

HAMPTON MEWS
FINANCIAL REPORTS
December 30, 2012

Presented by: Sunstate Management Group

Hampton Mews of St. Andrews East Association, Inc.
Assets, Liabilities & Fund Balance - Cash Basis
As of December 31, 2012

Jan 11, 2013

	Dec 31, 12
ASSETS	
Current Assets	
Checking/Savings	
CURRENT ASSETS	
1010 · Operating	
1016 FSB - Operating - 6919	4,507.45
1014 · Operating Account 1536	(762.00)
Total 1010 · Operating	3,745.45
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	68,257.33
Total 1020 · Reserve Accounts	68,257.33
CURRENT ASSETS - Other	(1,142.23)
Total CURRENT ASSETS	70,860.55
Total Checking/Savings	70,860.55
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	70,910.55
TOTAL ASSETS	70,910.55
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
3500 · Reserve Fund	
3660 · Painting Stucco	33,711.09
3770 · Roof Replacement	29,456.54
3870 · Attic Termite Treatment	1,744.71
3890 · Capital Improvement Reserve	3,344.99
Total 3500 · Reserve Fund	68,257.33
Total Long Term Liabilities	68,257.33
Total Liabilities	68,257.33
Equity	
32000 · Operating Fund	1,342.62
Net Income	1,310.60
Total Equity	2,653.22
TOTAL LIABILITIES & EQUITY	70,910.55

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

	Dec 12	Jan - Dec 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	0.00	70,560.88	70,558.00	2.88	70,558.00
Total 5010 · Maintenance Assessment	0.00	70,560.88	70,558.00	2.88	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	0.00	9,520.12	9,520.00	0.12	9,520.00
5050 · Interest Income - Operating	0.98	18.31	100.00	(81.69)	100.00
5051 · Interest income - reserve	26.08	228.02	800.00	(571.98)	800.00
Total INCOME	27.06	80,427.33	81,128.00	(700.67)	81,128.00
Total Income	27.06	80,427.33	81,128.00	(700.67)	81,128.00
Gross Profit	27.06	80,427.33	81,128.00	(700.67)	81,128.00
Expense					
Void	0.00	0.00	0.00	0.00	0.00
ADMINISTRATION					
7810 · Insurance - Commercial Package	1,175.71	10,109.48	7,563.00	2,546.48	7,563.00
7811 · Insurance - Wind	0.00	1,394.64	7,810.00	(6,415.36)	7,810.00
7812 · Professional Liability	0.00	0.00	1,057.00	(1,057.00)	1,057.00
7820 · Accounting	0.00	60.00			
7825 · Legal	0.00	125.00	2,000.00	(1,875.00)	2,000.00
7830 · Division Fees / Regulatory	0.00	296.45	295.00	1.45	295.00
7840 · Accounting - Income Tax	0.00	170.00	200.00	(30.00)	200.00
7845 · Master Dues - Plantation	0.00	9,744.00	7,400.00	2,344.00	7,400.00
7870 · Management Fee	400.00	4,800.00	4,800.00	0.00	4,800.00
7880 · Office Expense	20.70	763.52	500.00	263.52	500.00
7885 · Income Tax	0.00	0.00	150.00	(150.00)	150.00
7895 · Contingency	0.00	0.00	2,000.00	(2,000.00)	2,000.00
Total ADMINISTRATION	1,596.41	27,463.09	33,775.00	(6,311.91)	33,775.00
BUILDING MAINTENANCE					
7210 · Repairs & Maintenance	0.00	2,569.87	2,800.00	(230.13)	2,800.00
7220 · Pest Control - Units	250.00	1,036.00	1,200.00	(164.00)	1,200.00
7222 · Pest Control Perimeter Granules	0.00	1,260.00	840.00	420.00	840.00
7225 · Termite Inspections	0.00	140.00	140.00	0.00	140.00
Total BUILDING MAINTENANCE	250.00	5,005.87	4,980.00	25.87	4,980.00
GROUNDS					
7110 · Grounds Contract	1,250.00	15,000.00	15,000.00	0.00	15,000.00
7115 · Landscape Replacement	1,264.05	4,044.59	4,650.00	(605.41)	4,650.00
7130 · Mulch	3,985.20	3,985.20			
7140 · Tree Trimming	762.00	762.00			
7150 · Irrigation Repair	0.00	227.95	617.00	(389.05)	617.00
Total GROUNDS	7,261.25	24,019.74	20,267.00	3,752.74	20,267.00
UTILITIES					

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense Budget Performance - Cash Basis
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	Dec 12	Jan - Dec 12	YTD Budget	\$ YTD Variance	Annual Budget
7520 · Electric	34.27	743.61	694.00	49.61	694.00
7530 · Cable TV	1,075.41	13,929.43	12,885.00	1,044.43	12,885.00
Total UTILITIES	1,109.68	14,673.04	13,579.00	1,094.04	13,579.00
Total Expense	10,217.34	71,161.74	72,601.00	(1,439.26)	72,601.00
Net Ordinary Income	(10,190.28)	9,265.59	8,527.00	738.59	8,527.00
Other Income/Expense					
Other Income					
Prior Year Surplus	149.42	1,793.03	1,793.00	0.03	1,793.00
Total Other Income	149.42	1,793.03	1,793.00	0.03	1,793.00
Other Expense					
TRANSFER TO RESERVES					
8200 · Transfer of interest	26.08	228.02	800.00	(571.98)	800.00
8000 · Transfer to Reserve Account	0.00	9,520.00	9,520.00	0.00	9,520.00
Total TRANSFER TO RESERVES	26.08	9,748.02	10,320.00	(571.98)	10,320.00
Total Other Expense	26.08	9,748.02	10,320.00	(571.98)	10,320.00
Net Other Income	123.34	(7,954.99)	(8,527.00)	572.01	(8,527.00)
Net Income	(10,066.94)	1,310.60	0.00	1,310.60	0.00