

**HAMPTON MEWS
FINANCIAL REPORTS
June 30, 2014**

Prepared by: Sunstate Association Management Group, Inc.

07/17/14

Hampton Mews of St. Andrews East Association, Inc.
Statement of Assets, Liabilities & Fund Balance - Cash Basis
As of June 30, 2014

	Jun 30, 14
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 FSB - Operating - 6919	8,571.60
Due (to) / from Operating	(3,992.00)
Total 1010 · Operating	4,579.60
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	66,530.29
Due (to) / from Reserve	3,992.00
Total 1020 · Reserve Accounts	70,522.29
Total Checking/Savings	75,101.89
Accounts Receivable	
1100 · Assessments Receivable	(7,865.00)
Total Accounts Receivable	(7,865.00)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	67,286.89
TOTAL ASSETS	67,286.89
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	32,481.09
3770 · Roof Replacement	32,393.54
3870 · Attic Termite Treatment	1,954.71
3890 · Capital Improvement Reserve	3,777.95
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	70,522.29
Total Long Term Liabilities	70,522.29
Total Liabilities	70,622.29
Equity	
32000 · Operating Fund	1,695.77
Net Income	(5,031.17)
Total Equity	(3,335.40)
TOTAL LIABILITIES & EQUITY	67,286.89

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense - Comparison Actual to Budget - Cash
June 2014

07/17/14

	<u>Jun 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 14</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	630.00			35,280.00	36,535.00	(1,255.00)	73,070.00
5030 · Sales and Lease Fees	250.00			350.00	150.00	200.00	150.00
5041 · Reserve Assessment	85.00			4,760.00	4,760.00	0.00	9,520.00
5050 · Interest Income - Operating	0.15			3.59			
5051 · Interest income - reserve	23.50			142.46			
Total INCOME	<u>988.65</u>			<u>40,536.05</u>	<u>41,445.00</u>	<u>(908.95)</u>	<u>82,740.00</u>
Total Income	<u>988.65</u>			<u>40,536.05</u>	<u>41,445.00</u>	<u>(908.95)</u>	<u>82,740.00</u>
Gross Profit	<u>988.65</u>			<u>40,536.05</u>	<u>41,445.00</u>	<u>(908.95)</u>	<u>82,740.00</u>
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,332.82	1,261.84	70.98	7,506.20	7,571.00	(64.80)	15,142.00
7820 · Accounting	0.00	150.00	(150.00)	0.00	150.00	(150.00)	150.00
7825 · Legal	0.00			0.00	500.00	(500.00)	500.00
7830 · Division Fees / Regulatory	0.00			61.25	61.25	0.00	240.00
7840 · Accounting - Income Tax	0.00			0.00	250.00	(250.00)	250.00
7845 · Master Dues - Plantation	0.00	2,436.00	(2,436.00)	4,872.00	7,308.00	(2,436.00)	9,744.00
7870 · Management Fee	425.00	425.00	0.00	2,550.00	2,550.00	0.00	5,100.00
7880 · Office Expense	108.53	64.18	44.35	447.06	567.87	(120.81)	975.00
7885 · Income Tax	0.00			0.00	50.00	(50.00)	50.00
7895 · Contingency	0.00	166.67	(166.67)	7.00	1,000.00	(993.00)	2,000.00
Total ADMINISTRATION	<u>1,866.35</u>	<u>4,503.69</u>	<u>(2,637.34)</u>	<u>15,443.51</u>	<u>20,008.12</u>	<u>(4,564.61)</u>	<u>34,151.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	200.00	(200.00)	1,435.05	1,200.00	235.05	2,400.00
7220 · Pest Control - Units	0.00	139.00	(139.00)	336.00	475.00	(139.00)	725.00
7222 · Pest Control Perimeter Granules	0.00	420.00	(420.00)	1,260.00	840.00	420.00	1,260.00
7225 · Termite Inspections	0.00			140.00	140.00	0.00	140.00
Total BUILDING MAINTENANCE	<u>0.00</u>	<u>759.00</u>	<u>(759.00)</u>	<u>3,171.05</u>	<u>2,655.00</u>	<u>516.05</u>	<u>4,525.00</u>
GROUNDS							
7110 · Grounds Contract	1,250.00	1,250.00	0.00	7,500.00	7,500.00	0.00	15,000.00
7115 · Landscape Replacement	1,148.90			2,476.73	1,500.00	976.73	3,000.00
7130 · Mulch	0.00			4,000.00			
7140 · Tree Trimming	864.00			864.00			
7150 · Irrigation Repair	0.00			0.00	625.00	(625.00)	625.00
Total GROUNDS	<u>3,262.90</u>	<u>1,250.00</u>	<u>2,012.90</u>	<u>14,840.73</u>	<u>9,625.00</u>	<u>5,215.73</u>	<u>18,625.00</u>
UTILITIES							
7520 · Electric	33.56	44.25	(10.69)	237.49	265.50	(28.01)	531.00
7530 · Cable TV	1,185.66	1,269.83	(84.17)	7,056.98	7,619.00	(562.02)	15,238.00

For Association Use Only

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense - Comparison Actual to Budget - Cash
June 2014

07/17/14

	Jun 14	Budget	\$ Over Budget	Jan - Jun 14	YTD Budget	\$ Over Budget	Annual Budget
Total UTILITIES	1,219.22	1,314.08	(94.86)	7,294.47	7,884.50	(590.03)	15,769.00
Total Expense	6,348.47	7,826.77	(1,478.30)	40,749.76	40,172.62	577.14	73,070.00
Net Ordinary Income	(5,359.82)	(7,826.77)	2,466.95	(213.71)	1,272.38	(1,486.09)	9,670.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	23.50			142.46			
8000 · Transfer to Reserve Account	0.00			4,675.00	4,760.00	(85.00)	9,520.00
Total TRANSFER TO RESERVES	23.50			4,817.46	4,760.00	57.46	9,520.00
Total Other Expense	23.50			4,817.46	4,760.00	57.46	9,520.00
Net Other Income	(23.50)			(4,817.46)	(4,760.00)	(57.46)	(9,520.00)
Net Income	<u>(5,383.32)</u>	<u>(7,826.77)</u>	<u>2,443.45</u>	<u>(5,031.17)</u>	<u>(3,487.62)</u>	<u>(1,543.55)</u>	<u>150.00</u>