

**HAMPTON MEWS
FINANCIAL REPORTS
November 30, 2013**

Presented by: Sunstate Management Group

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

Dec 17, 2013

	Nov 30, 13
ASSETS	
Current Assets	
Checking/Savings	
CURRENT ASSETS	
1010 · Operating	
1016 FSB - Operating - 6919	5,640.44
Total 1010 · Operating	5,640.44
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	69,103.59
Total 1020 · Reserve Accounts	69,103.59
CURRENT ASSETS - Other	(2,359.76)
Total CURRENT ASSETS	72,384.27
Total Checking/Savings	72,384.27
Other Current Assets	
1200 · Assessment Payment Received	715.00
1210 · Utility Deposits	50.00
Total Other Current Assets	765.00
Total Current Assets	73,149.27
TOTAL ASSETS	73,149.27
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
3500 · Reserve Fund	
3660 · Painting Stucco	29,911.09
3770 · Roof Replacement	33,696.54
3870 · Attic Termite Treatment	1,884.71
3890 · Capital Improvement Reserve	3,611.25
Total 3500 · Reserve Fund	69,103.59
Total Long Term Liabilities	69,103.59
Total Liabilities	69,103.59
Equity	
32000 · Operating Fund	2,653.22
Net Income	1,392.46
Total Equity	4,045.68
TOTAL LIABILITIES & EQUITY	73,149.27

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

	Nov 13	Jan - Nov 13	YTD Budget	\$ YTD Variance	Annual Budget
Ordinary Income/Expense					
Income					
INCOME					
5010 · Maintenance Assessment	630.00	69,930.00	74,669.00	(4,739.00)	74,669.00
5030 · Sales and Lease Fees	0.00	400.00	150.00	250.00	150.00
5041 · Reserve Assessment	85.00	9,435.00	9,520.00	(85.00)	9,520.00
5050 · Interest Income - Operating	0.86	10.92			
5051 · Interest income - reserve	23.62	266.26			
Total INCOME	739.48	80,042.18	84,339.00	(4,296.82)	84,339.00
Total Income	739.48	80,042.18	84,339.00	(4,296.82)	84,339.00
Gross Profit	739.48	80,042.18	84,339.00	(4,296.82)	84,339.00
Expense					
Void	0.00	0.00	0.00	0.00	0.00
ADMINISTRATION					
7810 · Insurance - Commercial Package	1,210.14	13,173.82	14,197.29	(1,023.47)	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	0.00	9,744.00	9,744.00	0.00	9,744.00
7870 · Management Fee	400.00	4,400.00	4,400.00	0.00	4,800.00
7880 · Office Expense	61.26	915.56	743.30	172.26	764.00
7885 · Income Tax	0.00	0.00	150.00	(150.00)	150.00
7895 · Contingency	0.00	475.00			
Total ADMINISTRATION	1,671.40	29,527.84	30,936.59	(1,408.75)	32,533.00
BUILDING MAINTENANCE					
7210 · Repairs & Maintenance	609.00	819.00	2,800.00	(1,981.00)	2,800.00
7220 · Pest Control - Units	0.00	711.00	1,100.00	(389.00)	1,100.00
7222 · Pest Control Perimeter Granules	0.00	1,260.00	840.00	420.00	840.00
7225 · Termite Inspections	0.00	140.00	140.00	0.00	140.00
Total BUILDING MAINTENANCE	609.00	2,930.00	4,880.00	(1,950.00)	4,880.00
GROUNDS					
7110 · Grounds Contract	0.00	13,750.00	13,750.00	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	(242.00)	762.00
7150 · Irrigation Repair	0.00	6,238.17	617.00	5,621.17	617.00
Total GROUNDS	0.00	22,458.83	18,229.00	4,229.83	25,014.20
UTILITIES					
7520 · Electric	38.80	452.53	659.73	(207.20)	694.00
7530 · Cable TV	1,128.98	13,494.26	13,103.75	390.51	14,295.00

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

	Nov 13	Jan - Nov 13	YTD Budget	\$ YTD Variance	Annual Budget
Total UTILITIES	1,167.78	13,946.79	13,763.48	183.31	14,989.00
Total Expense	3,448.18	68,863.46	67,809.07	1,054.39	77,416.20
Net Ordinary Income	(2,708.70)	11,178.72	16,529.93	(5,351.21)	6,922.80
Other Income/Expense					
Other Expense					
TRANSFER TO RESERVES					
8200 · Transfer of interest	23.62	266.26			
8000 · Transfer to Reserve Account	0.00	9,520.00	9,520.00	0.00	9,520.00
Total TRANSFER TO RESERVES	23.62	9,786.26	9,520.00	266.26	9,520.00
Total Other Expense	23.62	9,786.26	9,520.00	266.26	9,520.00
Net Other Income	(23.62)	(9,786.26)	(9,520.00)	(266.26)	(9,520.00)
Net Income	(2,732.32)	1,392.46	7,009.93	(5,617.47)	(2,597.20)