

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

Presented by: Sunstate Association Management Group, Inc.

12/08/17

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance - Cash Basis

As of November 30, 2017

	Nov 30, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG Operating - 6919	18,953.66
Total 1010 · Operating	18,953.66
1020 · Reserve Accounts	
1022 · SG Reserves - 6927	91,084.84
Total 1020 · Reserve Accounts	91,084.84
Total Checking/Savings	110,038.50
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	110,088.50
TOTAL ASSETS	110,088.50
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	441.85
Total 3500 · Reserve Fund	91,084.84
Total Long Term Liabilities	91,084.84
Total Liabilities	91,184.84
Equity	
Operating Fund	(2,168.25)
Net Income	21,071.91
Total Equity	18,903.66
TOTAL LIABILITIES & EQUITY	110,088.50

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense - Comparison Actual to Budget - Cash
November 2017

	Nov 17	Budget	\$ Over Budget	Jan - Nov 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	900.00	7,280.50	(6,380.50)	87,366.00	80,085.50	7,280.50	87,366.00
5011 · Maintenance to Reserves	0.00	1,119.50	(1,119.50)	13,434.00	12,314.50	1,119.50	13,434.00
5070 · Late fee assessments	0.00			76.85			
5030 · Sales and Lease Fees	0.00			400.00			
5050 · Interest Income - Operating	1.78			19.84			
5051 · Interest income - reserve	29.94			244.03			
Total INCOME	<u>931.72</u>	<u>8,400.00</u>	<u>(7,468.28)</u>	<u>101,540.72</u>	<u>92,400.00</u>	<u>9,140.72</u>	<u>100,800.00</u>
Total Income	<u>931.72</u>	<u>8,400.00</u>	<u>(7,468.28)</u>	<u>101,540.72</u>	<u>92,400.00</u>	<u>9,140.72</u>	<u>100,800.00</u>
Gross Profit	<u>931.72</u>	<u>8,400.00</u>	<u>(7,468.28)</u>	<u>101,540.72</u>	<u>92,400.00</u>	<u>9,140.72</u>	<u>100,800.00</u>
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,214.10	1,352.25	(138.15)	13,648.52	14,874.75	(1,226.23)	16,227.00
7820 · Accounting	0.00	12.50	(12.50)	0.00	137.50	(137.50)	150.00
7825 · Legal	0.00	16.67	(16.67)	125.00	183.33	(58.33)	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	61.25	55.92	5.33	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	150.00	137.50	12.50	150.00
7845 · Master Dues - Plantation	0.00	812.00	(812.00)	9,744.00	8,932.00	812.00	9,744.00
7870 · Management Fee	450.00	450.00	0.00	4,950.00	4,950.00	0.00	5,400.00
7880 · Office Expense	48.88	62.50	(13.62)	810.61	687.50	123.11	750.00
7895 · Contingency	0.00	216.67	(216.67)	0.00	2,383.33	(2,383.33)	2,600.00
Total ADMINISTRATION	<u>1,712.98</u>	<u>2,940.17</u>	<u>(1,227.19)</u>	<u>29,489.38</u>	<u>32,341.83</u>	<u>(2,852.45)</u>	<u>35,282.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	395.83	(395.83)	75.00	4,354.17	(4,279.17)	4,750.00
7220 · Pest Control - Units	0.00	64.58	(64.58)	859.52	710.42	149.10	775.00
7222 · Pest Control Perimeter Granules	0.00	105.00	(105.00)	1,348.20	1,155.00	193.20	1,260.00
7225 · Termite Inspections	0.00	14.58	(14.58)	149.80	160.42	(10.62)	175.00
Total BUILDING MAINTENANCE	<u>0.00</u>	<u>579.99</u>	<u>(579.99)</u>	<u>2,432.52</u>	<u>6,380.01</u>	<u>(3,947.49)</u>	<u>6,960.00</u>
GROUNDS							
7160 · Backflow Inspection	0.00	58.33	(58.33)	700.00	641.67	58.33	700.00
7110 · Grounds Contract	3,056.00	1,528.00	1,528.00	18,058.00	16,808.00	1,250.00	18,336.00
7115 · Landscape Replacement	320.00	250.00	70.00	547.00	2,750.00	(2,203.00)	3,000.00
7130 · Mulch	0.00	312.50	(312.50)	0.00	3,437.50	(3,437.50)	3,750.00
7140 · Tree Trimming	0.00	145.83	(145.83)	0.00	1,604.17	(1,604.17)	1,750.00
7150 · Irrigation Repair	48.00	83.33	(35.33)	325.00	916.67	(591.67)	1,000.00
Total GROUNDS	<u>3,424.00</u>	<u>2,377.99</u>	<u>1,046.01</u>	<u>19,630.00</u>	<u>26,158.01</u>	<u>(6,528.01)</u>	<u>28,536.00</u>
UTILITIES							
7520 · Electric	24.99	37.33	(12.34)	437.46	410.67	26.79	448.00
7530 · Cable TV	1,351.22	1,345.00	6.22	14,801.42	14,795.00	6.42	16,140.00
Total UTILITIES	<u>1,376.21</u>	<u>1,382.33</u>	<u>(6.12)</u>	<u>15,238.88</u>	<u>15,205.67</u>	<u>33.21</u>	<u>16,588.00</u>
Total Expense	<u>6,513.19</u>	<u>7,280.48</u>	<u>(767.29)</u>	<u>66,790.78</u>	<u>80,085.52</u>	<u>(13,294.74)</u>	<u>87,366.00</u>
Net Ordinary Income	<u>(5,581.47)</u>	<u>1,119.52</u>	<u>(6,700.99)</u>	<u>34,749.94</u>	<u>12,314.48</u>	<u>22,435.46</u>	<u>13,434.00</u>
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	29.94			244.03			
8000 · Transfer to Reserve Account	0.00	1,119.50	(1,119.50)	13,434.00	12,314.50	1,119.50	13,434.00
Total TRANSFER TO RESERVES	<u>29.94</u>	<u>1,119.50</u>	<u>(1,089.56)</u>	<u>13,678.03</u>	<u>12,314.50</u>	<u>1,363.53</u>	<u>13,434.00</u>
Total Other Expense	<u>29.94</u>	<u>1,119.50</u>	<u>(1,089.56)</u>	<u>13,678.03</u>	<u>12,314.50</u>	<u>1,363.53</u>	<u>13,434.00</u>
Net Other Income	<u>(29.94)</u>	<u>(1,119.50)</u>	<u>1,089.56</u>	<u>(13,678.03)</u>	<u>(12,314.50)</u>	<u>(1,363.53)</u>	<u>(13,434.00)</u>
Net Income	<u>(5,611.41)</u>	<u>0.02</u>	<u>(5,611.43)</u>	<u>21,071.91</u>	<u>(0.02)</u>	<u>21,071.93</u>	<u>0.00</u>