

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

Presented by: Sunstate Association Management Group, Inc.

07/18/17

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance - Cash Basis

As of June 30, 2017

	Jun 30, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG Operating - 6919	22,725.45
Due (to) / from Operating	(11,477.00)
Total 1010 · Operating	11,248.45
1020 · Reserve Accounts	
1022 · SG Reserves - 6927	72,754.96
Due (to) / from Reserve	11,477.00
Total 1020 · Reserve Accounts	84,231.96
Total Checking/Savings	95,480.41
Accounts Receivable	
1100 · Assessments Receivable	(19,085.40)
Total Accounts Receivable	(19,085.40)
Other Current Assets	
1200 · Assessment Payment Received	11,700.00
1210 · Utility Deposits	50.00
Total Other Current Assets	11,750.00
Total Current Assets	88,145.01
TOTAL ASSETS	88,145.01
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	305.97
3900 · Uncollected Reserve Funds	(42.50)
Total 3500 · Reserve Fund	84,231.96
Total Long Term Liabilities	84,231.96
Total Liabilities	84,331.96
Equity	
Operating Fund	(2,168.25)
Net Income	5,981.30
Total Equity	3,813.05
TOTAL LIABILITIES & EQUITY	88,145.01

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

07/18/17

June 2017

	Jun 17	Budget	\$ Over Budget	Jan - Jun 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	0.00	7,280.50	(7,280.50)	43,683.00	43,683.00	0.00	87,366.00
5011 · Maintenance to Reserves	0.00	1,119.50	(1,119.50)	6,717.00	6,717.00	0.00	13,434.00
5070 · Late fee assessments	0.00			76.85			
5030 · Sales and Lease Fees	0.00			100.00			
5050 · Interest Income - Operating	1.80			10.00			
5051 · Interest income - reserve	17.93			108.15			
Total INCOME	19.73	8,400.00	(8,380.27)	50,695.00	50,400.00	295.00	100,800.00
Total Income	19.73	8,400.00	(8,380.27)	50,695.00	50,400.00	295.00	100,800.00
Gross Profit	19.73	8,400.00	(8,380.27)	50,695.00	50,400.00	295.00	100,800.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,214.10	1,352.25	(138.15)	7,578.02	8,113.50	(535.48)	16,227.00
7820 · Accounting	0.00	12.50	(12.50)	0.00	75.00	(75.00)	150.00
7825 · Legal	0.00	16.67	(16.67)	125.00	100.00	25.00	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	61.25	30.50	30.75	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	150.00	75.00	75.00	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	450.00	450.00	0.00	2,700.00	2,700.00	0.00	5,400.00
7880 · Office Expense	26.88	62.50	(35.62)	518.53	375.00	143.53	750.00
7895 · Contingency	0.00	216.67	(216.67)	0.00	1,300.00	(1,300.00)	2,600.00
Total ADMINISTRATION	1,690.98	2,940.17	(1,249.19)	16,004.80	17,641.00	(1,636.20)	35,282.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	700.00	395.83	304.17	775.00	2,375.00	(1,600.00)	4,750.00
7220 · Pest Control - Units	500.00	64.58	435.42	859.52	387.50	472.02	775.00
7222 · Pest Control Perimeter Granules	449.40	105.00	344.40	898.80	630.00	268.80	1,260.00
7225 · Termite Inspections	0.00	14.58	(14.58)	149.80	87.50	62.30	175.00
Total BUILDING MAINTENANCE	1,649.40	579.99	1,069.41	2,683.12	3,480.00	(796.88)	6,960.00
GROUNDS							
7160 · Backflow Inspection	0.00	58.33	(58.33)	0.00	350.00	(350.00)	700.00
7110 · Grounds Contract	1,528.00	1,528.00	0.00	10,418.00	9,168.00	1,250.00	18,336.00
7115 · Landscape Replacement	0.00	250.00	(250.00)	227.00	1,500.00	(1,273.00)	3,000.00
7130 · Mulch	0.00	312.50	(312.50)	0.00	1,875.00	(1,875.00)	3,750.00
7140 · Tree Trimming	0.00	145.83	(145.83)	0.00	875.00	(875.00)	1,750.00
7150 · Irrigation Repair	0.00	83.33	(83.33)	277.00	500.00	(223.00)	1,000.00
Total GROUNDS	1,528.00	2,377.99	(849.99)	10,922.00	14,268.00	(3,346.00)	28,536.00
UTILITIES							
7520 · Electric	45.98	37.33	8.65	234.71	224.00	10.71	448.00
7530 · Cable TV	1,351.40	1,345.00	6.40	8,043.92	8,070.00	(26.08)	16,140.00
Total UTILITIES	1,397.38	1,382.33	15.05	8,278.63	8,294.00	(15.37)	16,588.00
Total Expense	6,265.76	7,280.48	(1,014.72)	37,888.55	43,683.00	(5,794.45)	87,366.00
Net Ordinary Income	(6,246.03)	1,119.52	(7,365.55)	12,806.45	6,717.00	6,089.45	13,434.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	17.93			108.15			
8000 · Transfer to Reserve Account	0.00	1,119.50	(1,119.50)	6,717.00	6,717.00	0.00	13,434.00
Total TRANSFER TO RESERVES	17.93	1,119.50	(1,101.57)	6,825.15	6,717.00	108.15	13,434.00
Total Other Expense	17.93	1,119.50	(1,101.57)	6,825.15	6,717.00	108.15	13,434.00
Net Other Income	(17.93)	(1,119.50)	1,101.57	(6,825.15)	(6,717.00)	(108.15)	(13,434.00)
Net Income	(6,263.96)	0.02	(6,263.98)	5,981.30	0.00	5,981.30	0.00