

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2017**

Presented by: Sunstate Association Management Group, Inc.

02/07/17

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance - Cash Basis

As of January 31, 2017

	Jan 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG Operating - 6919	16,909.16
Due (to) / from Operating	(8,118.50)
Total 1010 · Operating	8,790.66
1020 · Reserve Accounts	
1022 · SG Reserves - 6927	72,665.32
Due (to) / from Reserve	8,118.50
Total 1020 · Reserve Accounts	80,783.82
Total Checking/Savings	89,574.48
Other Current Assets	
1200 · Assessment Payment Received	900.00
1210 · Utility Deposits	50.00
Total Other Current Assets	950.00
Total Current Assets	90,524.48
TOTAL ASSETS	90,524.48
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	45,507.84
3770 · Roof Replacement	34,685.94
3870 · Attic Termite Treatment	349.96
3880 · Slab Termite Treatment	87.50
3890 · Capital Improvement Reserve	216.33
3900 · Uncollected Reserve Funds	(63.75)
Total 3500 · Reserve Fund	80,783.82
Total Long Term Liabilities	80,783.82
Total Liabilities	80,883.82
Equity	
Operating Fund	(2,168.25)
Net Income	11,808.91
Total Equity	9,640.66
TOTAL LIABILITIES & EQUITY	90,524.48

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

January 2017

	Jan 17	Budget	\$ Over Budget	Jan 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	19,151.50	7,280.50	11,871.00	19,151.50	7,280.50	11,871.00	87,366.00
5011 · Maintenance to Reserves	3,358.50	1,119.50	2,239.00	3,358.50	1,119.50	2,239.00	13,434.00
5050 · Interest Income - Operating	1.39			1.39			
5051 · Interest income - reserve	18.51			18.51			
Total INCOME	22,529.90	8,400.00	14,129.90	22,529.90	8,400.00	14,129.90	100,800.00
Total Income	22,529.90	8,400.00	14,129.90	22,529.90	8,400.00	14,129.90	100,800.00
Gross Profit	22,529.90	8,400.00	14,129.90	22,529.90	8,400.00	14,129.90	100,800.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,271.56	1,352.25	(80.69)	1,271.56	1,352.25	(80.69)	16,227.00
7820 · Accounting	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
7825 · Legal	0.00	16.66	(16.66)	0.00	16.66	(16.66)	200.00
7830 · Division Fees / Regulatory	0.00	5.09	(5.09)	0.00	5.09	(5.09)	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
7845 · Master Dues - Plantation	2,436.00	812.00	1,624.00	2,436.00	812.00	1,624.00	9,744.00
7870 · Management Fee	450.00	450.00	0.00	450.00	450.00	0.00	5,400.00
7880 · Office Expense	107.09	62.50	44.59	107.09	62.50	44.59	750.00
7895 · Contingency	0.00	216.66	(216.66)	0.00	216.66	(216.66)	2,600.00
Total ADMINISTRATION	4,264.65	2,940.16	1,324.49	4,264.65	2,940.16	1,324.49	35,282.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	395.84	(395.84)	0.00	395.84	(395.84)	4,750.00
7220 · Pest Control - Units	0.00	64.59	(64.59)	0.00	64.59	(64.59)	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	14.59	(14.59)	0.00	14.59	(14.59)	175.00
Total BUILDING MAINTENANCE	0.00	580.02	(580.02)	0.00	580.02	(580.02)	6,960.00
GROUNDS							
7160 · Backflow Inspection	0.00	58.34	(58.34)	0.00	58.34	(58.34)	700.00
7110 · Grounds Contract	1,528.00	1,528.00	0.00	1,528.00	1,528.00	0.00	18,336.00
7115 · Landscape Replacement	227.00	250.00	(23.00)	227.00	250.00	(23.00)	3,000.00
7130 · Mulch	0.00	312.50	(312.50)	0.00	312.50	(312.50)	3,750.00
7140 · Tree Trimming	0.00	145.84	(145.84)	0.00	145.84	(145.84)	1,750.00
7150 · Irrigation Repair	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
Total GROUNDS	1,755.00	2,378.02	(623.02)	1,755.00	2,378.02	(623.02)	28,536.00
UTILITIES							
7520 · Electric	37.26	37.34	(0.08)	37.26	37.34	(0.08)	448.00
7530 · Cable TV	1,287.07	1,345.00	(57.93)	1,287.07	1,345.00	(57.93)	16,140.00
Total UTILITIES	1,324.33	1,382.34	(58.01)	1,324.33	1,382.34	(58.01)	16,588.00
Total Expense	7,343.98	7,280.54	63.44	7,343.98	7,280.54	63.44	87,366.00
Net Ordinary Income	15,185.92	1,119.46	14,066.46	15,185.92	1,119.46	14,066.46	13,434.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	18.51			18.51			
8000 · Transfer to Reserve Account	3,358.50	1,119.50	2,239.00	3,358.50	1,119.50	2,239.00	13,434.00
Total TRANSFER TO RESERVES	3,377.01	1,119.50	2,257.51	3,377.01	1,119.50	2,257.51	13,434.00
Total Other Expense	3,377.01	1,119.50	2,257.51	3,377.01	1,119.50	2,257.51	13,434.00
Net Other Income	(3,377.01)	(1,119.50)	(2,257.51)	(3,377.01)	(1,119.50)	(2,257.51)	(13,434.00)
Net Income	11,808.91	(0.04)	11,808.95	11,808.91	(0.04)	11,808.95	0.00