

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

Presented by: Sunstate Association Management Group, Inc.

04/12/17

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance - Cash Basis

As of March 31, 2017

| | Mar 31, 17 |
|---------------------------------------|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | - |
| 1010 · Operating | |
| 1016 · SG Operating - 6919 | 32,066.35 |
| Due (to) / from Operating | (8,118.50) |
| Total 1010 · Operating | 23,947.85 |
| 1020 · Reserve Accounts | |
| 1022 · SG Reserves - 6927 | 72,700.57 |
| Due (to) / from Reserve | 8,118.50 |
| Total 1020 · Reserve Accounts | 80,819.07 |
| Total Checking/Savings | 104,766.92 |
| Accounts Receivable | |
| 1100 · Assessments Receivable | (19,985.40) |
| Total Accounts Receivable | (19,985.40) |
| Other Current Assets | |
| 1200 · Assessment Payment Received | (3,600.00) |
| 1210 · Utility Deposits | 50.00 |
| Total Other Current Assets | (3,550.00) |
| Total Current Assets | 81,231.52 |
| TOTAL ASSETS | 81,231.52 |
| 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 | 45,507.84 |
| 3770 · Roof Replacement | 34,685.94 |
| 3870 · Attic Termite Treatment | 349.96 |
| 3880 · Slab Termite Treatment | 87.50 |
| 3890 · Capital Improvement Reserve | 251.58 |
| 3900 · Uncollected Reserve Funds | (63.75) |
| Total 3500 · Reserve Fund | 80,819.07 |
| Total Long Term Liabilities | 80,819.07 |
| Total Liabilities | 80,919.07 |
| Equity | |
| Operating Fund | (2,168.25) |
| Net Income | 2,480.70 |
| Total Equity | 312.45 |
| TOTAL LIABILITIES & EQUITY | 81,231.52 |

