

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC.
YEAR-END FINANCIAL REPORTS
FISCAL YEAR 2017**

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RESERVE SCHEDULE

Presented by: Sunstate Association Management Group, Inc.

01/04/18

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance - Cash Basis

As of December 31, 2017

	Dec 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG Operating - 6919	17,834.42
Total 1010 · Operating	17,834.42
1020 · Reserve Accounts	
1022 · SG Reserves - 6927	91,122.53
Total 1020 · Reserve Accounts	91,122.53
Total Checking/Savings	108,956.95
Accounts Receivable	
1100 · Assessments Receivable	(13,650.00)
Total Accounts Receivable	(13,650.00)
Other Current Assets	
1200 · Assessment Payment Received	1,950.00
1210 · Utility Deposits	50.00
Total Other Current Assets	2,000.00
Total Current Assets	97,306.95
TOTAL ASSETS	97,306.95
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	479.54
Total 3500 · Reserve Fund	91,122.53
Total Long Term Liabilities	91,122.53
Total Liabilities	91,222.53
Equity	
Operating Fund	(2,168.25)
Net Income	8,252.67
Total Equity	6,084.42
TOTAL LIABILITIES & EQUITY	97,306.95

Hampton Mews of St. Andrews East Association, Inc.
Statement of Revenue & Expense - Cash Basis
December 2017

01/04/18

	Dec 17	Jan - Dec 17
Ordinary Income/Expense		
Income		
INCOME		
5010 · Maintenance Assessment	0.00	87,366.00
5011 · Maintenance to Reserves	0.00	13,434.00
5070 · Late fee assessments	0.00	76.85
5030 · Sales and Lease Fees	100.00	500.00
5050 · Interest Income - Operating	1.24	21.08
5051 · Interest income - reserve	37.69	281.72
Total INCOME	138.93	101,679.65
Total Income	138.93	101,679.65
Gross Profit	138.93	101,679.65
Expense		
ADMINISTRATION		
7810 · Insurance - Commercial Package	1,214.10	14,862.62
7825 · Legal	0.00	125.00
7830 · Division Fees / Regulatory	112.00	173.25
7840 · Accounting - Income Tax	0.00	150.00
7845 · Master Dues - Plantation	0.00	9,744.00
7870 · Management Fee	450.00	5,400.00
7880 · Office Expense	114.64	925.25
Total ADMINISTRATION	1,890.74	31,380.12
BUILDING MAINTENANCE		
7210 · Repairs & Maintenance	0.00	75.00
7220 · Pest Control - Units	0.00	859.52
7222 · Pest Control Perimeter Granules	0.00	1,348.20
7225 · Termite Inspections	0.00	149.80
Total BUILDING MAINTENANCE	0.00	2,432.52
GROUNDS		
7160 · Backflow Inspection	0.00	700.00
7110 · Grounds Contract	1,528.00	19,586.00
7115 · Landscape Replacement	246.75	793.75
7130 · Mulch	3,675.00	3,675.00
7150 · Irrigation Repair	4,181.50	4,506.50
Total GROUNDS	9,631.25	29,261.25
UTILITIES		
7520 · Electric	47.09	484.55
7530 · Cable TV	1,351.40	16,152.82
Total UTILITIES	1,398.49	16,637.37
Total Expense	12,920.48	79,711.26
Net Ordinary Income	(12,781.55)	21,968.39
Other Income/Expense		
Other Expense		
TRANSFER TO RESERVES		
8200 · Transfer of interest	37.69	281.72
8000 · Transfer to Reserve Account	0.00	13,434.00
Total TRANSFER TO RESERVES	37.69	13,715.72
Total Other Expense	37.69	13,715.72
Net Other Income	(37.69)	(13,715.72)
Net Income	(12,819.24)	8,252.67

