

HAMPTON MEWS
FINANCIAL REPORTS
August 31, 2013

Presented by: Sunstate Management Group

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

Sep 23, 2013

	Aug 31, 13
ASSETS	
Current Assets	
Checking/Savings	
CURRENT ASSETS	
1010 · Operating	
1016 FSB - Operating - 6919	7,583.08
Due (to) / from Operating	(2,380.00)
Total 1010 · Operating	5,203.08
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	73,209.32
Due (to) / from Reserve	2,380.00
Total 1020 · Reserve Accounts	75,589.32
CURRENT ASSETS - Other	(2,359.76)
Total CURRENT ASSETS	78,432.64
Total Checking/Savings	78,432.64
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	78,482.64
TOTAL ASSETS	78,482.64
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	3,536.98
Total 3500 · Reserve Fund	75,589.32
Total Long Term Liabilities	75,589.32
Total Liabilities	75,589.32
Equity	
32000 · Operating Fund	2,653.22
Net Income	240.10
Total Equity	2,893.32
TOTAL LIABILITIES & EQUITY	78,482.64

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

	Aug 13	Jan - Aug 13	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense					
Income					
INCOME					
5010 · Maintenance Assessment	0.00	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	0.00	7,140.00	7,140.00	0.00	9,520.00
5050 · Interest Income - Operating	1.68	8.91			
5051 · Interest income - reserve	24.06	191.99			
Total INCOME	25.74	60,560.90	64,319.00	(3,758.10)	84,339.00
Total Income	25.74	60,560.90	64,319.00	(3,758.10)	84,339.00
Gross Profit	25.74	60,560.90	64,319.00	(3,758.10)	84,339.00
Expense					
Void	0.00	0.00	0.00	0.00	0.00
ADMINISTRATION					
7810 · Insurance - Commercial Package	1,210.14	9,543.40	10,670.16	(1,126.76)	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	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	0.00	7,308.00	7,308.00	0.00	9,744.00
7870 · Management Fee	400.00	3,200.00	2,800.00	400.00	4,800.00
7880 · Office Expense	61.03	1,182.40	597.30	585.10	764.00
7885 · Income Tax	0.00	0.00	150.00	(150.00)	150.00
Total ADMINISTRATION	1,671.17	22,053.26	23,115.46	(1,062.20)	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	250.00	711.00	764.00	(53.00)	1,100.00
7222 · Pest Control Perimeter Granules	0.00	840.00	840.00	0.00	840.00
7225 · Termite Inspections	0.00	140.00	140.00	0.00	140.00
Total BUILDING MAINTENANCE	250.00	1,791.00	3,757.78	(1,966.78)	4,880.00
GROUNDS					
7110 · Grounds Contract	1,250.00	10,000.00	8,750.00	1,250.00	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	18,708.83	12,467.00	6,241.83	25,014.20
UTILITIES					
7520 · Electric	41.83	328.40	408.80	(80.40)	694.00
7530 · Cable TV	1,128.98	10,107.32	9,530.00	577.32	14,295.00
Total UTILITIES	1,170.81	10,435.72	9,938.80	496.92	14,989.00

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance - Cash Basis

August 2013

	Aug 13	Jan - Aug 13	YTD Budget	\$ Over Budget	Annual Budget
Total Expense	4,341.98	52,988.81	49,279.04	3,709.77	77,416.20
Net Ordinary Income	(4,316.24)	7,572.09	15,039.96	(7,467.87)	6,922.80
Other Income/Expense					
Other Expense					
TRANSFER TO RESERVES					
8200 · Transfer of interest	24.06	191.99			
8000 · Transfer to Reserve Account	0.00	7,140.00	7,140.00	0.00	9,520.00
Total TRANSFER TO RESERVES	24.06	7,331.99	7,140.00	191.99	9,520.00
Total Other Expense	24.06	7,331.99	7,140.00	191.99	9,520.00
Net Other Income	(24.06)	(7,331.99)	(7,140.00)	(191.99)	(9,520.00)
Net Income	(4,340.30)	240.10	7,899.96	(7,659.86)	(2,597.20)