

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

Presented by: Sunstate Association Management Group, Inc.

09/04/15

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance - Cash Basis

As of August 31, 2015

	Aug 31, 15
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 FSB - Operating - 6919	9,176.88
Due (to) / from Operating	(7,140.00)
Total 1010 · Operating	2,036.88
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	70,472.81
Due (to) / from Reserve	7,140.00
Total 1020 · Reserve Accounts	77,612.81
Total Checking/Savings	79,649.69
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	79,689.69
TOTAL ASSETS	79,689.69
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	1,159.82
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	77,612.81
Total Long Term Liabilities	77,612.81
Total Liabilities	77,712.81
Equity	
32000 · Operating Fund	(5,872.91)
Net Income	7,849.79
Total Equity	1,976.88
TOTAL LIABILITIES & EQUITY	79,689.69

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense - Comparison Actual to Budget - Cash

August 2015

09/04/15

	Aug 15	Budget	\$ Over Budget	Jan - Aug 15	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	750.00	0.00	750.00	61,500.00	55,725.75	5,774.25	74,301.00
5030 · Sales and Lease Fees	200.00	0.00	200.00	900.00	150.00	750.00	150.00
5041 · Reserve Assessment	0.00	0.00	0.00	0.00	7,140.00	(7,140.00)	9,520.00
5050 · Interest Income - Operating	1.06	0.00	1.06	4.04	0.00	4.04	0.00
5051 · Interest income - reserve	14.96	0.00	14.96	137.58	0.00	137.58	0.00
Total INCOME	966.02	0.00	966.02	62,541.62	63,015.75	(474.13)	83,971.00
Total Income	966.02	0.00	966.02	62,541.62	63,015.75	(474.13)	83,971.00
Gross Profit	966.02	0.00	966.02	62,541.62	63,015.75	(474.13)	83,971.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,272.81	1,360.17	(87.36)	10,422.52	10,881.32	(458.80)	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	0.00	0.00	0.00	7,308.00	7,308.00	0.00	9,744.00
7870 · Management Fee	425.00	425.00	0.00	3,425.00	3,400.00	25.00	5,100.00
7880 · Office Expense	39.83	62.50	(22.67)	515.42	500.00	15.42	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	500.00	(500.00)	750.00
Total ADMINISTRATION	1,737.64	1,910.17	(172.53)	22,180.39	23,150.32	(969.93)	33,227.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	399.00	166.67	232.33	4,373.97	1,333.32	3,040.65	2,000.00
7220 · Pest Control - Units	0.00	193.75	(193.75)	336.00	775.00	(439.00)	775.00
7222 · Pest Control Perimeter Granules	0.00	0.00	0.00	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	399.00	360.42	38.58	5,689.97	2,878.32	2,811.65	4,175.00
GROUND							
7110 · Grounds Contract	1,250.00	1,250.00	0.00	8,750.00	10,000.00	(1,250.00)	15,000.00
7115 · Landscape Replacement	0.00	208.33	(208.33)	134.82	1,666.68	(1,531.86)	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	440.00	0.00	440.00	0.00
7150 · Irrigation Repair	0.00	50.00	(50.00)	0.00	400.00	(400.00)	600.00
Total GROUND	1,250.00	1,508.33	(258.33)	9,324.82	12,066.68	(2,741.86)	22,100.00
UTILITIES							
7520 · Electric	61.58	52.33	9.25	339.82	418.68	(78.86)	628.00
7530 · Cable TV	1,226.02	1,180.33	45.69	9,879.25	9,442.68	436.57	14,164.00

For Association Use Only

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

09/04/15

	Aug 15	Budget	\$ Over Budget	Jan - Aug 15	YTD Budget	\$ Over Budget	Annual Budget
Total UTILITIES	1,287.60	1,232.66	54.94	10,219.07	9,861.36	357.71	14,792.00
Total Expense	4,674.24	5,011.58	(337.34)	47,414.25	47,956.68	(542.43)	74,294.00
Net Ordinary Income	(3,708.22)	(5,011.58)	1,303.36	15,127.37	15,059.07	68.30	9,677.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 - Transfer of interest	14.96	0.00	14.96	137.58	0.00	137.58	0.00
8000 - Transfer to Reserve Account	0.00	0.00	0.00	7,140.00	7,140.00	0.00	9,520.00
Total TRANSFER TO RESERVES	14.96	0.00	14.96	7,277.58	7,140.00	137.58	9,520.00
Total Other Expense	14.96	0.00	14.96	7,277.58	7,140.00	137.58	9,520.00
Net Other Income	(14.96)	0.00	(14.96)	(7,277.58)	(7,140.00)	(137.58)	(9,520.00)
Net Income	<u>(3,723.18)</u>	<u>(5,011.58)</u>	<u>1,288.40</u>	<u>7,849.79</u>	<u>7,919.07</u>	<u>(69.28)</u>	<u>157.00</u>