
HAMPTON MEWS
FINANCIAL REPORTS
January 31, 2013

Presented by: Sunstate Management Group

Hampton Mews of St. Andrews East Association, Inc.

Assets, Liabilities & Fund Balance - Cash Basis

As of January 31, 2013

Feb 11, 2013

	Jan 31, 13
ASSETS	
Current Assets	
Checking/Savings	
CURRENT ASSETS	
1010 · Operating	
1016 FSB - Operating - 6919	12,333.78
Due (to) / from Operating	2,380.00
Total 1010 · Operating	14,713.78
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	70,663.42
Due (to) / from Reserve	(2,380.00)
Total 1020 · Reserve Accounts	68,283.42
CURRENT ASSETS - Other	(1,150.32)
Total CURRENT ASSETS	81,846.88
Total Checking/Savings	81,846.88
Accounts Receivable	
1100 · Assessments Receivable	(715.00)
Total Accounts Receivable	(715.00)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	81,181.88
TOTAL ASSETS	81,181.88
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
3500 · Reserve Fund	
3660 · Painting Stucco	34,996.09
3770 · Roof Replacement	30,516.54
3870 · Attic Termite Treatment	1,779.71
3890 · Capital Improvement Reserve	3,371.08
Total 3500 · Reserve Fund	70,663.42
Total Long Term Liabilities	70,663.42
Total Liabilities	70,663.42
Equity	
32000 · Operating Fund	2,653.22
Net Income	7,865.24
Total Equity	10,518.46
TOTAL LIABILITIES & EQUITY	81,181.88

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance - Cash Basis

January 2013

	Jan 13	Jan 13	YTD Budget	\$ YTD Variance	Annual Budget
Ordinary Income/Expense					
Income					
INCOME					
5010 · Maintenance Assessment	14,710.50	14,710.50	17,640.00	(2,929.50)	74,669.00
5030 · Sales and Lease Fees	50.00	50.00			150.00
5041 · Reserve Assessment	1,984.75	1,984.75	2,380.00	(395.25)	9,520.00
5050 · Interest Income - Operating	1.49	1.49			
5051 · Interest income - reserve	26.09	26.09			
Total INCOME	16,772.83	16,772.83	20,020.00	(3,247.17)	84,339.00
Total Income	16,772.83	16,772.83	20,020.00	(3,247.17)	84,339.00
Gross Profit	16,772.83	16,772.83	20,020.00	(3,247.17)	84,339.00
Expense					
Void	0.00	0.00	0.00	0.00	0.00
ADMINISTRATION					
7810 · Insurance - Commercial Package	1,175.71	1,175.71	1,175.71	0.00	15,373.00
7811 · Insurance - Wind	0.00	0.00			0.00
7812 · Professional Liability	0.00	0.00			1,057.00
7820 · Accounting	0.00	0.00			50.00
7830 · Division Fees / Regulatory	0.00	0.00			295.00
7840 · Accounting - Income Tax	0.00	0.00			300.00
7845 · Master Dues - Plantation	2,436.00	2,436.00	2,436.00	0.00	9,744.00
7870 · Management Fee	400.00	400.00	400.00	0.00	4,800.00
7880 · Office Expense	108.20	108.20	82.80	25.40	764.00
7885 · Income Tax	0.00	0.00			150.00
Total ADMINISTRATION	4,119.91	4,119.91	4,094.51	25.40	32,533.00
BUILDING MAINTENANCE					
7210 · Repairs & Maintenance	40.00	40.00			2,800.00
7220 · Pest Control - Units	0.00	0.00			1,100.00
7222 · Pest Control Perimeter Granules	0.00	0.00			840.00
7225 · Termite Inspections	0.00	0.00			140.00
Total BUILDING MAINTENANCE	40.00	40.00			4,880.00
GROUNDS					
7110 · Grounds Contract	1,250.00	1,250.00	1,250.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	0.00			4,650.00
7130 · Mulch	0.00	0.00			3,985.20
7140 · Tree Trimming	0.00	0.00			762.00
7150 · Irrigation Repair	0.00	0.00			617.00
Total GROUNDS	1,250.00	1,250.00	1,250.00	0.00	25,014.20
UTILITIES					
7520 · Electric	16.18	16.18	48.03	(31.85)	694.00
7530 · Cable TV	1,075.41	1,075.41	1,191.25	(115.84)	14,295.00
Total UTILITIES	1,091.59	1,091.59	1,239.28	(147.69)	14,989.00
Total Expense	6,501.50	6,501.50	6,583.79	(82.29)	77,416.20
Net Ordinary Income	10,271.33	10,271.33	13,436.21	(3,164.88)	6,922.80

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance - Cash Basis

January 2013

	Jan 13	Jan 13	YTD Budget	\$ YTD Variance	Annual Budget
Other Income/Expense					
Other Expense					
TRANSFER TO RESERVES					
8200 · Transfer of interest	26.09	26.09			
8000 · Transfer to Reserve Account	2,380.00	2,380.00			9,520.00
Total TRANSFER TO RESERVES	2,406.09	2,406.09			9,520.00
Total Other Expense	2,406.09	2,406.09			9,520.00
Net Other Income	(2,406.09)	(2,406.09)			(9,520.00)
Net Income	7,865.24	7,865.24	13,436.21	(5,570.97)	(2,597.20)