

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

Presented by: Sunstate Association Management Group, Inc.

11/07/17

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance - Cash Basis

As of October 31, 2017

	Oct 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG Operating - 6919	24,565.07
Total 1010 · Operating	24,565.07
1020 · Reserve Accounts	
1022 · SG Reserves - 6927	91,054.90
Total 1020 · Reserve Accounts	91,054.90
Total Checking/Savings	115,619.97
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	115,669.97
TOTAL ASSETS	115,669.97
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	46,038.09
3770 · Roof Replacement	43,769.19
3870 · Attic Termite Treatment	485.71
3880 · Slab Termite Treatment	350.00
3890 · Capital Improvement Reserve	411.91
Total 3500 · Reserve Fund	91,054.90
Total Long Term Liabilities	91,054.90
Total Liabilities	91,154.90
Equity	
Operating Fund	(2,168.25)
Net Income	26,683.32
Total Equity	24,515.07
TOTAL LIABILITIES & EQUITY	115,669.97

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense - Comparison Actual to Budget - Cash

11/07/17

October 2017

	Oct 17	Budget	\$ Over Budget	Jan - Oct 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	20,941.50	7,280.50	13,661.00	86,466.00	72,805.00	13,661.00	87,366.00
5011 · Maintenance to Reserves	3,358.50	1,119.50	2,239.00	13,434.00	11,195.00	2,239.00	13,434.00
5070 · Late fee assessments	0.00			76.85			
5030 · Sales and Lease Fees	100.00			400.00			
5050 · Interest Income - Operating	2.41			18.06			
5051 · Interest income - reserve	29.83			214.09			
Total INCOME	24,432.24	8,400.00	16,032.24	100,609.00	84,000.00	16,609.00	100,800.00
Total Income	24,432.24	8,400.00	16,032.24	100,609.00	84,000.00	16,609.00	100,800.00
Gross Profit	24,432.24	8,400.00	16,032.24	100,609.00	84,000.00	16,609.00	100,800.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,214.10	1,352.25	(138.15)	12,434.42	13,522.50	(1,088.08)	16,227.00
7820 · Accounting	0.00	12.50	(12.50)	0.00	125.00	(125.00)	150.00
7825 · Legal	0.00	16.66	(16.66)	125.00	166.66	(41.66)	200.00
7830 · Division Fees / Regulatory	0.00	5.09	(5.09)	61.25	50.84	10.41	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	150.00	125.00	25.00	150.00
7845 · Master Dues - Plantation	2,436.00	812.00	1,624.00	9,744.00	8,120.00	1,624.00	9,744.00
7870 · Management Fee	450.00	450.00	0.00	4,500.00	4,500.00	0.00	5,400.00
7880 · Office Expense	64.38	62.50	1.88	761.73	625.00	136.73	750.00
7895 · Contingency	0.00	216.66	(216.66)	0.00	2,166.66	(2,166.66)	2,600.00
Total ADMINISTRATION	4,164.48	2,940.16	1,224.32	27,776.40	29,401.66	(1,625.26)	35,282.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	(700.00)	395.84	(1,095.84)	75.00	3,958.34	(3,883.34)	4,750.00
7220 · Pest Control - Units	0.00	64.59	(64.59)	859.52	645.84	213.68	775.00
7222 · Pest Control Perimeter Granules	449.40	105.00	344.40	1,348.20	1,050.00	298.20	1,260.00
7225 · Termite Inspections	0.00	14.59	(14.59)	149.80	145.84	3.96	175.00
Total BUILDING MAINTENANCE	(250.60)	580.02	(830.62)	2,432.52	5,800.02	(3,367.50)	6,960.00
GROUNDS							
7160 · Backflow Inspection	700.00	58.34	641.66	700.00	583.34	116.66	700.00
7110 · Grounds Contract	0.00	1,528.00	(1,528.00)	15,002.00	15,280.00	(278.00)	18,336.00
7115 · Landscape Replacement	0.00	250.00	(250.00)	227.00	2,500.00	(2,273.00)	3,000.00
7130 · Mulch	0.00	312.50	(312.50)	0.00	3,125.00	(3,125.00)	3,750.00
7140 · Tree Trimming	0.00	145.84	(145.84)	0.00	1,458.34	(1,458.34)	1,750.00
7150 · Irrigation Repair	0.00	83.34	(83.34)	277.00	833.34	(556.34)	1,000.00
Total GROUNDS	700.00	2,378.02	(1,678.02)	16,206.00	23,780.02	(7,574.02)	28,536.00
UTILITIES							
7520 · Electric	23.57	37.34	(13.77)	412.47	373.34	39.13	448.00
7530 · Cable TV	1,351.57	1,345.00	6.57	13,450.20	13,450.00	0.20	16,140.00
Total UTILITIES	1,375.14	1,382.34	(7.20)	13,862.67	13,823.34	39.33	16,588.00
Total Expense	5,989.02	7,280.54	(1,291.52)	60,277.59	72,805.04	(12,527.45)	87,366.00
Net Ordinary Income	18,443.22	1,119.46	17,323.76	40,331.41	11,194.96	29,136.45	13,434.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of Interest	29.83			214.09			
8000 · Transfer to Reserve Account	3,358.50	1,119.50	2,239.00	13,434.00	11,195.00	2,239.00	13,434.00
Total TRANSFER TO RESERVES	3,388.33	1,119.50	2,268.83	13,648.09	11,195.00	2,453.09	13,434.00
Total Other Expense	3,388.33	1,119.50	2,268.83	13,648.09	11,195.00	2,453.09	13,434.00
Net Other Income	(3,388.33)	(1,119.50)	(2,268.83)	(13,648.09)	(11,195.00)	(2,453.09)	(13,434.00)
Net Income	15,054.89	(0.04)	15,054.93	26,683.32	(0.04)	26,683.36	0.00