

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 2018**

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE - CASH

STATEMENT OF REVENUE & EXPENSE -
COMPARISON OF ACTUAL TO BUDGET - CASH

Presented by: Sunstate Association Management Group, Inc.

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance

As of February 28, 2018

03/08/18

Cash Basis

	Feb 28, 18
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG/Centennial Operating - 6919	17,045.16
Total 1010 · Operating	17,045.16
1020 · Reserve Accounts	
1022 · SG/Centennial Reserves - 6927	95,578.47
Total 1020 · Reserve Accounts	95,578.47
Total Checking/Savings	112,623.63
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	112,673.63
TOTAL ASSETS	112,673.63
LIABILITIES & EQUITY	
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	560.98
Total 3500 · Reserve Fund	95,578.47
Total Long Term Liabilities	95,578.47
Total Liabilities	95,678.47
Equity	
Operating Fund	6,084.42
Net Income	10,910.74
Total Equity	16,995.16
TOTAL LIABILITIES & EQUITY	112,673.63

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense - Comparison Actual to Budget

03/07/18

Cash Basis

February 2018

	Feb 18	Budget	\$ Over Budget	Jan - Feb 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	60.00	7,289.58	(7,229.58)	22,925.50	14,579.16	8,346.34	87,475.00
5011 · Maintenance to Reserves	0.00	1,458.17	(1,458.17)	4,374.50	2,916.34	1,458.16	17,498.00
5030 · Sales & Lease Fees	100.00	0.00	100.00	200.00	0.00	200.00	0.00
5050 · Interest Income - Operating	1.82	0.00	1.82	4.04	0.00	4.04	0.00
5051 · Interest income - Reserves	38.87	0.00	38.87	81.44	0.00	81.44	0.00
Total INCOME	<u>200.69</u>	<u>8,747.75</u>	<u>(8,547.06)</u>	<u>27,585.48</u>	<u>17,495.50</u>	<u>10,089.98</u>	<u>104,973.00</u>
Total Income	<u>200.69</u>	<u>8,747.75</u>	<u>(8,547.06)</u>	<u>27,585.48</u>	<u>17,495.50</u>	<u>10,089.98</u>	<u>104,973.00</u>
Gross Profit	200.69	8,747.75	(8,547.06)	27,585.48	17,495.50	10,089.98	104,973.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,214.10	1,255.33	(41.23)	2,428.20	2,510.66	(82.46)	15,064.00
7825 · Legal	0.00	16.67	(16.67)	125.00	33.34	91.66	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	0.00	10.16	(10.16)	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	0.00	25.00	(25.00)	150.00
7845 · Master Dues - Plantation	0.00	812.00	(812.00)	2,436.00	1,624.00	812.00	9,744.00
7870 · Management Fee	500.00	500.00	0.00	1,000.00	1,000.00	0.00	6,000.00
7880 · Office Expense	136.32	75.00	61.32	212.78	150.00	62.78	900.00
7895 · Contingency	0.00	216.67	(216.67)	0.00	433.34	(433.34)	2,600.00
Total ADMINISTRATION	<u>1,850.42</u>	<u>2,893.25</u>	<u>(1,042.83)</u>	<u>6,201.98</u>	<u>5,786.50</u>	<u>415.48</u>	<u>34,719.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	0.00	150.00	(150.00)	900.00
7222 · Pest Control Perimeter Granules	0.00	112.50	(112.50)	0.00	225.00	(225.00)	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	0.00	25.00	(25.00)	150.00
Total BUILDING MAINTENANCE	<u>0.00</u>	<u>325.00</u>	<u>(325.00)</u>	<u>0.00</u>	<u>650.00</u>	<u>(650.00)</u>	<u>3,900.00</u>
GROUNDS							
7160 · Backflow Inspection	0.00	58.33	(58.33)	0.00	116.66	(116.66)	700.00
7110 · Grounds Contract	3,056.00	1,825.50	1,230.50	3,056.00	3,651.00	(595.00)	21,906.00
7115 · Landscape Replacement	0.00	83.33	(83.33)	0.00	166.66	(166.66)	1,000.00
7130 · Mulch	0.00	316.67	(316.67)	0.00	633.34	(633.34)	3,800.00
7140 · Tree Trimming	0.00	133.33	(133.33)	0.00	266.66	(266.66)	1,600.00
7150 · Irrigation Repair	114.00	208.33	(94.33)	114.00	416.66	(302.66)	2,500.00
Total GROUNDS	<u>3,170.00</u>	<u>2,625.49</u>	<u>544.51</u>	<u>3,170.00</u>	<u>5,250.98</u>	<u>(2,080.98)</u>	<u>31,506.00</u>
UTILITIES							
7520 · Electric	52.01	45.83	6.18	76.32	91.66	(15.34)	550.00
7530 · Cable TV	1,419.10	1,400.00	19.10	2,770.50	2,800.00	(29.50)	16,800.00
Total UTILITIES	<u>1,471.11</u>	<u>1,445.83</u>	<u>25.28</u>	<u>2,846.82</u>	<u>2,891.66</u>	<u>(44.84)</u>	<u>17,350.00</u>
Total Expense	<u>6,491.53</u>	<u>7,289.57</u>	<u>(798.04)</u>	<u>12,218.80</u>	<u>14,579.14</u>	<u>(2,360.34)</u>	<u>87,475.00</u>
Net Ordinary Income	(6,290.84)	1,458.18	(7,749.02)	15,366.68	2,916.36	12,450.32	17,498.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	38.87	0.00	38.87	81.44	0.00	81.44	0.00
8000 · Transfer to Reserve Account	0.00	1,458.17	(1,458.17)	4,374.50	2,916.34	1,458.16	17,498.00
Total TRANSFER TO RESERVES	<u>38.87</u>	<u>1,458.17</u>	<u>(1,419.30)</u>	<u>4,455.94</u>	<u>2,916.34</u>	<u>1,539.60</u>	<u>17,498.00</u>
Total Other Expense	<u>38.87</u>	<u>1,458.17</u>	<u>(1,419.30)</u>	<u>4,455.94</u>	<u>2,916.34</u>	<u>1,539.60</u>	<u>17,498.00</u>
Net Other Income	(38.87)	(1,458.17)	1,419.30	(4,455.94)	(2,916.34)	(1,539.60)	(17,498.00)
Net Income	<u>(6,329.71)</u>	<u>0.01</u>	<u>(6,329.72)</u>	<u>10,910.74</u>	<u>0.02</u>	<u>10,910.72</u>	<u>0.00</u>