

HAMPTON MEWS
FINANCIAL REPORTS
September 30, 2013

Presented by: Sunstate Management Group

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

Oct 15, 2013

	Sep 30, 13
ASSETS	
Current Assets	
Checking/Savings	
CURRENT ASSETS	
1010 · Operating	
1016 FSB - Operating - 6919	9,929.01
Due (to) / from Operating	(2,380.00)
Total 1010 · Operating	7,549.01
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	73,234.20
Due (to) / from Reserve	2,380.00
Total 1020 · Reserve Accounts	75,614.20
CURRENT ASSETS - Other	(2,359.76)
Total CURRENT ASSETS	80,803.45
Total Checking/Savings	80,803.45
Accounts Receivable	
1100 · Assessments Receivable	(6,435.00)
Total Accounts Receivable	(6,435.00)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	74,418.45
TOTAL ASSETS	74,418.45
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	3,561.86
Total 3500 · Reserve Fund	75,614.20
Total Long Term Liabilities	75,614.20
Total Liabilities	75,614.20
Equity	
32000 · Operating Fund	2,653.22
Net Income	(3,848.97)
Total Equity	(1,195.75)
TOTAL LIABILITIES & EQUITY	74,418.45

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

	Sep 13	Jan - Sep 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	0.40	8.47			
5051 · Interest income - reserve	24.88	216.87			
Total INCOME	25.28	60,585.34	64,319.00	(3,733.66)	84,339.00
Total Income	25.28	60,585.34	64,319.00	(3,733.66)	84,339.00
Gross Profit	25.28	60,585.34	64,319.00	(3,733.66)	84,339.00
Expense					
Void	0.00	0.00	0.00	0.00	0.00
ADMINISTRATION					
7810 · Insurance - Commercial Package	1,210.14	10,753.54	11,845.87	(1,092.33)	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	9,744.00	(2,436.00)	9,744.00
7870 · Management Fee	400.00	3,600.00	3,200.00	400.00	4,800.00
7880 · Office Expense	55.43	1,237.83	648.20	589.63	764.00
7885 · Income Tax	0.00	0.00	150.00	(150.00)	150.00
Total ADMINISTRATION	1,665.57	23,718.83	27,178.07	(3,459.24)	32,533.00
BUILDING MAINTENANCE					
7210 · Repairs & Maintenance	0.00	100.00	2,800.00	(2,700.00)	2,800.00
7220 · Pest Control - Units	0.00	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	0.00	1,791.00	4,544.00	(2,753.00)	4,880.00
GROUNDS					
7110 · Grounds Contract	1,250.00	11,250.00	11,250.00	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	19,958.83	14,967.00	4,991.83	25,014.20
UTILITIES					
7520 · Electric	44.08	372.48	522.83	(150.35)	694.00
7530 · Cable TV	1,128.98	11,236.30	10,721.25	515.05	14,295.00
Total UTILITIES	1,173.06	11,608.78	11,244.08	364.70	14,989.00

10/15/13

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

	Sep 13	Jan - Sep 13	YTD Budget	\$ Over Budget	Annual Budget
Total Expense	4,088.63	57,077.44	57,933.15	(855.71)	77,416.20
Net Ordinary Income	(4,063.35)	3,507.90	6,385.85	(2,877.95)	6,922.80
Other Income/Expense					
Other Expense					
TRANSFER TO RESERVES					
8200 · Transfer of interest	24.88	216.87			
8000 · Transfer to Reserve Account	0.00	7,140.00	7,140.00	0.00	9,520.00
Total TRANSFER TO RESERVES	24.88	7,356.87	7,140.00	216.87	9,520.00
Total Other Expense	24.88	7,356.87	7,140.00	216.87	9,520.00
Net Other Income	(24.88)	(7,356.87)	(7,140.00)	(216.87)	(9,520.00)
Net Income	(4,088.23)	(3,848.97)	(754.15)	(3,094.82)	(2,597.20)