

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

Presented by: Sunstate Association Management Group, Inc.

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance - Cash Basis

As of March 31, 2016

04/07/16

	Mar 31, 16
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 FSB - Operating - 6919	14,622.24
Due (to) / from Operating	(2,380.00)
Total 1010 · Operating	12,242.24
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	67,751.36
Due (to) / from Reserve	2,380.00
Total 1020 · Reserve Accounts	70,131.36
Total Checking/Savings	82,373.60
Accounts Receivable	
1100 · Assessments Receivable	(13,210.00)
Total Accounts Receivable	(13,210.00)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	69,213.60
TOTAL ASSETS	69,213.60
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	28,478.19
3870 · Attic Termite Treatment	199.71
3890 · Capital Improvement Reserve	62.37
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	70,131.36
Total Long Term Liabilities	70,131.36
Total Liabilities	70,231.36
Equity	
32000 · Operating Fund	(2,867.74)
Net Income	1,849.98
Total Equity	(1,017.76)
TOTAL LIABILITIES & EQUITY	69,213.60

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense - Comparison Actual to Budget - Cash

March 2016

04/07/16

	Mar 16	Budget	\$ Over Budget	Jan - Mar 16	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 - Maintenance Assessment							
5011 - Maintenance to Reserves	0.00	0.00	0.00	0.00	2,380.00	(2,380.00)	9,520.00
5010 - Maintenance Assessment - Other	0.00	0.00	0.00	23,025.00	20,723.50	2,301.50	82,894.00
Total 5010 - Maintenance Assessment	0.00	0.00	0.00	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	0.18	0.00	0.18	2.01	0.00	2.01	0.00
5051 - Interest income - reserve	14.61	0.00	14.61	45.52	0.00	45.52	0.00
Total INCOME	14.79	0.00	14.79	23,072.53	23,103.50	(30.97)	92,414.00
Total Income	14.79	0.00	14.79	23,072.53	23,103.50	(30.97)	92,414.00
Gross Profit	14.79	0.00	14.79	23,072.53	23,103.50	(30.97)	92,414.00
Expense							
ADMINISTRATION							
7810 - Insurance - Commercial Package	1,272.81	1,287.83	(15.02)	3,818.43	3,863.53	(45.10)	15,454.00
7820 - Accounting	0.00	0.00	0.00	0.00	0.00	0.00	150.00
7825 - Legal	0.00	72.91	(72.91)	125.00	218.81	(93.81)	875.00
7830 - Division Fees / Regulatory	0.00	0.00	0.00	0.00	122.75	(122.75)	184.00
7840 - Accounting - Income Tax	0.00	200.00	(200.00)	0.00	200.00	(200.00)	200.00
7845 - Master Dues - Plantation	0.00	0.00	0.00	2,436.00	2,436.00	0.00	9,744.00
7870 - Management Fee	450.00	450.00	0.00	1,350.00	1,350.00	0.00	5,400.00
7880 - Office Expense	39.08	62.50	(23.42)	199.18	187.50	11.68	750.00
7895 - Contingency	0.00	291.67	(291.67)	0.00	874.97	(874.97)	3,500.00
Total ADMINISTRATION	1,761.89	2,364.91	(603.02)	7,928.61	9,253.56	(1,324.95)	36,257.00
BUILDING MAINTENANCE							
7210 - Repairs & Maintenance	0.00	395.83	(395.83)	3,515.00	1,187.53	2,327.47	4,750.00
7220 - Pest Control - Units	0.00	64.58	(64.58)	359.52	193.78	165.74	775.00
7222 - Pest Control Perimeter Granules	0.00	105.00	(105.00)	449.40	315.00	134.40	1,260.00
7225 - Termite Inspections	0.00	140.00	(140.00)	149.80	140.00	9.80	140.00
Total BUILDING MAINTENANCE	0.00	705.41	(705.41)	4,473.72	1,836.31	2,637.41	6,925.00
GROUNDS							
7160 - Backflow Inspection	0.00	0.00	0.00	0.00	0.00	0.00	700.00
7110 - Grounds Contract	0.00	1,250.00	(1,250.00)	2,500.00	3,750.00	(1,250.00)	15,000.00
7115 - Landscape Replacement	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
7130 - Mulch	0.00	0.00	0.00	0.00	4,000.00	(4,000.00)	4,000.00
7140 - Tree Trimming	0.00	83.34	(83.34)	0.00	249.98	(249.98)	1,000.00
7150 - Irrigation Repair	0.00	50.00	(50.00)	0.00	150.00	(150.00)	600.00
Total GROUNDS	0.00	1,633.34	(1,633.34)	2,500.00	8,899.98	(6,399.98)	24,300.00
UTILITIES							
7520 - Electric	30.59	45.00	(14.41)	94.77	135.00	(40.23)	540.00
7530 - Cable TV	1,287.08	1,239.33	47.75	3,799.93	3,718.03	81.90	14,872.00
Total UTILITIES	1,317.67	1,284.33	33.34	3,894.70	3,853.03	41.67	15,412.00
Total Expense	3,079.56	5,987.99	(2,908.43)	18,797.03	23,842.88	(5,045.85)	82,894.00

For Association Use Only

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

04/07/16

	<u>Mar 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Mar 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Net Ordinary Income	(3,064.77)	(5,987.99)	2,923.22	4,275.50	(739.38)	5,014.88	9,520.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 - Transfer of interest	14.61	0.00	14.61	45.52	0.00	45.52	0.00
8000 - Transfer to Reserve Account	0.00	0.00	0.00	2,380.00	2,380.00	0.00	9,520.00
Total TRANSFER TO RESERVES	<u>14.61</u>	<u>0.00</u>	<u>14.61</u>	<u>2,425.52</u>	<u>2,380.00</u>	<u>45.52</u>	<u>9,520.00</u>
Total Other Expense	<u>14.61</u>	<u>0.00</u>	<u>14.61</u>	<u>2,425.52</u>	<u>2,380.00</u>	<u>45.52</u>	<u>9,520.00</u>
Net Other Income	(14.61)	0.00	(14.61)	(2,425.52)	(2,380.00)	(45.52)	(9,520.00)
Net Income	<u><u>(3,079.38)</u></u>	<u><u>(5,987.99)</u></u>	<u><u>2,908.61</u></u>	<u><u>1,849.98</u></u>	<u><u>(3,119.38)</u></u>	<u><u>4,969.36</u></u>	<u><u>0.00</u></u>