

**HAMPTON MEWS**  
**FINANCIAL REPORTS**  
**January 31, 2012**

**Presented by: Sunstate Management Group**

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

Feb 13, 2012

	Jan 31, 12
<b>ASSETS</b>	
Current Assets	
Checking/Saving:	
<b>CURRENT ASSETS</b>	
1010 · Operating	
1014 · Operating Account 153	18,825.79
1015 · Operating surplus #154	1.46
Due (to) / from Operating	(2,380.00)
<b>Total 1010 · Operating</b>	16,447.25
1020 · Reserve Account	
1021 · Money Market - Reserve 699	56,180.58
Due (to) / from Reserve	2,380.00
<b>Total 1020 · Reserve Account</b>	58,560.58
<b>Total CURRENT ASSETS</b>	75,007.83
<b>Total Checking/Saving</b>	75,007.83
Accounts Receivable	
1100 · Assessments Receivable	(1,430.00)
<b>Total Accounts Receivable</b>	(1,430.00)
Other Current Assets	
1210 · Utility Deposit	50.00
<b>Total Other Current Assets</b>	50.00
<b>Total Current Assets</b>	73,627.83
<b>TOTAL ASSETS</b>	<b>73,627.83</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
3500 · Reserve Fund	
3660 · Painting Stucco	28,571.09
3770 · Roof Replacement	25,216.54
3870 · Attic Termite Treatment	1,604.71
3890 · Capital Improvement Reserve	3,168.24
<b>Total 3500 · Reserve Fund</b>	58,560.58
<b>Total Long Term Liabilities</b>	58,560.58
<b>Total Liabilities</b>	58,560.58
Equity	
32000 · Operating Fund	3,135.65
Net Income	11,931.60
<b>Total Equity</b>	15,067.25
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>73,627.83</b>

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

	<u>Jan 12</u>	<u>Jan 12</u>	<u>YTD Budget</u>	<u>\$ YTD Variance</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
<b>INCOME</b>					
5010 · Maintenance Assessment					
5012 · Maintenance fee deficiency	0.00	0.00			0.00
5010 · Maintenance Assessment - Other	15,750.00	15,750.00	17,640.00	(1,890.00)	70,558.00
<b>Total 5010 · Maintenance Assessment</b>	<u>15,750.00</u>	<u>15,750.00</u>	<u>17,640.00</u>	<u>(1,890.00)</u>	<u>70,558.00</u>
5030 · Sales and Lease Fees	0.00	0.00			150.00
5041 · Reserve Assessment	2,125.00	2,125.00	2,380.00	(255.00)	9,520.00
5050 · Interest Income - Operating	1.65	1.65	5.96	(4.33)	100.00
5051 · Interest income - reserve	14.27	14.27	66.67	(52.40)	800.00
<b>Total INCOME</b>	<u>17,890.92</u>	<u>17,890.92</u>	<u>20,092.65</u>	<u>(2,201.73)</u>	<u>81,128.00</u>
<b>Total Income</b>	<u>17,890.92</u>	<u>17,890.92</u>	<u>20,092.65</u>	<u>(2,201.73)</u>	<u>81,128.00</u>
Expense					
Void	0.00	0.00			0.00
<b>ADMINISTRATION</b>					
7810 · Insurance - Commercial Package	703.80	703.80	703.80	0.00	7,563.00
7811 · Insurance - Wind	0.00	0.00			7,810.00
7812 · Professional Liability	0.00	0.00			1,057.00
7825 · Legal	0.00	0.00	166.66	(166.66)	2,000.00
7830 · Division Fees / Regulatory	0.00	0.00			295.00
7840 · Accounting - Income Tax	0.00	0.00			200.00
7845 · Master Dues - Plantation	2,436.00	2,436.00			7,400.00
7870 · Management Fee	400.00	400.00	400.00	0.00	4,800.00
7880 · Office Expense	82.80	82.80	41.67	41.13	500.00
7885 · Income Tax	0.00	0.00			150.00
7895 · Contingency	0.00	0.00			2,000.00
<b>Total ADMINISTRATION</b>	<u>3,622.60</u>	<u>3,622.60</u>	<u>1,312.13</u>	<u>2,310.47</u>	<u>33,775.00</u>
<b>BUILDING MAINTENANCE</b>					
7210 · Repairs & Maintenance	0.00	0.00	233.33	(233.33)	2,800.00
7220 · Pest Control - Units	0.00	0.00			1,200.00
7222 · Pest Control Perimeter Granules	0.00	0.00			840.00
7225 · Termite Inspections	0.00	0.00			140.00
<b>Total BUILDING MAINTENANCE</b>	<u>0.00</u>	<u>0.00</u>	<u>233.33</u>	<u>(233.33)</u>	<u>4,980.00</u>
<b>GROUNDS</b>					
7110 · Grounds Contract	1,250.00	1,250.00	1,250.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	0.00			4,650.00
7150 · Irrigation Repair	0.00	0.00			617.00
<b>Total GROUNDS</b>	<u>1,250.00</u>	<u>1,250.00</u>	<u>1,250.00</u>	<u>0.00</u>	<u>20,267.00</u>
<b>UTILITIES</b>					
7520 · Electric	48.03	48.03	57.84	(9.81)	694.00
7530 · Cable TV	1,024.42	1,024.42	1,073.75	(49.33)	12,885.00
<b>Total UTILITIES</b>	<u>1,072.45</u>	<u>1,072.45</u>	<u>1,131.59</u>	<u>(59.14)</u>	<u>13,579.00</u>
<b>Total Expense</b>	<u>5,945.05</u>	<u>5,945.05</u>	<u>3,927.05</u>	<u>2,018.00</u>	<u>72,601.00</u>
<b>Net Ordinary Income</b>	<u>11,945.87</u>	<u>11,945.87</u>	<u>16,165.60</u>	<u>(4,219.73)</u>	<u>8,527.00</u>
Other Income/Expense					
Other Income					

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

	<u>Jan 12</u>	<u>Jan 12</u>	<u>YTD Budget</u>	<u>\$ YTD Variance</u>	<u>Annual Budget</u>
Prior Year Surplus	0.00	0.00	3,251.00	(3,251.00)	3,251.00
Total Other Income	0.00	0.00	3,251.00	(3,251.00)	3,251.00
<b>Other Expense</b>					
<b>TRANSFER TO RESERVES</b>					
8200 · Transfer of interest	14.27	14.27	32.07	(17.80)	309.98
8000 · Transfer to Reserve Account	0.00	0.00	2,295.00	(2,295.00)	9,860.00
<b>Total TRANSFER TO RESERVES</b>	<u>14.27</u>	<u>14.27</u>	<u>2,327.07</u>	<u>(2,312.80)</u>	<u>10,169.98</u>
<b>Total Other Expense</b>	<u>14.27</u>	<u>14.27</u>	<u>2,327.07</u>	<u>(2,312.80)</u>	<u>10,169.98</u>
<b>Net Other Income</b>	<u>(14.27)</u>	<u>(14.27)</u>	<u>923.93</u>	<u>(938.20)</u>	<u>(6,918.98)</u>
<b>Net Income</b>	<u><u>11,931.60</u></u>	<u><u>11,931.60</u></u>	<u><u>17,089.53</u></u>	<u><u>(5,157.93)</u></u>	<u><u>1,608.02</u></u>