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

March 2017

04/12/17

| | Mar 17 | Budget | \$ Over Budget | Jan - Mar 17 | YTD Budget | \$ Over Budget | Annual Budget |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| INCOME | | | | | | | |
| 5010 · Maintenance Assessment | 0.00 | 7,280.50 | (7,280.50) | 21,841.50 | 21,841.50 | 0.00 | 87,366.00 |
| 5011 · Maintenance to Reserves | 0.00 | 1,119.50 | (1,119.50) | 3,358.50 | 3,358.50 | 0.00 | 13,434.00 |
| 5070 · Late fee assessments | 0.00 | | | 76.85 | | | |
| 5030 · Sales and Lease Fees | 100.00 | | | 100.00 | | | |
| 5050 · Interest Income - Operating | 1.17 | | | 3.79 | | | |
| 5051 · Interest income - reserve | 18.52 | | | 53.76 | | | |
| Total INCOME | 119.69 | 8,400.00 | (8,280.31) | 25,434.40 | 25,200.00 | 234.40 | 100,800.00 |
| Total Income | 119.69 | 8,400.00 | (8,280.31) | 25,434.40 | 25,200.00 | 234.40 | 100,800.00 |
| Gross Profit | 119.69 | 8,400.00 | (8,280.31) | 25,434.40 | 25,200.00 | 234.40 | 100,800.00 |
| Expense | | | | | | | |
| ADMINISTRATION | | | | | | | |
| 7810 · Insurance - Commercial Package | 1,335.14 | 1,352.25 | (17.11) | 3,878.26 | 4,056.75 | (178.49) | 16,227.00 |
| 7820 · Accounting | 0.00 | 12.50 | (12.50) | 0.00 | 37.50 | (37.50) | 150.00 |
| 7825 · Legal | 0.00 | 16.67 | (16.67) | 125.00 | 50.00 | 75.00 | 200.00 |
| 7830 · Division Fees / Regulatory | 61.25 | 5.08 | 56.17 | 61.25 | 15.25 | 46.00 | 61.00 |
| 7840 · Accounting - Income Tax | 150.00 | 12.50 | 137.50 | 150.00 | 37.50 | 112.50 | 150.00 |
| 7845 · Master Dues - Plantation | 0.00 | 812.00 | (812.00) | 2,436.00 | 2,436.00 | 0.00 | 9,744.00 |
| 7870 · Management Fee | 450.00 | 450.00 | 0.00 | 1,350.00 | 1,350.00 | 0.00 | 5,400.00 |
| 7880 · Office Expense | 63.94 | 62.50 | 1.44 | 346.71 | 187.50 | 159.21 | 750.00 |
| 7895 · Contingency | 0.00 | 216.67 | (216.67) | 0.00 | 650.00 | (650.00) | 2,600.00 |
| Total ADMINISTRATION | 2,060.33 | 2,940.17 | (879.84) | 8,347.22 | 8,820.50 | (473.28) | 35,282.00 |
| BUILDING MAINTENANCE | | | | | | | |
| 7210 · Repairs & Maintenance | 0.00 | 395.83 | (395.83) | 75.00 | 1,187.50 | (1,112.50) | 4,750.00 |
| 7220 · Pest Control - Units | 359.52 | 64.58 | 294.94 | 359.52 | 193.75 | 165.77 | 775.00 |
| 7222 · Pest Control Perimeter Granules | 449.40 | 105.00 | 344.40 | 449.40 | 315.00 | 134.40 | 1,260.00 |
| 7225 · Termite Inspections | 149.80 | 14.58 | 135.22 | 149.80 | 43.75 | 106.05 | 175.00 |
| Total BUILDING MAINTENANCE | 958.72 | 579.99 | 378.73 | 1,033.72 | 1,740.00 | (706.28) | 6,960.00 |
| GROUNDS | | | | | | | |
| 7160 · Backflow Inspection | 0.00 | 58.33 | (58.33) | 0.00 | 175.00 | (175.00) | 700.00 |
| 7110 · Grounds Contract | 1,528.00 | 1,528.00 | 0.00 | 5,834.00 | 4,584.00 | 1,250.00 | 18,336.00 |
| 7115 · Landscape Replacement | 0.00 | 250.00 | (250.00) | 227.00 | 750.00 | (523.00) | 3,000.00 |
| 7130 · Mulch | 0.00 | 312.50 | (312.50) | 0.00 | 937.50 | (937.50) | 3,750.00 |
| 7140 · Tree Trimming | 0.00 | 145.83 | (145.83) | 0.00 | 437.50 | (437.50) | 1,750.00 |
| 7150 · Irrigation Repair | 0.00 | 83.33 | (83.33) | 0.00 | 250.00 | (250.00) | 1,000.00 |
| Total GROUNDS | 1,528.00 | 2,377.99 | (849.99) | 6,061.00 | 7,134.00 | (1,073.00) | 28,536.00 |
| UTILITIES | | | | | | | |
| 7520 · Electric | 34.89 | 37.33 | (2.44) | 109.78 | 112.00 | (2.22) | 448.00 |
| 7530 · Cable TV | 1,351.40 | 1,345.00 | 6.40 | 3,989.72 | 4,035.00 | (45.28) | 16,140.00 |
| Total UTILITIES | 1,386.29 | 1,382.33 | 3.96 | 4,099.50 | 4,147.00 | (47.50) | 16,588.00 |
| Total Expense | 5,933.34 | 7,280.48 | (1,347.14) | 19,541.44 | 21,841.50 | (2,300.06) | 87,366.00 |
| Net Ordinary Income | (5,813.65) | 1,119.52 | (6,933.17) | 5,892.96 | 3,358.50 | 2,534.46 | 13,434.00 |
| Other Income/Expense | | | | | | | |
| Other Expense | | | | | | | |
| TRANSFER TO RESERVES | | | | | | | |
| 8200 · Transfer of interest | 18.52 | | | 53.76 | | | |
| 8000 · Transfer to Reserve Account | 0.00 | 1,119.50 | (1,119.50) | 3,358.50 | 3,358.50 | 0.00 | 13,434.00 |
| Total TRANSFER TO RESERVES | 18.52 | 1,119.50 | (1,100.98) | 3,412.26 | 3,358.50 | 53.76 | 13,434.00 |
| Total Other Expense | 18.52 | 1,119.50 | (1,100.98) | 3,412.26 | 3,358.50 | 53.76 | 13,434.00 |
| Net Other Income | (18.52) | (1,119.50) | 1,100.98 | (3,412.26) | (3,358.50) | (53.76) | (13,434.00) |
| Net Income | (5,832.17) | 0.02 | (5,832.19) | 2,480.70 | 0.00 | 2,480.70 | 0.00 |