01/04/18

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

	Dec 17	Budget	\$ Over Budget	Jan - Dec 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	0.00	7,280.50	(7,280.50)	87,366.00	87,366.00	0.00	87,366.00
5011 · Maintenance to Reserves	0.00	1,119.50	(1,119.50)	13,434.00	13,434.00	0.00	13,434.00
5070 · Late fee assessments	0.00			76.85			
5030 · Sales and Lease Fees	100.00			500.00			
5050 · Interest Income - Operating	1.24			21.08			
5051 · Interest income - reserve	37.69			281.72			
Total INCOME	138.93	8,400.00	(8,261.07)	101,679.65	100,800.00	879.65	100,800.00
Total Income	138.93	8,400.00	(8,261.07)	101,679.65	100,800.00	879.65	100,800.00
Gross Profit	138.93	8,400.00	(8,261.07)	101,679.65	100,800.00	879.65	100,800.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,214.10	1,352.25	(138.15)	14,862.62	16,227.00	(1,364.38)	16,227.00
7820 · Accounting	0.00	12.50	(12.50)	0.00	150.00	(150.00)	150.00
7825 · Legal	0.00	16.67	(16.67)	125.00	200.00	(75.00)	200.00
7830 · Division Fees / Regulatory	112.00	5.08	106.92	173.25	61.00	112.25	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	150.00	150.00	0.00	150.00
7845 · Master Dues - Plantation	0.00	812.00	(812.00)	9,744.00	9,744.00	0.00	9,744.00
7870 · Management Fee	450.00	450.00	0.00	5,400.00	5,400.00	0.00	5,400.00
7880 · Office Expense	114.64	62.50	52.14	925.25	750.00	175.25	750.00
7895 · Contingency	0.00	216.67	(216.67)	0.00	2,600.00	(2,600.00)	2,600.00
Total ADMINISTRATION	1,890.74	2,940.17	(1,049.43)	31,380.12	35,282.00	(3,901.88)	35,282.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	395.83	(395.83)	75.00	4,750.00	(4,675.00)	4,750.00
7220 · Pest Control - Units	0.00	64.58	(64.58)	859.52	775.00	84.52	775.00
7222 · Pest Control Perimeter Granules	0.00	105.00	(105.00)	1,348.20	1,260.00	88.20	1,260.00
7225 · Termite Inspections	0.00	14.58	(14.58)	149.80	175.00	(25.20)	175.00
Total BUILDING MAINTENANCE	0.00	579.99	(579.99)	2,432.52	6,960.00	(4,527.48)	6,960.00
GROUNDS							
7160 · Backflow Inspection	0.00	58.33	(58.33)	700.00	700.00	0.00	700.00
7110 · Grounds Contract	1,528.00	1,528.00	0.00	19,586.00	18,336.00	1,250.00	18,336.00
7115 · Landscape Replacement	246.75	250.00	(3.25)	793.75	3,000.00	(2,206.25)	3,000.00
7130 · Mulch	3,675.00	312.50	3,362.50	3,675.00	3,750.00	(75.00)	3,750.00
7140 · Tree Trimming	0.00	145.83	(145.83)	0.00	1,750.00	(1,750.00)	1,750.00
7150 · Irrigation Repair	4,181.50	83.33	4,098.17	4,506.50	1,000.00	3,506.50	1,000.00
Total GROUNDS	9,631.25	2,377.99	7,253.26	29,261.25	28,536.00	725.25	28,536.00
UTILITIES							
7520 · Electric	47.09	37.33	9.76	484.55	448.00	36.55	448.00
7530 · Cable TV	1,351.40	1,345.00	6.40	16,152.82	16,140.00	12.82	16,140.00
Total UTILITIES	1,398.49	1,382.33	16.16	16,637.37	16,588.00	49.37	16,588.00
Total Expense	12,920.48	7,280.48	5,640.00	79,711.26	87,366.00	(7,654.74)	87,366.00
Net Ordinary Income	(12,781.55)	1,119.52	(13,901.07)	21,968.39	13,434.00	8,534.39	13,434.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	37.69			281.72			
8000 · Transfer to Reserve Account	0.00	1,119.50	(1,119.50)	13,434.00	13,434.00	0.00	13,434.00
Total TRANSFER TO RESERVES	37.69	1,119.50	(1,081.81)	13,715.72	13,434.00	281.72	13,434.00
Total Other Expense	37.69	1,119.50	(1,081.81)	13,715.72	13,434.00	281.72	13,434.00
Net Other Income	(37.69)	(1,119.50)	1,081.81	(13,715.72)	(13,434.00)	(281.72)	(13,434.00)
Net Income	(12,819.24)	0.02	(12,819.26)	8,252.67	0.00	8,252.67	0.00

Hampton Mews of St. Andrews East Association, Inc.

Reserve Balances

As of December 31, 2017

	Balance 1/1/2017	YTD Contribution	YTD Expense	YTD Interest	Current Balance
3660 Painting Stucco	\$ 45,331.09	\$ 707.00			\$ 46,038.09
3770 Roof Replacement	\$ 31,658.19	\$ 12,111.00			\$ 43,769.19
3870 Attic Termite Treatment	\$ 304.71	\$ 181.00			\$ 485.71
3880 Slab Termite Treatment	\$ -	\$ 350.00			\$ 350.00
3890 Capital Improvement Reserves	\$ 197.82			\$ 281.72	\$ 479.54
3900 Uncollected Reserve Funds	\$ (85.00)	\$ 85.00			\$ -
Total Reserves	\$ 77,406.81	\$ 13,434.00	\$ -	\$ 281.72	\$ 91,122.53