

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 2017**

Presented by: Sunstate Association Management Group, Inc.

05/12/17

Hampton Mews of St. Andrews East Association, Inc.
Statement of Assets, Liabilities & Fund Balance - Cash Basis
As of April 30, 2017

	Apr 30, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG Operating - 6919	26,699.58
Due (to) / from Operating	(11,477.00)
Total 1010 · Operating	15,222.58
1020 · Reserve Accounts	
1022 · SG Reserves - 6927	72,718.50
Due (to) / from Reserve	11,477.00
Total 1020 · Reserve Accounts	84,195.50
Total Checking/Savings	99,418.08
Accounts Receivable	
1100 · Assessments Receivable	(185.40)
Total Accounts Receivable	(185.40)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	99,282.68
TOTAL ASSETS	99,282.68
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	45,684.59
3770 · Roof Replacement	37,713.69
3870 · Attic Termite Treatment	395.21
3880 · Slab Termite Treatment	175.00
3890 · Capital Improvement Reserve	269.51
3900 · Uncollected Reserve Funds	(42.50)
Total 3500 · Reserve Fund	84,195.50
Total Long Term Liabilities	84,195.50
Total Liabilities	84,295.50
Equity	
Operating Fund	(2,168.25)
Net Income	17,155.43
Total Equity	14,987.18
TOTAL LIABILITIES & EQUITY	99,282.68

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense - Comparison Actual to Budget - Cash

05/12/17

April 2017

	Apr 17	Budget	\$ Over Budget	Jan - Apr 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	21,841.50	7,280.50	14,561.00	43,683.00	29,122.00	14,561.00	87,366.00
5011 · Maintenance to Reserves	3,358.50	1,119.50	2,239.00	6,717.00	4,478.00	2,239.00	13,434.00
5070 · Late fee assessments	0.00			76.85			
5030 · Sales and Lease Fees	0.00			100.00			
5050 · Interest Income - Operating	2.29			6.08			
5051 · Interest income - reserve	17.93			71.69			
Total INCOME	<u>25,220.22</u>	<u>8,400.00</u>	<u>16,820.22</u>	<u>50,654.62</u>	<u>33,600.00</u>	<u>17,054.62</u>	<u>100,800.00</u>
Total Income	<u>25,220.22</u>	<u>8,400.00</u>	<u>16,820.22</u>	<u>50,654.62</u>	<u>33,600.00</u>	<u>17,054.62</u>	<u>100,800.00</u>
Gross Profit	<u>25,220.22</u>	<u>8,400.00</u>	<u>16,820.22</u>	<u>50,654.62</u>	<u>33,600.00</u>	<u>17,054.62</u>	<u>100,800.00</u>
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,271.56	1,352.25	(80.69)	5,149.82	5,409.00	(259.18)	16,227.00
7820 · Accounting	0.00	12.50	(12.50)	0.00	50.00	(50.00)	150.00
7825 · Legal	0.00	16.66	(16.66)	125.00	66.66	58.34	200.00
7830 · Division Fees / Regulatory	0.00	5.09	(5.09)	61.25	20.34	40.91	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	150.00	50.00	100.00	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	450.00	450.00	0.00	1,800.00	1,800.00	0.00	5,400.00
7880 · Office Expense	91.80	62.50	29.30	438.51	250.00	188.51	750.00
7895 · Contingency	0.00	216.66	(216.66)	0.00	866.66	(866.66)	2,600.00
Total ADMINISTRATION	<u>4,249.36</u>	<u>2,940.16</u>	<u>1,309.20</u>	<u>12,596.58</u>	<u>11,760.66</u>	<u>835.92</u>	<u>35,282.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	395.84	(395.84)	75.00	1,583.34	(1,508.34)	4,750.00
7220 · Pest Control - Units	0.00	64.59	(64.59)	359.52	258.34	101.18	775.00
7222 · Pest Control Perimeter Granules	0.00	105.00	(105.00)	449.40	420.00	29.40	1,260.00
7225 · Termite Inspections	0.00	14.59	(14.59)	149.80	58.34	91.46	175.00
Total BUILDING MAINTENANCE	<u>0.00</u>	<u>580.02</u>	<u>(580.02)</u>	<u>1,033.72</u>	<u>2,320.02</u>	<u>(1,286.30)</u>	<u>6,960.00</u>
GROUNDS							
7160 · Backflow Inspection	0.00	58.34	(58.34)	0.00	233.34	(233.34)	700.00
7110 · Grounds Contract	1,528.00	1,528.00	0.00	7,362.00	6,112.00	1,250.00	18,336.00
7115 · Landscape Replacement	0.00	250.00	(250.00)	227.00	1,000.00	(773.00)	3,000.00
7130 · Mulch	0.00	312.50	(312.50)	0.00	1,250.00	(1,250.00)	3,750.00
7140 · Tree Trimming	0.00	145.84	(145.84)	0.00	583.34	(583.34)	1,750.00
7150 · Irrigation Repair	0.00	83.34	(83.34)	0.00	333.34	(333.34)	1,000.00
Total GROUNDS	<u>1,528.00</u>	<u>2,378.02</u>	<u>(850.02)</u>	<u>7,589.00</u>	<u>9,512.02</u>	<u>(1,923.02)</u>	<u>28,536.00</u>
UTILITIES							
7520 · Electric	40.30	37.34	2.96	150.08	149.34	0.74	448.00
7530 · Cable TV	1,351.40	1,345.00	6.40	5,341.12	5,380.00	(38.88)	16,140.00
Total UTILITIES	<u>1,391.70</u>	<u>1,382.34</u>	<u>9.36</u>	<u>5,491.20</u>	<u>5,529.34</u>	<u>(38.14)</u>	<u>16,588.00</u>
Total Expense	<u>7,169.06</u>	<u>7,280.54</u>	<u>(111.48)</u>	<u>26,710.50</u>	<u>29,122.04</u>	<u>(2,411.54)</u>	<u>87,366.00</u>
Net Ordinary Income	<u>18,051.16</u>	<u>1,119.46</u>	<u>16,931.70</u>	<u>23,944.12</u>	<u>4,477.96</u>	<u>19,466.16</u>	<u>13,434.00</u>
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	17.93			71.69			
8000 · Transfer to Reserve Account	3,358.50	1,119.50	2,239.00	6,717.00	4,478.00	2,239.00	13,434.00
Total TRANSFER TO RESERVES	<u>3,376.43</u>	<u>1,119.50</u>	<u>2,256.93</u>	<u>6,788.69</u>	<u>4,478.00</u>	<u>2,310.69</u>	<u>13,434.00</u>
Total Other Expense	<u>3,376.43</u>	<u>1,119.50</u>	<u>2,256.93</u>	<u>6,788.69</u>	<u>4,478.00</u>	<u>2,310.69</u>	<u>13,434.00</u>
Net Other Income	<u>(3,376.43)</u>	<u>(1,119.50)</u>	<u>(2,256.93)</u>	<u>(6,788.69)</u>	<u>(4,478.00)</u>	<u>(2,310.69)</u>	<u>(13,434.00)</u>
Net Income	<u><u>14,674.73</u></u>	<u><u>(0.04)</u></u>	<u><u>14,674.77</u></u>	<u><u>17,155.43</u></u>	<u><u>(0.04)</u></u>	<u><u>17,155.47</u></u>	<u><u>0.00</u></u>