

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

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**Presented by: Sunstate Management Group**

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

Jan 21, 2014

	Dec 31, 13
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
<b>CURRENT ASSETS</b>	
1010 · Operating	
1016 FSB - Operating - 6919	930.77
Total 1010 · Operating	930.77
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	69,127.83
Total 1020 · Reserve Accounts	69,127.83
<b>CURRENT ASSETS - Other</b>	(2,359.76)
Total CURRENT ASSETS	67,698.84
Total Checking/Savings	67,698.84
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	67,748.84
<b>TOTAL ASSETS</b>	<b>67,748.84</b>
<b>LIABILITIES &amp; EQUITY</b>	
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	3,635.49
Total 3500 · Reserve Fund	69,127.83
Total Long Term Liabilities	69,127.83
Total Liabilities	69,127.83
Equity	
32000 · Operating Fund	2,653.22
Net Income	(4,032.21)
Total Equity	(1,378.99)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>67,748.84</b>

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

	Dec 13	Jan - Dec 13	YTD Budget	\$ YTD Variance	Annual Budget
<b>Ordinary Income/Expense</b>					
Income					
<b>INCOME</b>					
5010 · Maintenance Assessment	0.00	69,930.00	74,669.00	(4,739.00)	74,669.00
5030 · Sales and Lease Fees	150.00	550.00	150.00	400.00	150.00
5041 · Reserve Assessment	0.00	9,435.00	9,520.00	(85.00)	9,520.00
5050 · Interest Income - Operating	0.36	11.28			
5051 · Interest income - reserve	24.24	290.50			
<b>Total INCOME</b>	<b>174.60</b>	<b>80,216.78</b>	<b>84,339.00</b>	<b>(4,122.22)</b>	<b>84,339.00</b>
<b>Total Income</b>	<b>174.60</b>	<b>80,216.78</b>	<b>84,339.00</b>	<b>(4,122.22)</b>	<b>84,339.00</b>
<b>Gross Profit</b>	<b>174.60</b>	<b>80,216.78</b>	<b>84,339.00</b>	<b>(4,122.22)</b>	<b>84,339.00</b>
Expense					
Void	0.00	0.00	0.00	0.00	0.00
<b>ADMINISTRATION</b>					
7810 · Insurance - Commercial Package	1,210.14	14,383.96	15,373.00	(989.04)	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	125.00	718.21			
7830 · Division Fees / Regulatory	112.00	173.25	295.00	(121.75)	295.00
7840 · Accounting - Income Tax	0.00	150.00	300.00	(150.00)	300.00
7845 · Master Dues - Plantation	0.00	9,744.00	9,744.00	0.00	9,744.00
7870 · Management Fee	400.00	4,800.00	4,800.00	0.00	4,800.00
7880 · Office Expense	57.95	973.51	764.00	209.51	764.00
7885 · Income Tax	0.00	0.00	150.00	(150.00)	150.00
7895 · Contingency	0.00	475.00			
<b>Total ADMINISTRATION</b>	<b>1,905.09</b>	<b>31,432.93</b>	<b>32,533.00</b>	<b>(1,100.07)</b>	<b>32,533.00</b>
<b>BUILDING MAINTENANCE</b>					
7210 · Repairs & Maintenance	0.00	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
<b>Total BUILDING MAINTENANCE</b>	<b>0.00</b>	<b>2,930.00</b>	<b>4,880.00</b>	<b>(1,950.00)</b>	<b>4,880.00</b>
<b>GROUNDS</b>					
7110 · Grounds Contract	1,250.00	16,250.00	15,000.00	1,250.00	15,000.00
7115 · Landscape Replacement	0.00	1,950.66	4,650.00	(2,699.34)	4,650.00
7130 · Mulch	0.00	0.00	3,985.20	(3,985.20)	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
<b>Total GROUNDS</b>	<b>1,250.00</b>	<b>24,958.83</b>	<b>25,014.20</b>	<b>(55.37)</b>	<b>25,014.20</b>
<b>UTILITIES</b>					
7520 · Electric	40.96	493.49	694.00	(200.51)	694.00
7530 · Cable TV	1,128.98	14,623.24	14,295.00	328.24	14,295.00

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

## Revenue & Expense Budget Performance - Cash Basis

December 2013

	Dec 13	Jan - Dec 13	YTD Budget	\$ YTD Variance	Annual Budget
Total UTILITIES	1,169.94	15,116.73	14,989.00	127.73	14,989.00
Total Expense	4,325.03	74,438.49	77,416.20	(2,977.71)	77,416.20
Net Ordinary Income	(4,150.43)	5,778.29	6,922.80	(1,144.51)	6,922.80
Other Income/Expense					
Other Expense					
TRANSFER TO RESERVES					
8200 · Transfer of interest	24.24	290.50			
8000 · Transfer to Reserve Account	0.00	9,520.00	9,520.00	0.00	9,520.00
Total TRANSFER TO RESERVES	24.24	9,810.50	9,520.00	290.50	9,520.00
Total Other Expense	24.24	9,810.50	9,520.00	290.50	9,520.00
Net Other Income	(24.24)	(9,810.50)	(9,520.00)	(290.50)	(9,520.00)
Net Income	<b>(4,174.67)</b>	<b>(4,032.21)</b>	<b>(2,597.20)</b>	<b>(1,435.01)</b>	<b>(2,597.20)</b>