

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

Presented by: Sunstate Association Management Group, Inc.

09/15/17

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance - Cash Basis

As of August 31, 2017

	Aug 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG Operating - 6919	17,577.41
Due (to) / from Operating	(3,358.50)
Total 1010 · Operating	14,218.91
1020 · Reserve Accounts	
1022 · SG Reserves - 6927	84,280.36
Due (to) / from Reserve	3,358.50
Total 1020 · Reserve Accounts	87,638.86
Total Checking/Savings	101,857.77
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	101,722.37
TOTAL ASSETS	101,722.37
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	354.37
3900 · Uncollected Reserve Funds	(21.25)
Total 3500 · Reserve Fund	87,638.86
Total Long Term Liabilities	87,638.86
Total Liabilities	87,738.86
Equity	
Operating Fund	(2,168.25)
Net Income	16,151.76
Total Equity	13,983.51
TOTAL LIABILITIES & EQUITY	101,722.37

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

August 2017

09/15/17

	Aug 17	Budget	\$ Over Budget	Jan - Aug 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	0.00	7,280.50	(7,280.50)	65,524.50	58,244.00	7,280.50	87,366.00
5011 · Maintenance to Reserves	0.00	1,119.50	(1,119.50)	10,075.50	8,956.00	1,119.50	13,434.00
5070 · Late fee assessments	0.00			76.85			
5030 · Sales and Lease Fees	0.00			200.00			
5050 · Interest Income - Operating	1.67			14.11			
5051 · Interest income - reserve	28.63			156.55			
Total INCOME	30.30	8,400.00	(8,369.70)	76,047.51	67,200.00	8,847.51	100,800.00
Total Income	30.30	8,400.00	(8,369.70)	76,047.51	67,200.00	8,847.51	100,800.00
Gross Profit	30.30	8,400.00	(8,369.70)	76,047.51	67,200.00	8,847.51	100,800.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,214.10	1,352.25	(138.15)	10,006.22	10,818.00	(811.78)	16,227.00
7820 · Accounting	0.00	12.50	(12.50)	0.00	100.00	(100.00)	150.00
7825 · Legal	0.00	16.67	(16.67)	125.00	133.33	(8.33)	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	61.25	40.67	20.58	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	150.00	100.00	50.00	150.00
7845 · Master Dues - Plantation	0.00	812.00	(812.00)	7,308.00	6,496.00	812.00	9,744.00
7870 · Management Fee	450.00	450.00	0.00	3,600.00	3,600.00	0.00	5,400.00
7880 · Office Expense	45.40	62.50	(17.10)	651.85	500.00	151.85	750.00
7895 · Contingency	0.00	216.67	(216.67)	0.00	1,733.33	(1,733.33)	2,600.00
Total ADMINISTRATION	1,709.50	2,940.17	(1,230.67)	21,902.32	23,521.33	(1,619.01)	35,282.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	395.83	(395.83)	775.00	3,166.67	(2,391.67)	4,750.00
7220 · Pest Control - Units	0.00	64.58	(64.58)	859.52	516.67	342.85	775.00
7222 · Pest Control Perimeter Granules	0.00	105.00	(105.00)	898.80	840.00	58.80	1,260.00
7225 · Termite Inspections	0.00	14.58	(14.58)	149.80	116.67	33.13	175.00
Total BUILDING MAINTENANCE	0.00	579.99	(579.99)	2,683.12	4,640.01	(1,956.89)	6,960.00
GROUND							
7160 · Backflow Inspection	0.00	58.33	(58.33)	0.00	466.67	(466.67)	700.00
7110 · Grounds Contract	1,528.00	1,528.00	0.00	13,474.00	12,224.00	1,250.00	18,336.00
7115 · Landscape Replacement	0.00	250.00	(250.00)	227.00	2,000.00	(1,773.00)	3,000.00
7130 · Mulch	0.00	312.50	(312.50)	0.00	2,500.00	(2,500.00)	3,750.00
7140 · Tree Trimming	0.00	145.83	(145.83)	0.00	1,166.67	(1,166.67)	1,750.00
7150 · Irrigation Repair	0.00	83.33	(83.33)	277.00	666.67	(389.67)	1,000.00
Total GROUND	1,528.00	2,377.99	(849.99)	13,978.00	19,024.01	(5,046.01)	28,536.00
UTILITIES							
7520 · Electric	23.13	37.33	(14.20)	353.20	298.67	54.53	448.00
7530 · Cable TV	1,351.57	1,345.00	6.57	10,747.06	10,760.00	(12.94)	16,140.00
Total UTILITIES	1,374.70	1,382.33	(7.63)	11,100.26	11,058.67	41.59	16,588.00
Total Expense	4,612.20	7,280.48	(2,668.28)	49,663.70	58,244.02	(8,580.32)	87,366.00
Net Ordinary Income	(4,581.90)	1,119.52	(5,701.42)	26,383.81	8,955.98	17,427.83	13,434.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	28.63			156.55			
8000 · Transfer to Reserve Account	0.00	1,119.50	(1,119.50)	10,075.50	8,956.00	1,119.50	13,434.00
Total TRANSFER TO RESERVES	28.63	1,119.50	(1,090.87)	10,232.05	8,956.00	1,276.05	13,434.00
Total Other Expense	28.63	1,119.50	(1,090.87)	10,232.05	8,956.00	1,276.05	13,434.00
Net Other Income	(28.63)	(1,119.50)	1,090.87	(10,232.05)	(8,956.00)	(1,276.05)	(13,434.00)
Net Income	(4,610.53)	0.02	(4,610.55)	16,151.76	(0.02)	16,151.78	0.00