

HAMPTON MEWS
FINANCIAL REPORTS
February 29, 2012

Presented by: Sunstate Management Group

Hampton Mews of St. Andrews East Association, Inc.
Assets, Liabilities & Fund Balance - Cash Basis
As of February 29, 2012

Mar 8, 2012

	Feb 29, 12
ASSETS	
Current Assets	
Checking/Savings	
CURRENT ASSETS	
1010 · Operating	
1014 · Operating Account 1536	13,527.57
1015 · Operating surplus #1544	1.46
Due (to) / from Operating	(2,380.00)
Total 1010 · Operating	11,149.03
1020 · Reserve Accounts	
1021 · Money Market - Reserve 6997	58,573.96
Due (to) / from Reserve	2,380.00
Total 1020 · Reserve Accounts	60,953.96
Total CURRENT ASSETS	72,102.99
Total Checking/Savings	72,102.99
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	71,437.99
TOTAL ASSETS	71,437.99
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
3500 · Reserve Fund	
3660 · Painting Stucco	29,856.09
3770 · Roof Replacement	26,276.54
3870 · Attic Termite Treatment	1,639.71
3890 · Capital Improvement Reserve	3,181.62
Total 3500 · Reserve Fund	60,953.96
Total Long Term Liabilities	60,953.96
Total Liabilities	60,953.96
Equity	
32000 · Operating Fund	2,986.23
Net Income	7,497.80
Total Equity	10,484.03
TOTAL LIABILITIES & EQUITY	71,437.99

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense Budget Performance - Cash Basis
February 2012

	Feb 12	Jan - Feb 12	YTD Budget	\$ YTD Variance	Annual Budget
Ordinary Income/Expense					
Income					
INCOME					
5010 · Maintenance Assessment					
5012 · Maintenance fee deficiency	0.00	0.00	0.00	0.00	0.00
5010 · Maintenance Assessment - Other	1,260.00	17,640.00	17,640.00	0.00	70,558.00
Total 5010 · Maintenance Assessment	1,260.00	17,640.00	17,640.00	0.00	70,558.00
5030 · Sales and Lease Fees	0.00	0.00			150.00
5041 · Reserve Assessment	170.00	2,380.00	2,380.00	0.00	9,520.00
5050 · Interest Income - Operating	1.35	3.00	14.56	(11.56)	100.00
5051 · Interest income - reserve	13.38	27.65	133.34	(105.69)	800.00
Total INCOME	1,444.73	20,050.65	20,167.90	(117.25)	81,128.00
Total Income	1,444.73	20,050.65	20,167.90	(117.25)	81,128.00
Gross Profit	1,444.73	20,050.65	20,167.90	(117.25)	81,128.00
Expense					
Void	0.00	0.00			0.00
ADMINISTRATION					
7810 · Insurance - Commercial Package	0.00	703.80	1,260.50	(556.70)	7,563.00
7811 · Insurance - Wind	1,394.64	1,394.64	1,301.67	92.97	7,810.00
7812 · Professional Liability	0.00	0.00	176.17	(176.17)	1,057.00
7825 · Legal	125.00	125.00	333.33	(208.33)	2,000.00
7830 · Division Fees / Regulatory	61.25	61.25	295.00	(233.75)	295.00
7840 · Accounting - Income Tax	0.00	0.00			200.00
7845 · Master Dues - Plantation	0.00	2,436.00	1,233.33	1,202.67	7,400.00
7870 · Management Fee	400.00	800.00	800.00	0.00	4,800.00
7880 · Office Expense	35.07	117.87	83.33	34.54	500.00
7885 · Income Tax	1,250.00	1,250.00			150.00
7895 · Contingency	0.00	0.00	333.33	(333.33)	2,000.00
Total ADMINISTRATION	3,265.96	6,888.56	5,816.66	1,071.90	33,775.00
BUILDING MAINTENANCE					
7210 · Repairs & Maintenance	0.00	0.00	466.66	(466.66)	2,800.00
7220 · Pest Control - Units	0.00	0.00	200.00	(200.00)	1,200.00
7222 · Pest Control Perimeter Granules	0.00	0.00	140.00	(140.00)	840.00
7225 · Termite Inspections	0.00	0.00	140.00	(140.00)	140.00
Total BUILDING MAINTENANCE	0.00	0.00	946.66	(946.66)	4,980.00
GROUNDS					
7110 · Grounds Contract	0.00	1,250.00	2,500.00	(1,250.00)	15,000.00
7115 · Landscape Replacement	0.00	0.00	775.00	(775.00)	4,650.00
7150 · Irrigation Repair	0.00	0.00	102.83	(102.83)	617.00
Total GROUNDS	0.00	1,250.00	3,377.83	(2,127.83)	20,267.00
UTILITIES					
7520 · Electric	8.12	56.15	115.68	(59.53)	694.00
7530 · Cable TV	1,075.49	2,099.91	2,147.50	(47.59)	12,885.00
Total UTILITIES	1,083.61	2,156.06	2,263.18	(107.12)	13,579.00
Total Expense	4,349.57	10,294.62	12,404.33	(2,109.71)	72,601.00

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense Budget Performance - Cash Basis
February 2012

	Feb 12	Jan - Feb 12	YTD Budget	\$ YTD Variance	Annual Budget
Net Ordinary Income	(2,904.84)	9,756.03	7,763.57	1,992.46	8,527.00
Other Income/Expense					
Other Income					
Prior Year Surplus	0.00	149.42	298.84	(149.42)	1,793.00
Total Other Income	0.00	149.42	298.84	(149.42)	1,793.00
Other Expense					
TRANSFER TO RESERVES					
8200 · Transfer of interest	13.38	27.65	133.34	(105.69)	800.00
8000 · Transfer to Reserve Account	2,380.00	2,380.00	2,380.00	0.00	9,520.00
Total TRANSFER TO RESERVES	2,393.38	2,407.65	2,513.34	(105.69)	10,320.00
Total Other Expense	2,393.38	2,407.65	2,513.34	(105.69)	10,320.00
Net Other Income	(2,393.38)	(2,258.23)	(2,214.50)	(43.73)	(8,527.00)
Net Income	(5,298.22)	7,497.80	5,549.07	1,948.73	0.00