

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

Presented by: Sunstate Association Management Group, Inc.

10/09/17

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

	Sep 30, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG Operating - 6919	24,754.08
Due (to) / from Operating	(3,358.50)
Total 1010 · Operating	21,395.58
1020 · Reserve Accounts	
1022 · SG Reserves - 6927	84,308.07
Due (to) / from Reserve	3,358.50
Total 1020 · Reserve Accounts	87,666.57
Total Checking/Savings	109,062.15
Accounts Receivable	
1100 · Assessments Receivable	(12,785.40)
Total Accounts Receivable	(12,785.40)
Other Current Assets	
1200 · Assessment Payment Received	900.00
1210 · Utility Deposits	50.00
Total Other Current Assets	950.00
Total Current Assets	97,226.75
TOTAL ASSETS	97,226.75
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	382.08
3900 · Uncollected Reserve Funds	(21.25)
Total 3500 · Reserve Fund	87,666.57
Total Long Term Liabilities	87,666.57
Total Liabilities	87,766.57
Equity	
Operating Fund	(2,168.25)
Net Income	11,628.43
Total Equity	9,460.18
TOTAL LIABILITIES & EQUITY	97,226.75

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense - Comparison Actual to Budget - Cash

10/09/17

September 2017

	Sep 17	Budget	\$ Over Budget	Jan - Sep 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	65,524.50	0.00	87,366.00
5011 · Maintenance to Reserves	0.00	1,119.50	(1,119.50)	10,075.50	10,075.50	0.00	13,434.00
5070 · Late fee assessments	0.00			76.85			
5030 · Sales and Lease Fees	100.00			300.00			
5050 · Interest Income - Operating	1.54			15.65			
5051 · Interest income - reserve	27.71			184.26			
Total INCOME	<u>129.25</u>	<u>8,400.00</u>	<u>(8,270.75)</u>	<u>76,176.76</u>	<u>75,600.00</u>	<u>576.76</u>	<u>100,800.00</u>
Total Income	<u>129.25</u>	<u>8,400.00</u>	<u>(8,270.75)</u>	<u>76,176.76</u>	<u>75,600.00</u>	<u>576.76</u>	<u>100,800.00</u>
Gross Profit	<u>129.25</u>	<u>8,400.00</u>	<u>(8,270.75)</u>	<u>76,176.76</u>	<u>75,600.00</u>	<u>576.76</u>	<u>100,800.00</u>
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,214.10	1,352.25	(138.15)	11,220.32	12,170.25	(949.93)	16,227.00
7820 · Accounting	0.00	12.50	(12.50)	0.00	112.50	(112.50)	150.00
7825 · Legal	0.00	16.67	(16.67)	125.00	150.00	(25.00)	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	61.25	45.75	15.50	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	150.00	112.50	37.50	150.00
7845 · Master Dues - Plantation	0.00	812.00	(812.00)	7,308.00	7,308.00	0.00	9,744.00
7870 · Management Fee	450.00	450.00	0.00	4,050.00	4,050.00	0.00	5,400.00
7880 · Office Expense	45.50	62.50	(17.00)	697.35	562.50	134.85	750.00
7895 · Contingency	0.00	216.67	(216.67)	0.00	1,950.00	(1,950.00)	2,600.00
Total ADMINISTRATION	<u>1,709.60</u>	<u>2,940.17</u>	<u>(1,230.57)</u>	<u>23,611.92</u>	<u>26,461.50</u>	<u>(2,849.58)</u>	<u>35,282.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	395.83	(395.83)	775.00	3,562.50	(2,787.50)	4,750.00
7220 · Pest Control - Units	0.00	64.58	(64.58)	859.52	581.25	278.27	775.00
7222 · Pest Control Perimeter Granules	0.00	105.00	(105.00)	898.80	945.00	(46.20)	1,260.00
7225 · Termite Inspections	0.00	14.58	(14.58)	149.80	131.25	18.55	175.00
Total BUILDING MAINTENANCE	<u>0.00</u>	<u>579.99</u>	<u>(579.99)</u>	<u>2,683.12</u>	<u>5,220.00</u>	<u>(2,536.88)</u>	<u>6,960.00</u>
GROUNDS							
7160 · Backflow Inspection	0.00	58.33	(58.33)	0.00	525.00	(525.00)	700.00
7110 · Grounds Contract	1,528.00	1,528.00	0.00	15,002.00	13,752.00	1,250.00	18,336.00
7115 · Landscape Replacement	0.00	250.00	(250.00)	227.00	2,250.00	(2,023.00)	3,000.00
7130 · Mulch	0.00	312.50	(312.50)	0.00	2,812.50	(2,812.50)	3,750.00
7140 · Tree Trimming	0.00	145.83	(145.83)	0.00	1,312.50	(1,312.50)	1,750.00
7150 · Irrigation Repair	0.00	83.33	(83.33)	277.00	750.00	(473.00)	1,000.00
Total GROUNDS	<u>1,528.00</u>	<u>2,377.99</u>	<u>(849.99)</u>	<u>15,506.00</u>	<u>21,402.00</u>	<u>(5,896.00)</u>	<u>28,536.00</u>
UTILITIES							
7520 · Electric	35.70	37.33	(1.63)	388.90	336.00	52.90	448.00
7530 · Cable TV	1,351.57	1,345.00	6.57	12,098.63	12,105.00	(6.37)	16,140.00
Total UTILITIES	<u>1,387.27</u>	<u>1,382.33</u>	<u>4.94</u>	<u>12,487.53</u>	<u>12,441.00</u>	<u>46.53</u>	<u>16,588.00</u>
Total Expense	<u>4,624.87</u>	<u>7,280.48</u>	<u>(2,655.61)</u>	<u>54,288.57</u>	<u>65,524.50</u>	<u>(11,235.93)</u>	<u>87,366.00</u>
Net Ordinary Income	<u>(4,495.62)</u>	<u>1,119.52</u>	<u>(5,615.14)</u>	<u>21,888.19</u>	<u>10,075.50</u>	<u>11,812.69</u>	<u>13,434.00</u>
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	27.71			184.26			
8000 · Transfer to Reserve Account	0.00	1,119.50	(1,119.50)	10,075.50	10,075.50	0.00	13,434.00
Total TRANSFER TO RESERVES	<u>27.71</u>	<u>1,119.50</u>	<u>(1,091.79)</u>	<u>10,259.76</u>	<u>10,075.50</u>	<u>184.26</u>	<u>13,434.00</u>
Total Other Expense	<u>27.71</u>	<u>1,119.50</u>	<u>(1,091.79)</u>	<u>10,259.76</u>	<u>10,075.50</u>	<u>184.26</u>	<u>13,434.00</u>
Net Other Income	<u>(27.71)</u>	<u>(1,119.50)</u>	<u>1,091.79</u>	<u>(10,259.76)</u>	<u>(10,075.50)</u>	<u>(184.26)</u>	<u>(13,434.00)</u>
Net Income	<u>(4,523.33)</u>	<u>0.02</u>	<u>(4,523.35)</u>	<u>11,628.43</u>	<u>0.00</u>	<u>11,628.43</u>	<u>0.00</u>