

HAMPTON MEWS
FINANCIAL REPORTS
May 31, 2013

Presented by: Sunstate Management Group

Hampton Mews of St. Andrews East Association, Inc.
Assets, Liabilities & Fund Balance - Cash Basis
As of May 31, 2013

Jun 14, 2013

	May 31, 13
ASSETS	
Current Assets	
Checking/Savings	
CURRENT ASSETS	
1010 · Operating	
1016 FSB - Operating - 6919	5,957.62
1014 · Operating Account 1536	(53.17)
Total 1010 · Operating	5,904.45
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	70,757.57
Total 1020 · Reserve Accounts	70,757.57
CURRENT ASSETS - Other	(2,359.76)
Total CURRENT ASSETS	74,302.26
Total Checking/Savings	74,302.26
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	73,637.26
TOTAL ASSETS	73,637.26
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
3500 · Reserve Fund	
3660 · Painting Stucco	36,281.09
3770 · Roof Replacement	31,576.54
3870 · Attic Termite Treatment	1,814.71
3890 · Capital Improvement Reserve	3,465.23
Total 3500 · Reserve Fund	73,137.57
Total Long Term Liabilities	73,137.57
Total Liabilities	73,137.57
Equity	
32000 · Operating Fund	2,653.22
Net Income	(2,153.53)
Total Equity	499.69
TOTAL LIABILITIES & EQUITY	73,637.26

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense Budget Performance - Cash Basis
May 2013

	May 13	Jan - May 13	YTD Budget	S YTD Variance	Annual Budget
Ordinary Income/Expense					
Income					
INCOME					
5010 · Maintenance Assessment	0.00	34,650.00	35,280.00	(630.00)	74,669.00
5030 · Sales and Lease Fees	50.00	300.00	100.00	200.00	150.00
5041 · Reserve Assessment	0.00	4,675.00	4,760.00	(85.00)	9,520.00
5050 · Interest Income - Operating	0.87	5.33			
5051 · Interest income - reserve	24.03	120.24			
Total INCOME	74.90	39,750.57	40,140.00	(389.43)	84,339.00
Total Income	74.90	39,750.57	40,140.00	(389.43)	84,339.00
Gross Profit	74.90	39,750.57	40,140.00	(389.43)	84,339.00
Expense					
Void	0.00	0.00	0.00	0.00	0.00
ADMINISTRATION					
7810 · Insurance - Commercial Package	1,210.14	5,912.98	5,878.55	34.43	15,373.00
7811 · Insurance - Wind	0.00	0.00	0.00	0.00	0.00
7812 · Professional Liability	0.00	0.00	1,057.00	(1,057.00)	1,057.00
7820 · Accounting	0.00	0.00	50.00	(50.00)	50.00
7825 · Legal	0.00	593.21			
7830 · Division Fees / Regulatory	0.00	61.25	183.00	(121.75)	295.00
7840 · Accounting - Income Tax	0.00	150.00	300.00	(150.00)	300.00
7845 · Master Dues - Plantation	0.00	4,872.00	4,872.00	0.00	9,744.00
7870 · Management Fee	400.00	2,000.00	2,000.00	0.00	4,800.00
7880 · Office Expense	61.54	502.20	358.31	143.89	764.00
7885 · Income Tax	0.00	0.00	150.00	(150.00)	150.00
Total ADMINISTRATION	1,671.68	14,091.64	14,848.86	(757.22)	32,533.00
BUILDING MAINTENANCE					
7210 · Repairs & Maintenance	60.00	100.00	1,783.65	(1,683.65)	2,800.00
7220 · Pest Control - Units	0.00	336.00	428.00	(92.00)	1,100.00
7222 · Pest Control Perimeter Granules	0.00	420.00	420.00	0.00	840.00
7225 · Termite Inspections	0.00	140.00	140.00	0.00	140.00
Total BUILDING MAINTENANCE	60.00	996.00	2,771.65	(1,775.65)	4,880.00
GROUNDS					
7110 · Grounds Contract	1,250.00	6,250.00	6,250.00	0.00	15,000.00
7115 · Landscape Replacement	1,950.66	1,950.66	1,550.00	400.66	4,650.00
7130 · Mulch	0.00	0.00			3,985.20
7140 · Tree Trimming	520.00	520.00			762.00
7150 · Irrigation Repair	0.00	6,238.17	617.00	5,621.17	617.00
Total GROUNDS	3,720.66	14,958.83	8,417.00	6,541.83	25,014.20
UTILITIES					
7520 · Electric	136.21	257.01	223.67	33.34	694.00
7530 · Cable TV	2,257.96	6,720.38	5,956.25	764.13	14,295.00
Total UTILITIES	2,394.17	6,977.39	6,179.92	797.47	14,989.00

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Revenue & Expense Budget Performance - Cash Basis
May 2013

	May 13	Jan - May 13	YTD Budget	S YTD Variance	Annual Budget
Total Expense	7,846.51	37,023.86	32,217.43	4,806.43	77,416.20
Net Ordinary Income	(7,771.61)	2,726.71	7,922.57	(5,195.86)	6,922.80
Other Income/Expense					
Other Expense					
TRANSFER TO RESERVES					
8200 · Transfer of interest	24.03	120.24			
8000 · Transfer to Reserve Account	0.00	4,760.00	4,760.00	0.00	9,520.00
Total TRANSFER TO RESERVES	24.03	4,880.24	4,760.00	120.24	9,520.00
Total Other Expense	24.03	4,880.24	4,760.00	120.24	9,520.00
Net Other Income	(24.03)	(4,880.24)	(4,760.00)	(120.24)	(9,520.00)
Net Income	(7,795.64)	(2,153.53)	3,162.57	(5,316.10)	(2,597.20)