

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

**Prepared by: Sunstate Association Management Group, Inc.**

06/27/14

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

	May 31, 14
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 FSB - Operating - 6919	2,012.92
Due (to) / from Operating	85.00
Total 1010 · Operating	2,097.92
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	74,006.79
Due (to) / from Reserve	(85.00)
Total 1020 · Reserve Accounts	73,921.79
Total Checking/Savings	76,019.71
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	76,069.71
<b>TOTAL ASSETS</b>	<b>76,069.71</b>
<b>LIABILITIES &amp; EQUITY</b>	
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	3,754.45
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	73,921.79
Total Long Term Liabilities	73,921.79
Total Liabilities	74,021.79
Equity	
32000 · Operating Fund	1,695.77
Net Income	352.15
Total Equity	2,047.92
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>76,069.71</b>

**Hampton Mews of St. Andrews East Association, Inc.**  
**Revenue & Expense - Comparison Actual to Budget - Cash**  
**May 2014**

06/27/14

	<u>May 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 14</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
<b>INCOME</b>							
5010 · Maintenance Assessment	1,260.00			34,650.00	36,535.00	(1,885.00)	73,070.00
5030 · Sales and Lease Fees	0.00	50.00	(50.00)	100.00	150.00	(50.00)	150.00
5041 · Reserve Assessment	170.00			4,675.00	4,760.00	(85.00)	9,520.00
5050 · Interest Income - Operating	0.19			3.44			
5051 · Interest income - reserve	25.13			118.96			
<b>Total INCOME</b>	<u>1,455.32</u>	<u>50.00</u>	<u>1,405.32</u>	<u>39,547.40</u>	<u>41,445.00</u>	<u>(1,897.60)</u>	<u>82,740.00</u>
<b>Total Income</b>	<u>1,455.32</u>	<u>50.00</u>	<u>1,405.32</u>	<u>39,547.40</u>	<u>41,445.00</u>	<u>(1,897.60)</u>	<u>82,740.00</u>
<b>Gross Profit</b>	<u>1,455.32</u>	<u>50.00</u>	<u>1,405.32</u>	<u>39,547.40</u>	<u>41,445.00</u>	<u>(1,897.60)</u>	<u>82,740.00</u>
Expense							
<b>ADMINISTRATION</b>							
7810 · Insurance - Commercial Package	1,332.82	1,261.83	70.99	6,173.38	6,309.16	(135.78)	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	0.00			4,872.00	4,872.00	0.00	9,744.00
7870 · Management Fee	425.00	425.00	0.00	2,125.00	2,125.00	0.00	5,100.00
7880 · Office Expense	56.31	61.54	(5.23)	338.53	503.69	(165.16)	975.00
7885 · Income Tax	0.00			0.00	50.00	(50.00)	50.00
7895 · Contingency	0.00	166.67	(166.67)	7.00	833.33	(826.33)	2,000.00
<b>Total ADMINISTRATION</b>	<u>1,814.13</u>	<u>1,915.04</u>	<u>(100.91)</u>	<u>13,577.16</u>	<u>15,504.43</u>	<u>(1,927.27)</u>	<u>34,151.00</u>
<b>BUILDING MAINTENANCE</b>							
7210 · Repairs & Maintenance	80.00	200.00	(120.00)	1,435.05	1,000.00	435.05	2,400.00
7220 · Pest Control - Units	0.00			336.00	336.00	0.00	725.00
7222 · Pest Control Perimeter Granules	0.00			1,260.00	420.00	840.00	1,260.00
7225 · Termite Inspections	0.00			140.00	140.00	0.00	140.00
<b>Total BUILDING MAINTENANCE</b>	<u>80.00</u>	<u>200.00</u>	<u>(120.00)</u>	<u>3,171.05</u>	<u>1,896.00</u>	<u>1,275.05</u>	<u>4,525.00</u>
<b>GROUNDS</b>							
7110 · Grounds Contract	1,250.00	1,250.00	0.00	6,250.00	6,250.00	0.00	15,000.00
7115 · Landscape Replacement	0.00			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
<b>Total GROUNDS</b>	<u>1,250.00</u>	<u>1,250.00</u>	<u>0.00</u>	<u>11,577.83</u>	<u>8,375.00</u>	<u>3,202.83</u>	<u>18,625.00</u>
<b>UTILITIES</b>							
7520 · Electric	33.47	44.25	(10.78)	203.93	221.25	(17.32)	531.00
7530 · Cable TV	1,185.66	1,269.83	(84.17)	5,871.32	6,349.17	(477.85)	15,238.00
<b>Total UTILITIES</b>	<u>1,219.13</u>	<u>1,314.08</u>	<u>(94.95)</u>	<u>6,075.25</u>	<u>6,570.42</u>	<u>(495.17)</u>	<u>15,769.00</u>

For Association Use Only

**Hampton Mews of St. Andrews East Association, Inc.**  
**Revenue & Expense - Comparison Actual to Budget - Cash**  
**May 2014**

06/27/14

	<u>May 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 14</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Total Expense	4,363.26	4,679.12	(315.86)	34,401.29	32,345.85	2,055.44	73,070.00
Net Ordinary Income	(2,907.94)	(4,629.12)	1,721.18	5,146.11	9,099.15	(3,953.04)	9,670.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	25.13			118.96			
8000 · Transfer to Reserve Account	170.00			4,675.00	4,760.00	(85.00)	9,520.00
Total TRANSFER TO RESERVES	195.13			4,793.96	4,760.00	33.96	9,520.00
Total Other Expense	195.13			4,793.96	4,760.00	33.96	9,520.00
Net Other Income	(195.13)			(4,793.96)	(4,760.00)	(33.96)	(9,520.00)
Net Income	<u>(3,103.07)</u>	<u>(4,629.12)</u>	<u>1,526.05</u>	<u>352.15</u>	<u>4,339.15</u>	<u>(3,987.00)</u>	<u>150.00</u>