

HAMPTON MEWS
FINANCIAL REPORTS
June 30, 2013

Presented by: Sunstate Management Group

Hampton Mews of St. Andrews East Association, Inc.
Assets, Liabilities & Fund Balance - Cash Basis
As of June 30, 2013

Jul 17, 2013

	Jun 30, 13
ASSETS	
Current Assets	
Checking/Savings	
CURRENT ASSETS	
1010 · Operating	
1016 FSB - Operating - 6919	13,300.52
Due (to) / from Operating	(2,380.00)
Total 1010 · Operating	10,920.52
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	70,779.29
Due (to) / from Reserve	2,380.00
Total 1020 · Reserve Accounts	73,159.29
CURRENT ASSETS - Other	(2,359.76)
Total CURRENT ASSETS	81,720.05
Total Checking/Savings	81,720.05
Accounts Receivable	
1100 · Assessments Receivable	(12,155.00)
Total Accounts Receivable	(12,155.00)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	69,615.05
TOTAL ASSETS	69,615.05
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	3,486.95
Total 3500 · Reserve Fund	73,159.29
Total Long Term Liabilities	73,159.29
Total Liabilities	73,159.29
Equity	
32000 · Operating Fund	2,653.22
Net Income	(6,197.46)
Total Equity	(3,544.24)
TOTAL LIABILITIES & EQUITY	69,615.05

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance - Cash Basis

June 2013

	Jun 13	Jan - Jun 13	YTD Budget	\$ YTD Variance	Annual Budget
Ordinary Income/Expense					
Income					
INCOME					
5010 · Maintenance Assessment	0.00	34,650.00	39,389.00	(4,739.00)	74,669.00
5030 · Sales and Lease Fees	0.00	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	0.40	5.73			
5051 · Interest income - reserve	21.72	141.96			
Total INCOME	22.12	39,772.69	44,249.00	(4,476.31)	84,339.00
Total Income	22.12	39,772.69	44,249.00	(4,476.31)	84,339.00
Gross Profit	22.12	39,772.69	44,249.00	(4,476.31)	84,339.00
Expense					
Void	0.00	0.00	0.00	0.00	0.00
ADMINISTRATION					
7810 · Insurance - Commercial Package	1,210.14	7,123.12	8,318.74	(1,195.62)	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	7,308.00	(2,436.00)	9,744.00
7870 · Management Fee	400.00	2,400.00	2,400.00	0.00	4,800.00
7880 · Office Expense	64.18	566.38	498.15	68.23	764.00
7885 · Income Tax	0.00	0.00	150.00	(150.00)	150.00
Total ADMINISTRATION	1,674.32	15,765.96	20,264.89	(4,498.93)	32,533.00
BUILDING MAINTENANCE					
7210 · Repairs & Maintenance	0.00	100.00	1,783.65	(1,683.65)	2,800.00
7220 · Pest Control - Units	0.00	336.00	764.00	(428.00)	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	0.00	996.00	3,107.65	(2,111.65)	4,880.00
GROUNDS					
7110 · Grounds Contract	1,250.00	7,500.00	7,500.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	1,950.66	1,550.00	400.66	4,650.00
7130 · Mulch	0.00	0.00			3,985.20
7140 · Tree Trimming	0.00	520.00			762.00
7150 · Irrigation Repair	0.00	6,238.17	617.00	5,621.17	617.00
Total GROUNDS	1,250.00	16,208.83	9,667.00	6,541.83	25,014.20
UTILITIES					
7520 · Electric	44.20	248.04	279.91	(31.87)	694.00
7530 · Cable TV	1,128.98	7,849.36	7,147.50	701.86	14,295.00
Total UTILITIES	1,173.18	8,097.40	7,427.41	669.99	14,989.00

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance - Cash Basis

June 2013

	Jun 13	Jan - Jun 13	YTD Budget	\$ YTD Variance	Annual Budget
Total Expense	4,097.50	41,068.19	40,466.95	601.24	77,416.20
Net Ordinary Income	(4,075.38)	(1,295.50)	3,782.05	(5,077.55)	6,922.80
Other Income/Expense					
Other Expense					
TRANSFER TO RESERVES					
8200 · Transfer of Interest	21.72	141.96			
8000 · Transfer to Reserve Account	0.00	4,760.00	4,760.00	0.00	9,520.00
Total TRANSFER TO RESERVES	21.72	4,901.96	4,760.00	141.96	9,520.00
Total Other Expense	21.72	4,901.96	4,760.00	141.96	9,520.00
Net Other Income	(21.72)	(4,901.96)	(4,760.00)	(141.96)	(9,520.00)
Net Income	(4,097.10)	(6,197.46)	(977.95)	(5,219.51)	(2,597.20)