

HAMPTON MEWS
FINANCIAL REPORTS
February 28, 2013

Presented by: Sunstate Management Group

Hampton Mews of St. Andrews East Association, Inc.
Assets, Liabilities & Fund Balance - Cash Basis
As of February 28, 2014

Mar 21, 2014

	Feb 28, 14
ASSETS	
Current Assets	
Checking/Savings	
CURRENT ASSETS	
1010 · Operating	
1016 FSB - Operating - 6919	4,420.16
Total 1010 · Operating	4,420.16
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	71,553.56
Total 1020 · Reserve Accounts	71,553.56
CURRENT ASSETS - Other	(2,359.76)
Total CURRENT ASSETS	73,613.96
Total Checking/Savings	73,613.96
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
Total Current Assets	72,948.96
TOTAL ASSETS	72,948.96
LIABILITIES & EQUITY	
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	3,681.22
Total 3500 · Reserve Fund	71,553.56
Total Long Term Liabilities	71,553.56
Total Liabilities	71,553.56
Equity	
32000 · Operating Fund	(663.99)
Net Income	2,059.39
Total Equity	1,395.40
TOTAL LIABILITIES & EQUITY	72,948.96

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense Budget Performance - Cash Basis
February 2014

	Feb 14	Jan - Feb 14	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense					
Income					
INCOME					
5010 · Maintenance Assessment	1,260.00	17,640.00	18,267.50	(627.50)	73,070.00
5030 · Sales and Lease Fees	0.00	100.00			150.00
5041 · Reserve Assessment	170.00	2,380.00	2,380.00	0.00	9,520.00
5050 · Interest Income - Operating	1.26	2.53			
5051 · Interest income - reserve	21.95	45.73			
Total INCOME	1,453.21	20,168.26	20,647.50	(479.24)	82,740.00
Total Income	1,453.21	20,168.26	20,647.50	(479.24)	82,740.00
Gross Profit	1,453.21	20,168.26	20,647.50	(479.24)	82,740.00
Expense					
ADMINISTRATION					
7810 · Insurance - Commercial Package	1,210.14	2,420.28	2,523.67	(103.39)	15,142.00
7820 · Accounting	0.00	0.00			150.00
7825 · Legal	0.00	0.00			500.00
7830 · Division Fees / Regulatory	0.00	0.00	61.25	(61.25)	240.00
7840 · Accounting - Income Tax	0.00	0.00	250.00	(250.00)	250.00
7845 · Master Dues - Plantation	0.00	2,436.00	2,436.00	0.00	9,744.00
7870 · Management Fee	425.00	850.00	850.00	0.00	5,100.00
7880 · Office Expense	82.71	174.22	210.74	(36.52)	975.00
7885 · Income Tax	0.00	0.00			50.00
7895 · Contingency	0.00	0.00	333.33	(333.33)	2,000.00
Total ADMINISTRATION	1,717.85	5,880.50	6,664.99	(784.49)	34,151.00
BUILDING MAINTENANCE					
7210 · Repairs & Maintenance	0.00	0.00	400.00	(400.00)	2,400.00
7220 · Pest Control - Units	336.00	336.00	336.00	0.00	725.00
7222 · Pest Control Perimeter Granules	420.00	420.00	420.00	0.00	1,260.00
7225 · Termite Inspections	140.00	140.00	140.00	0.00	140.00
Total BUILDING MAINTENANCE	896.00	896.00	1,296.00	(400.00)	4,525.00
GROUNDS					
7110 · Grounds Contract	1,250.00	2,500.00	2,500.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	0.00	750.00	(750.00)	3,000.00
7130 · Mulch	4,000.00	4,000.00			
7150 · Irrigation Repair	0.00	0.00	625.00	(625.00)	625.00
Total GROUNDS	5,250.00	6,500.00	3,875.00	2,625.00	18,625.00
UTILITIES					
7520 · Electric	47.48	92.15	88.50	3.65	531.00
7530 · Cable TV	1,185.51	2,314.49	2,539.67	(225.18)	15,238.00
Total UTILITIES	1,232.99	2,406.64	2,628.17	(221.53)	15,769.00
Total Expense	9,096.84	15,683.14	14,464.16	1,218.98	73,070.00

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense Budget Performance - Cash Basis
February 2014

	Feb 14	Jan - Feb 14	YTD Budget	\$ Over Budget	Annual Budget
Net Ordinary Income	(7,643.63)	4,485.12	6,183.34	(1,698.22)	9,670.00
Other Income/Expense					
Other Expense					
TRANSFER TO RESERVES					
8200 · Transfer of interest	21.95	45.73			
8000 · Transfer to Reserve Account	0.00	2,380.00	2,380.00	0.00	9,520.00
Total TRANSFER TO RESERVES	21.95	2,425.73	2,380.00	45.73	9,520.00
Total Other Expense	21.95	2,425.73	2,380.00	45.73	9,520.00
Net Other Income	(21.95)	(2,425.73)	(2,380.00)	(45.73)	(9,520.00)
Net Income	(7,665.58)	2,059.39	3,803.34	(1,743.95)	150.00