

**HAMPTON MEWS OF ST. ANDREWS  
EAST ASSOCIATION, INC.  
FINANCIAL REPORTS  
January 31, 2018**

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**Presented by: Sunstate Association Management Group, Inc.**

02/23/18

**Hampton Mews of St. Andrews East Association, Inc.**  
**Statement of Assets, Liabilities & Fund Balance - Cash Basis**  
**As of January 31, 2018**

	Jan 31, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG Operating - 6919	27,749.37
Due (to) / from Operating	(4,374.50)
Total 1010 · Operating	23,374.87
1020 · Reserve Accounts	
1022 · SG Reserves - 6927	91,165.10
Due (to) / from Reserve	4,374.50
Total 1020 · Reserve Accounts	95,539.60
Total Checking/Savings	118,914.47
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	118,964.47
<b>TOTAL ASSETS</b>	<b>118,964.47</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
3040 · Deposit - sale	100.00
Total Other Current Liabilities	100.00
Total Current Liabilities	100.00
Long Term Liabilities	
3500 · Reserve Fund	
3660 · Painting Stucco	46,462.09
3770 · Roof Replacement	47,586.94
3870 · Attic Termite Treatment	530.96
3880 · Slab Termite Treatment	437.50
3890 · Capital Improvement Reserve	522.11
Total 3500 · Reserve Fund	95,539.60
Total Long Term Liabilities	95,539.60
Total Liabilities	95,639.60
Equity	
Operating Fund	6,084.42
Net Income	17,240.45
Total Equity	23,324.87
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>118,964.47</b>

**Hampton Mews of St. Andrews East Association, Inc.**  
**Revenue & Expense - Comparison Actual to Budget - Cash**  
**January 2018**

	Jan 18	Budget	\$ Over Budget	Jan 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	22,865.50	7,289.58	15,575.92	22,865.50	7,289.58	15,575.92	87,475.00
5011 · Maintenance to Reserves	4,374.50	1,458.17	2,916.33	4,374.50	1,458.17	2,916.33	17,498.00
5030 · Sales and Lease Fees	100.00			100.00			
5050 · Interest Income - Operating	2.22			2.22			
5051 · Interest income - reserve	42.57			42.57			
Total INCOME	27,384.79	8,747.75	18,637.04	27,384.79	8,747.75	18,637.04	104,973.00
Total Income	27,384.79	8,747.75	18,637.04	27,384.79	8,747.75	18,637.04	104,973.00
Gross Profit	27,384.79	8,747.75	18,637.04	27,384.79	8,747.75	18,637.04	104,973.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,214.10	1,255.33	(41.23)	1,214.10	1,255.33	(41.23)	15,064.00
7825 · Legal	125.00	16.67	108.33	125.00	16.67	108.33	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	0.00	5.08	(5.08)	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
7845 · Master Dues - Plantation	2,436.00	812.00	1,624.00	2,436.00	812.00	1,624.00	9,744.00
7870 · Management Fee	500.00	500.00	0.00	500.00	500.00	0.00	6,000.00
7880 · Office Expense	76.46	75.00	1.46	76.46	75.00	1.46	900.00
7895 · Contingency	0.00	216.67	(216.67)	0.00	216.67	(216.67)	2,600.00
Total ADMINISTRATION	4,351.56	2,893.25	1,458.31	4,351.56	2,893.25	1,458.31	34,719.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	0.00	75.00	(75.00)	900.00
7222 · Pest Control Perimeter Granules	0.00	112.50	(112.50)	0.00	112.50	(112.50)	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
Total BUILDING MAINTENANCE	0.00	325.00	(325.00)	0.00	325.00	(325.00)	3,900.00
GROUNDS							
7160 · Backflow Inspection	0.00	58.33	(58.33)	0.00	58.33	(58.33)	700.00
7110 · Grounds Contract	0.00	1,825.50	(1,825.50)	0.00	1,825.50	(1,825.50)	21,906.00
7115 · Landscape Replacement	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00
7130 · Mulch	0.00	316.67	(316.67)	0.00	316.67	(316.67)	3,800.00
7140 · Tree Trimming	0.00	133.33	(133.33)	0.00	133.33	(133.33)	1,600.00
7150 · Irrigation Repair	0.00	208.33	(208.33)	0.00	208.33	(208.33)	2,500.00
Total GROUNDS	0.00	2,625.49	(2,625.49)	0.00	2,625.49	(2,625.49)	31,506.00
UTILITIES							
7520 · Electric	24.31	45.83	(21.52)	24.31	45.83	(21.52)	550.00
7530 · Cable TV	1,351.40	1,400.00	(48.60)	1,351.40	1,400.00	(48.60)	16,800.00
Total UTILITIES	1,375.71	1,445.83	(70.12)	1,375.71	1,445.83	(70.12)	17,350.00
62400 · Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	5,727.27	7,289.57	(1,562.30)	5,727.27	7,289.57	(1,562.30)	87,475.00
Net Ordinary Income	21,657.52	1,458.18	20,199.34	21,657.52	1,458.18	20,199.34	17,498.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	42.57			42.57			
8000 · Transfer to Reserve Account	4,374.50	1,458.17	2,916.33	4,374.50	1,458.17	2,916.33	17,498.00
Total TRANSFER TO RESERVES	4,417.07	1,458.17	2,958.90	4,417.07	1,458.17	2,958.90	17,498.00
Total Other Expense	4,417.07	1,458.17	2,958.90	4,417.07	1,458.17	2,958.90	17,498.00
Net Other Income	(4,417.07)	(1,458.17)	(2,958.90)	(4,417.07)	(1,458.17)	(2,958.90)	(17,498.00)
Net Income	17,240.45	0.01	17,240.44	17,240.45	0.01	17,240.44	0.00