

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

05/09/16

	Apr 30, 16
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 FSB - Operating - 6919	9,178.55
Due (to) / from Operating	(4,760.00)
Total 1010 · Operating	4,418.55
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	67,765.28
Due (to) / from Reserve	4,760.00
Total 1020 · Reserve Accounts	72,525.28
Total Checking/Savings	76,943.83
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	76,983.83
TOTAL ASSETS	76,983.83
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	42,761.09
3770 · Roof Replacement	29,538.19
3870 · Attic Termite Treatment	234.71
3890 · Capital Improvement Reserve	76.29
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	72,525.28
Total Long Term Liabilities	72,525.28
Total Liabilities	72,625.28
Equity	
32000 · Operating Fund	(2,867.74)
Net Income	7,226.29
Total Equity	4,358.55
TOTAL LIABILITIES & EQUITY	76,983.83

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense - Comparison Actual to Budget - Cash

April 2016

05/09/16

	Apr 16	Budget	\$ Over Budget	Jan - Apr 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	4,760.00	(4,760.00)	9,520.00
5010 · Maintenance Assessment - Other	22,350.00	20,723.50	1,626.50	45,375.00	41,447.00	3,928.00	82,894.00
Total 5010 · Maintenance Assessment	22,350.00	23,103.50	(753.50)	45,375.00	46,207.00	(832.00)	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	0.83	0.00	0.83	2.84	0.00	2.84	0.00
5051 · Interest income - reserve	13.92	0.00	13.92	59.44	0.00	59.44	0.00
Total INCOME	22,364.75	23,103.50	(738.75)	45,437.28	46,207.00	(769.72)	92,414.00
Total Income	22,364.75	23,103.50	(738.75)	45,437.28	46,207.00	(769.72)	92,414.00
Gross Profit	22,364.75	23,103.50	(738.75)	45,437.28	46,207.00	(769.72)	92,414.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,272.81	1,287.83	(15.02)	5,091.24	5,151.36	(60.12)	15,454.00
7820 · Accounting	0.00	150.00	(150.00)	0.00	150.00	(150.00)	150.00
7825 · Legal	0.00	72.91	(72.91)	125.00	291.72	(166.72)	875.00
7830 · Division Fees / Regulatory	61.25	61.25	0.00	61.25	184.00	(122.75)	184.00
7840 · Accounting - Income Tax	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00
7845 · Master Dues - Plantation	2,436.00	2,436.00	0.00	4,872.00	4,872.00	0.00	9,744.00
7870 · Management Fee	450.00	450.00	0.00	1,800.00	1,800.00	0.00	5,400.00
7880 · Office Expense	85.72	62.50	23.22	284.90	250.00	34.90	750.00
7895 · Contingency	475.00	291.67	183.33	475.00	1,166.64	(691.64)	3,500.00
Total ADMINISTRATION	4,780.78	4,812.16	(31.38)	12,709.39	14,065.72	(1,356.33)	36,257.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	395.83	(395.83)	3,515.00	1,583.36	1,931.64	4,750.00
7220 · Pest Control - Units	0.00	64.58	(64.58)	359.52	258.36	101.16	775.00
7222 · Pest Control Perimeter Granules	0.00	105.00	(105.00)	449.40	420.00	29.40	1,260.00
7225 · Termite Inspections	2,000.00	0.00	2,000.00	2,149.80	140.00	2,009.80	140.00
Total BUILDING MAINTENANCE	2,000.00	565.41	1,434.59	6,473.72	2,401.72	4,072.00	6,925.00
GROUNDS							
7160 · Backflow Inspection	0.00	0.00	0.00	0.00	0.00	0.00	700.00
7110 · Grounds Contract	2,500.00	1,250.00	1,250.00	5,000.00	5,000.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
7130 · Mulch	3,985.00	0.00	3,985.00	3,985.00	4,000.00	(15.00)	4,000.00
7140 · Tree Trimming	0.00	83.30	(83.30)	0.00	333.28	(333.28)	1,000.00
7150 · Irrigation Repair	0.00	50.00	(50.00)	0.00	200.00	(200.00)	600.00
Total GROUNDS	6,485.00	1,633.30	4,851.70	8,985.00	10,533.28	(1,548.28)	24,300.00
UTILITIES							
7520 · Electric	41.66	45.00	(3.34)	136.43	180.00	(43.57)	540.00
7530 · Cable TV	1,287.08	1,239.33	47.75	5,087.01	4,957.36	129.65	14,872.00
Total UTILITIES	1,328.74	1,284.33	44.41	5,223.44	5,137.36	86.08	15,412.00
Total Expense	14,594.52	8,295.20	6,299.32	33,391.55	32,138.08	1,253.47	82,894.00

For Association Use Only

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

05/09/16

	<u>Apr 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Net Ordinary Income	7,770.23	14,808.30	(7,038.07)	12,045.73	14,068.92	(2,023.19)	9,520.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 - Transfer of interest	13.92	0.00	13.92	59.44	0.00	59.44	0.00
8000 - Transfer to Reserve Account	2,380.00	2,380.00	0.00	4,760.00	4,760.00	0.00	9,520.00
Total TRANSFER TO RESERVES	<u>2,393.92</u>	<u>2,380.00</u>	<u>13.92</u>	<u>4,819.44</u>	<u>4,760.00</u>	<u>59.44</u>	<u>9,520.00</u>
Total Other Expense	<u>2,393.92</u>	<u>2,380.00</u>	<u>13.92</u>	<u>4,819.44</u>	<u>4,760.00</u>	<u>59.44</u>	<u>9,520.00</u>
Net Other Income	<u>(2,393.92)</u>	<u>(2,380.00)</u>	<u>(13.92)</u>	<u>(4,819.44)</u>	<u>(4,760.00)</u>	<u>(59.44)</u>	<u>(9,520.00)</u>
Net Income	<u><u>5,376.31</u></u>	<u><u>12,428.30</u></u>	<u><u>(7,051.99)</u></u>	<u><u>7,226.29</u></u>	<u><u>9,308.92</u></u>	<u><u>(2,082.63)</u></u>	<u><u>0.00</u></u>