

**HAMPTON MEWS**  
**FINANCIAL REPORTS**  
**August 31, 2014**

**Presented by: Sunstate Management Group**

09/10/14

**Hampton Mews of St. Andrews East Association, Inc.**  
**Statement of Assets, Liabilities & Fund Balance - Cash Basis**  
**As of August 31, 2014**

	Aug 31, 14
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 FSB - Operating - 6919	8,171.41
Due (to) / from Operating	(6,372.00)
Total 1010 · Operating	1,799.41
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	66,569.86
Due (to) / from Reserve	6,372.00
Total 1020 · Reserve Accounts	72,941.86
Total Checking/Savings	74,741.27
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	74,641.27
<b>TOTAL ASSETS</b>	<b>74,641.27</b>
<b>LIABILITIES &amp; EQUITY</b>	
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	3,817.52
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	72,941.86
Total Long Term Liabilities	72,941.86
Total Liabilities	73,041.86
Equity	
32000 · Operating Fund	1,695.77
Net Income	(96.36)
Total Equity	1,599.41
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>74,641.27</b>

# Hampton Mews of St. Andrews East Association, Inc.

## Revenue & Expense - Comparison Actual to Budget - Cash

### August 2014

09/10/14

	Aug 14	Budget	\$ Over Budget	Jan - Aug 14	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>INCOME</b>							
5010 · Maintenance Assessment	0.00			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	0.00			7,025.25	7,140.00	(114.75)	9,520.00
5050 · Interest Income - Operating	0.71			5.29			
5051 · Interest income - reserve	16.96			182.03			
<b>Total INCOME</b>	<u>17.67</u>			<u>59,632.07</u>	<u>62,092.50</u>	<u>(2,460.43)</u>	<u>82,740.00</u>
<b>Total Income</b>	<u>17.67</u>			<u>59,632.07</u>	<u>62,092.50</u>	<u>(2,460.43)</u>	<u>82,740.00</u>
<b>Gross Profit</b>	<u>17.67</u>			<u>59,632.07</u>	<u>62,092.50</u>	<u>(2,460.43)</u>	<u>82,740.00</u>
<b>Expense</b>							
<b>ADMINISTRATION</b>							
7810 · Insurance - Commercial Package	1,332.82	1,261.83	70.99	10,171.84	10,094.66	77.18	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	0.00			7,308.00	7,308.00	0.00	9,744.00
7870 · Management Fee	425.00	425.00	0.00	3,400.00	3,400.00	0.00	5,100.00
7880 · Office Expense	40.00	61.03	(21.03)	558.35	708.89	(150.54)	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	1,333.33	(1,326.33)	2,000.00
<b>Total ADMINISTRATION</b>	<u>1,797.82</u>	<u>1,914.53</u>	<u>(116.71)</u>	<u>21,506.44</u>	<u>23,856.13</u>	<u>(2,349.69)</u>	<u>34,151.00</u>
<b>BUILDING MAINTENANCE</b>							
7210 · Repairs & Maintenance	0.00	200.00	(200.00)	1,545.05	1,600.00	(54.95)	2,400.00
7220 · Pest Control - Units	0.00			476.00	725.00	(249.00)	725.00
7222 · Pest Control Perimeter Granules	0.00			1,680.00	840.00	840.00	1,260.00
7225 · Termite Inspections	0.00			140.00	140.00	0.00	140.00
<b>Total BUILDING MAINTENANCE</b>	<u>0.00</u>	<u>200.00</u>	<u>(200.00)</u>	<u>3,841.05</u>	<u>3,305.00</u>	<u>536.05</u>	<u>4,525.00</u>
<b>GROUNDS</b>							
7110 · Grounds Contract	1,250.00	1,250.00	0.00	10,000.00	10,000.00	0.00	15,000.00
7115 · Landscape Replacement	0.00			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
<b>Total GROUNDS</b>	<u>1,250.00</u>	<u>1,250.00</u>	<u>0.00</u>	<u>17,340.73</u>	<u>12,875.00</u>	<u>4,465.73</u>	<u>18,625.00</u>
<b>UTILITIES</b>							
7520 · Electric	95.58	44.25	51.33	374.88	354.00	20.88	531.00
7530 · Cable TV	1,185.66	1,269.83	(84.17)	9,428.30	10,158.67	(730.37)	15,238.00

For Association Use Only

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

09/10/14

	<u>Aug 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 14</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Total UTILITIES</b>	1,281.24	1,314.08	(32.84)	9,803.18	10,512.67	(709.49)	15,769.00
<b>Total Expense</b>	4,329.06	4,678.61	(349.55)	52,491.40	50,548.80	1,942.60	73,070.00
<b>Net Ordinary Income</b>	(4,311.39)	(4,678.61)	367.22	7,140.67	11,543.70	(4,403.03)	9,670.00
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>TRANSFER TO RESERVES</b>							
8200 · Transfer of interest	16.96			182.03			
8000 · Transfer to Reserve Account	0.00			7,055.00	7,140.00	(85.00)	9,520.00
<b>Total TRANSFER TO RESERVES</b>	16.96			7,237.03	7,140.00	97.03	9,520.00
<b>Total Other Expense</b>	16.96			7,237.03	7,140.00	97.03	9,520.00
<b>Net Other Income</b>	(16.96)			(7,237.03)	(7,140.00)	(97.03)	(9,520.00)
<b>Net Income</b>	<u>(4,328.35)</u>	<u>(4,678.61)</u>	<u>350.26</u>	<u>(96.36)</u>	<u>4,403.70</u>	<u>(4,500.06)</u>	<u>150.00</u>