

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC.
FINANCIAL REPORTS
July 31, 2016**

Presented by: Sunstate Association Management Group, Inc.

08/01/16

Hampton Mews of St. Andrews East Association, Inc.
Statement of Assets, Liabilities & Fund Balance - Cash Basis
As of July 31, 2016

	Jul 31, 16
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · SG Operating - 6919	13,298.70
Due (to) / from Operating	(7,140.00)
Total 1010 · Operating	6,158.70
1020 · Reserve Accounts	
1022 · SG Reserves - 6927	67,807.97
Due (to) / from Reserve	7,140.00
Total 1020 · Reserve Accounts	74,947.97
Total Checking/Savings	81,106.67
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	81,146.67
TOTAL ASSETS	81,146.67
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	44,046.09
3770 · Roof Replacement	30,598.19
3870 · Attic Termite Treatment	269.71
3890 · Capital Improvement Reserve	118.98
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	74,947.97
Total Long Term Liabilities	74,947.97
Total Liabilities	75,047.97
Equity	
32000 · Operating Fund	(2,867.74)
Net Income	8,966.44
Total Equity	6,098.70
TOTAL LIABILITIES & EQUITY	81,146.67

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense - Comparison Actual to Budget - Cash
July 2016

	Jul 16	Budget	\$ Over Budget	Jan - Jul 16	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 - Maintenance Assessment							
5011 - Maintenance to Reserves	0.00	2,380.00	(2,380.00)	0.00	7,140.00	(7,140.00)	9,520.00
5010 - Maintenance Assessment - Other	23,100.00	20,723.50	2,376.50	69,300.00	62,170.50	7,129.50	82,894.00
Total 5010 - Maintenance Assessment	23,100.00	23,103.50	(3.50)	69,300.00	69,310.50	(10.50)	92,414.00
5030 - Sales and Lease Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
5050 - Interest Income - Operating	1.09	0.00	1.09	4.34	0.00	4.34	0.00
5051 - Interest income - reserve	14.40	0.00	14.40	102.13	0.00	102.13	0.00
Total INCOME	23,215.49	23,103.50	111.99	69,506.47	69,310.50	195.97	92,414.00
Total Income	23,215.49	23,103.50	111.99	69,506.47	69,310.50	195.97	92,414.00
Gross Profit	23,215.49	23,103.50	111.99	69,506.47	69,310.50	195.97	92,414.00
Expense							
ADMINISTRATION							
7810 - Insurance - Commercial Package	1,271.56	1,287.83	(16.27)	8,969.50	9,014.85	(45.35)	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	510.45	(385.45)	875.00
7830 - Division Fees / Regulatory	0.00	0.00	0.00	61.25	184.00	(122.75)	184.00
7840 - Accounting - Income Tax	0.00	0.00	0.00	150.00	200.00	(50.00)	200.00
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	450.00	450.00	0.00	3,150.00	3,150.00	0.00	5,400.00
7880 - Office Expense	58.55	62.50	(3.95)	447.77	437.50	10.27	750.00
7895 - Contingency	0.00	291.67	(291.67)	475.00	2,041.65	(1,566.65)	3,500.00
Total ADMINISTRATION	4,216.11	4,600.91	(384.80)	20,686.52	22,996.45	(2,309.93)	36,257.00
BUILDING MAINTENANCE							
7210 - Repairs & Maintenance	0.00	395.83	(395.83)	3,595.00	2,770.85	824.15	4,750.00
7220 - Pest Control - Units	0.00	64.58	(64.58)	359.52	452.10	(92.58)	775.00
7222 - Pest Control Perimeter Granules	449.40	105.00	344.40	898.80	735.00	163.80	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	449.40	565.41	(116.01)	7,003.12	4,097.95	2,905.17	6,925.00
GROUNDS							
7160 - Backflow Inspection	0.00	0.00	0.00	0.00	700.00	(700.00)	700.00
7110 - Grounds Contract	2,500.00	1,250.00	1,250.00	8,750.00	8,750.00	0.00	15,000.00
7115 - Landscape Replacement	0.00	250.00	(250.00)	3,694.92	1,750.00	1,944.92	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	0.00	83.34	(83.34)	0.00	583.30	(583.30)	1,000.00
7150 - Irrigation Repair	0.00	50.00	(50.00)	0.00	350.00	(350.00)	600.00
Total GROUNDS	2,500.00	1,633.34	866.66	16,429.92	16,133.30	296.62	24,300.00
UTILITIES							
7520 - Electric	25.07	45.00	(19.93)	230.09	315.00	(84.91)	540.00
7530 - Cable TV	1,287.08	1,239.33	47.75	8,948.25	8,675.35	272.90	14,872.00
Total UTILITIES	1,312.15	1,284.33	27.82	9,178.34	8,990.35	187.99	15,412.00
Total Expense	8,477.66	8,083.99	393.67	53,297.90	52,218.05	1,079.85	82,894.00
Net Ordinary Income	14,737.83	15,019.51	(281.68)	16,208.57	17,092.45	(883.88)	9,520.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 - Transfer of interest	14.40	0.00	14.40	102.13	0.00	102.13	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	2,394.40	2,380.00	14.40	7,242.13	7,140.00	102.13	9,520.00
Total Other Expense	2,394.40	2,380.00	14.40	7,242.13	7,140.00	102.13	9,520.00
Net Other Income	(2,394.40)	(2,380.00)	(14.40)	(7,242.13)	(7,140.00)	(102.13)	(9,520.00)
Net Income	12,343.43	12,639.51	(296.08)	8,966.44	9,952.45	(986.01)	0.00