

**HAMPTON MEWS OF ST. ANDREWS  
EAST ASSOCIATION, INC.  
FINANCIAL REPORTS  
May 31, 2017**

**Presented by: Sunstate Association Management Group, Inc.**

06/14/17

# Hampton Mews of St. Andrews East Association, Inc.

## Statement of Assets, Liabilities & Fund Balance - Cash Basis

### As of May 31, 2017

	May 31, 17
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG Operating - 6919	21,789.41
Due (to) / from Operating	(11,477.00)
Total 1010 · Operating	10,312.41
1020 · Reserve Accounts	
1022 · SG Reserves - 6927	72,737.03
Due (to) / from Reserve	11,477.00
Total 1020 · Reserve Accounts	84,214.03
Total Checking/Savings	94,526.44
Accounts Receivable	
1100 · Assessments Receivable	(1,085.40)
Total Accounts Receivable	(1,085.40)
Other Current Assets	
1200 · Assessment Payment Received	900.00
1210 · Utility Deposits	50.00
Total Other Current Assets	950.00
Total Current Assets	94,391.04
<b>TOTAL ASSETS</b>	<b>94,391.04</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	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	288.04
3900 · Uncollected Reserve Funds	(42.50)
Total 3500 · Reserve Fund	84,214.03
Total Long Term Liabilities	84,214.03
Total Liabilities	84,314.03
Equity	
Operating Fund	(2,168.25)
Net Income	12,245.26
Total Equity	10,077.01
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>94,391.04</b>

