

**HAMPTON MEWS**  
**FINANCIAL REPORTS**  
**September 30, 2012**

**Presented by: Sunstate Management Group**

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

Oct 3, 2012

	Sep 30, 12
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
<b>CURRENT ASSETS</b>	
1010 · Operating	
1016 FSB - Operating - 6919	17,210.75
Total 1010 · Operating	17,210.75
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	65,798.39
Total 1020 · Reserve Accounts	65,798.39
<b>CURRENT ASSETS - Other</b>	(1,142.23)
Total <b>CURRENT ASSETS</b>	81,866.91
Total Checking/Savings	81,866.91
Accounts Receivable	
1100 · Assessments Receivable	(7,150.00)
Total Accounts Receivable	(7,150.00)
Other Current Assets	
1200 · Assessment Payment Received	(1,430.00)
1210 · Utility Deposits	50.00
Total Other Current Assets	(1,380.00)
Total Current Assets	73,336.91
<b>TOTAL ASSETS</b>	<b>73,336.91</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
3500 · Reserve Fund	
3660 · Painting Stucco	32,426.09
3770 · Roof Replacement	28,396.54
3870 · Attic Termite Treatment	1,709.71
3890 · Capital Improvement Reserve	3,266.05
Total 3500 · Reserve Fund	65,798.39
Total Long Term Liabilities	65,798.39
Total Liabilities	65,798.39
Equity	
32000 · Operating Fund	1,790.88
Net Income	5,747.64
Total Equity	7,538.52
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>73,336.91</b>

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

	Sep 12	Jan - Sep 12	YTD Budget	\$ YTD Variance	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>INCOME</b>					
<b>5010 · Maintenance Assessment</b>					
5012 · Maintenance fee deficiency	0.00	0.00	0.00	0.00	0.00
5010 · Maintenance Assessment - Other	0.00	52,920.88	52,918.00	2.88	70,558.00
<b>Total 5010 · Maintenance Assessment</b>	<b>0.00</b>	<b>52,920.88</b>	<b>52,918.00</b>	<b>2.88</b>	<b>70,558.00</b>
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	7,140.12	7,140.00	0.12	9,520.00
5050 · Interest Income - Operating	1.49	12.96	78.61	(65.65)	100.00
5051 · Interest income - reserve	22.71	149.08	600.01	(450.93)	800.00
<b>Total INCOME</b>	<b>24.20</b>	<b>60,323.04</b>	<b>60,886.62</b>	<b>(563.58)</b>	<b>81,128.00</b>
<b>Total Income</b>	<b>24.20</b>	<b>60,323.04</b>	<b>60,886.62</b>	<b>(563.58)</b>	<b>81,128.00</b>
<b>Gross Profit</b>	<b>24.20</b>	<b>60,323.04</b>	<b>60,886.62</b>	<b>(563.58)</b>	<b>81,128.00</b>
<b>Expense</b>					
Void	0.00	0.00			0.00
<b>ADMINISTRATION</b>					
7810 · Insurance - Commercial Package	2,351.42	6,582.35	5,672.25	910.10	7,563.00
7811 · Insurance - Wind	0.00	1,394.64	5,857.50	(4,462.86)	7,810.00
7812 · Professional Liability	0.00	0.00	792.75	(792.75)	1,057.00
7820 · Accounting	0.00	60.00			
7825 · Legal	0.00	125.00	1,500.00	(1,375.00)	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	7,308.00	5,550.00	1,758.00	7,400.00
7870 · Management Fee	400.00	3,200.00	3,600.00	(400.00)	4,800.00
7880 · Office Expense	50.90	647.72	375.00	272.72	500.00
7885 · Income Tax	0.00	0.00	150.00	(150.00)	150.00
7895 · Contingency	0.00	0.00	1,500.00	(1,500.00)	2,000.00
<b>Total ADMINISTRATION</b>	<b>2,802.32</b>	<b>19,672.16</b>	<b>25,492.50</b>	<b>(5,820.34)</b>	<b>33,775.00</b>
<b>BUILDING MAINTENANCE</b>					
7210 · Repairs & Maintenance	0.00	1,783.65	2,100.00	(316.35)	2,800.00
7220 · Pest Control - Units	0.00	661.00	900.00	(239.00)	1,200.00
7222 · Pest Control Perimeter Granules	0.00	840.00	630.00	210.00	840.00
7225 · Termite Inspections	0.00	140.00	140.00	0.00	140.00
<b>Total BUILDING MAINTENANCE</b>	<b>0.00</b>	<b>3,424.65</b>	<b>3,770.00</b>	<b>(345.35)</b>	<b>4,980.00</b>
<b>GROUNDS</b>					
7110 · Grounds Contract	1,250.00	11,250.00	11,250.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	2,780.54	3,487.50	(706.96)	4,650.00
7150 · Irrigation Repair	0.00	227.95	462.75	(234.80)	617.00
<b>Total GROUNDS</b>	<b>1,250.00</b>	<b>14,258.49</b>	<b>15,200.25</b>	<b>(941.76)</b>	<b>20,267.00</b>
<b>UTILITIES</b>					
7520 · Electric	133.64	572.44	520.51	51.93	694.00
7530 · Cable TV	2,150.82	10,703.35	9,663.75	1,039.60	12,885.00

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

	Sep 12	Jan - Sep 12	YTD Budget	\$ YTD Variance	Annual Budget
<b>Total UTILITIES</b>	2,284.46	11,275.79	10,184.26	1,091.53	13,579.00
<b>Total Expense</b>	6,336.78	48,631.09	54,647.01	(6,015.92)	72,601.00
<b>Net Ordinary Income</b>	(6,312.58)	11,691.95	6,239.61	5,452.34	8,527.00
<b>Other Income/Expense</b>					
<b>Other Income</b>					
<b>Prior Year Surplus</b>	149.42	1,344.77	1,344.75	0.02	1,793.00
<b>Total Other Income</b>	149.42	1,344.77	1,344.75	0.02	1,793.00
<b>Other Expense</b>					
<b>TRANSFER TO RESERVES</b>					
<b>8200 · Transfer of interest</b>	22.71	149.08	600.01	(450.93)	800.00
<b>8000 · Transfer to Reserve Account</b>	0.00	7,140.00	7,140.00	0.00	9,520.00
<b>Total TRANSFER TO RESERVES</b>	22.71	7,289.08	7,740.01	(450.93)	10,320.00
<b>Total Other Expense</b>	22.71	7,289.08	7,740.01	(450.93)	10,320.00
<b>Net Other Income</b>	126.71	(5,944.31)	(6,395.26)	450.95	(8,527.00)
<b>Net Income</b>	<b>(6,185.87)</b>	<b>5,747.64</b>	<b>(155.65)</b>	<b>5,903.29</b>	<b>0.00</b>