

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 2017**

Presented by: Sunstate Association Management Group, Inc.

03/06/17

Hampton Mews of St. Andrews East Association, Inc.
Statement of Assets, Liabilities & Fund Balance - Cash Basis
As of February 28, 2017

	Feb 28, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG Operating - 6919	13,384.77
Due (to) / from Operating	(8,118.50)
Total 1010 · Operating	5,266.27
1020 · Reserve Accounts	
1022 · SG Reserves - 6927	72,682.05
Due (to) / from Reserve	8,118.50
Total 1020 · Reserve Accounts	80,800.55
Total Checking/Savings	86,066.82
Accounts Receivable	
1100 · Assessments Receivable	(185.40)
Total Accounts Receivable	(185.40)
Other Current Assets	
1200 · Assessment Payment Received	1,113.75
1210 · Utility Deposits	50.00
Total Other Current Assets	1,163.75
Total Current Assets	87,045.17
TOTAL ASSETS	87,045.17
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	45,507.84
3770 · Roof Replacement	34,685.94
3870 · Attic Termite Treatment	349.96
3880 · Slab Termite Treatment	87.50
3890 · Capital Improvement Reserve	233.06
3900 · Uncollected Reserve Funds	(63.75)
Total 3500 · Reserve Fund	80,800.55
Total Long Term Liabilities	80,800.55
Total Liabilities	80,900.55
Equity	
Operating Fund	(2,168.25)
Net Income	8,312.87
Total Equity	6,144.62
TOTAL LIABILITIES & EQUITY	87,045.17

For Association Members Only

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense - Comparison Actual to Budget - Cash
February 2017

	Feb 17	Budget	\$ Over Budget	Jan - Feb 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	2,690.00	7,280.50	(4,590.50)	21,841.50	14,561.00	7,280.50	87,366.00
5011 · Maintenance to Reserves	0.00	1,119.50	(1,119.50)	3,358.50	2,239.00	1,119.50	13,434.00
5070 · Late fee assessments	76.85			76.85			
5050 · Interest Income - Operating	1.23			2.62			
5051 · Interest income - reserve	16.73			35.24			
Total INCOME	2,784.81	8,400.00	(5,615.19)	25,314.71	16,800.00	8,514.71	100,800.00
Total Income	2,784.81	8,400.00	(5,615.19)	25,314.71	16,800.00	8,514.71	100,800.00
Gross Profit	2,784.81	8,400.00	(5,615.19)	25,314.71	16,800.00	8,514.71	100,800.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,271.56	1,352.25	(80.69)	2,543.12	2,704.50	(161.38)	16,227.00
7820 · Accounting	0.00	12.50	(12.50)	0.00	25.00	(25.00)	150.00
7825 · Legal	125.00	16.67	108.33	125.00	33.33	91.67	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	0.00	10.17	(10.17)	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	450.00	450.00	0.00	900.00	900.00	0.00	5,400.00
7880 · Office Expense	175.68	62.50	113.18	282.77	125.00	157.77	750.00
7895 · Contingency	0.00	216.67	(216.67)	0.00	433.33	(433.33)	2,600.00
Total ADMINISTRATION	2,022.24	2,940.17	(917.93)	6,286.89	5,880.33	406.56	35,282.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	75.00	395.83	(320.83)	75.00	791.67	(716.67)	4,750.00
7220 · Pest Control - Units	0.00	64.58	(64.58)	0.00	129.17	(129.17)	775.00
7222 · Pest Control Perimeter Granules	0.00	105.00	(105.00)	0.00	210.00	(210.00)	1,260.00
7225 · Termite Inspections	0.00	14.58	(14.58)	0.00	29.17	(29.17)	175.00
Total BUILDING MAINTENANCE	75.00	579.99	(504.99)	75.00	1,160.01	(1,085.01)	6,960.00
GROUNDS							
7160 · Backflow Inspection	0.00	58.33	(58.33)	0.00	116.67	(116.67)	700.00
7110 · Grounds Contract	2,778.00	1,528.00	1,250.00	4,306.00	3,056.00	1,250.00	18,336.00
7115 · Landscape Replacement	0.00	250.00	(250.00)	227.00	500.00	(273.00)	3,000.00
7130 · Mulch	0.00	312.50	(312.50)	0.00	625.00	(625.00)	3,750.00
7140 · Tree Trimming	0.00	145.83	(145.83)	0.00	291.67	(291.67)	1,750.00
7150 · Irrigation Repair	0.00	83.33	(83.33)	0.00	166.67	(166.67)	1,000.00
Total GROUNDS	2,778.00	2,377.99	400.01	4,533.00	4,756.01	(223.01)	28,536.00
UTILITIES							
7520 · Electric	37.63	37.33	0.30	74.89	74.67	0.22	448.00
7530 · Cable TV	1,351.25	1,345.00	6.25	2,638.32	2,690.00	(51.68)	16,140.00
Total UTILITIES	1,388.88	1,382.33	6.55	2,713.21	2,764.67	(51.46)	16,588.00
Total Expense	6,264.12	7,280.48	(1,016.36)	13,608.10	14,561.02	(952.92)	87,366.00
Net Ordinary Income	(3,479.31)	1,119.52	(4,598.83)	11,706.61	2,238.98	9,467.63	13,434.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of Interest	16.73			35.24			
8000 · Transfer to Reserve Account	0.00	1,119.50	(1,119.50)	3,358.50	2,239.00	1,119.50	13,434.00
Total TRANSFER TO RESERVES	16.73	1,119.50	(1,102.77)	3,393.74	2,239.00	1,154.74	13,434.00
Total Other Expense	16.73	1,119.50	(1,102.77)	3,393.74	2,239.00	1,154.74	13,434.00
Net Other Income	(16.73)	(1,119.50)	1,102.77	(3,393.74)	(2,239.00)	(1,154.74)	(13,434.00)
Net Income	(3,496.04)	0.02	(3,496.06)	8,312.87	(0.02)	8,312.89	0.00