

**HAMPTON MEWS**  
**FINANCIAL REPORTS**  
**October 31, 2013**

**Presented by: Sunstate Management Group**

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

Nov 21, 2013

	Oct 31, 13
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
CURRENT ASSETS	
1010 · Operating	
1016 FSB - Operating - 6919	8,692.76
Total 1010 · Operating	8,692.76
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	78,019.97
Total 1020 · Reserve Accounts	78,019.97
CURRENT ASSETS - Other	(2,359.76)
Total CURRENT ASSETS	84,352.97
Total Checking/Savings	84,352.97
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	84,402.97
<b>TOTAL ASSETS</b>	<b>84,402.97</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · *Accounts Payable	(395.00)
Total Accounts Payable	(395.00)
Total Current Liabilities	(395.00)
Long Term Liabilities	
3500 · Reserve Fund	
3660 · Painting Stucco	38,851.09
3770 · Roof Replacement	33,696.54
3870 · Attic Termite Treatment	1,884.71
3890 · Capital Improvement Reserve	3,587.63
Total 3500 · Reserve Fund	78,019.97
Total Long Term Liabilities	78,019.97
Total Liabilities	77,624.97
Equity	
32000 · Operating Fund	2,653.22
Net Income	4,124.78
Total Equity	6,778.00
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>84,402.97</b>

# Hampton Mews of St. Andrews East Association, Inc.

## Revenue & Expense Budget Performance - Cash Basis

### October 2013

	Oct 13	Jan - Oct 13	YTD Budget	\$ YTD Variance	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>INCOME</b>					
5010 · Maintenance Assessment	16,380.00	69,300.00	74,669.00	(5,369.00)	74,669.00
5030 · Sales and Lease Fees	100.00	400.00	150.00	250.00	150.00
5041 · Reserve Assessment	2,210.00	9,350.00	9,520.00	(170.00)	9,520.00
5050 · Interest Income - Operating	1.59	10.06			
5051 · Interest income - reserve	25.77	242.64			
<b>Total INCOME</b>	<b>18,717.36</b>	<b>79,302.70</b>	<b>84,339.00</b>	<b>(5,036.30)</b>	<b>84,339.00</b>
<b>Total Income</b>	<b>18,717.36</b>	<b>79,302.70</b>	<b>84,339.00</b>	<b>(5,036.30)</b>	<b>84,339.00</b>
<b>Gross Profit</b>	<b>18,717.36</b>	<b>79,302.70</b>	<b>84,339.00</b>	<b>(5,036.30)</b>	<b>84,339.00</b>
<b>Expense</b>					
Void	0.00	0.00	0.00	0.00	0.00
<b>ADMINISTRATION</b>					
7810 · Insurance - Commercial Package	1,210.14	11,963.68	13,021.58	(1,057.90)	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	295.00	(233.75)	295.00
7840 · Accounting - Income Tax	0.00	150.00	300.00	(150.00)	300.00
7845 · Master Dues - Plantation	2,436.00	9,744.00	9,744.00	0.00	9,744.00
7870 · Management Fee	400.00	4,000.00	3,600.00	400.00	4,800.00
7880 · Office Expense	91.47	1,329.30	691.40	637.90	764.00
7885 · Income Tax	0.00	0.00	150.00	(150.00)	150.00
<b>Total ADMINISTRATION</b>	<b>4,137.61</b>	<b>27,856.44</b>	<b>28,908.98</b>	<b>(1,052.54)</b>	<b>32,533.00</b>
<b>BUILDING MAINTENANCE</b>					
7210 · Repairs & Maintenance	110.00	210.00	2,800.00	(2,590.00)	2,800.00
7220 · Pest Control - Units	0.00	711.00	1,100.00	(389.00)	1,100.00
7222 · Pest Control Perimeter Granules	420.00	1,260.00	840.00	420.00	840.00
7225 · Termite Inspections	0.00	140.00	140.00	0.00	140.00
<b>Total BUILDING MAINTENANCE</b>	<b>530.00</b>	<b>2,321.00</b>	<b>4,880.00</b>	<b>(2,559.00)</b>	<b>4,880.00</b>
<b>GROUNDS</b>					
7110 · Grounds Contract	2,500.00	13,750.00	12,500.00	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
<b>Total GROUNDS</b>	<b>2,500.00</b>	<b>22,458.83</b>	<b>16,217.00</b>	<b>6,241.83</b>	<b>25,014.20</b>
<b>UTILITIES</b>					
7520 · Electric	41.25	413.73	591.16	(177.43)	694.00
7530 · Cable TV	1,128.98	12,365.28	11,912.50	452.78	14,295.00
<b>Total UTILITIES</b>	<b>1,170.23</b>	<b>12,779.01</b>	<b>12,503.66</b>	<b>275.35</b>	<b>14,989.00</b>

# Hampton Mews of St. Andrews East Association, Inc.

## Revenue & Expense Budget Performance - Cash Basis

October 2013

	Oct 13	Jan - Oct 13	YTD Budget	\$ YTD Variance	Annual Budget
<b>Total Expense</b>	8,337.84	65,415.28	62,509.64	2,905.64	77,416.20
<b>Net Ordinary Income</b>	10,379.52	13,887.42	21,829.36	(7,941.94)	6,922.80
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
<b>TRANSFER TO RESERVES</b>					
8200 · Transfer of interest	25.77	242.64			
8000 · Transfer to Reserve Account	2,380.00	9,520.00	9,520.00	0.00	9,520.00
<b>Total TRANSFER TO RESERVES</b>	2,405.77	9,762.64	9,520.00	242.64	9,520.00
<b>Total Other Expense</b>	2,405.77	9,762.64	9,520.00	242.64	9,520.00
<b>Net Other Income</b>	(2,405.77)	(9,762.64)	(9,520.00)	(242.64)	(9,520.00)
<b>Net Income</b>	7,973.75	4,124.78	12,309.36	(8,184.58)	(2,597.20)