

HAMPTON MEWS
FINANCIAL REPORTS
April 30, 2014

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Presented by: Sunstate Management Group

05/12/14

Hampton Mews of St. Andrews East Association, Inc.
Statement of Assets, Liabilities & Fund Balance - Cash Basis
As of April 30, 2014

	Apr 30, 14
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 FSB - Operating - 6919	4,945.99
Total 1010 · Operating	4,945.99
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	73,981.66
Total 1020 · Reserve Accounts	73,981.66
Total Checking/Savings	78,927.65
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	78,977.65
TOTAL ASSETS	78,977.65
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	32,481.09
3770 · Roof Replacement	35,816.54
3870 · Attic Termite Treatment	1,954.71
3890 · Capital Improvement Reserve	3,729.32
Total 3500 · Reserve Fund	73,981.66
Total Long Term Liabilities	73,981.66
Total Liabilities	74,081.66
Equity	
32000 · Operating Fund	1,695.77
Net Income	3,200.22
Total Equity	4,895.99
TOTAL LIABILITIES & EQUITY	78,977.65

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

	<u>Apr 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 14</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	15,750.00	18,267.50	(2,517.50)	33,390.00	36,535.00	(3,145.00)	73,070.00
5030 · Sales and Lease Fees	0.00			100.00	100.00	0.00	150.00
5041 · Reserve Assessment	2,125.00	2,380.00	(255.00)	4,505.00	4,760.00	(255.00)	9,520.00
5050 · Interest Income - Operating	0.43			3.25			
5051 · Interest income - reserve	23.79			93.83			
Total INCOME	<u>17,899.22</u>	<u>20,647.50</u>	<u>(2,748.28)</u>	<u>38,092.08</u>	<u>41,395.00</u>	<u>(3,302.92)</u>	<u>82,740.00</u>
Total Income	<u>17,899.22</u>	<u>20,647.50</u>	<u>(2,748.28)</u>	<u>38,092.08</u>	<u>41,395.00</u>	<u>(3,302.92)</u>	<u>82,740.00</u>
Gross Profit	<u>17,899.22</u>	<u>20,647.50</u>	<u>(2,748.28)</u>	<u>38,092.08</u>	<u>41,395.00</u>	<u>(3,302.92)</u>	<u>82,740.00</u>
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,210.14	1,261.83	(51.69)	4,840.56	5,047.33	(206.77)	15,142.00
7820 · Accounting	0.00			0.00			150.00
7825 · Legal	0.00			0.00	500.00	(500.00)	500.00
7830 · Division Fees / Regulatory	0.00			61.25	61.25	0.00	240.00
7840 · Accounting - Income Tax	0.00			0.00	250.00	(250.00)	250.00
7845 · Master Dues - Plantation	2,436.00	2,436.00	0.00	4,872.00	4,872.00	0.00	9,744.00
7870 · Management Fee	425.00	425.00	0.00	1,700.00	1,700.00	0.00	5,100.00
7880 · Office Expense	71.00	98.60	(27.60)	282.22	442.15	(159.93)	975.00
7885 · Income Tax	0.00	50.00	(50.00)	0.00	50.00	(50.00)	50.00
7895 · Contingency	7.00	166.66	(159.66)	7.00	666.66	(659.66)	2,000.00
Total ADMINISTRATION	<u>4,149.14</u>	<u>4,438.09</u>	<u>(288.95)</u>	<u>11,763.03</u>	<u>13,589.39</u>	<u>(1,826.36)</u>	<u>34,151.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	610.05	200.00	410.05	1,355.05	800.00	555.05	2,400.00
7220 · Pest Control - Units	0.00			336.00	336.00	0.00	725.00
7222 · Pest Control Perimeter Granules	840.00			1,260.00	420.00	840.00	1,260.00
7225 · Termite Inspections	0.00			140.00	140.00	0.00	140.00
Total BUILDING MAINTENANCE	<u>1,450.05</u>	<u>200.00</u>	<u>1,250.05</u>	<u>3,091.05</u>	<u>1,696.00</u>	<u>1,395.05</u>	<u>4,525.00</u>
GROUNDS							
7110 · Grounds Contract	1,250.00	1,250.00	0.00	5,000.00	5,000.00	0.00	15,000.00
7115 · Landscape Replacement	1,327.83	750.00	577.83	1,327.83	1,500.00	(172.17)	3,000.00
7130 · Mulch	0.00			4,000.00			
7150 · Irrigation Repair	0.00			0.00	625.00	(625.00)	625.00
Total GROUNDS	<u>2,577.83</u>	<u>2,000.00</u>	<u>577.83</u>	<u>10,327.83</u>	<u>7,125.00</u>	<u>3,202.83</u>	<u>18,625.00</u>
UTILITIES							
7520 · Electric	37.79	44.25	(6.46)	170.46	177.00	(6.54)	531.00
7530 · Cable TV	1,185.66	1,269.84	(84.18)	4,685.66	5,079.34	(393.68)	15,238.00
Total UTILITIES	<u>1,223.45</u>	<u>1,314.09</u>	<u>(90.64)</u>	<u>4,856.12</u>	<u>5,256.34</u>	<u>(400.22)</u>	<u>15,769.00</u>

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

	<u>Apr 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 14</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Total Expense	9,400.47	7,952.18	1,448.29	30,038.03	27,666.73	2,371.30	73,070.00
Net Ordinary Income	8,498.75	12,695.32	(4,196.57)	8,054.05	13,728.27	(5,674.22)	9,670.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	23.79			93.83			
8000 · Transfer to Reserve Account	2,380.00	2,380.00	0.00	4,760.00	4,760.00	0.00	9,520.00
Total TRANSFER TO RESERVES	2,403.79	2,380.00	23.79	4,853.83	4,760.00	93.83	9,520.00
Total Other Expense	2,403.79	2,380.00	23.79	4,853.83	4,760.00	93.83	9,520.00
Net Other Income	(2,403.79)	(2,380.00)	(23.79)	(4,853.83)	(4,760.00)	(93.83)	(9,520.00)
Net Income	<u>6,094.96</u>	<u>10,315.32</u>	<u>(4,220.36)</u>	<u>3,200.22</u>	<u>8,968.27</u>	<u>(5,768.05)</u>	<u>150.00</u>

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