

HAMPTON MEWS
FINANCIAL REPORTS
April 30, 2013

Presented by: Sunstate Management Group

Hampton Mews of St. Andrews East Association, Inc.
Assets, Liabilities & Fund Balance - Cash Basis
As of April 30, 2013

May 7, 2013

	Apr 30, 13
ASSETS	
Current Assets	
Checking/Savings	
CURRENT ASSETS	
1010 · Operating	
1016 FSB - Operating - 6919	12,529.59
Due (to) / from Operating	(2,380.00)
Total 1010 · Operating	10,149.59
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	70,733.54
Due (to) / from Reserve	2,380.00
Total 1020 · Reserve Accounts	73,113.54
CURRENT ASSETS - Other	(1,189.26)
Total CURRENT ASSETS	82,073.87
Total Checking/Savings	82,073.87
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	81,408.87
TOTAL ASSETS	81,408.87
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
3500 · Reserve Fund	
3660 · Painting Stucco	36,281.09
3770 · Roof Replacement	31,576.54
3870 · Attic Termite Treatment	1,814.71
3890 · Capital Improvement Reserve	3,441.20
Total 3500 · Reserve Fund	73,113.54
Total Long Term Liabilities	73,113.54
Total Liabilities	73,113.54
Equity	
32000 · Operating Fund	2,653.22
Net Income	5,642.11
Total Equity	8,295.33
TOTAL LIABILITIES & EQUITY	81,408.87

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

	Apr 13	Jan - Apr 13	YTD Budget	\$ YTD Variance	Annual Budget
Ordinary Income/Expense					
Income					
INCOME					
5010 · Maintenance Assessment	17,010.00	34,650.00	35,280.00	(630.00)	74,669.00
5030 · Sales and Lease Fees	0.00	250.00	50.00	200.00	150.00
5041 · Reserve Assessment	2,295.00	4,675.00	4,760.00	(85.00)	9,520.00
5050 · Interest Income - Operating	1.41	4.46			
5051 · Interest income - reserve	24.80	96.21			
Total INCOME	19,331.21	39,675.67	40,090.00	(414.33)	84,339.00
Total Income	19,331.21	39,675.67	40,090.00	(414.33)	84,339.00
Gross Profit	19,331.21	39,675.67	40,090.00	(414.33)	84,339.00
Expense					
Void	0.00	0.00	0.00	0.00	0.00
ADMINISTRATION					
7810 · Insurance - Commercial Package	1,175.71	4,702.84	4,702.84	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	(1,057.00)	1,057.00
7820 · Accounting	0.00	0.00	50.00	(50.00)	50.00
7825 · Legal	468.21	593.21			
7830 · Division Fees / Regulatory	0.00	61.25	183.00	(121.75)	295.00
7840 · Accounting - Income Tax	0.00	150.00	150.00	0.00	300.00
7845 · Master Dues - Plantation	2,436.00	4,872.00	4,872.00	0.00	9,744.00
7870 · Management Fee	400.00	1,600.00	1,600.00	0.00	4,800.00
7880 · Office Expense	98.60	440.66	226.85	213.81	764.00
7885 · Income Tax	0.00	0.00	150.00	(150.00)	150.00
Total ADMINISTRATION	4,578.52	12,419.96	12,991.69	(571.73)	32,533.00
BUILDING MAINTENANCE					
7210 · Repairs & Maintenance	0.00	40.00	405.00	(365.00)	2,800.00
7220 · Pest Control - Units	0.00	336.00	428.00	(92.00)	1,100.00
7222 · Pest Control Perimeter Granules	0.00	420.00	420.00	0.00	840.00
7225 · Termite Inspections	0.00	140.00	140.00	0.00	140.00
Total BUILDING MAINTENANCE	0.00	936.00	1,393.00	(457.00)	4,880.00
GROUNDS					
7110 · Grounds Contract	1,250.00	5,000.00	5,000.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	0.00	1,550.00	(1,550.00)	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
Total GROUNDS	1,250.00	11,238.17	6,867.00	4,371.17	25,014.20
UTILITIES					
7520 · Electric	77.88	120.80	159.98	(39.18)	694.00
7530 · Cable TV	1,128.98	4,462.42	4,765.00	(302.58)	14,295.00
Total UTILITIES	1,206.86	4,583.22	4,924.98	(341.76)	14,989.00
Total Expense	7,035.38	29,177.35	26,176.67	3,000.68	77,416.20
Net Ordinary Income	12,295.83	10,498.32	13,913.33	(3,415.01)	6,922.80
Other Income/Expense					
Other Expense					

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

	Apr 13	Jan - Apr 13	YTD Budget	\$ YTD Variance	Annual Budget
TRANSFER TO RESERVES					
8200 - Transfer of interest	24.80	96.21			
8000 - Transfer to Reserve Account	2,380.00	4,760.00	4,760.00	0.00	9,520.00
Total TRANSFER TO RESERVES	2,404.80	4,856.21	4,760.00	96.21	9,520.00
Total Other Expense	2,404.80	4,856.21	4,760.00	96.21	9,520.00
Net Other Income	(2,404.80)	(4,856.21)	(4,760.00)	(96.21)	(9,520.00)
Net Income	9,891.03	5,642.11	9,153.33	(3,511.22)	(2,597.20)