

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

06/11/18

Cash Basis

| | May 31, 18 |
|---------------------------------------|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1010 · Operating | |
| 1016 · SG/Centennial Operating - 6919 | 21,250.50 |
| Total 1010 · Operating | 21,250.50 |
| 1020 · Reserve Accounts | |
| 1022 · SG/Centennial Reserves - 6927 | 100,102.24 |
| Total 1020 · Reserve Accounts | 100,102.24 |
| Total Checking/Savings | 121,352.74 |
| Accounts Receivable | |
| 1100 · Assessments Receivable | (975.00) |
| Total Accounts Receivable | (975.00) |
| Other Current Assets | |
| 1200 · Assessment Payment Received | 975.00 |
| 1210 · Utility Deposits | 50.00 |
| Total Other Current Assets | 1,025.00 |
| Total Current Assets | 121,402.74 |
| TOTAL ASSETS | 121,402.74 |
| 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 | 710.25 |
| Total 3500 · Reserve Fund | 100,102.24 |
| Total Long Term Liabilities | 100,102.24 |
| Total Liabilities | 100,202.24 |
| Equity | |
| Operating Fund | 6,084.42 |
| Net Income | 15,116.08 |
| Total Equity | 21,200.50 |
| TOTAL LIABILITIES & EQUITY | 121,402.74 |

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense - Comparison Actual to Budget

