

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

Presented by: Sunstate Association Management Group, Inc.

08/12/17

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance - Cash Basis

As of July 31, 2017

	Jul 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG Operating - 6919	22,187.94
Due (to) / from Operating	(3,358.50)
Total 1010 · Operating	18,829.44
1020 · Reserve Accounts	
1022 · SG Reserves - 6927	84,251.73
Due (to) / from Reserve	3,358.50
Total 1020 · Reserve Accounts	87,610.23
Total Checking/Savings	106,439.67
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	106,304.27
TOTAL ASSETS	106,304.27
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	45,861.34
3770 · Roof Replacement	40,741.44
3870 · Attic Termite Treatment	440.46
3880 · Slab Termite Treatment	262.50
3890 · Capital Improvement Reserve	325.74
3900 · Uncollected Reserve Funds	(21.25)
Total 3500 · Reserve Fund	87,610.23
Total Long Term Liabilities	87,610.23
Total Liabilities	87,710.23
Equity	
Operating Fund	(2,168.25)
Net Income	20,762.29
Total Equity	18,594.04
TOTAL LIABILITIES & EQUITY	106,304.27

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

July 2017

	<u>Jul 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	21,841.50	7,280.50	14,561.00	65,524.50	50,963.50	14,561.00	87,366.00
5011 · Maintenance to Reserves	3,358.50	1,119.50	2,239.00	10,075.50	7,836.50	2,239.00	13,434.00
5070 · Late fee assessments	0.00			76.85			
5030 · Sales and Lease Fees	100.00			200.00			
5050 · Interest Income - Operating	2.44			12.44			
5051 · Interest income - reserve	19.77			127.92			
Total INCOME	<u>25,322.21</u>	<u>8,400.00</u>	<u>16,922.21</u>	<u>76,017.21</u>	<u>58,800.00</u>	<u>17,217.21</u>	<u>100,800.00</u>
Total Income	<u>25,322.21</u>	<u>8,400.00</u>	<u>16,922.21</u>	<u>76,017.21</u>	<u>58,800.00</u>	<u>17,217.21</u>	<u>100,800.00</u>
Gross Profit	<u>25,322.21</u>	<u>8,400.00</u>	<u>16,922.21</u>	<u>76,017.21</u>	<u>58,800.00</u>	<u>17,217.21</u>	<u>100,800.00</u>
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,214.10	1,352.25	(138.15)	8,792.12	9,465.75	(673.63)	16,227.00
7820 · Accounting	0.00	12.50	(12.50)	0.00	87.50	(87.50)	150.00
7825 · Legal	0.00	16.66	(16.66)	125.00	116.66	8.34	200.00
7830 · Division Fees / Regulatory	0.00	5.09	(5.09)	61.25	35.59	25.66	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	150.00	87.50	62.50	150.00
7845 · Master Dues - Plantation	2,436.00	812.00	1,624.00	7,308.00	5,684.00	1,624.00	9,744.00
7870 · Management Fee	450.00	450.00	0.00	3,150.00	3,150.00	0.00	5,400.00
7880 · Office Expense	87.92	62.50	25.42	606.45	437.50	168.95	750.00
7895 · Contingency	0.00	216.66	(216.66)	0.00	1,516.66	(1,516.66)	2,600.00
Total ADMINISTRATION	<u>4,188.02</u>	<u>2,940.16</u>	<u>1,247.86</u>	<u>20,192.82</u>	<u>20,581.16</u>	<u>(388.34)</u>	<u>35,282.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	395.84	(395.84)	775.00	2,770.84	(1,995.84)	4,750.00
7220 · Pest Control - Units	0.00	64.59	(64.59)	859.52	452.09	407.43	775.00
7222 · Pest Control Perimeter Granules	0.00	105.00	(105.00)	898.80	735.00	163.80	1,260.00
7225 · Termite Inspections	0.00	14.59	(14.59)	149.80	102.09	47.71	175.00
Total BUILDING MAINTENANCE	<u>0.00</u>	<u>580.02</u>	<u>(580.02)</u>	<u>2,683.12</u>	<u>4,060.02</u>	<u>(1,376.90)</u>	<u>6,960.00</u>
GROUNDS							
7160 · Backflow Inspection	0.00	58.34	(58.34)	0.00	408.34	(408.34)	700.00
7110 · Grounds Contract	1,528.00	1,528.00	0.00	11,945.00	10,696.00	1,250.00	18,336.00
7115 · Landscape Replacement	0.00	250.00	(250.00)	227.00	1,750.00	(1,523.00)	3,000.00
7130 · Mulch	0.00	312.50	(312.50)	0.00	2,187.50	(2,187.50)	3,750.00
7140 · Tree Trimming	0.00	145.84	(145.84)	0.00	1,020.84	(1,020.84)	1,750.00
7150 · Irrigation Repair	0.00	83.34	(83.34)	277.00	583.34	(306.34)	1,000.00
Total GROUNDS	<u>1,528.00</u>	<u>2,378.02</u>	<u>(850.02)</u>	<u>12,450.00</u>	<u>16,646.02</u>	<u>(4,196.02)</u>	<u>28,536.00</u>
UTILITIES							
7520 · Electric	95.36	37.34	58.02	330.07	261.34	68.73	448.00
7530 · Cable TV	1,351.57	1,345.00	6.57	9,395.49	9,415.00	(19.51)	16,140.00
Total UTILITIES	<u>1,446.93</u>	<u>1,382.34</u>	<u>64.59</u>	<u>9,725.56</u>	<u>9,676.34</u>	<u>49.22</u>	<u>16,588.00</u>
Total Expense	<u>7,162.95</u>	<u>7,280.54</u>	<u>(117.59)</u>	<u>45,051.50</u>	<u>50,963.54</u>	<u>(5,912.04)</u>	<u>87,366.00</u>
Net Ordinary Income	<u>18,159.26</u>	<u>1,119.46</u>	<u>17,039.80</u>	<u>30,965.71</u>	<u>7,836.46</u>	<u>23,129.25</u>	<u>13,434.00</u>
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	19.77			127.92			
8000 · Transfer to Reserve Account	3,358.50	1,119.50	2,239.00	10,075.50	7,836.50	2,239.00	13,434.00
Total TRANSFER TO RESERVES	<u>3,378.27</u>	<u>1,119.50</u>	<u>2,258.77</u>	<u>10,203.42</u>	<u>7,836.50</u>	<u>2,366.92</u>	<u>13,434.00</u>
Total Other Expense	<u>3,378.27</u>	<u>1,119.50</u>	<u>2,258.77</u>	<u>10,203.42</u>	<u>7,836.50</u>	<u>2,366.92</u>	<u>13,434.00</u>
Net Other Income	<u>(3,378.27)</u>	<u>(1,119.50)</u>	<u>(2,258.77)</u>	<u>(10,203.42)</u>	<u>(7,836.50)</u>	<u>(2,366.92)</u>	<u>(13,434.00)</u>
Net Income	<u>14,780.99</u>	<u>(0.04)</u>	<u>14,781.03</u>	<u>20,762.29</u>	<u>(0.04)</u>	<u>20,762.33</u>	<u>0.00</u>