

HAMPTON MEWS
FINANCIAL REPORTS
February 28, 2013

Presented by: Sunstate Management Group

Hampton Mews of St. Andrews East Association, Inc.
Assets, Liabilities & Fund Balance - Cash Basis
As of February 28, 2013

Mar 13, 2013

	Feb 28, 13
ASSETS	
Current Assets	
Checking/Savings	
CURRENT ASSETS	
1010 · Operating	
1016 FSB - Operating - 6919	5,322.79
Total 1010 · Operating	5,322.79
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	70,686.27
Total 1020 · Reserve Accounts	70,686.27
CURRENT ASSETS - Other	(1,150.32)
Total CURRENT ASSETS	74,858.74
Total Checking/Savings	74,858.74
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	74,193.74
TOTAL ASSETS	74,193.74
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	3,393.93
Total 3500 · Reserve Fund	70,686.27
Total Long Term Liabilities	70,686.27
Total Liabilities	70,686.27
Equity	
32000 · Operating Fund	2,653.22
Net Income	854.25
Total Equity	3,507.47
TOTAL LIABILITIES & EQUITY	74,193.74

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

	Feb 13	Jan - Feb 13	YTD Budget	\$YTD Variance	Annual Budget
Ordinary Income/Expense					
Income					
INCOME					
5010 · Maintenance Assessment	2,929.50	17,640.00	17,640.00	0.00	74,669.00
5030 · Sales and Lease Fees	150.00	200.00			150.00
5041 · Reserve Assessment	395.25	2,380.00	2,380.00	0.00	9,520.00
5050 · Interest Income - Operating	1.39	2.88			
5051 · Interest income - reserve	22.85	48.94			
Total INCOME	3,498.99	20,271.82	20,020.00	251.82	84,339.00
Total Income	3,498.99	20,271.82	20,020.00	251.82	84,339.00
Gross Profit	3,498.99	20,271.82	20,020.00	251.82	84,339.00
Expense					
Void	0.00	0.00	0.00	0.00	0.00
ADMINISTRATION					
7810 · Insurance - Commercial Package	1,175.71	2,351.42	2,351.42	0.00	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
7820 · Accounting	0.00	0.00			50.00
7825 · Legal	125.00	125.00			
7830 · Division Fees / Regulatory	61.25	61.25	61.25	0.00	295.00
7840 · Accounting - Income Tax	0.00	0.00			300.00
7845 · Master Dues - Plantation	0.00	2,436.00	2,436.00	0.00	9,744.00
7870 · Management Fee	400.00	800.00	800.00	0.00	4,800.00
7880 · Office Expense	101.05	209.25	118.35	90.90	764.00
7885 · Income Tax	0.00	0.00			150.00
Total ADMINISTRATION	1,863.01	5,982.92	5,767.02	215.90	32,533.00
BUILDING MAINTENANCE					
7210 · Repairs & Maintenance	0.00	40.00	190.00	(150.00)	2,800.00
7220 · Pest Control - Units	0.00	0.00	336.00	(336.00)	1,100.00
7222 · Pest Control Perimeter Granules	0.00	0.00	420.00	(420.00)	840.00
7225 · Termite Inspections	0.00	0.00	140.00	(140.00)	140.00
Total BUILDING MAINTENANCE	0.00	40.00	1,086.00	(1,046.00)	4,880.00
GROUNDS					
7110 · Grounds Contract	1,250.00	2,500.00	2,500.00	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	6,238.17	6,238.17			617.00
Total GROUNDS	7,488.17	8,738.17	2,500.00	6,238.17	25,014.20
UTILITIES					
7520 · Electric	8.29	24.47	56.15	(31.68)	694.00
7530 · Cable TV	1,129.05	2,204.46	2,382.50	(178.04)	14,295.00
Total UTILITIES	1,137.34	2,228.93	2,438.65	(209.72)	14,989.00

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

	Feb 13	Jan - Feb 13	YTD Budget	\$YTD Variance	Annual Budget
Total Expense	10,488.52	16,990.02	11,791.67	5,198.35	77,416.20
Net Ordinary Income	(6,989.53)	3,281.80	8,228.33	(4,946.53)	6,922.80
Other Income/Expense					
Other Expense					
TRANSFER TO RESERVES					
8200 · Transfer of interest	22.85	48.94			
8000 · Transfer to Reserve Account	0.00	2,380.00	2,380.00	0.00	9,520.00
Total TRANSFER TO RESERVES	22.85	2,428.94	2,380.00	48.94	9,520.00
Total Other Expense	22.85	2,428.94	2,380.00	48.94	9,520.00
Net Other Income	(22.85)	(2,428.94)	(2,380.00)	(48.94)	(9,520.00)
Net Income	(7,012.38)	852.86	5,848.33	(4,995.47)	(2,597.20)