

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

**Presented by: Sunstate Management Group**

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

Apr 16, 2013

	Mar 31, 13
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
<b>CURRENT ASSETS</b>	
1010 · Operating	
1016 FSB - Operating - 6919	4,509.62
<b>Total 1010 · Operating</b>	4,509.62
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	70,708.74
<b>Total 1020 · Reserve Accounts</b>	70,708.74
<b>CURRENT ASSETS - Other</b>	(1,150.32)
<b>Total CURRENT ASSETS</b>	74,068.04
<b>Total Checking/Savings</b>	74,068.04
Accounts Receivable	
1100 · Assessments Receivable	(11,440.00)
<b>Total Accounts Receivable</b>	(11,440.00)
Other Current Assets	
1200 · Assessment Payment Received	6,435.00
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	6,485.00
<b>Total Current Assets</b>	69,113.04
<b>TOTAL ASSETS</b>	<b>69,113.04</b>
<b>LIABILITIES &amp; EQUITY</b>	
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	3,416.40
<b>Total 3500 · Reserve Fund</b>	70,708.74
<b>Total Long Term Liabilities</b>	70,708.74
<b>Total Liabilities</b>	70,708.74
Equity	
32000 · Operating Fund	2,653.22
Net Income	(4,248.92)
<b>Total Equity</b>	(1,595.70)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>69,113.04</b>

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

	Mar 13	Jan - Mar 13	YTD Budget	\$ YTD Variance	Annual Budget
Ordinary Income/Expense					
Income					
<b>INCOME</b>					
5010 · Maintenance Assessment	0.00	17,640.00	17,640.00	0.00	74,669.00
5030 · Sales and Lease Fees	50.00	250.00			150.00
5041 · Reserve Assessment	0.00	2,380.00	2,380.00	0.00	9,520.00
5050 · Interest Income - Operating	0.17	3.05			
5051 · Interest income - reserve	22.47	71.41			
<b>Total INCOME</b>	<b>72.64</b>	<b>20,344.46</b>	<b>20,020.00</b>	<b>324.46</b>	<b>84,339.00</b>
<b>Total Income</b>	<b>72.64</b>	<b>20,344.46</b>	<b>20,020.00</b>	<b>324.46</b>	<b>84,339.00</b>
<b>Gross Profit</b>	<b>72.64</b>	<b>20,344.46</b>	<b>20,020.00</b>	<b>324.46</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	1,175.71	3,527.13	3,527.13	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	0.00	125.00			
7830 · Division Fees / Regulatory	0.00	61.25	61.25	0.00	295.00
7840 · Accounting - Income Tax	150.00	150.00	150.00	0.00	300.00
7845 · Master Dues - Plantation	0.00	2,436.00	4,872.00	(2,436.00)	9,744.00
7870 · Management Fee	400.00	1,200.00	1,200.00	0.00	4,800.00
7880 · Office Expense	132.81	342.06	167.06	175.00	784.00
7885 · Income Tax	0.00	0.00	150.00	(150.00)	150.00
<b>Total ADMINISTRATION</b>	<b>1,858.52</b>	<b>7,841.44</b>	<b>10,127.44</b>	<b>(2,286.00)</b>	<b>32,533.00</b>
<b>BUILDING MAINTENANCE</b>					
7210 · Repairs & Maintenance	0.00	40.00	190.00	(150.00)	2,800.00
7220 · Pest Control - Units	336.00	336.00	336.00	0.00	1,100.00
7222 · Pest Control Perimeter Granules	420.00	420.00	420.00	0.00	840.00
7225 · Termite Inspections	140.00	140.00	140.00	0.00	140.00
<b>Total BUILDING MAINTENANCE</b>	<b>896.00</b>	<b>936.00</b>	<b>1,086.00</b>	<b>(150.00)</b>	<b>4,880.00</b>
<b>GROUNDS</b>					
7110 · Grounds Contract	1,250.00	3,750.00	3,750.00	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	6,238.17	317.00	5,921.17	617.00
<b>Total GROUNDS</b>	<b>1,250.00</b>	<b>9,988.17</b>	<b>4,067.00</b>	<b>5,921.17</b>	<b>25,014.20</b>
<b>UTILITIES</b>					
7520 · Electric	18.45	42.92	95.74	(52.82)	694.00
7530 · Cable TV	1,128.98	3,333.44	3,573.75	(240.31)	14,295.00
<b>Total UTILITIES</b>	<b>1,147.43</b>	<b>3,376.36</b>	<b>3,669.49</b>	<b>(293.13)</b>	<b>14,989.00</b>

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

## Revenue & Expense Budget Performance - Cash Basis

March 2013

	Mar 13	Jan - Mar 13	YTD Budget	\$ YTD Variance	Annual Budget
Total Expense	5,151.95	22,141.97	18,949.93	3,192.04	77,416.20
Net Ordinary Income	(5,079.31)	(1,797.51)	1,070.07	(2,867.58)	6,922.80
Other Income/Expense					
Other Expense					
TRANSFER TO RESERVES					
8200 · Transfer of interest	0.00	48.94			
8000 · Transfer to Reserve Account	0.00	2,380.00	2,380.00	0.00	9,520.00
Total TRANSFER TO RESERVES	0.00	2,428.94	2,380.00	48.94	9,520.00
Total Other Expense	0.00	2,428.94	2,380.00	48.94	9,520.00
Net Other Income	0.00	(2,428.94)	(2,380.00)	(48.94)	(9,520.00)
Net Income	(5,079.31)	(4,226.45)	(1,309.93)	(2,916.52)	(2,597.20)