

**HAMPTON MEWS**  
**FINANCIAL REPORTS**  
**January 31, 2014**

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**Presented by: Sunstate Management Group**

**Hampton Mews of St. Andrews East Association, Inc.**  
**Assets, Liabilities & Fund Balance - Cash Basis**  
**As of January 31, 2014**

Feb 18, 2014

	Jan 31, 14
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
<b>CURRENT ASSETS</b>	
1010 · Operating	
1016 FSB - Operating - 6919	12,085.74
Total 1010 · Operating	12,085.74
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	71,531.61
Total 1020 · Reserve Accounts	71,531.61
<b>CURRENT ASSETS - Other</b>	(2,359.76)
<b>Total CURRENT ASSETS</b>	81,257.59
Total Checking/Savings	81,257.59
Accounts Receivable	
1100 · Assessments Receivable	(715.00)
Total Accounts Receivable	(715.00)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
<b>Total Current Assets</b>	80,592.59
<b>TOTAL ASSETS</b>	80,592.59
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
3500 · Reserve Fund	
3660 · Painting Stucco	31,196.09
3770 · Roof Replacement	34,756.54
3870 · Attic Termite Treatment	1,919.71
3890 · Capital Improvement Reserve	3,659.27
Total 3500 · Reserve Fund	71,531.61
Total Long Term Liabilities	71,531.61
Total Liabilities	71,531.61
Equity	
32000 · Operating Fund	(663.99)
Net Income	9,724.97
Total Equity	9,060.98
<b>TOTAL LIABILITIES &amp; EQUITY</b>	80,592.59

# Hampton Mews of St. Andrews East Association, Inc.

## Revenue & Expense Budget Performance - Cash Basis

### January 2014

	Jan 14	YTD Budget	\$ YTD Variance	Annual Budget
Ordinary Income/Expense				
Income				
<b>INCOME</b>				
5010 · Maintenance Assessment	16,380.00	18,267.50	(1,887.50)	73,070.00
5030 · Sales and Lease Fees	100.00			150.00
5041 · Reserve Assessment	2,210.00	2,380.00	(170.00)	9,520.00
5050 · Interest Income - Operating	1.27			
5051 · Interest income - reserve	23.78			
<b>Total INCOME</b>	<b>18,715.05</b>	<b>20,647.50</b>	<b>(1,932.45)</b>	<b>82,740.00</b>
<b>Total Income</b>	<b>18,715.05</b>	<b>20,647.50</b>	<b>(1,932.45)</b>	<b>82,740.00</b>
<b>Gross Profit</b>	<b>18,715.05</b>	<b>20,647.50</b>	<b>(1,932.45)</b>	<b>82,740.00</b>
Expense				
<b>ADMINISTRATION</b>				
7810 · Insurance - Commercial Package	1,210.14	1,261.83	(51.69)	15,142.00
7820 · Accounting	0.00			150.00
7825 · Legal	0.00			500.00
7830 · Division Fees / Regulatory	0.00			240.00
7840 · Accounting - Income Tax	0.00			250.00
7845 · Master Dues - Plantation	2,436.00	2,436.00	0.00	9,744.00
7870 · Management Fee	425.00	425.00	0.00	5,100.00
7880 · Office Expense	91.51	109.20	(17.69)	975.00
7885 · Income Tax	0.00			50.00
7895 · Contingency	0.00	166.66	(166.66)	2,000.00
<b>Total ADMINISTRATION</b>	<b>4,162.65</b>	<b>4,398.69</b>	<b>(236.04)</b>	<b>34,151.00</b>
<b>BUILDING MAINTENANCE</b>				
7210 · Repairs & Maintenance	0.00	200.00	(200.00)	2,400.00
7220 · Pest Control - Units	0.00			725.00
7222 · Pest Control Perimeter Granules	0.00			1,260.00
7225 · Termite Inspections	0.00			140.00
<b>Total BUILDING MAINTENANCE</b>	<b>0.00</b>	<b>200.00</b>	<b>(200.00)</b>	<b>4,525.00</b>
<b>GROUNDS</b>				
7110 · Grounds Contract	1,250.00	1,250.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	750.00	(750.00)	3,000.00
7150 · Irrigation Repair	0.00			625.00
<b>Total GROUNDS</b>	<b>1,250.00</b>	<b>2,000.00</b>	<b>(750.00)</b>	<b>18,625.00</b>
<b>UTILITIES</b>				
7520 · Electric	44.67	44.25	0.42	531.00
7530 · Cable TV	1,128.98	1,269.84	(140.86)	15,238.00

02/18/14

# Hampton Mews of St. Andrews East Association, Inc.

## Revenue & Expense Budget Performance - Cash Basis

January 2014

	Jan 14	YTD Budget	\$ YTD Variance	Annual Budget
Total UTILITIES	1,173.65	1,314.09	(140.44)	15,769.00
Total Expense	6,586.30	7,912.78	(1,326.48)	73,070.00
Net Ordinary Income	12,128.75	12,734.72	(605.97)	9,670.00
Other Income/Expense				
Other Expense				
TRANSFER TO RESERVES				
8200 · Transfer of interest	23.78			
8000 · Transfer to Reserve Account	2,380.00	2,380.00	0.00	9,520.00
Total TRANSFER TO RESERVES	2,403.78	2,380.00	23.78	9,520.00
Total Other Expense	2,403.78	2,380.00	23.78	9,520.00
Net Other Income	(2,403.78)	(2,380.00)	(23.78)	(9,520.00)
Net Income	9,724.97	10,354.72	(629.75)	150.00