

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC.
FINANCIAL REPORTS
June 30, 2016**

Presented by: Sunstate Association Management Group, Inc.

07/07/16

Hampton Mews of St. Andrews East Association, Inc.
Statement of Assets, Liabilities & Fund Balance - Cash Basis
As of June 30, 2016

	Jun 30, 16
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 FSB - Operating - 6919	15,050.20
Due (to) / from Operating	(4,760.00)
Total 1010 · Operating	10,290.20
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	67,793.57
Due (to) / from Reserve	4,760.00
Total 1020 · Reserve Accounts	72,553.57
Total Checking/Savings	82,843.77
Accounts Receivable	
1100 · Assessments Receivable	(18,985.00)
Total Accounts Receivable	(18,985.00)
Other Current Assets	
1200 · Assessment Payment Received	2,475.00
1210 · Utility Deposits	50.00
Total Other Current Assets	2,525.00
Total Current Assets	66,383.77
TOTAL ASSETS	66,383.77
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	42,761.09
3770 · Roof Replacement	29,538.19
3870 · Attic Termite Treatment	234.71
3890 · Capital Improvement Reserve	104.58
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	72,553.57
Total Long Term Liabilities	72,553.57
Total Liabilities	72,653.57
Equity	
32000 · Operating Fund	(2,867.74)
Net Income	(3,402.06)
Total Equity	(6,269.80)
TOTAL LIABILITIES & EQUITY	66,383.77

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

June 2016

07/07/16

	Jun 16	Budget	\$ Over Budget	Jan - Jun 16	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment							
5011 · Maintenance to Reserves	0.00	0.00	0.00	0.00	4,760.00	(4,760.00)	9,520.00
5010 · Maintenance Assessment - Other	825.00	0.00	825.00	46,200.00	41,447.00	4,753.00	82,894.00
Total 5010 · Maintenance Assessment	825.00	0.00	825.00	46,200.00	46,207.00	(7.00)	92,414.00
5030 · Sales and Lease Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5050 · Interest Income - Operating	0.15	0.00	0.15	3.25	0.00	3.25	0.00
5051 · Interest income - reserve	13.90	0.00	13.90	87.73	0.00	87.73	0.00
Total INCOME	839.05	0.00	839.05	46,290.98	46,207.00	83.98	92,414.00
Total Income	839.05	0.00	839.05	46,290.98	46,207.00	83.98	92,414.00
Gross Profit	839.05	0.00	839.05	46,290.98	46,207.00	83.98	92,414.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,335.14	1,287.83	47.31	7,697.94	7,727.02	(29.08)	15,454.00
7820 · Accounting	0.00	0.00	0.00	0.00	150.00	(150.00)	150.00
7825 · Legal	0.00	72.91	(72.91)	125.00	437.54	(312.54)	875.00
7830 · Division Fees / Regulatory	0.00	0.00	0.00	61.25	184.00	(122.75)	184.00
7840 · Accounting - Income Tax	150.00	0.00	150.00	150.00	200.00	(50.00)	200.00
7845 · Master Dues - Plantation	0.00	0.00	0.00	4,872.00	4,872.00	0.00	9,744.00
7870 · Management Fee	450.00	450.00	0.00	2,700.00	2,700.00	0.00	5,400.00
7880 · Office Expense	41.26	62.50	(21.24)	389.22	375.00	14.22	750.00
7895 · Contingency	0.00	291.67	(291.67)	475.00	1,749.98	(1,274.98)	3,500.00
Total ADMINISTRATION	1,976.40	2,164.91	(188.51)	16,470.41	18,395.54	(1,925.13)	36,257.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	395.83	(395.83)	3,595.00	2,375.02	1,219.98	4,750.00
7220 · Pest Control - Units	0.00	64.58	(64.58)	359.52	387.52	(28.00)	775.00
7222 · Pest Control Perimeter Granules	0.00	105.00	(105.00)	449.40	630.00	(180.60)	1,260.00
7225 · Termite Inspections	0.00	0.00	0.00	2,149.80	140.00	2,009.80	140.00
Total BUILDING MAINTENANCE	0.00	565.41	(565.41)	6,553.72	3,532.54	3,021.18	6,925.00
GROUNDS							
7160 · Backflow Inspection	0.00	0.00	0.00	0.00	700.00	(700.00)	700.00
7110 · Grounds Contract	0.00	1,250.00	(1,250.00)	6,250.00	7,500.00	(1,250.00)	15,000.00
7115 · Landscape Replacement	0.00	250.00	(250.00)	3,694.92	1,500.00	2,194.92	3,000.00
7130 · Mulch	0.00	0.00	0.00	3,985.00	4,000.00	(15.00)	4,000.00
7140 · Tree Trimming	(215.00)	83.34	(298.34)	0.00	499.96	(499.96)	1,000.00
7150 · Irrigation Repair	0.00	50.00	(50.00)	0.00	300.00	(300.00)	600.00
Total GROUNDS	(215.00)	1,633.34	(1,848.34)	13,929.92	14,499.96	(570.04)	24,300.00
UTILITIES							
7520 · Electric	60.33	45.00	15.33	230.09	270.00	(39.91)	540.00
7530 · Cable TV	1,287.08	1,239.33	47.75	7,661.17	7,436.02	225.15	14,872.00
Total UTILITIES	1,347.41	1,284.33	63.08	7,891.26	7,706.02	185.24	15,412.00
Total Expense	3,108.81	5,647.99	(2,539.18)	44,845.31	44,134.06	711.25	82,894.00
Net Ordinary Income	(2,269.76)	(5,647.99)	3,378.23	1,445.67	2,072.94	(627.27)	9,520.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	13.90	0.00	13.90	87.73	0.00	87.73	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	13.90	0.00	13.90	4,847.73	4,760.00	87.73	9,520.00
Total Other Expense	13.90	0.00	13.90	4,847.73	4,760.00	87.73	9,520.00
Net Other Income	(13.90)	0.00	(13.90)	(4,847.73)	(4,760.00)	(87.73)	(9,520.00)
Net Income	(2,283.66)	(5,647.99)	3,364.33	(3,402.06)	(2,687.06)	(715.00)	0.00