

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

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

01/10/17

**Hampton Mews of St. Andrews East Association, Inc.**  
**Statement of Assets, Liabilities & Fund Balance - Cash Basis**  
**As of December 31, 2016**

	Dec 31, 16
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG Operating - 6919	10,626.75
Due (to) / from Operating	(4,760.00)
Total 1010 · Operating	5,866.75
1020 · Reserve Accounts	
1022 · SG Reserves - 6927	72,646.81
Due (to) / from Reserve	4,760.00
Total 1020 · Reserve Accounts	77,406.81
Total Checking/Savings	83,273.56
Accounts Receivable	
1100 · Assessments Receivable	(8,885.00)
Total Accounts Receivable	(8,885.00)
Other Current Assets	
1200 · Assessment Payment Received	900.00
1210 · Utility Deposits	50.00
Total Other Current Assets	950.00
Total Current Assets	75,338.56
<b>TOTAL ASSETS</b>	<b>75,338.56</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	197.82
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	77,406.81
Total Long Term Liabilities	77,406.81
Total Liabilities	77,506.81
Equity	
Operating Fund	(2,867.74)
Net Income	699.49
Total Equity	(2,168.25)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>75,338.56</b>

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

December 2016

	Dec 16	Budget	\$ Over Budget	Jan - Dec 16	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
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	300.00	0.00	300.00	800.00	0.00	800.00	0.00
5050 · Interest Income - Operating	0.23	0.00	0.23	7.61	0.00	7.61	0.00
5051 · Interest income - reserve	18.51	0.00	18.51	180.97	0.00	180.97	0.00
<b>Total INCOME</b>	<b>318.74</b>	<b>0.00</b>	<b>318.74</b>	<b>93,388.58</b>	<b>92,414.00</b>	<b>974.58</b>	<b>92,414.00</b>
<b>Total Income</b>	<b>318.74</b>	<b>0.00</b>	<b>318.74</b>	<b>93,388.58</b>	<b>92,414.00</b>	<b>974.58</b>	<b>92,414.00</b>
<b>Gross Profit</b>	<b>318.74</b>	<b>0.00</b>	<b>318.74</b>	<b>93,388.58</b>	<b>92,414.00</b>	<b>974.58</b>	<b>92,414.00</b>
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,271.56	1,287.83	(16.27)	15,327.30	15,454.00	(126.70)	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	875.00	(750.00)	875.00
7830 · Division Fees / Regulatory	112.00	0.00	112.00	173.25	184.00	(10.75)	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	5,400.00	5,400.00	0.00	5,400.00
7880 · Office Expense	42.11	62.50	(20.39)	702.47	750.00	(47.53)	750.00
7895 · Contingency	0.00	291.67	(291.67)	475.00	3,500.00	(3,025.00)	3,500.00
<b>Total ADMINISTRATION</b>	<b>1,875.67</b>	<b>2,164.91</b>	<b>(289.24)</b>	<b>32,097.02</b>	<b>36,257.00</b>	<b>(4,159.98)</b>	<b>36,257.00</b>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	395.83	(395.83)	3,989.87	4,750.00	(760.13)	4,750.00
7220 · Pest Control - Units	0.00	64.58	(64.58)	359.52	775.00	(415.48)	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	0.00	0.00	2,149.80	140.00	2,009.80	140.00
<b>Total BUILDING MAINTENANCE</b>	<b>0.00</b>	<b>565.41</b>	<b>(565.41)</b>	<b>7,847.39</b>	<b>6,925.00</b>	<b>922.39</b>	<b>6,925.00</b>
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	15,000.00	15,000.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	250.00	(250.00)	3,694.92	3,000.00	694.92	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	1,000.00	750.00	1,000.00
7150 · Irrigation Repair	0.00	50.00	(50.00)	2,833.27	600.00	2,233.27	600.00
<b>Total GROUNDS</b>	<b>1,250.00</b>	<b>1,633.34</b>	<b>(383.34)</b>	<b>27,263.19</b>	<b>24,300.00</b>	<b>2,963.19</b>	<b>24,300.00</b>
UTILITIES							
7520 · Electric	32.14	45.00	(12.86)	396.87	540.00	(143.13)	540.00
7530 · Cable TV	1,287.08	1,239.33	47.75	15,383.65	14,872.00	511.65	14,872.00
<b>Total UTILITIES</b>	<b>1,319.22</b>	<b>1,284.33</b>	<b>34.89</b>	<b>15,780.52</b>	<b>15,412.00</b>	<b>368.52</b>	<b>15,412.00</b>
<b>Total Expense</b>	<b>4,444.89</b>	<b>5,647.99</b>	<b>(1,203.10)</b>	<b>82,988.12</b>	<b>82,894.00</b>	<b>94.12</b>	<b>82,894.00</b>
<b>Net Ordinary Income</b>	<b>(4,126.15)</b>	<b>(5,647.99)</b>	<b>1,521.84</b>	<b>10,400.46</b>	<b>9,520.00</b>	<b>880.46</b>	<b>9,520.00</b>
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	18.51	0.00	18.51	180.97	0.00	180.97	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>18.51</b>	<b>0.00</b>	<b>18.51</b>	<b>9,700.97</b>	<b>9,520.00</b>	<b>180.97</b>	<b>9,520.00</b>
<b>Total Other Expense</b>	<b>18.51</b>	<b>0.00</b>	<b>18.51</b>	<b>9,700.97</b>	<b>9,520.00</b>	<b>180.97</b>	<b>9,520.00</b>
<b>Net Other Income</b>	<b>(18.51)</b>	<b>0.00</b>	<b>(18.51)</b>	<b>(9,700.97)</b>	<b>(9,520.00)</b>	<b>(180.97)</b>	<b>(9,520.00)</b>
<b>Net Income</b>	<b>(4,144.66)</b>	<b>(5,647.99)</b>	<b>1,503.33</b>	<b>699.49</b>	<b>0.00</b>	<b>699.49</b>	<b>0.00</b>