May 2018

06/11/18

Cash Basis

| | May 18 | Budget | \$ Over Budget | Jan - May 18 | YTD Budget | \$ Over Budget | Annual Budget |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| INCOME | | | | | | | |
| 5010 · Maintenance Assessment | 0.00 | 7,289.58 | (7,289.58) | 45,851.00 | 36,447.90 | 9,403.10 | 87,475.00 |
| 5011 · Maintenance to Reserves | 0.00 | 1,458.17 | (1,458.17) | 8,749.00 | 7,290.85 | 1,458.15 | 17,498.00 |
| 5030 · Sales & Lease Fees | 100.00 | 0.00 | 100.00 | 300.00 | 0.00 | 300.00 | 0.00 |
| 5050 · Interest Income - Operating | 1.95 | 0.00 | 1.95 | 9.78 | 0.00 | 9.78 | 0.00 |
| 5051 · Interest income - Reserves | 59.48 | 0.00 | 59.48 | 230.71 | 0.00 | 230.71 | 0.00 |
| Total INCOME | 161.43 | 8,747.75 | (8,586.32) | 55,140.49 | 43,738.75 | 11,401.74 | 104,973.00 |
| Total Income | 161.43 | 8,747.75 | (8,586.32) | 55,140.49 | 43,738.75 | 11,401.74 | 104,973.00 |
| Gross Profit | 161.43 | 8,747.75 | (8,586.32) | 55,140.49 | 43,738.75 | 11,401.74 | 104,973.00 |
| Expense | | | | | | | |
| ADMINISTRATION | | | | | | | |
| 7810 · Insurance - Commercial Package | 0.00 | 1,255.33 | (1,255.33) | 4,856.40 | 6,276.65 | (1,420.25) | 15,064.00 |
| 7825 · Legal | 0.00 | 16.67 | (16.67) | 125.00 | 83.35 | 41.65 | 200.00 |
| 7830 · Division Fees / Regulatory | 0.00 | 5.08 | (5.08) | 61.25 | 25.40 | 35.85 | 61.00 |
| 7840 · Accounting - Income Tax | 0.00 | 12.50 | (12.50) | 0.00 | 62.50 | (62.50) | 150.00 |
| 7845 · Master Dues - Plantation | 0.00 | 812.00 | (812.00) | 4,872.00 | 4,060.00 | 812.00 | 9,744.00 |
| 7870 · Management Fee | 500.00 | 500.00 | 0.00 | 2,500.00 | 2,500.00 | 0.00 | 6,000.00 |
| 7880 · Office Expense | 68.15 | 75.00 | (6.85) | 453.70 | 375.00 | 78.70 | 900.00 |
| 7895 · Contingency | 0.00 | 216.67 | (216.67) | 0.00 | 1,083.35 | (1,083.35) | 2,600.00 |
| Total ADMINISTRATION | 568.15 | 2,893.25 | (2,325.10) | 12,868.35 | 14,466.25 | (1,597.90) | 34,719.00 |
| BUILDING MAINTENANCE | | | | | | | |
| 7210 · Repairs & Maintenance | 125.00 | 125.00 | 0.00 | 1,797.00 | 625.00 | 1,172.00 | 1,500.00 |
| 7220 · Pest Control - Units | 0.00 | 75.00 | (75.00) | 359.52 | 375.00 | (15.48) | 900.00 |
| 7222 · Pest Control Perimeter Granules | 0.00 | 112.50 | (112.50) | 449.40 | 562.50 | (113.10) | 1,350.00 |
| 7225 · Termite Inspections | 0.00 | 12.50 | (12.50) | 149.80 | 62.50 | 87.30 | 150.00 |
| Total BUILDING MAINTENANCE | 125.00 | 325.00 | (200.00) | 2,755.72 | 1,625.00 | 1,130.72 | 3,900.00 |
| GROUND | | | | | | | |
| 7160 · Backflow Inspection | 0.00 | 58.33 | (58.33) | 0.00 | 291.65 | (291.65) | 700.00 |
| 7110 · Grounds Contract | 1,528.00 | 1,825.50 | (297.50) | 7,640.00 | 9,127.50 | (1,487.50) | 21,906.00 |
| 7115 · Landscape Replacement | 0.00 | 83.33 | (83.33) | 75.00 | 416.65 | (341.65) | 1,000.00 |
| 7130 · Mulch | 0.00 | 316.67 | (316.67) | 0.00 | 1,583.35 | (1,583.35) | 3,800.00 |
| 7140 · Tree Trimming | 0.00 | 133.33 | (133.33) | 0.00 | 666.65 | (666.65) | 1,600.00 |
| 7150 · Irrigation Repair | 285.00 | 208.33 | 76.67 | 463.00 | 1,041.65 | (578.65) | 2,500.00 |
| Total GROUND | 1,813.00 | 2,625.49 | (812.49) | 8,178.00 | 13,127.45 | (4,949.45) | 31,506.00 |
| UTILITIES | | | | | | | |
| 7520 · Electric | 38.79 | 45.83 | (7.04) | 214.93 | 229.15 | (14.22) | 550.00 |
| 7530 · Cable TV | 1,419.05 | 1,400.00 | 19.05 | 7,027.70 | 7,000.00 | 27.70 | 16,800.00 |
| Total UTILITIES | 1,457.84 | 1,445.83 | 12.01 | 7,242.63 | 7,229.15 | 13.48 | 17,350.00 |
| Total Expense | 3,963.99 | 7,289.57 | (3,325.58) | 31,044.70 | 36,447.85 | (5,403.15) | 87,475.00 |
| Net Ordinary Income | (3,802.56) | 1,458.18 | (5,260.74) | 24,095.79 | 7,290.90 | 16,804.89 | 17,498.00 |
| Other Income/Expense | | | | | | | |
| Other Expense | | | | | | | |
| TRANSFER TO RESERVES | | | | | | | |
| 8200 · Transfer of interest | 59.48 | 0.00 | 59.48 | 230.71 | 0.00 | 230.71 | 0.00 |
| 8000 · Transfer to Reserve Account | 0.00 | 1,458.17 | (1,458.17) | 8,749.00 | 7,290.85 | 1,458.15 | 17,498.00 |
| Total TRANSFER TO RESERVES | 59.48 | 1,458.17 | (1,398.69) | 8,979.71 | 7,290.85 | 1,688.86 | 17,498.00 |
| Total Other Expense | 59.48 | 1,458.17 | (1,398.69) | 8,979.71 | 7,290.85 | 1,688.86 | 17,498.00 |
| Net Other Income | (59.48) | (1,458.17) | 1,398.69 | (8,979.71) | (7,290.85) | (1,688.86) | (17,498.00) |
| Net Income | (3,862.04) | 0.01 | (3,862.05) | 15,116.08 | 0.05 | 15,116.03 | 0.00 |