

HAMPTON MEWS
FINANCIAL REPORTS
July 31, 2013

Presented by: Sunstate Management Group

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

Aug 7, 2013

	Jul 31, 13
ASSETS	
Current Assets	
Checking/Savings	
CURRENT ASSETS	
1010 · Operating	
1016 FSB - Operating - 6919	9,543.38
Total 1010 · Operating	9,543.38
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	75,565.26
Total 1020 · Reserve Accounts	75,565.26
CURRENT ASSETS - Other	(2,359.76)
Total CURRENT ASSETS	82,748.88
Total Checking/Savings	82,748.88
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	82,798.88
TOTAL ASSETS	82,798.88
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
3500 · Reserve Fund	
3660 · Painting Stucco	37,566.09
3770 · Roof Replacement	32,636.54
3870 · Attic Termite Treatment	1,849.71
3890 · Capital Improvement Reserve	3,512.92
Total 3500 · Reserve Fund	75,565.26
Total Long Term Liabilities	75,565.26
Total Liabilities	75,565.26
Equity	
32000 · Operating Fund	2,653.22
Net Income	4,580.40
Total Equity	7,233.62
TOTAL LIABILITIES & EQUITY	82,798.88

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

	Jul 13	Jan - Jul 13	YTD Budget	\$ YTD Variance	Annual Budget
Ordinary Income/Expense					
Income					
INCOME					
5010 · Maintenance Assessment	17,640.00	52,920.00	57,029.00	(4,109.00)	74,669.00
5030 · Sales and Lease Fees	0.00	300.00	150.00	150.00	150.00
5041 · Reserve Assessment	2,380.00	7,140.00	7,140.00	0.00	9,520.00
5050 · Interest Income - Operating	1.50	7.23			
5051 · Interest income - reserve	25.97	167.93			
Total INCOME	20,047.47	60,535.16	64,319.00	(3,783.84)	84,339.00
Total Income	20,047.47	60,535.16	64,319.00	(3,783.84)	84,339.00
Gross Profit	20,047.47	60,535.16	64,319.00	(3,783.84)	84,339.00
Expense					
Void	0.00	0.00	0.00	0.00	0.00
ADMINISTRATION					
7810 · Insurance - Commercial Package	1,210.14	8,333.26	9,494.45	(1,161.19)	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	15.00	15.00	50.00	(35.00)	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	2,436.00	7,308.00	7,308.00	0.00	9,744.00
7870 · Management Fee	400.00	2,800.00	2,800.00	0.00	4,800.00
7880 · Office Expense	554.99	1,121.37	597.30	524.07	764.00
7885 · Income Tax	0.00	0.00	150.00	(150.00)	150.00
Total ADMINISTRATION	4,616.13	20,382.09	21,939.75	(1,557.66)	32,533.00
BUILDING MAINTENANCE					
7210 · Repairs & Maintenance	0.00	100.00	2,013.78	(1,913.78)	2,800.00
7220 · Pest Control - Units	125.00	461.00	764.00	(303.00)	1,100.00
7222 · Pest Control Perimeter Granules	420.00	840.00	840.00	0.00	840.00
7225 · Termite Inspections	0.00	140.00	140.00	0.00	140.00
Total BUILDING MAINTENANCE	545.00	1,541.00	3,757.78	(2,216.78)	4,880.00
GROUNDS					
7110 · Grounds Contract	1,250.00	8,750.00	8,750.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	1,950.66	3,100.00	(1,149.34)	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	17,458.83	12,467.00	4,991.83	25,014.20
UTILITIES					
7520 · Electric	38.53	286.57	341.51	(54.94)	694.00
7530 · Cable TV	1,128.98	8,978.34	8,338.75	639.59	14,295.00
Total UTILITIES	1,167.51	9,264.91	8,680.26	584.65	14,989.00

08/07/13

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance - Cash Basis

July 2013

	Jul 13	Jan - Jul 13	YTD Budget	\$ YTD Variance	Annual Budget
Total Expense	7,578.64	48,646.83	46,844.79	1,802.04	77,416.20
Net Ordinary Income	12,468.83	11,888.33	17,474.21	(5,585.88)	6,922.80
Other Income/Expense					
Other Expense					
TRANSFER TO RESERVES					
8200 · Transfer of interest	25.97	167.93			
8000 · Transfer to Reserve Account	2,380.00	7,140.00	7,140.00	0.00	9,520.00
Total TRANSFER TO RESERVES	2,405.97	7,307.93	7,140.00	167.93	9,520.00
Total Other Expense	2,405.97	7,307.93	7,140.00	167.93	9,520.00
Net Other Income	(2,405.97)	(7,307.93)	(7,140.00)	(167.93)	(9,520.00)
Net Income	10,062.86	4,580.40	10,334.21	(5,753.81)	(2,597.20)