

HAMPTON MEWS
FINANCIAL REPORTS
June 30, 2012

Presented by: Sunstate Management Group

Hampton Mews of St. Andrews East Association, Inc.
Assets, Liabilities & Fund Balance - Cash Basis
As of June 30, 2012

Jul 13, 2012

	Jun 30, 12
ASSETS	
Current Assets	
Checking/Savings	
CURRENT ASSETS	
1010 · Operating	
1016 FSB - Operating - 6919	14,440.73
Due (to) / from Operating	(2,380.00)
Total 1010 · Operating	12,060.73
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	60,966.84
Due (to) / from Reserve	2,380.00
Total 1020 · Reserve Accounts	63,346.84
Total CURRENT ASSETS	75,407.57
Total Checking/Savings	75,407.57
Accounts Receivable	
1100 · Assessments Receivable	(6,435.00)
Total Accounts Receivable	(6,435.00)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	69,022.57
TOTAL ASSETS	69,022.57
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
3500 · Reserve Fund	
3660 · Painting Stucco	31,141.09
3770 · Roof Replacement	27,336.54
3870 · Attic Termite Treatment	1,674.71
3890 · Capital Improvement Reserve	3,194.50
Total 3500 · Reserve Fund	63,346.84
Total Long Term Liabilities	63,346.84
Total Liabilities	63,346.84
Equity	
32000 · Operating Fund	2,239.14
Net Income	3,436.59
Total Equity	5,675.73
TOTAL LIABILITIES & EQUITY	69,022.57

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

	Jun 12	Jan - Jun 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	630.88	35,280.88	35,279.00	1.88	70,558.00
Total 5010 · Maintenance Assessment	630.88	35,280.88	35,279.00	1.88	70,558.00
5070 · Late fee assessments	0.00	0.00			
5030 · Sales and Lease Fees	0.00	100.00	150.00	(50.00)	150.00
5041 · Reserve Assessment	85.12	4,760.12	4,760.00	0.12	9,520.00
5050 · Interest Income - Operating	1.51	6.80	51.21	(44.41)	100.00
5051 · Interest income - reserve	19.54	77.53	400.01	(322.48)	800.00
Total INCOME	737.05	40,225.33	40,640.22	(414.89)	81,128.00
Total Income	737.05	40,225.33	40,640.22	(414.89)	81,128.00
Gross Profit	737.05	40,225.33	40,640.22	(414.89)	81,128.00
Expense					
Void	0.00	0.00			0.00
ADMINISTRATION					
7810 · Insurance - Commercial Package	2,351.42	3,055.22	3,781.50	(726.28)	7,563.00
7811 · Insurance - Wind	(2,438.80)	1,394.64	3,905.00	(2,510.36)	7,810.00
7812 · Professional Liability	0.00	0.00	528.50	(528.50)	1,057.00
7820 · Accounting	0.00	60.00			
7825 · Legal	0.00	125.00	1,000.00	(875.00)	2,000.00
7830 · Division Fees / Regulatory	0.00	184.45	295.00	(110.55)	295.00
7840 · Accounting - Income Tax	0.00	170.00	200.00	(30.00)	200.00
7845 · Master Dues - Plantation	0.00	4,872.00	3,700.00	1,172.00	7,400.00
7870 · Management Fee	400.00	2,400.00	2,400.00	0.00	4,800.00
7880 · Office Expense	139.84	497.67	250.00	247.67	500.00
7885 · Income Tax	0.00	0.00	150.00	(150.00)	150.00
7895 · Contingency	0.00	0.00	1,000.00	(1,000.00)	2,000.00
Total ADMINISTRATION	452.46	12,758.98	17,210.00	(4,451.02)	33,775.00
BUILDING MAINTENANCE					
7210 · Repairs & Maintenance	1,348.65	1,783.65	1,400.00	383.65	2,800.00
7220 · Pest Control - Units	200.00	661.00	600.00	61.00	1,200.00
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	1,548.65	3,004.65	2,560.00	444.65	4,980.00
GROUNDS					
7110 · Grounds Contract	1,250.00	7,500.00	7,500.00	0.00	15,000.00
7115 · Landscape Replacement	2,654.52	2,654.52	2,325.00	329.52	4,650.00
7150 · Irrigation Repair	0.00	227.95	308.50	(80.55)	617.00
Total GROUNDS	3,904.52	10,382.47	10,133.50	248.97	20,267.00
UTILITIES					
7520 · Electric	66.24	299.91	347.01	(47.10)	694.00
7530 · Cable TV	1,075.41	6,401.71	6,442.50	(40.79)	12,885.00

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance - Cash Basis

June 2012

	Jun 12	Jan - Jun 12	YTD Budget	\$ YTD Variance	Annual Budget
Total UTILITIES	1,141.65	6,701.62	6,789.51	(87.89)	13,579.00
Total Expense	7,047.28	32,847.72	36,693.01	(3,845.29)	72,601.00
Net Ordinary Income	(6,310.23)	7,377.61	3,947.21	3,430.40	8,527.00
Other Income/Expense					
Other Income					
Prior Year Surplus	149.42	896.51	896.50	0.01	1,793.00
Total Other Income	149.42	896.51	896.50	0.01	1,793.00
Other Expense					
TRANSFER TO RESERVES					
8200 · Transfer of interest	19.54	77.53	400.01	(322.48)	800.00
8000 · Transfer to Reserve Account	0.00	4,760.00	4,760.00	0.00	9,520.00
Total TRANSFER TO RESERVES	19.54	4,837.53	5,160.01	(322.48)	10,320.00
Total Other Expense	19.54	4,837.53	5,160.01	(322.48)	10,320.00
Net Other Income	129.88	(3,941.02)	(4,263.51)	322.49	(8,527.00)
Net Income	(6,180.35)	3,436.59	(316.30)	3,752.89	0.00