

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

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

12/16/16

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

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

### As of November 30, 2016

	Nov 30, 16
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG Operating - 6919	6,796.41
Due (to) / from Operating	(4,760.00)
Total 1010 · Operating	2,036.41
1020 · Reserve Accounts	
1022 · SG Reserves - 6927	72,628.30
Due (to) / from Reserve	4,760.00
Total 1020 · Reserve Accounts	77,388.30
Total Checking/Savings	79,424.71
Accounts Receivable	
1100 · Assessments Receivable	(10.00)
Total Accounts Receivable	(10.00)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	79,464.71
<b>TOTAL ASSETS</b>	<b>79,464.71</b>
<b>LIABILITIES &amp; EQUITY</b>	
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	45,331.09
3770 · Roof Replacement	31,658.19
3870 · Attic Termite Treatment	304.71
3890 · Capital Improvement Reserve	179.31
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	77,388.30
Total Long Term Liabilities	77,388.30
Total Liabilities	77,488.30
Equity	
Operating Fund	(2,867.74)
Net Income	4,844.15
Total Equity	1,976.41
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>79,464.71</b>

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

	Nov 16	Budget	\$ Over Budget	Jan - Nov 16	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>INCOME</b>							
5010 · Maintenance Assessment	0.00	0.00	0.00	82,880.00	82,894.00	(14.00)	82,894.00
5011 · Maintenance to Reserves	0.00	0.00	0.00	9,520.00	9,520.00	0.00	9,520.00
5030 · Sales and Lease Fees	100.00	0.00	100.00	500.00	0.00	500.00	0.00
5050 · Interest Income - Operating	0.69	0.00	0.69	7.38	0.00	7.38	0.00
5051 · Interest income - reserve	17.59	0.00	17.59	162.46	0.00	162.46	0.00
<b>Total INCOME</b>	<b>118.28</b>	<b>0.00</b>	<b>118.28</b>	<b>93,069.84</b>	<b>92,414.00</b>	<b>655.84</b>	<b>92,414.00</b>
<b>Total Income</b>	<b>118.28</b>	<b>0.00</b>	<b>118.28</b>	<b>93,069.84</b>	<b>92,414.00</b>	<b>655.84</b>	<b>92,414.00</b>
<b>Gross Profit</b>	<b>118.28</b>	<b>0.00</b>	<b>118.28</b>	<b>93,069.84</b>	<b>92,414.00</b>	<b>655.84</b>	<b>92,414.00</b>
<b>Expense</b>							
<b>ADMINISTRATION</b>							
7810 · Insurance - Commercial Package	1,271.56	1,287.83	(16.27)	14,055.74	14,166.17	(110.43)	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	802.09	(677.09)	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	9,744.00	9,744.00	0.00	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	65.89	62.50	3.39	660.36	687.50	(27.14)	750.00
7895 · Contingency	0.00	291.67	(291.67)	475.00	3,208.33	(2,733.33)	3,500.00
<b>Total ADMINISTRATION</b>	<b>1,787.45</b>	<b>2,164.91</b>	<b>(377.46)</b>	<b>30,221.35</b>	<b>34,092.09</b>	<b>(3,870.74)</b>	<b>36,257.00</b>
<b>BUILDING MAINTENANCE</b>							
7210 · Repairs & Maintenance	0.00	395.83	(395.83)	3,989.87	4,354.17	(364.30)	4,750.00
7220 · Pest Control - Units	0.00	64.58	(64.58)	359.52	710.42	(350.90)	775.00
7222 · Pest Control Perimeter Granules	449.40	105.00	344.40	1,348.20	1,155.00	193.20	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>	<b>449.40</b>	<b>565.41</b>	<b>(116.01)</b>	<b>7,847.39</b>	<b>6,359.59</b>	<b>1,487.80</b>	<b>6,925.00</b>
<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	13,750.00	13,750.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	250.00	(250.00)	3,694.92	2,750.00	944.92	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)	1,750.00	916.66	833.34	1,000.00
7150 · Irrigation Repair	0.00	50.00	(50.00)	2,833.27	550.00	2,283.27	600.00
<b>Total GROUNDS</b>	<b>1,250.00</b>	<b>1,633.34</b>	<b>(383.34)</b>	<b>26,013.19</b>	<b>22,666.66</b>	<b>3,346.53</b>	<b>24,300.00</b>
<b>UTILITIES</b>							
7520 · Electric	31.84	45.00	(13.16)	364.73	495.00	(130.27)	540.00
7530 · Cable TV	1,287.08	1,239.33	47.75	14,096.57	13,632.67	463.90	14,872.00
<b>Total UTILITIES</b>	<b>1,318.92</b>	<b>1,284.33</b>	<b>34.59</b>	<b>14,461.30</b>	<b>14,127.67</b>	<b>333.63</b>	<b>15,412.00</b>
<b>Total Expense</b>	<b>4,805.77</b>	<b>5,647.99</b>	<b>(842.22)</b>	<b>78,543.23</b>	<b>77,246.01</b>	<b>1,297.22</b>	<b>82,894.00</b>
<b>Net Ordinary Income</b>	<b>(4,687.49)</b>	<b>(5,647.99)</b>	<b>960.50</b>	<b>14,526.61</b>	<b>15,167.99</b>	<b>(641.38)</b>	<b>9,520.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>TRANSFER TO RESERVES</b>							
8200 · Transfer of interest	17.59	0.00	17.59	162.46	0.00	162.46	0.00
8000 · Transfer to Reserve Account	0.00	0.00	0.00	9,520.00	9,520.00	0.00	9,520.00
<b>Total TRANSFER TO RESERVES</b>	<b>17.59</b>	<b>0.00</b>	<b>17.59</b>	<b>9,682.46</b>	<b>9,520.00</b>	<b>162.46</b>	<b>9,520.00</b>
<b>Total Other Expense</b>	<b>17.59</b>	<b>0.00</b>	<b>17.59</b>	<b>9,682.46</b>	<b>9,520.00</b>	<b>162.46</b>	<b>9,520.00</b>
<b>Net Other Income</b>	<b>(17.59)</b>	<b>0.00</b>	<b>(17.59)</b>	<b>(9,682.46)</b>	<b>(9,520.00)</b>	<b>(162.46)</b>	<b>(9,520.00)</b>
<b>Net Income</b>	<b>(4,705.08)</b>	<b>(5,647.99)</b>	<b>942.91</b>	<b>4,844.15</b>	<b>5,647.99</b>	<b>(803.84)</b>	<b>0.00</b>