

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

Presented by: Sunstate Association Management Group, Inc.

06/05/15

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance - Cash Basis

As of May 31, 2015

	May 31, 15
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 FSB - Operating - 6919	3,526.10
Due (to) / from Operating	(4,760.00)
Total 1010 · Operating	(1,233.90)
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	73,292.28
Due (to) / from Reserve	4,760.00
Total 1020 · Reserve Accounts	78,052.28
Total Checking/Savings	76,818.38
Accounts Receivable	
1100 · Assessments Receivable	(10.00)
Total Accounts Receivable	(10.00)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	76,858.38
TOTAL ASSETS	76,858.38
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · *Accounts Payable	(436.14)
Total Accounts Payable	(436.14)
Other Current Liabilities	
3040 · Deposit - sale	100.00
Total Other Current Liabilities	100.00
Total Current Liabilities	(336.14)
Long Term Liabilities	
3500 · Reserve Fund	
3660 · Painting Stucco	37,621.09
3770 · Roof Replacement	34,442.19
3870 · Attic Termite Treatment	2,094.71
3890 · Capital Improvement Reserve	3,979.29
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	78,052.28
Total Long Term Liabilities	78,052.28
Total Liabilities	77,716.14
Equity	
32000 · Operating Fund	(5,872.91)
Net Income	5,015.15
Total Equity	(857.76)
TOTAL LIABILITIES & EQUITY	76,858.38

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

	May 15	Budget	\$ Over Budget	Jan - May 15	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	750.00	0.00	750.00	42,000.00	37,150.50	4,849.50	74,301.00
5030 · Sales and Lease Fees	200.00	150.00	50.00	500.00	150.00	350.00	150.00
5041 · Reserve Assessment	0.00	0.00	0.00	0.00	4,760.00	(4,760.00)	9,520.00
5050 · Interest Income - Operating	0.44	0.00	0.44	1.51	0.00	1.51	0.00
5051 · Interest income - reserve	18.67	0.00	18.67	93.05	0.00	93.05	0.00
Total INCOME	969.11	150.00	819.11	42,594.56	42,060.50	534.06	83,971.00
Total Income	969.11	150.00	819.11	42,594.56	42,060.50	534.06	83,971.00
Gross Profit	969.11	150.00	819.11	42,594.56	42,060.50	534.06	83,971.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,272.81	1,360.17	(87.36)	6,604.09	6,800.81	(196.72)	16,322.00
7820 · Accounting	0.00	0.00	0.00	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	123.20	0.00	123.20	184.45	61.00	123.45	61.00
7840 · Accounting - Income Tax	0.00	0.00	0.00	200.00	250.00	(50.00)	250.00
7845 · Master Dues - Plantation	0.00	0.00	0.00	4,872.00	4,872.00	0.00	9,744.00
7870 · Management Fee	425.00	425.00	0.00	2,150.00	2,125.00	25.00	5,100.00
7880 · Office Expense	73.99	62.50	11.49	382.34	312.50	69.84	750.00
7885 · Income Tax	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00
7895 · Contingency	0.00	62.50	(62.50)	0.00	312.50	(312.50)	750.00
Total ADMINISTRATION	1,895.00	1,910.17	(15.17)	14,517.88	14,983.81	(465.93)	33,227.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	170.00	166.67	3.33	3,684.97	833.31	2,851.66	2,000.00
7220 · Pest Control - Units	0.00	0.00	0.00	336.00	387.50	(51.50)	775.00
7222 · Pest Control Perimeter Granules	0.00	0.00	0.00	420.00	315.00	105.00	1,260.00
7225 · Termite Inspections	0.00	0.00	0.00	140.00	140.00	0.00	140.00
Total BUILDING MAINTENANCE	170.00	166.67	3.33	4,580.97	1,675.81	2,905.16	4,175.00
GROUNDS							
7110 · Grounds Contract	2,500.00	1,250.00	1,250.00	6,250.00	6,250.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	208.33	(208.33)	1,048.82	1,041.69	7.13	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	250.00	(250.00)	600.00
Total GROUNDS	2,500.00	1,508.33	991.67	7,298.82	7,541.69	(242.87)	22,100.00
UTILITIES							
7520 · Electric	48.95	52.33	(3.38)	164.70	261.69	(96.99)	628.00
7530 · Cable TV	1,244.62	1,180.33	64.29	6,163.99	5,901.69	262.30	14,164.00

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06/05/15

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

	<u>May 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 15</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Total UTILITIES	1,293.57	1,232.66	60.91	6,328.69	6,163.38	165.31	14,792.00
Total Expense	5,858.57	4,817.83	1,040.74	32,726.36	30,364.69	2,361.67	74,294.00
Net Ordinary Income	(4,889.46)	(4,667.83)	(221.63)	9,868.20	11,695.81	(1,827.61)	9,677.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	18.67	0.00	18.67	93.05	0.00	93.05	0.00
8000 · Transfer to Reserve Account	0.00	0.00	0.00	4,760.00	4,760.00	0.00	9,520.00
Total TRANSFER TO RESERVES	18.67	0.00	18.67	4,853.05	4,760.00	93.05	9,520.00
Total Other Expense	18.67	0.00	18.67	4,853.05	4,760.00	93.05	9,520.00
Net Other Income	(18.67)	0.00	(18.67)	(4,853.05)	(4,760.00)	(93.05)	(9,520.00)
Net Income	<u>(4,908.13)</u>	<u>(4,667.83)</u>	<u>(240.30)</u>	<u>5,015.15</u>	<u>6,935.81</u>	<u>(1,920.66)</u>	<u>157.00</u>

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