

**HAMPTON MEWS OF ST. ANDREWS  
EAST ASSOCIATION, INC.  
FINANCIAL REPORTS  
October 31, 2016**

**Presented by: Sunstate Association Management Group, Inc.**

11/08/16

# Hampton Mews of St. Andrews East Association, Inc.

## Statement of Assets, Liabilities & Fund Balance - Cash Basis

### As of October 31, 2016

	Oct 31, 16
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1016 · SG Operating - 6919	16,261.49
Due (to) / from Operating	(9,520.00)
<b>Total 1010 · Operating</b>	6,741.49
1020 · Reserve Accounts	
1022 · SG Reserves - 6927	67,850.71
Due (to) / from Reserve	9,520.00
<b>Total 1020 · Reserve Accounts</b>	77,370.71
<b>Total Checking/Savings</b>	84,112.20
<b>Accounts Receivable</b>	
1100 · Assessments Receivable	(10.00)
<b>Total Accounts Receivable</b>	(10.00)
<b>Other Current Assets</b>	
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	50.00
<b>Total Current Assets</b>	84,152.20
<b>TOTAL ASSETS</b>	<b>84,152.20</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
3040 · Deposit - sale	100.00
<b>Total Other Current Liabilities</b>	100.00
<b>Total Current Liabilities</b>	100.00
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	
3660 · Painting Stucco	45,331.09
3770 · Roof Replacement	31,658.19
3870 · Attic Termite Treatment	304.71
3890 · Capital Improvement Reserve	161.72
3900 · Uncollected Reserve Funds	(85.00)
<b>Total 3500 · Reserve Fund</b>	77,370.71
<b>Total Long Term Liabilities</b>	77,370.71
<b>Total Liabilities</b>	77,470.71
<b>Equity</b>	
Operating Fund	(2,867.74)
Net Income	9,549.23
<b>Total Equity</b>	6,681.49
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>84,152.20</b>

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

October 2016

11/08/16

	Oct 16	Budget	\$ Over Budget	Jan - Oct 16	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>INCOME</b>							
5010 · Maintenance Assessment							
5011 · Maintenance to Reserves	2,380.00	2,380.00	0.00	9,520.00	9,520.00	0.00	9,520.00
5010 · Maintenance Assessment - Other	20,720.00	20,723.50	(3.50)	82,880.00	82,894.00	(14.00)	82,894.00
<b>Total 5010 · Maintenance Assessment</b>	23,100.00	23,103.50	(3.50)	92,400.00	92,414.00	(14.00)	92,414.00
5030 · Sales and Lease Fees	100.00	0.00	100.00	400.00	0.00	400.00	0.00
5050 · Interest Income - Operating	1.43	0.00	1.43	6.69	0.00	6.69	0.00
5051 · Interest income - reserve	14.41	0.00	14.41	144.87	0.00	144.87	0.00
<b>Total INCOME</b>	23,215.84	23,103.50	112.34	92,951.56	92,414.00	537.56	92,414.00
<b>Total Income</b>	23,215.84	23,103.50	112.34	92,951.56	92,414.00	537.56	92,414.00
<b>Gross Profit</b>	23,215.84	23,103.50	112.34	92,951.56	92,414.00	537.56	92,414.00
<b>Expense</b>							
<b>ADMINISTRATION</b>							
7810 · Insurance - Commercial Package	1,271.56	1,287.83	(16.27)	12,784.18	12,878.34	(94.16)	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	729.18	(604.18)	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	2,436.00	2,436.00	0.00	9,744.00	9,744.00	0.00	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	60.63	62.50	(1.87)	594.47	625.00	(30.53)	750.00
7895 · Contingency	0.00	291.67	(291.67)	475.00	2,916.66	(2,441.66)	3,500.00
<b>Total ADMINISTRATION</b>	4,218.19	4,600.91	(382.72)	28,433.90	31,927.18	(3,493.28)	36,257.00
<b>BUILDING MAINTENANCE</b>							
7210 · Repairs & Maintenance	169.00	395.83	(226.83)	3,989.87	3,958.34	31.53	4,750.00
7220 · Pest Control - Units	0.00	64.58	(64.58)	359.52	645.84	(286.32)	775.00
7222 · Pest Control Perimeter Granules	0.00	105.00	(105.00)	898.80	1,050.00	(151.20)	1,260.00
7225 · Termite Inspections	0.00	0.00	0.00	2,149.80	140.00	2,009.80	140.00
<b>Total BUILDING MAINTENANCE</b>	169.00	565.41	(396.41)	7,397.99	5,794.18	1,603.81	6,925.00
<b>GROUNDS</b>							
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	12,500.00	12,500.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	250.00	(250.00)	3,694.92	2,500.00	1,194.92	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	1,750.00	83.34	1,666.66	1,750.00	833.32	916.68	1,000.00
7150 · Irrigation Repair	0.00	50.00	(50.00)	2,833.27	500.00	2,333.27	600.00
<b>Total GROUNDS</b>	3,000.00	1,633.34	1,366.66	24,763.19	21,033.32	3,729.87	24,300.00
<b>UTILITIES</b>							
7520 · Electric	34.52	45.00	(10.48)	332.89	450.00	(117.11)	540.00
7530 · Cable TV	1,287.08	1,239.33	47.75	12,809.49	12,393.34	416.15	14,872.00
<b>Total UTILITIES</b>	1,321.60	1,284.33	37.27	13,142.38	12,843.34	299.04	15,412.00
<b>Total Expense</b>	8,708.79	8,083.99	624.80	73,737.46	71,598.02	2,139.44	82,894.00
<b>Net Ordinary Income</b>	14,507.05	15,019.51	(512.46)	19,214.10	20,815.98	(1,601.88)	9,520.00
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>TRANSFER TO RESERVES</b>							
8200 · Transfer of interest	14.41	0.00	14.41	144.87	0.00	144.87	0.00
8000 · Transfer to Reserve Account	2,380.00	2,380.00	0.00	9,520.00	9,520.00	0.00	9,520.00
<b>Total TRANSFER TO RESERVES</b>	2,394.41	2,380.00	14.41	9,664.87	9,520.00	144.87	9,520.00
<b>Total Other Expense</b>	2,394.41	2,380.00	14.41	9,664.87	9,520.00	144.87	9,520.00
<b>Net Other Income</b>	(2,394.41)	(2,380.00)	(14.41)	(9,664.87)	(9,520.00)	(144.87)	(9,520.00)
<b>Net Income</b>	12,112.64	12,639.51	(526.87)	9,549.23	11,295.98	(1,746.75)	0.00