

HAMPTON MEWS
FINANCIAL REPORTS
July 31, 2014

Presented by: Sunstate Management Group

08/14/14

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance - Cash Basis

As of July 31, 2014

	Jul 31, 14
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 FSB - Operating - 6919	11,069.76
Due (to) / from Operating	(6,372.00)
1010 · Operating - Other	1,430.00
Total 1010 · Operating	6,127.76
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	66,552.90
Due (to) / from Reserve	6,372.00
Total 1020 · Reserve Accounts	72,924.90
Total Checking/Savings	79,052.66
Accounts Receivable	
1100 · Assessments Receivable	(150.00)
Total Accounts Receivable	(150.00)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	78,952.66
TOTAL ASSETS	78,952.66
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	33,766.09
3770 · Roof Replacement	33,453.54
3870 · Attic Termite Treatment	1,989.71
3890 · Capital Improvement Reserve	3,800.56
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	72,924.90
Total Long Term Liabilities	72,924.90
Total Liabilities	73,024.90
Equity	
32000 · Operating Fund	1,695.77
Net Income	4,231.99
Total Equity	5,927.76
TOTAL LIABILITIES & EQUITY	78,952.66

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Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense - Comparison Actual to Budget - Cash

July 2014

Ordinary Income/Expense	Jul 14	Budget	\$ Over Budget	Jan - Jul 14	YTD Budget	\$ Over Budget	Annual Budget
Income							
INCOME							
5010 · Maintenance Assessment	16,789.50	18,267.50	(1,478.00)	52,069.50	54,802.50	(2,733.00)	73,070.00
5030 · Sales and Lease Fees	0.00			350.00	150.00	200.00	150.00
5041 · Reserve Assessment	2,265.25	2,380.00	(114.75)	7,025.25	7,140.00	(114.75)	9,520.00
5050 · Interest Income - Operating	0.99			4.58			
5051 · Interest income - reserve	22.61			165.07			
Total INCOME	<u>19,078.35</u>	<u>20,647.50</u>	<u>(1,569.15)</u>	<u>59,614.40</u>	<u>62,092.50</u>	<u>(2,478.10)</u>	<u>82,740.00</u>
Total Income	<u>19,078.35</u>	<u>20,647.50</u>	<u>(1,569.15)</u>	<u>59,614.40</u>	<u>62,092.50</u>	<u>(2,478.10)</u>	<u>82,740.00</u>
Gross Profit	<u>19,078.35</u>	<u>20,647.50</u>	<u>(1,569.15)</u>	<u>59,614.40</u>	<u>62,092.50</u>	<u>(2,478.10)</u>	<u>82,740.00</u>
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,332.82	1,261.83	70.99	8,839.02	8,832.83	6.19	15,142.00
7820 · Accounting	0.00			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	2,436.00			7,308.00	7,308.00	0.00	9,744.00
7870 · Management Fee	425.00	425.00	0.00	2,975.00	2,975.00	0.00	5,100.00
7880 · Office Expense	71.29	79.99	(8.70)	518.35	647.86	(129.51)	975.00
7885 · Income Tax	0.00			0.00	50.00	(50.00)	50.00
7895 · Contingency	0.00	166.66	(166.66)	7.00	1,166.66	(1,159.66)	2,000.00
Total ADMINISTRATION	<u>4,265.11</u>	<u>1,933.48</u>	<u>2,331.63</u>	<u>19,708.62</u>	<u>21,941.60</u>	<u>(2,232.98)</u>	<u>34,151.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	110.00	200.00	(90.00)	1,545.05	1,400.00	145.05	2,400.00
7220 · Pest Control - Units	140.00	250.00	(110.00)	476.00	725.00	(249.00)	725.00
7222 · Pest Control Perimeter Granules	420.00			1,680.00	840.00	840.00	1,260.00
7225 · Termite Inspections	0.00			140.00	140.00	0.00	140.00
Total BUILDING MAINTENANCE	<u>670.00</u>	<u>450.00</u>	<u>220.00</u>	<u>3,841.05</u>	<u>3,105.00</u>	<u>736.05</u>	<u>4,525.00</u>
GROUNDS							
7110 · Grounds Contract	1,250.00	1,250.00	0.00	8,750.00	8,750.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	750.00	(750.00)	2,476.73	2,250.00	226.73	3,000.00
7130 · Mulch	0.00			4,000.00			
7140 · Tree Trimming	0.00			864.00			
7150 · Irrigation Repair	0.00			0.00	625.00	(625.00)	625.00
Total GROUNDS	<u>1,250.00</u>	<u>2,000.00</u>	<u>(750.00)</u>	<u>16,090.73</u>	<u>11,625.00</u>	<u>4,465.73</u>	<u>18,625.00</u>
UTILITIES							
7520 · Electric	41.81	44.25	(2.44)	279.30	309.75	(30.45)	531.00
7530 · Cable TV	1,185.66	1,269.84	(84.18)	8,242.64	8,888.84	(646.20)	15,238.00

For Association Use Only

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

	<u>Jul 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 14</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Total UTILITIES	1,227.47	1,314.09	(86.62)	8,521.94	9,198.59	(676.65)	15,769.00
Total Expense	7,412.58	5,697.57	1,715.01	48,162.34	45,870.19	2,292.15	73,070.00
Net Ordinary Income	11,665.77	14,949.93	(3,284.16)	11,452.06	16,222.31	(4,770.25)	9,670.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	22.61			165.07			
8000 · Transfer to Reserve Account	2,380.00	2,380.00	0.00	7,055.00	7,140.00	(85.00)	9,520.00
Total TRANSFER TO RESERVES	2,402.61	2,380.00	22.61	7,220.07	7,140.00	80.07	9,520.00
Total Other Expense	2,402.61	2,380.00	22.61	7,220.07	7,140.00	80.07	9,520.00
Net Other Income	(2,402.61)	(2,380.00)	(22.61)	(7,220.07)	(7,140.00)	(80.07)	(9,520.00)
Net Income	<u>9,263.16</u>	<u>12,569.93</u>	<u>(3,306.77)</u>	<u>4,231.99</u>	<u>9,082.31</u>	<u>(4,850.32)</u>	<u>150.00</u>