

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2015**

Presented by: Sunstate Association Management Group, Inc.

02/05/16

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

	Jan 31, 16
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 FSB - Operating - 6919	10,160.02
Due (to) / from Operating	(2,380.00)
Total 1010 · Operating	7,780.02
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	72,566.41
Due (to) / from Reserve	2,380.00
Total 1020 · Reserve Accounts	74,946.41
Total Checking/Savings	82,726.43
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	82,766.43
TOTAL ASSETS	82,766.43
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	41,476.09
3770 · Roof Replacement	31,322.19
3870 · Attic Termite Treatment	2,199.71
3890 · Capital Improvement Reserve	33.42
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	74,946.41
Total Long Term Liabilities	74,946.41
Total Liabilities	75,046.41
Equity	
32000 · Operating Fund	(2,867.74)
Net Income	10,587.76
Total Equity	7,720.02
TOTAL LIABILITIES & EQUITY	82,766.43

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense - Comparison Actual to Budget - Cash

January 2016

02/05/16

	Jan 16	Budget	\$ Over Budget	Jan 16	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment							
5011 · Maintenance to Reserves	0.00	2,380.00	(2,380.00)	0.00	2,380.00	(2,380.00)	9,520.00
5010 · Maintenance Assessment - Other	23,025.00	20,723.50	2,301.50	23,025.00	20,723.50	2,301.50	82,894.00
Total 5010 · Maintenance Assessment	23,025.00	23,103.50	(78.50)	23,025.00	23,103.50	(78.50)	92,414.00
5030 · Sales and Lease Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5050 · Interest Income - Operating	0.85	0.00	0.85	0.85	0.00	0.85	0.00
5051 · Interest income - reserve	16.57	0.00	16.57	16.57	0.00	16.57	0.00
Total INCOME	23,042.42	23,103.50	(61.08)	23,042.42	23,103.50	(61.08)	92,414.00
Total Income	23,042.42	23,103.50	(61.08)	23,042.42	23,103.50	(61.08)	92,414.00
Gross Profit	23,042.42	23,103.50	(61.08)	23,042.42	23,103.50	(61.08)	92,414.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,272.81	1,287.87	(15.06)	1,272.81	1,287.87	(15.06)	15,454.00
7820 · Accounting	0.00	0.00	0.00	0.00	0.00	0.00	150.00
7825 · Legal	125.00	72.99	52.01	125.00	72.99	52.01	875.00
7830 · Division Fees / Regulatory	0.00	122.75	(122.75)	0.00	122.75	(122.75)	184.00
7840 · Accounting - Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	200.00
7845 · Master Dues - Plantation	2,436.00	2,436.00	0.00	2,436.00	2,436.00	0.00	9,744.00
7870 · Management Fee	450.00	450.00	0.00	450.00	450.00	0.00	5,400.00
7880 · Office Expense	117.26	62.50	54.76	117.26	62.50	54.76	750.00
7895 · Contingency	0.00	291.63	(291.63)	0.00	291.63	(291.63)	3,500.00
Total ADMINISTRATION	4,401.07	4,723.74	(322.67)	4,401.07	4,723.74	(322.67)	36,257.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	3,150.00	395.87	2,754.13	3,150.00	395.87	2,754.13	4,750.00
7220 · Pest Control - Units	0.00	64.62	(64.62)	0.00	64.62	(64.62)	775.00
7222 · Pest Control Perimeter Granules	0.00	105.00	(105.00)	0.00	105.00	(105.00)	1,260.00
7225 · Termite Inspections	0.00	0.00	0.00	0.00	0.00	0.00	140.00
Total BUILDING MAINTENANCE	3,150.00	565.49	2,584.51	3,150.00	565.49	2,584.51	6,925.00
GROUNDS							
7160 · Backflow Inspection	0.00	0.00	0.00	0.00	0.00	0.00	700.00
7110 · Grounds Contract	1,250.00	1,250.00	0.00	1,250.00	1,250.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7130 · Mulch	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
7140 · Tree Trimming	0.00	83.30	(83.30)	0.00	83.30	(83.30)	1,000.00
7150 · Irrigation Repair	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00
Total GROUNDS	1,250.00	1,633.30	(383.30)	1,250.00	1,633.30	(383.30)	24,300.00
UTILITIES							
7520 · Electric	31.25	45.00	(13.75)	31.25	45.00	(13.75)	540.00
7530 · Cable TV	1,225.77	1,239.37	(13.60)	1,225.77	1,239.37	(13.60)	14,872.00
Total UTILITIES	1,257.02	1,284.37	(27.35)	1,257.02	1,284.37	(27.35)	15,412.00
Total Expense	10,058.09	8,206.90	1,851.19	10,058.09	8,206.90	1,851.19	82,894.00

02/05/16

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

	<u>Jan 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Net Ordinary Income	12,984.33	14,896.60	(1,912.27)	12,984.33	14,896.60	(1,912.27)	9,520.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 - Transfer of interest	16.57	0.00	16.57	16.57	0.00	16.57	0.00
8000 - Transfer to Reserve Account	2,380.00	2,380.00	0.00	2,380.00	2,380.00	0.00	9,520.00
Total TRANSFER TO RESERVES	<u>2,396.57</u>	<u>2,380.00</u>	<u>16.57</u>	<u>2,396.57</u>	<u>2,380.00</u>	<u>16.57</u>	<u>9,520.00</u>
Total Other Expense	<u>2,396.57</u>	<u>2,380.00</u>	<u>16.57</u>	<u>2,396.57</u>	<u>2,380.00</u>	<u>16.57</u>	<u>9,520.00</u>
Net Other Income	<u>(2,396.57)</u>	<u>(2,380.00)</u>	<u>(16.57)</u>	<u>(2,396.57)</u>	<u>(2,380.00)</u>	<u>(16.57)</u>	<u>(9,520.00)</u>
Net Income	<u>10,587.76</u>	<u>12,516.60</u>	<u>(1,928.84)</u>	<u>10,587.76</u>	<u>12,516.60</u>	<u>(1,928.84)</u>	<u>0.00</u>