,141		\$213,357
CLUBHOUSE	2040	40	18	\$141,000	\$41,075	\$ 99,925	\$5,551	\$5,551	\$463		\$42,464
DEFERRED MAINTENANCE					\$ 25,969						\$ 25,969
ELECTRICAL ROOMS (HGI responsible)	2022		0	\$51,988	\$43,688	\$ -	\$ -	\$0	\$0	(\$1,529)	\$42,159
SEWER/WATER REPAIR/REPLACEMENT	As required	5	0	\$23,504	\$23,504	\$ -	\$ -	\$0	\$0	(\$3,750)	\$19,754
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>\$ (5,279)</b>	<b>\$ 2,187,928</b>
Current year interest											\$ 21,317
Fees/rounding											\$ (1)
Insurance loan											
<b>Total</b>					<b>\$ 2,162,104</b>			<b>\$ 227,402</b>	<b>\$ 18,951</b>	<b>\$ (5,279)</b>	<b>\$ 2,209,244</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: 03/31/2023

Date: 4/7/2023  
 Time: 11:57 am  
 Page: 1

Description	Current	Over 30	Over 60	Over 90	Balance
<b>HGI2440 - 2440 Corporation Owner</b> 2440 S Federal Hwy Apt#10					<b>Last Payment: \$4,322.00 on 03/31/2023</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 03/27/2023</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 03/31/2023</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 03/27/2023</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.	(\$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: 3/31/2023

Date: 4/7/2023  
Time: 11:57 am  
Page: 1

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)
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>4 (\$16,424.00)</b>



**Payables Aging Report**  
 HAMPSHIRE GARDENS, INC.  
 As Of 3/31/2023

Date: 4/7/2023  
 Time: 11:57 am  
 Page: 1

Vendor	Current	Over 30	Over 60	Over 90	Balance
CITY OF BOYNTON BEACH UTIL DEP	\$14,457.01	\$0.00	\$0.00	\$0.00	\$14,457.01
COMCAST	\$167.13	\$0.00	\$0.00	\$0.00	\$167.13
<b>Totals:</b>	<b>\$14,624.14</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$14,624.14</b>



**General Ledger Trial Balance**  
**HAMPSHIRE GARDENS, INC.**  
 From: 10-1000-00 To: 90-9999-00 03/01/2023 To 03/31/2023

Date: 4/7/2023  
 Time: 11:57 am  
 Page: 1

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1005-00	SouthState Bank - Oper - 8990	\$803,652.86	\$63,108.83	\$697,313.55	\$169,448.14
10-1020-00	Fidelity - Operating - 3254	\$153,907.49	\$2,233.70	\$0.00	\$156,141.19
10-1090-00	Petty Cash	\$200.00	\$0.00	\$0.00	\$200.00
12-1200-00	SouthState - Reserve - 4701	\$107,154.11	\$29,574.67	\$15,837.00	\$120,891.78
12-1220-00	Fidelity - Reserve - 7626	\$2,080,741.84	\$7,610.33	\$0.00	\$2,088,352.17
14-1400-00	Accounts Receivable	\$0.00	\$51,000.00	\$51,000.00	\$0.00
15-1500-00	Prepaid Insurance	\$565.00	\$648,847.70	\$54,117.72	\$595,294.98
15-1505-00	Prepaid Annual Insurance Pymt	(\$731,081.83)	\$182,770.34	\$0.00	(\$548,311.49)
20-2000-00	Accounts Payable	(\$17,043.98)	\$697,822.73	\$695,402.89	(\$14,624.14)
20-2010-00	Insurance Payable	\$0.00	\$49,112.94	\$54,106.94	(\$4,994.00)
20-2020-00	APM Admin Fees	\$0.00	\$0.30	\$0.30	\$0.00
20-2040-00	Deferred Insurance Assessments	\$0.00	\$31,916.67	\$31,916.67	\$0.00
20-2050-00	Accrued Accounting Expenses	(\$916.68)	\$0.00	\$458.34	(\$1,375.02)
20-2051-00	Deferred Insurance Deductible	(\$151,033.43)	\$0.00	\$1,666.67	(\$152,700.10)
20-2100-00	Prepaid Owners Assessment	(\$4,322.00)	\$4,322.00	\$16,424.00	(\$16,424.00)
25-2500-00	Capital Projects Reserve	(\$2,148,167.06)	\$5,279.00	\$18,950.17	(\$2,161,838.23)
25-2590-00	Interest Reserve	(\$39,728.89)	\$0.83	\$7,677.66	(\$47,405.72)
30-3025-00	Fund Balance	(\$49,367.68)	\$0.00	\$0.00	(\$49,367.68)
40-4000-00	Maintenance Assessment	(\$102,000.00)	\$0.00	\$51,000.00	(\$153,000.00)
41-4192-00	Insurance Income	(\$88,983.72)	\$31,916.67	\$214,687.01	(\$271,754.06)
42-4200-00	Interest - Operating	(\$991.99)	\$1.66	\$574.36	(\$1,564.69)
50-5000-00	Bookkeeping Fees	\$900.00	\$450.00	\$0.00	\$1,350.00
50-5010-00	Office Supplies and Expense	\$80.87	\$97.97	\$10.88	\$167.96
50-5015-00	Copier Maintenance & Supplies	\$599.18	\$37.73	\$0.00	\$636.91
50-5025-00	Website / Internet Fees	\$149.90	\$0.00	\$0.00	\$149.90
50-5065-00	Licenses & Fees	\$0.00	\$600.00	\$0.00	\$600.00
51-5100-00	Insurance Expense	\$91,693.96	\$54,117.72	\$0.00	\$145,811.68
51-5110-00	Insurance Deductible Reserve Expense	\$3,333.34	\$1,666.67	\$0.00	\$5,000.01
52-5200-00	Legal Fees - General	\$0.00	\$412.50	\$0.00	\$412.50
52-5220-00	Accounting Fees/Tax Preparation	\$916.68	\$458.34	\$0.00	\$1,375.02
55-5500-00	Landscaping Contract (Cuts, Trim Weeds)	\$4,478.91	\$6,942.43	\$0.00	\$11,421.34
55-5530-00	Sprinklers	\$74.86	\$74.86	\$0.00	\$149.72
58-5800-00	Electricity	\$5,951.40	\$0.00	\$0.00	\$5,951.40
58-5810-00	Water	\$28,272.53	\$14,457.01	\$0.00	\$42,729.54



