

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

Presented by: Sunstate Association Management Group, Inc.

08/05/15

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

	Jul 31, 15
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 FSB - Operating - 6919	12,900.06
Due (to) / from Operating	(7,140.00)
Total 1010 · Operating	5,760.06
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	70,457.85
Due (to) / from Reserve	7,140.00
Total 1020 · Reserve Accounts	77,597.85
Total Checking/Savings	83,357.91
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	83,397.91
TOTAL ASSETS	83,397.91
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	38,906.09
3770 · Roof Replacement	35,502.19
3870 · Attic Termite Treatment	2,129.71
3890 · Capital Improvement Reserve	1,144.86
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	77,597.85
Total Long Term Liabilities	77,597.85
Total Liabilities	77,697.85
Equity	
32000 · Operating Fund	(5,872.91)
Net Income	11,572.97
Total Equity	5,700.06
TOTAL LIABILITIES & EQUITY	83,397.91

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

08/05/15

	Jul 15	Budget	\$ Over Budget	Jan - Jul 15	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	18,750.00	18,575.25	174.75	60,750.00	55,725.75	5,024.25	74,301.00
5030 · Sales and Lease Fees	100.00	0.00	100.00	700.00	150.00	550.00	150.00
5041 · Reserve Assessment	0.00	2,380.00	(2,380.00)	0.00	7,140.00	(7,140.00)	9,520.00
5050 · Interest Income - Operating	1.14	0.00	1.14	2.98	0.00	2.98	0.00
5051 · Interest income - reserve	14.96	0.00	14.96	122.62	0.00	122.62	0.00
Total INCOME	18,866.10	20,955.25	(2,089.15)	61,575.60	63,015.75	(1,440.15)	83,971.00
Total Income	18,866.10	20,955.25	(2,089.15)	61,575.60	63,015.75	(1,440.15)	83,971.00
Gross Profit	18,866.10	20,955.25	(2,089.15)	61,575.60	63,015.75	(1,440.15)	83,971.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,272.81	1,360.17	(87.36)	9,149.71	9,521.15	(371.44)	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	0.00	0.00	0.00	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	2,436.00	2,436.00	0.00	7,308.00	7,308.00	0.00	9,744.00
7870 · Management Fee	425.00	425.00	0.00	3,000.00	2,975.00	25.00	5,100.00
7880 · Office Expense	57.11	62.50	(5.39)	475.59	437.50	38.09	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	437.50	(437.50)	750.00
Total ADMINISTRATION	4,190.92	4,346.17	(155.25)	20,442.75	21,240.15	(797.40)	33,227.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	166.67	(166.67)	3,974.97	1,166.65	2,808.32	2,000.00
7220 · Pest Control - Units	0.00	0.00	0.00	336.00	581.25	(245.25)	775.00
7222 · Pest Control Perimeter Granules	420.00	0.00	420.00	840.00	630.00	210.00	1,260.00
7225 · Termite Inspections	0.00	0.00	0.00	140.00	140.00	0.00	140.00
Total BUILDING MAINTENANCE	420.00	166.67	253.33	5,290.97	2,517.90	2,773.07	4,175.00
GROUNDS							
7110 · Grounds Contract	1,250.00	1,250.00	0.00	7,500.00	8,750.00	(1,250.00)	15,000.00
7115 · Landscape Replacement	0.00	208.33	(208.33)	134.82	1,458.35	(1,323.53)	2,500.00
7130 · Mulch	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
7140 · Tree Trimming	440.00	0.00	440.00	440.00	0.00	440.00	0.00
7150 · Irrigation Repair	0.00	50.00	(50.00)	0.00	350.00	(350.00)	600.00
Total GROUNDS	1,690.00	1,508.33	181.67	8,074.82	10,558.35	(2,483.53)	22,100.00
UTILITIES							
7520 · Electric	52.77	52.33	0.44	278.24	366.35	(88.11)	628.00
7530 · Cable TV	1,244.62	1,180.33	64.29	8,653.23	8,262.35	390.88	14,164.00

For Association Use Only

08/05/15

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

	<u>Jul 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 15</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Total UTILITIES	1,297.39	1,232.66	64.73	8,931.47	8,628.70	302.77	14,792.00
Total Expense	7,598.31	7,253.83	344.48	42,740.01	42,945.10	(205.09)	74,294.00
Net Ordinary Income	11,267.79	13,701.42	(2,433.63)	18,835.59	20,070.65	(1,235.06)	9,677.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	14.96	0.00	14.96	122.62	0.00	122.62	0.00
8000 · Transfer to Reserve Account	2,380.00	2,380.00	0.00	7,140.00	7,140.00	0.00	9,520.00
Total TRANSFER TO RESERVES	2,394.96	2,380.00	14.96	7,262.62	7,140.00	122.62	9,520.00
Total Other Expense	2,394.96	2,380.00	14.96	7,262.62	7,140.00	122.62	9,520.00
Net Other Income	(2,394.96)	(2,380.00)	(14.96)	(7,262.62)	(7,140.00)	(122.62)	(9,520.00)
Net Income	<u>8,872.83</u>	<u>11,321.42</u>	<u>(2,448.59)</u>	<u>11,572.97</u>	<u>12,930.65</u>	<u>(1,357.68)</u>	<u>157.00</u>