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

May 2017

06/14/17

	May 17	Budget	\$ Over Budget	Jan - May 17	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>INCOME</b>							
5010 · Maintenance Assessment	0.00	7,280.50	(7,280.50)	43,683.00	36,402.50	7,280.50	87,366.00
5011 · Maintenance to Reserves	0.00	1,119.50	(1,119.50)	6,717.00	5,597.50	1,119.50	13,434.00
5070 · Late fee assessments	0.00			76.85			
5030 · Sales and Lease Fees	0.00			100.00			
5050 · Interest Income - Operating	2.12			8.20			
5051 · Interest income - reserve	18.53			90.22			
<b>Total INCOME</b>	<u>20.65</u>	<u>8,400.00</u>	<u>(8,379.35)</u>	<u>50,675.27</u>	<u>42,000.00</u>	<u>8,675.27</u>	<u>100,800.00</u>
<b>Total Income</b>	<u>20.65</u>	<u>8,400.00</u>	<u>(8,379.35)</u>	<u>50,675.27</u>	<u>42,000.00</u>	<u>8,675.27</u>	<u>100,800.00</u>
<b>Gross Profit</b>	<u>20.65</u>	<u>8,400.00</u>	<u>(8,379.35)</u>	<u>50,675.27</u>	<u>42,000.00</u>	<u>8,675.27</u>	<u>100,800.00</u>
<b>Expense</b>							
<b>ADMINISTRATION</b>							
7810 · Insurance - Commercial Package	1,214.10	1,352.25	(138.15)	6,363.92	6,761.25	(397.33)	16,227.00
7820 · Accounting	0.00	12.50	(12.50)	0.00	62.50	(62.50)	150.00
7825 · Legal	0.00	16.67	(16.67)	125.00	83.33	41.67	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	61.25	25.42	35.83	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	150.00	62.50	87.50	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	450.00	450.00	0.00	2,250.00	2,250.00	0.00	5,400.00
7880 · Office Expense	53.14	62.50	(9.36)	491.65	312.50	179.15	750.00
7895 · Contingency	0.00	216.67	(216.67)	0.00	1,083.33	(1,083.33)	2,600.00
<b>Total ADMINISTRATION</b>	<u>1,717.24</u>	<u>2,940.17</u>	<u>(1,222.93)</u>	<u>14,313.82</u>	<u>14,700.83</u>	<u>(387.01)</u>	<u>35,282.00</u>
<b>BUILDING MAINTENANCE</b>							
7210 · Repairs & Maintenance	0.00	395.83	(395.83)	75.00	1,979.17	(1,904.17)	4,750.00
7220 · Pest Control - Units	0.00	64.58	(64.58)	359.52	322.92	36.60	775.00
7222 · Pest Control Perimeter Granules	0.00	105.00	(105.00)	449.40	525.00	(75.60)	1,260.00
7225 · Termite Inspections	0.00	14.58	(14.58)	149.80	72.92	76.88	175.00
<b>Total BUILDING MAINTENANCE</b>	<u>0.00</u>	<u>579.99</u>	<u>(579.99)</u>	<u>1,033.72</u>	<u>2,900.01</u>	<u>(1,866.29)</u>	<u>6,960.00</u>
<b>GROUPS</b>							
7160 · Backflow Inspection	0.00	58.33	(58.33)	0.00	291.67	(291.67)	700.00
7110 · Grounds Contract	1,528.00	1,528.00	0.00	8,890.00	7,640.00	1,250.00	18,336.00
7115 · Landscape Replacement	0.00	250.00	(250.00)	227.00	1,250.00	(1,023.00)	3,000.00
7130 · Mulch	0.00	312.50	(312.50)	0.00	1,562.50	(1,562.50)	3,750.00
7140 · Tree Trimming	0.00	145.83	(145.83)	0.00	729.17	(729.17)	1,750.00
7150 · Irrigation Repair	277.00	83.33	193.67	277.00	416.67	(139.67)	1,000.00
<b>Total GROUPS</b>	<u>1,805.00</u>	<u>2,377.99</u>	<u>(572.99)</u>	<u>9,394.00</u>	<u>11,890.01</u>	<u>(2,496.01)</u>	<u>28,536.00</u>
<b>UTILITIES</b>							
7520 · Electric	38.65	37.33	1.32	188.73	186.67	2.06	448.00
7530 · Cable TV	1,351.40	1,345.00	6.40	6,692.52	6,725.00	(32.48)	16,140.00
<b>Total UTILITIES</b>	<u>1,390.05</u>	<u>1,382.33</u>	<u>7.72</u>	<u>6,881.25</u>	<u>6,911.67</u>	<u>(30.42)</u>	<u>16,588.00</u>
<b>Total Expense</b>	<u>4,912.29</u>	<u>7,280.48</u>	<u>(2,368.19)</u>	<u>31,622.79</u>	<u>36,402.52</u>	<u>(4,779.73)</u>	<u>87,366.00</u>
<b>Net Ordinary Income</b>	<u>(4,891.64)</u>	<u>1,119.52</u>	<u>(6,011.16)</u>	<u>19,052.48</u>	<u>5,597.48</u>	<u>13,455.00</u>	<u>13,434.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>TRANSFER TO RESERVES</b>							
8200 · Transfer of interest	18.53			90.22			
8000 · Transfer to Reserve Account	0.00	1,119.50	(1,119.50)	6,717.00	5,597.50	1,119.50	13,434.00
<b>Total TRANSFER TO RESERVES</b>	<u>18.53</u>	<u>1,119.50</u>	<u>(1,100.97)</u>	<u>6,807.22</u>	<u>5,597.50</u>	<u>1,209.72</u>	<u>13,434.00</u>
<b>Total Other Expense</b>	<u>18.53</u>	<u>1,119.50</u>	<u>(1,100.97)</u>	<u>6,807.22</u>	<u>5,597.50</u>	<u>1,209.72</u>	<u>13,434.00</u>
<b>Net Other Income</b>	<u>(18.53)</u>	<u>(1,119.50)</u>	<u>1,100.97</u>	<u>(6,807.22)</u>	<u>(5,597.50)</u>	<u>(1,209.72)</u>	<u>(13,434.00)</u>
<b>Net Income</b>	<u>(4,910.17)</u>	<u>0.02</u>	<u>(4,910.19)</u>	<u>12,245.26</u>	<u>(0.02)</u>	<u>12,245.28</u>	<u>0.00</u>