

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 2018**

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Presented by: Sunstate Association Management Group, Inc.

Hampton Mews of St. Andrews East Association, Inc.
Statement of Assets, Liabilities & Fund Balance
As of April 30, 2018

05/01/18

Cash Basis

	Apr 30, 18
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG/Centennial Operating - 6919	24,137.54
Total 1010 · Operating	24,137.54
1020 · Reserve Accounts	
1022 · SG/Centennial Reserves - 6927	100,042.76
Total 1020 · Reserve Accounts	100,042.76
Total Checking/Savings	124,180.30
Other Current Assets	
1200 · Assessment Payment Received	975.00
1210 · Utility Deposits	50.00
Total Other Current Assets	1,025.00
Total Current Assets	125,205.30
TOTAL ASSETS	125,205.30
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	46,886.09
3770 · Roof Replacement	51,404.69
3870 · Attic Termite Treatment	576.21
3880 · Slab Termite Treatment	525.00
3890 · Capital Improvement Reserve	650.77
Total 3500 · Reserve Fund	100,042.76
Total Long Term Liabilities	100,042.76
Total Liabilities	100,142.76
Equity	
Operating Fund	6,084.42
Net Income	18,978.12
Total Equity	25,062.54
TOTAL LIABILITIES & EQUITY	125,205.30

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense - Comparison Actual to Budget

05/01/18
Cash Basis

April 2018

	Apr 18	Budget	\$ Over Budget	Jan - Apr 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	22,925.50	7,289.58	15,635.92	45,851.00	29,158.32	16,692.68	87,475.00
5011 · Maintenance to Reserves	4,374.50	1,458.17	2,916.33	8,749.00	5,832.68	2,916.32	17,498.00
5030 · Sales & Lease Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
5050 · Interest Income - Operating	2.19	0.00	2.19	7.83	0.00	7.83	0.00
5051 · Interest income - Reserves	45.14	0.00	45.14	171.23	0.00	171.23	0.00
Total INCOME	<u>27,347.33</u>	<u>8,747.75</u>	<u>18,599.58</u>	<u>54,979.06</u>	<u>34,991.00</u>	<u>19,988.06</u>	<u>104,973.00</u>
Total Income	<u>27,347.33</u>	<u>8,747.75</u>	<u>18,599.58</u>	<u>54,979.06</u>	<u>34,991.00</u>	<u>19,988.06</u>	<u>104,973.00</u>
Gross Profit	27,347.33	8,747.75	18,599.58	54,979.06	34,991.00	19,988.06	104,973.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,214.10	1,255.33	(41.23)	4,856.40	5,021.32	(164.92)	15,064.00
7825 · Legal	0.00	16.67	(16.67)	125.00	66.68	58.32	200.00
7830 · Division Fees / Regulatory	61.25	5.08	56.17	61.25	20.32	40.93	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	0.00	50.00	(50.00)	150.00
7845 · Master Dues - Plantation	2,436.00	812.00	1,624.00	4,872.00	3,248.00	1,624.00	9,744.00
7870 · Management Fee	500.00	500.00	0.00	2,000.00	2,000.00	0.00	6,000.00
7880 · Office Expense	83.33	75.00	8.33	385.55	300.00	85.55	900.00
7895 · Contingency	0.00	216.67	(216.67)	0.00	866.68	(866.68)	2,600.00
Total ADMINISTRATION	<u>4,294.68</u>	<u>2,893.25</u>	<u>1,401.43</u>	<u>12,300.20</u>	<u>11,573.00</u>	<u>727.20</u>	<u>34,719.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	1,672.00	125.00	1,547.00	1,672.00	500.00	1,172.00	1,500.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	359.52	300.00	59.52	900.00
7222 · Pest Control Perimeter Granules	0.00	112.50	(112.50)	449.40	450.00	(0.60)	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	50.00	99.80	150.00
Total BUILDING MAINTENANCE	<u>1,672.00</u>	<u>325.00</u>	<u>1,347.00</u>	<u>2,630.72</u>	<u>1,300.00</u>	<u>1,330.72</u>	<u>3,900.00</u>
GROUNDS							
7160 · Backflow Inspection	0.00	58.33	(58.33)	0.00	233.32	(233.32)	700.00
7110 · Grounds Contract	1,528.00	1,825.50	(297.50)	6,112.00	7,302.00	(1,190.00)	21,906.00
7115 · Landscape Replacement	0.00	83.33	(83.33)	75.00	333.32	(258.32)	1,000.00
7130 · Mulch	0.00	316.67	(316.67)	0.00	1,266.68	(1,266.68)	3,800.00
7140 · Tree Trimming	0.00	133.33	(133.33)	0.00	533.32	(533.32)	1,600.00
7150 · Irrigation Repair	0.00	208.33	(208.33)	178.00	833.32	(655.32)	2,500.00
Total GROUNDS	<u>1,528.00</u>	<u>2,625.49</u>	<u>(1,097.49)</u>	<u>6,365.00</u>	<u>10,501.96</u>	<u>(4,136.96)</u>	<u>31,506.00</u>
UTILITIES							
7520 · Electric	40.80	45.83	(5.03)	176.14	183.32	(7.18)	550.00
7530 · Cable TV	1,419.05	1,400.00	19.05	5,608.65	5,600.00	8.65	16,800.00
Total UTILITIES	<u>1,459.85</u>	<u>1,445.83</u>	<u>14.02</u>	<u>5,784.79</u>	<u>5,783.32</u>	<u>1.47</u>	<u>17,350.00</u>
Total Expense	<u>8,954.53</u>	<u>7,289.57</u>	<u>1,664.96</u>	<u>27,080.71</u>	<u>29,158.28</u>	<u>(2,077.57)</u>	<u>87,475.00</u>
Net Ordinary Income	18,392.80	1,458.18	16,934.62	27,898.35	5,832.72	22,065.63	17,498.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	45.14	0.00	45.14	171.23	0.00	171.23	0.00
8000 · Transfer to Reserve Account	4,374.50	1,458.17	2,916.33	8,749.00	5,832.68	2,916.32	17,498.00
Total TRANSFER TO RESERVES	<u>4,419.64</u>	<u>1,458.17</u>	<u>2,961.47</u>	<u>8,920.23</u>	<u>5,832.68</u>	<u>3,087.55</u>	<u>17,498.00</u>
Total Other Expense	<u>4,419.64</u>	<u>1,458.17</u>	<u>2,961.47</u>	<u>8,920.23</u>	<u>5,832.68</u>	<u>3,087.55</u>	<u>17,498.00</u>
Net Other Income	<u>(4,419.64)</u>	<u>(1,458.17)</u>	<u>(2,961.47)</u>	<u>(8,920.23)</u>	<u>(5,832.68)</u>	<u>(3,087.55)</u>	<u>(17,498.00)</u>
Net Income	<u><u>13,973.16</u></u>	<u><u>0.01</u></u>	<u><u>13,973.15</u></u>	<u><u>18,978.12</u></u>	<u><u>0.04</u></u>	<u><u>18,978.08</u></u>	<u><u>0.00</u></u>