

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

Presented by: Sunstate Association Management Group, Inc.

04/07/15

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance - Cash Basis

As of March 31, 2015

	Mar 31, 15
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 FSB - Operating - 6919	4,726.61
Due (to) / from Operating	(2,380.00)
Total 1010 · Operating	2,346.61
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	75,446.37
Due (to) / from Reserve	2,380.00
Total 1020 · Reserve Accounts	77,826.37
Total Checking/Savings	80,172.98
Accounts Receivable	
1100 · Assessments Receivable	(9,045.00)
Total Accounts Receivable	(9,045.00)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	71,177.98
TOTAL ASSETS	71,177.98
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	3,942.03
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	77,826.37
Total Long Term Liabilities	77,826.37
Total Liabilities	77,926.37
Equity	
32000 · Operating Fund	(5,872.91)
Net Income	(875.48)
Total Equity	(6,748.39)
TOTAL LIABILITIES & EQUITY	71,177.98

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

04/07/15

	Mar 15	Budget	\$ Over Budget	Jan - Mar 15	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	35.00	0.00	35.00	21,000.00	18,575.25	2,424.75	74,301.00
5030 · Sales and Lease Fees	100.00	0.00	100.00	300.00	0.00	300.00	150.00
5041 · Reserve Assessment	0.00	0.00	0.00	0.00	2,380.00	(2,380.00)	9,520.00
5050 · Interest Income - Operating	0.14	0.00	0.14	0.60	0.00	0.60	0.00
5051 · Interest income - reserve	19.22	0.00	19.22	55.79	0.00	55.79	0.00
Total INCOME	154.36	0.00	154.36	21,356.39	20,955.25	401.14	83,971.00
Total Income	154.36	0.00	154.36	21,356.39	20,955.25	401.14	83,971.00
Gross Profit	154.36	0.00	154.36	21,356.39	20,955.25	401.14	83,971.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,332.82	1,360.17	(27.35)	3,998.46	4,080.47	(82.01)	16,322.00
7820 · Accounting	0.00	150.00	(150.00)	0.00	150.00	(150.00)	150.00
7825 · Legal	0.00	0.00	0.00	125.00	0.00	125.00	0.00
7830 · Division Fees / Regulatory	0.00	61.00	(61.00)	0.00	61.00	(61.00)	61.00
7840 · Accounting - Income Tax	200.00	250.00	(50.00)	200.00	250.00	(50.00)	250.00
7845 · Master Dues - Plantation	0.00	0.00	0.00	2,436.00	2,436.00	0.00	9,744.00
7870 · Management Fee	450.00	425.00	25.00	1,300.00	1,275.00	25.00	5,100.00
7880 · Office Expense	55.20	62.50	(7.30)	206.58	187.50	19.08	750.00
7885 · Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00
7895 · Contingency	0.00	62.50	(62.50)	0.00	187.50	(187.50)	750.00
Total ADMINISTRATION	2,038.02	2,371.17	(333.15)	8,266.04	8,627.47	(361.43)	33,227.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	700.00	166.67	533.33	2,200.00	499.97	1,700.03	2,000.00
7220 · Pest Control - Units	336.00	0.00	336.00	336.00	387.50	(51.50)	775.00
7222 · Pest Control Perimeter Granules	420.00	0.00	420.00	420.00	315.00	105.00	1,260.00
7225 · Termite Inspections	140.00	0.00	140.00	140.00	140.00	0.00	140.00
Total BUILDING MAINTENANCE	1,596.00	166.67	1,429.33	3,096.00	1,342.47	1,753.53	4,175.00
GROUNDS							
7110 · Grounds Contract	2,500.00	1,250.00	1,250.00	3,750.00	3,750.00	0.00	15,000.00
7115 · Landscape Replacement	914.00	208.33	705.67	914.00	625.03	288.97	2,500.00
7130 · Mulch	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
7140 · Tree Trimming	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7150 · Irrigation Repair	0.00	50.00	(50.00)	0.00	150.00	(150.00)	600.00
Total GROUNDS	3,414.00	1,508.33	1,905.67	4,664.00	4,525.03	138.97	22,100.00
UTILITIES							
7520 · Electric	23.68	52.33	(28.65)	95.29	157.03	(61.74)	628.00
7530 · Cable TV	1,244.62	1,180.33	64.29	3,674.75	3,541.03	133.72	14,164.00

For Association Use Only

04/07/15

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

	Mar 15	Budget	\$ Over Budget	Jan - Mar 15	YTD Budget	\$ Over Budget	Annual Budget
Total UTILITIES	1,268.30	1,232.66	35.64	3,770.04	3,698.06	71.98	14,792.00
Total Expense	8,316.32	5,278.83	3,037.49	19,796.08	18,193.03	1,603.05	74,294.00
Net Ordinary Income	(8,161.96)	(5,278.83)	(2,883.13)	1,560.31	2,762.22	(1,201.91)	9,677.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 - Transfer of interest	19.22	0.00	19.22	55.79	0.00	55.79	0.00
8000 - Transfer to Reserve Account	0.00	0.00	0.00	2,380.00	2,380.00	0.00	9,520.00
Total TRANSFER TO RESERVES	19.22	0.00	19.22	2,435.79	2,380.00	55.79	9,520.00
Total Other Expense	19.22	0.00	19.22	2,435.79	2,380.00	55.79	9,520.00
Net Other Income	(19.22)	0.00	(19.22)	(2,435.79)	(2,380.00)	(55.79)	(9,520.00)
Net Income	<u>(8,181.18)</u>	<u>(5,278.83)</u>	<u>(2,902.35)</u>	<u>(875.48)</u>	<u>382.22</u>	<u>(1,257.70)</u>	<u>157.00</u>