

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

07/13/18

Cash Basis

	Jun 30, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG/Centennial Operating - 6919	28,444.65
Total 1010 · Operating	28,444.65
1020 · Reserve Accounts	
1022 · SG/Centennial Reserves - 6927	100,159.83
Total 1020 · Reserve Accounts	100,159.83
Total Checking/Savings	128,604.48
Accounts Receivable	
1100 · Assessments Receivable	(21,450.00)
Total Accounts Receivable	(21,450.00)
Other Current Assets	
1200 · Assessment Payment Received	4,875.00
1210 · Utility Deposits	50.00
Total Other Current Assets	4,925.00
Total Current Assets	112,079.48
<b>TOTAL ASSETS</b>	<b>112,079.48</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	46,886.09
3770 · Roof Replacement	51,404.69
3870 · Attic Termite Treatment	576.21
3880 · Slab Termite Treatment	525.00
3890 · Capital Improvement Reserve	767.84
Total 3500 · Reserve Fund	100,159.83
Total Long Term Liabilities	100,159.83
Total Liabilities	100,259.83
Equity	
Operating Fund	6,084.42
Net Income	5,735.23
Total Equity	11,819.65
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>112,079.48</b>

## Hampton Mews of St. Andrews East Association, Inc. Revenue & Expense - Comparison Actual to Budget

07/13/18

Cash Basis

June 2018

	Jun 18	Budget	\$ Over Budget	Jan - Jun 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>INCOME</b>							
5010 · Maintenance Assessment	0.00	7,289.58	(7,289.58)	45,851.00	43,737.48	2,113.52	87,475.00
5011 · Maintenance to Reserves	0.00	1,458.17	(1,458.17)	8,749.00	8,749.02	(0.02)	17,498.00
5030 · Sales & Lease Fees	0.00	0.00	0.00	300.00	0.00	300.00	0.00
5050 · Interest Income - Operating	1.81	0.00	1.81	11.59	0.00	11.59	0.00
5051 · Interest income - Reserves	57.59	0.00	57.59	288.30	0.00	288.30	0.00
<b>Total INCOME</b>	<u>59.40</u>	<u>8,747.75</u>	<u>(8,688.35)</u>	<u>55,199.89</u>	<u>52,486.50</u>	<u>2,713.39</u>	<u>104,973.00</u>
<b>Total Income</b>	<u>59.40</u>	<u>8,747.75</u>	<u>(8,688.35)</u>	<u>55,199.89</u>	<u>52,486.50</u>	<u>2,713.39</u>	<u>104,973.00</u>
<b>Gross Profit</b>	59.40	8,747.75	(8,688.35)	55,199.89	52,486.50	2,713.39	104,973.00
<b>Expense</b>							
<b>ADMINISTRATION</b>							
7810 · Insurance - Commercial Package	2,048.11	1,255.33	792.78	6,904.51	7,531.98	(627.47)	15,064.00
7825 · Legal	0.00	16.67	(16.67)	125.00	100.02	24.98	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	61.25	30.48	30.77	61.00
7840 · Accounting - Income Tax	175.00	12.50	162.50	175.00	75.00	100.00	150.00
7845 · Master Dues - Plantation	0.00	812.00	(812.00)	4,872.00	4,872.00	0.00	9,744.00
7870 · Management Fee	500.00	500.00	0.00	3,000.00	3,000.00	0.00	6,000.00
7880 · Office Expense	64.65	75.00	(10.35)	518.35	450.00	68.35	900.00
7895 · Contingency	0.00	216.67	(216.67)	0.00	1,300.02	(1,300.02)	2,600.00
<b>Total ADMINISTRATION</b>	<u>2,787.76</u>	<u>2,893.25</u>	<u>(105.49)</u>	<u>15,656.11</u>	<u>17,359.50</u>	<u>(1,703.39)</u>	<u>34,719.00</u>
<b>BUILDING MAINTENANCE</b>							
7210 · Repairs & Maintenance	70.00	125.00	(55.00)	1,867.00	750.00	1,117.00	1,500.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	359.52	450.00	(90.48)	900.00
7222 · Pest Control Perimeter Granules	449.40	112.50	336.90	898.80	675.00	223.80	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	75.00	74.80	150.00
<b>Total BUILDING MAINTENANCE</b>	<u>519.40</u>	<u>325.00</u>	<u>194.40</u>	<u>3,275.12</u>	<u>1,950.00</u>	<u>1,325.12</u>	<u>3,900.00</u>
<b>GROUNDS</b>							
7160 · Backflow Inspection	0.00	58.33	(58.33)	0.00	349.98	(349.98)	700.00
7110 · Grounds Contract	1,528.00	1,825.50	(297.50)	9,168.00	10,953.00	(1,785.00)	21,906.00
7115 · Landscape Replacement	0.00	83.33	(83.33)	75.00	499.98	(424.98)	1,000.00
7130 · Mulch	0.00	316.67	(316.67)	0.00	1,900.02	(1,900.02)	3,800.00
7140 · Tree Trimming	3,083.00	133.33	2,949.67	3,083.00	799.98	2,283.02	1,600.00
7150 · Irrigation Repair	0.00	208.33	(208.33)	463.00	1,249.98	(786.98)	2,500.00
<b>Total GROUNDS</b>	<u>4,611.00</u>	<u>2,625.49</u>	<u>1,985.51</u>	<u>12,789.00</u>	<u>15,752.94</u>	<u>(2,963.94)</u>	<u>31,506.00</u>
<b>UTILITIES</b>							
7520 · Electric	45.45	45.83	(0.38)	260.38	274.98	(14.60)	550.00
7530 · Cable TV	1,419.05	1,400.00	19.05	8,446.75	8,400.00	46.75	16,800.00
<b>Total UTILITIES</b>	<u>1,464.50</u>	<u>1,445.83</u>	<u>18.67</u>	<u>8,707.13</u>	<u>8,674.98</u>	<u>32.15</u>	<u>17,350.00</u>
<b>Total Expense</b>	<u>9,382.66</u>	<u>7,289.57</u>	<u>2,093.09</u>	<u>40,427.36</u>	<u>43,737.42</u>	<u>(3,310.06)</u>	<u>87,475.00</u>
<b>Net Ordinary Income</b>	(9,323.26)	1,458.18	(10,781.44)	14,772.53	6,749.08	6,023.45	17,498.00
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>TRANSFER TO RESERVES</b>							
8200 · Transfer of interest	57.59	0.00	57.59	288.30	0.00	288.30	0.00
8000 · Transfer to Reserve Account	0.00	1,458.17	(1,458.17)	8,749.00	8,749.02	(0.02)	17,498.00
<b>Total TRANSFER TO RESERVES</b>	<u>57.59</u>	<u>1,458.17</u>	<u>(1,400.58)</u>	<u>9,037.30</u>	<u>8,749.02</u>	<u>288.28</u>	<u>17,498.00</u>
<b>Total Other Expense</b>	<u>57.59</u>	<u>1,458.17</u>	<u>(1,400.58)</u>	<u>9,037.30</u>	<u>8,749.02</u>	<u>288.28</u>	<u>17,498.00</u>
<b>Net Other Income</b>	<u>(57.59)</u>	<u>(1,458.17)</u>	<u>1,400.58</u>	<u>(9,037.30)</u>	<u>(8,749.02)</u>	<u>(288.28)</u>	<u>(17,498.00)</u>
<b>Net Income</b>	<u>(9,380.85)</u>	<u>0.01</u>	<u>(9,380.86)</u>	<u>5,735.23</u>	<u>0.06</u>	<u>5,735.17</u>	<u>0.00</u>