

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC.
FINANCIAL REPORTS
September 30, 2016**

Presented by: Sunstate Association Management Group, Inc.

10/06/16

Hampton Mews of St. Andrews East Association, Inc.
Statement of Assets, Liabilities & Fund Balance - Cash Basis
As of September 30, 2016

	Sep 30, 16
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG Operating - 6919	8,657.60
Due (to) / from Operating	(7,140.00)
Total 1010 · Operating	1,517.60
1020 · Reserve Accounts	
1022 · SG Reserves - 6927	67,836.30
Due (to) / from Reserve	7,140.00
Total 1020 · Reserve Accounts	74,976.30
Total Checking/Savings	76,493.90
Accounts Receivable	
1100 · Assessments Receivable	(15,973.75)
Total Accounts Receivable	(15,973.75)
Other Current Assets	
1200 · Assessment Payment Received	9,075.00
1210 · Utility Deposits	50.00
Total Other Current Assets	9,125.00
Total Current Assets	69,645.15
TOTAL ASSETS	69,645.15
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	44,046.09
3770 · Roof Replacement	30,598.19
3870 · Attic Termite Treatment	269.71
3890 · Capital Improvement Reserve	147.31
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	74,976.30
Total Long Term Liabilities	74,976.30
Total Liabilities	75,076.30
Equity	
Operating Fund	(2,867.74)
Net Income	(2,563.41)
Total Equity	(5,431.15)
TOTAL LIABILITIES & EQUITY	69,645.15

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense - Comparison Actual to Budget - Cash
September 2016

	Sep 16	Budget	\$ Over Budget	Jan - Sep 16	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment							
5011 · Maintenance to Reserves	0.00	0.00	0.00	7,140.00	7,140.00	0.00	9,520.00
5010 · Maintenance Assessment - Other	0.00	0.00	0.00	62,160.00	62,170.50	(10.50)	82,894.00
Total 5010 · Maintenance Assessment	0.00	0.00	0.00	69,300.00	69,310.50	(10.50)	92,414.00
5030 · Sales and Lease Fees	100.00	0.00	100.00	300.00	0.00	300.00	0.00
5050 · Interest Income - Operating	0.24	0.00	0.24	5.26	0.00	5.26	0.00
5051 · Interest income - reserve	13.93	0.00	13.93	130.46	0.00	130.46	0.00
Total INCOME	114.17	0.00	114.17	69,735.72	69,310.50	425.22	92,414.00
Total Income	114.17	0.00	114.17	69,735.72	69,310.50	425.22	92,414.00
Gross Profit	114.17	0.00	114.17	69,735.72	69,310.50	425.22	92,414.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,271.56	1,287.83	(16.27)	11,512.62	11,590.51	(77.89)	15,454.00
7820 · Accounting	0.00	0.00	0.00	0.00	150.00	(150.00)	150.00
7825 · Legal	0.00	72.91	(72.91)	125.00	656.27	(531.27)	875.00
7830 · Division Fees / Regulatory	0.00	0.00	0.00	61.25	184.00	(122.75)	184.00
7840 · Accounting - Income Tax	0.00	0.00	0.00	150.00	200.00	(50.00)	200.00
7845 · Master Dues - Plantation	0.00	0.00	0.00	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	42.34	62.50	(20.16)	533.84	562.50	(28.66)	750.00
7895 · Contingency	0.00	291.67	(291.67)	475.00	2,624.99	(2,149.99)	3,500.00
Total ADMINISTRATION	1,763.90	2,164.91	(401.01)	24,215.71	27,326.27	(3,110.56)	36,257.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	225.87	395.83	(169.96)	3,820.87	3,562.51	258.36	4,750.00
7220 · Pest Control - Units	0.00	64.58	(64.58)	359.52	581.26	(221.74)	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	0.00	0.00	2,149.80	140.00	2,009.80	140.00
Total BUILDING MAINTENANCE	225.87	565.41	(339.54)	7,228.99	5,228.77	2,000.22	6,925.00
GROUNDS							
7160 · Backflow Inspection	0.00	0.00	0.00	0.00	700.00	(700.00)	700.00
7110 · Grounds Contract	1,250.00	1,250.00	0.00	11,250.00	11,250.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	250.00	(250.00)	3,694.92	2,250.00	1,444.92	3,000.00
7130 · Mulch	0.00	0.00	0.00	3,985.00	4,000.00	(15.00)	4,000.00
7140 · Tree Trimming	0.00	83.34	(83.34)	0.00	749.98	(749.98)	1,000.00
7150 · Irrigation Repair	0.00	50.00	(50.00)	2,833.27	450.00	2,383.27	600.00
Total GROUNDS	1,250.00	1,633.34	(383.34)	21,763.19	19,399.98	2,363.21	24,300.00
UTILITIES							
7520 · Electric	34.83	45.00	(10.17)	298.37	405.00	(106.63)	540.00
7530 · Cable TV	1,287.08	1,239.33	47.75	11,522.41	11,154.01	368.40	14,872.00
Total UTILITIES	1,321.91	1,284.33	37.58	11,820.78	11,559.01	261.77	15,412.00
Total Expense	4,561.68	5,647.99	(1,086.31)	65,028.67	63,514.03	1,514.64	82,894.00
Net Ordinary Income	(4,447.51)	(5,647.99)	1,200.48	4,707.05	5,796.47	(1,089.42)	9,520.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	13.93	0.00	13.93	130.46	0.00	130.46	0.00
8000 · Transfer to Reserve Account	0.00	0.00	0.00	7,140.00	7,140.00	0.00	9,520.00
Total TRANSFER TO RESERVES	13.93	0.00	13.93	7,270.46	7,140.00	130.46	9,520.00
Total Other Expense	13.93	0.00	13.93	7,270.46	7,140.00	130.46	9,520.00
Net Other Income	(13.93)	0.00	(13.93)	(7,270.46)	(7,140.00)	(130.46)	(9,520.00)
Net Income	(4,461.44)	(5,647.99)	1,186.55	(2,563.41)	(1,343.53)	(1,219.88)	0.00