**General Ledger Trial Balance**  
 HAMPSHIRE GARDENS, INC.  
 From: 10-1000-00 To: 90-9999-00 03/01/2023 To 03/31/2023

Date: 4/7/2023  
 Time: 11:57 am  
 Page: 2

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
60-6000-00	Repairs & Maintenance (Supplies/Materials)	\$928.40	\$2,634.15	\$0.00	\$3,562.55
60-6010-00	Maintenance Person	\$2,000.00	\$1,000.00	\$0.00	\$3,000.00
60-6051-00	Pest Control	\$1,294.00	\$647.00	\$0.00	\$1,941.00
60-6069-00	Clubhouse - Indoor/Outdoor Furniture	\$4,170.96	\$0.00	\$0.00	\$4,170.96
60-6070-00	Clubhouse - Janitorial	\$785.00	\$435.00	\$0.00	\$1,220.00
60-6072-00	Clubhouse - Sewer	\$29.41	\$29.41	\$0.00	\$58.82
60-6074-00	Clubhouse - Cable/Internet	\$334.26	\$167.13	\$0.00	\$501.39
60-6075-00	Laundry Room	\$3,139.96	\$1,467.74	\$0.00	\$4,607.70
60-6081-00	Pool	\$382.00	\$979.96	\$0.00	\$1,361.96
80-8000-00	Dedicated Reserve Expense	\$37,900.34	\$24,229.17	\$5,279.00	\$56,850.51
<b>Totals:</b>		<b>\$0.00</b>	<b>\$1,916,423.16</b>	<b>\$1,916,423.16</b>	<b>\$0.00</b>



**Bank Account Reconciliation**  
HAMPSHIRE GARDENS, INC.  
SouthState-Res-4701 (End: 03/31/2023)

Date: 4/7/2023  
Time: 11:57 am  
Page: 1

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

Ending Account Balance:	\$ 120,891.78
Uncleared Items:	\$-
Adjusted Balance:	\$ 120,891.78
Bank Ending Balance:	\$ 120,891.78
Difference:	\$-



**Bank Account Reconciliation**  
HAMPSHIRE GARDENS, INC.  
Fidelity Bank - Operating - 3254 (End: 03/31/2023)

Date: 4/7/2023  
Time: 11:57 am  
Page: 2

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

Ending Account Balance:	\$ 156,141.19
Uncleared Items:	\$-
Adjusted Balance:	\$ 156,141.19
Bank Ending Balance:	\$ 156,141.19
Difference:	\$-



**Bank Account Reconciliation**  
HAMPSHIRE GARDENS, INC.  
Fidelity Bank Corp Acct - Reserve - 7626 (End: 03/31/2023)

Date: 4/7/2023  
Time: 11:57 am  
Page: 3

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

Ending Account Balance:	\$ 2,088,352.17
Uncleared Items:	\$-
Adjusted Balance:	\$ 2,088,352.17
Bank Ending Balance:	\$ 2,088,352.17
Difference:	\$-



**Bank Account Reconciliation**  
 HAMPSHIRE GARDENS, INC.  
 SouthState Bank - Oper - 8990 (End: 03/31/2023)

Date: 4/7/2023  
 Time: 11:57 am  
 Page: 4

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Uncleared Items</b>					
02/21/2022		HOME DEPOT CREDIT SERVICES		40016	(\$356.64)
03/22/2023		INSURANCE OFFICE OF AMERICA		40141	(\$594,740.76)
03/22/2023		Truist Bank		40140	(\$2,594.59)
03/29/2023		Trio Real Estate		40142	(\$1,000.00)
03/31/2023		Ever-Green Sprinkler Maintenance Co.		40143	(\$3,000.00)
03/31/2023		Deposit from batch 14022	14022 - Auto Payment	40108	\$4,322.00
<b>Total Uncleared</b>					<b>(\$597,369.99)</b>

<b>SouthState Bank - Oper - 8990 Summary</b>	
Ending Account Balance:	\$ 169,448.14
Uncleared Items:	(\$597,369.99)
Adjusted Balance:	\$ 766,818.13
Bank Ending Balance:	\$ 766,818.13
Difference:	\$-