

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2015**

Presented by: Sunstate Association Management Group, Inc.

02/04/15

Hampton Mews of St. Andrews East Association, Inc.
Statement of Assets, Liabilities & Fund Balance - Cash Basis
As of January 31, 2015

	Jan 31, 15
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 FSB - Operating - 6919	7,055.38
Due (to) / from Operating	(2,380.00)
Total 1010 · Operating	4,675.38
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	75,409.80
Due (to) / from Reserve	2,380.00
Total 1020 · Reserve Accounts	77,789.80
Total Checking/Savings	82,465.18
Accounts Receivable	
1100 · Assessments Receivable	(45.00)
Total Accounts Receivable	(45.00)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	82,470.18
TOTAL ASSETS	82,470.18
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	36,336.09
3770 · Roof Replacement	35,573.54
3870 · Attic Termite Treatment	2,059.71
3890 · Capital Improvement Reserve	3,905.46
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	77,789.80
Total Long Term Liabilities	77,789.80
Total Liabilities	77,889.80
Equity	
32000 · Operating Fund	(7,125.69)
Net Income	11,706.07
Total Equity	4,580.38
TOTAL LIABILITIES & EQUITY	82,470.18

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense - Comparison Actual to Budget - Cash
January 2015

	Jan 15	Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense				
Income				
INCOME				
5010 · Maintenance Assessment	20,965.00	18,575.25	2,389.75	74,301.00
5030 · Sales and Lease Fees	0.00	0.00	0.00	150.00
5041 · Reserve Assessment	0.00	2,380.00	(2,380.00)	9,520.00
5050 · Interest Income - Operating	0.24	0.00	0.24	0.00
5051 · Interest income - reserve	19.22	0.00	19.22	0.00
Total INCOME	20,984.46	20,955.25	29.21	83,971.00
Total Income	20,984.46	20,955.25	29.21	83,971.00
Gross Profit	20,984.46	20,955.25	29.21	83,971.00
Expense				
ADMINISTRATION				
7810 · Insurance - Commercial Package	1,332.82	1,360.13	(27.31)	16,322.00
7820 · Accounting	0.00	0.00	0.00	150.00
7825 · Legal	125.00	0.00	125.00	0.00
7830 · Division Fees / Regulatory	0.00	0.00	0.00	61.00
7840 · Accounting - Income Tax	0.00	0.00	0.00	250.00
7845 · Master Dues - Plantation	2,436.00	2,436.00	0.00	9,744.00
7870 · Management Fee	425.00	425.00	0.00	5,100.00
7880 · Office Expense	64.60	62.50	2.10	750.00
7885 · Income Tax	0.00	0.00	0.00	100.00
7895 · Contingency	0.00	62.50	(62.50)	750.00
Total ADMINISTRATION	4,383.42	4,346.13	37.29	33,227.00
BUILDING MAINTENANCE				
7210 · Repairs & Maintenance	0.00	166.63	(166.63)	2,000.00
7220 · Pest Control - Units	0.00	0.00	0.00	775.00
7222 · Pest Control Perimeter Granules	0.00	0.00	0.00	1,260.00
7225 · Termite Inspections	0.00	0.00	0.00	140.00
Total BUILDING MAINTENANCE	0.00	166.63	(166.63)	4,175.00
GROUNDS				
7110 · Grounds Contract	1,250.00	1,250.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	208.37	(208.37)	2,500.00
7130 · Mulch	0.00	0.00	0.00	4,000.00
7140 · Tree Trimming	0.00	0.00	0.00	0.00
7150 · Irrigation Repair	0.00	50.00	(50.00)	600.00
Total GROUNDS	1,250.00	1,508.37	(258.37)	22,100.00
UTILITIES				

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense - Comparison Actual to Budget - Cash
January 2015

	Jan 15	Budget	\$ Over Budget	Annual Budget
7520 · Electric	60.24	52.37	7.87	628.00
7530 · Cable TV	1,185.51	1,180.37	5.14	14,164.00
Total UTILITIES	1,245.75	1,232.74	13.01	14,792.00
Total Expense	6,879.17	7,253.87	(374.70)	74,294.00
Net Ordinary Income	14,105.29	13,701.38	403.91	9,677.00
Other Income/Expense				
Other Expense				
TRANSFER TO RESERVES				
8200 · Transfer of interest	19.22	0.00	19.22	0.00
8000 · Transfer to Reserve Account	2,380.00	2,380.00	0.00	9,520.00
Total TRANSFER TO RESERVES	2,399.22	2,380.00	19.22	9,520.00
Total Other Expense	2,399.22	2,380.00	19.22	9,520.00
Net Other Income	(2,399.22)	(2,380.00)	(19.22)	(9,520.00)
Net Income	11,706.07	11,321.38	384.69	157.00