

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

**Presented by: Sunstate Management Group**

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

Nov 8, 2012

	Oct 31, 12
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
<b>CURRENT ASSETS</b>	
1010 · Operating	
1016 FSB - Operating - 6919	19,109.70
Total 1010 · Operating	19,109.70
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	68,206.02
Total 1020 · Reserve Accounts	68,206.02
<b>CURRENT ASSETS - Other</b>	(1,142.23)
<b>Total CURRENT ASSETS</b>	86,173.49
<b>Total Checking/Savings</b>	86,173.49
<b>Other Current Assets</b>	
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	50.00
<b>Total Current Assets</b>	86,223.49
<b>TOTAL ASSETS</b>	86,223.49
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Long Term Liabilities</b>	
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	3,293.68
Total 3500 · Reserve Fund	68,206.02
<b>Total Long Term Liabilities</b>	68,206.02
<b>Total Liabilities</b>	68,206.02
<b>Equity</b>	
32000 · Operating Fund	1,641.46
Net Income	16,376.01
<b>Total Equity</b>	18,017.47
<b>TOTAL LIABILITIES &amp; EQUITY</b>	86,223.49

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

	Oct 12	Jan - Oct 12	YTD Budget	\$ YTD Variance	Annual Budget
Ordinary Income/Expense					
Income					
<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	17,010.00	69,930.88	70,558.00	(627.12)	70,558.00
<b>Total 5010 · Maintenance Assessment</b>	17,010.00	69,930.88	70,558.00	(627.12)	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	2,295.00	9,435.12	9,520.00	(84.88)	9,520.00
5050 · Interest Income - Operating	2.45	15.41	86.83	(71.42)	100.00
5051 · Interest income - reserve	27.63	176.71	666.67	(489.96)	800.00
<b>Total INCOME</b>	19,335.08	79,658.12	80,981.50	(1,323.38)	81,128.00
<b>Total Income</b>	19,335.08	79,658.12	80,981.50	(1,323.38)	81,128.00
<b>Gross Profit</b>	19,335.08	79,658.12	80,981.50	(1,323.38)	81,128.00
Expense					
Void	0.00	0.00	0.00	0.00	0.00
<b>ADMINISTRATION</b>					
7810 · Insurance - Commercial Package	1,175.71	7,759.06	6,302.50	1,456.56	7,563.00
7811 · Insurance - Wind	0.00	1,394.64	6,508.34	(5,113.70)	7,810.00
7812 · Professional Liability	0.00	0.00	880.83	(880.83)	1,057.00
7820 · Accounting	0.00	60.00			
7825 · Legal	0.00	125.00	1,666.66	(1,541.66)	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	2,436.00	9,744.00	6,166.66	3,577.34	7,400.00
7870 · Management Fee	400.00	3,600.00	4,000.00	(400.00)	4,800.00
7880 · Office Expense	43.20	690.92	416.67	274.25	500.00
7885 · Income Tax	0.00	0.00	150.00	(150.00)	150.00
7895 · Contingency	0.00	0.00	1,666.67	(1,666.67)	2,000.00
<b>Total ADMINISTRATION</b>	4,054.91	23,727.07	28,253.33	(4,526.26)	33,775.00
<b>BUILDING MAINTENANCE</b>					
7210 · Repairs & Maintenance	0.00	1,783.65	2,333.33	(549.68)	2,800.00
7220 · Pest Control - Units	0.00	661.00	1,000.00	(339.00)	1,200.00
7222 · Pest Control Perimeter Granules	0.00	840.00	700.00	140.00	840.00
7225 · Termite inspections	0.00	140.00	140.00	0.00	140.00
<b>Total BUILDING MAINTENANCE</b>	0.00	3,424.65	4,173.33	(748.68)	4,980.00
<b>GROUNDS</b>					
7110 · Grounds Contract	1,250.00	12,500.00	12,500.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	2,780.54	3,875.00	(1,094.46)	4,650.00
7150 · Irrigation Repair	0.00	227.95	514.16	(286.21)	617.00
<b>Total GROUNDS</b>	1,250.00	15,508.49	16,889.16	(1,380.67)	20,267.00
<b>UTILITIES</b>					
7520 · Electric	68.33	640.77	578.34	62.43	694.00
7530 · Cable TV	1,075.26	11,778.61	10,737.50	1,041.11	12,885.00
<b>Total UTILITIES</b>	1,143.59	12,419.38	11,315.84	1,103.54	13,579.00

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

	<b>Oct 12</b>	<b>Jan - Oct 12</b>	<b>YTD Budget</b>	<b>\$ YTD Variance</b>	<b>Annual Budget</b>
<b>Total Expense</b>	6,448.50	55,079.59	60,631.66	(5,552.07)	72,601.00
<b>Net Ordinary Income</b>	12,886.58	24,578.53	20,349.84	4,228.69	8,527.00
<b>Other Income/Expense</b>					
<b>Other Income</b>					
<b>Prior Year Surplus</b>	149.42	1,494.19	1,494.16	0.03	1,793.00
<b>Total Other Income</b>	149.42	1,494.19	1,494.16	0.03	1,793.00
<b>Other Expense</b>					
<b>TRANSFER TO RESERVES</b>					
<b>8200 · Transfer of Interest</b>	27.63	176.71	666.67	(489.96)	800.00
<b>8000 · Transfer to Reserve Account</b>	2,380.00	9,520.00	9,520.00	0.00	9,520.00
<b>Total TRANSFER TO RESERVES</b>	2,407.63	9,696.71	10,186.67	(489.96)	10,320.00
<b>Total Other Expense</b>	2,407.63	9,696.71	10,186.67	(489.96)	10,320.00
<b>Net Other Income</b>	(2,258.21)	(8,202.52)	(8,692.51)	489.99	(8,527.00)
<b>Net Income</b>	<b>10,628.37</b>	<b>16,376.01</b>	<b>11,657.33</b>	<b>4,718.68</b>	<b>0.00</b>