

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

**Presented by: Sunstate Management Group**

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

Dec 6, 2012

	Nov 30, 12
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
<b>CURRENT ASSETS</b>	
1010 · Operating	
1016 FSB - Operating - 6919	13,961.81
<b>Total 1010 · Operating</b>	13,961.81
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	68,231.25
<b>Total 1020 · Reserve Accounts</b>	68,231.25
<b>CURRENT ASSETS - Other</b>	(1,142.23)
<b>Total CURRENT ASSETS</b>	81,050.83
<b>Total Checking/Savings</b>	81,050.83
Other Current Assets	
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	50.00
<b>Total Current Assets</b>	81,100.83
<b>TOTAL ASSETS</b>	<b>81,100.83</b>
<b>LIABILITIES &amp; EQUITY</b>	
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	3,318.91
<b>Total 3500 · Reserve Fund</b>	68,231.25
<b>Total Long Term Liabilities</b>	68,231.25
<b>Total Liabilities</b>	68,231.25
Equity	
32000 · Operating Fund	1,492.04
Net Income	11,377.54
<b>Total Equity</b>	12,869.58
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>81,100.83</b>

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

	Nov 12	Jan - Nov 12	YTD Budget	\$ YTD Variance	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>INCOME</b>					
5010 · Maintenance Assessment					
5012 · Maintenance fee deficiency	0.00	0.00	0.00	0.00	0.00
5010 · Maintenance Assessment - Other	630.00	70,560.88	70,558.00	2.88	70,558.00
<b>Total 5010 · Maintenance Assessment</b>	<b>630.00</b>	<b>70,560.88</b>	<b>70,558.00</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	85.00	9,520.12	9,520.00	0.12	9,520.00
5050 · Interest Income - Operating	1.92	17.33	94.02	(76.69)	100.00
5051 · Interest income - reserve	25.23	201.94	733.34	(531.40)	800.00
<b>Total INCOME</b>	<b>742.15</b>	<b>80,400.27</b>	<b>81,055.36</b>	<b>(655.09)</b>	<b>81,128.00</b>
<b>Total Income</b>	<b>742.15</b>	<b>80,400.27</b>	<b>81,055.36</b>	<b>(655.09)</b>	<b>81,128.00</b>
<b>Gross Profit</b>	<b>742.15</b>	<b>80,400.27</b>	<b>81,055.36</b>	<b>(655.09)</b>	<b>81,128.00</b>
<b>Expense</b>					
Void	0.00	0.00	0.00	0.00	0.00
<b>ADMINISTRATION</b>					
7810 · Insurance - Commercial Package	1,175.71	8,933.77	6,932.75	2,001.02	7,563.00
7811 · Insurance - Wind	0.00	1,394.64	7,159.17	(5,764.53)	7,810.00
7812 · Professional Liability	0.00	0.00	968.92	(968.92)	1,057.00
7820 · Accounting	0.00	60.00			
7825 · Legal	0.00	125.00	1,833.33	(1,708.33)	2,000.00
7830 · Division Fees / Regulatory	112.00	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	6,783.33	2,960.67	7,400.00
7870 · Management Fee	800.00	4,400.00	4,400.00	0.00	4,800.00
7880 · Office Expense	51.90	742.82	458.34	284.48	500.00
7885 · Income Tax	0.00	0.00	150.00	(150.00)	150.00
7895 · Contingency	0.00	0.00	1,833.33	(1,833.33)	2,000.00
<b>Total ADMINISTRATION</b>	<b>2,139.61</b>	<b>25,866.68</b>	<b>31,014.17</b>	<b>(5,147.49)</b>	<b>33,775.00</b>
<b>BUILDING MAINTENANCE</b>					
7210 · Repairs & Maintenance	786.22	2,569.87	2,566.66	3.21	2,800.00
7220 · Pest Control - Units	0.00	786.00	1,100.00	(314.00)	1,200.00
7222 · Pest Control Perimeter Granules	420.00	1,260.00	770.00	490.00	840.00
7225 · Termite Inspections	0.00	140.00	140.00	0.00	140.00
<b>Total BUILDING MAINTENANCE</b>	<b>1,206.22</b>	<b>4,755.87</b>	<b>4,576.66</b>	<b>179.21</b>	<b>4,980.00</b>
<b>GROUNDS</b>					
7110 · Grounds Contract	1,250.00	13,750.00	13,750.00	0.00	15,000.00
7115 · Landscape Replacement	0.00	2,780.54	4,262.50	(1,481.96)	4,650.00
7150 · Irrigation Repair	0.00	227.95	565.58	(337.63)	617.00
<b>Total GROUNDS</b>	<b>1,250.00</b>	<b>16,758.49</b>	<b>18,578.08</b>	<b>(1,819.59)</b>	<b>20,267.00</b>
<b>UTILITIES</b>					
7520 · Electric	68.57	709.34	636.17	73.17	694.00
7530 · Cable TV	1,075.41	12,854.02	11,811.25	1,042.77	12,885.00

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

	<b>Nov 12</b>	<b>Jan - Nov 12</b>	<b>YTD Budget</b>	<b>\$ YTD Variance</b>	<b>Annual Budget</b>
<b>Total UTILITIES</b>	1,143.98	13,563.36	12,447.42	1,115.94	13,579.00
<b>Total Expense</b>	5,739.81	60,944.40	66,616.33	(5,671.93)	72,601.00
<b>Net Ordinary Income</b>	(4,997.66)	19,455.87	14,439.03	5,016.84	8,527.00
<b>Other Income/Expense</b>					
<b>Other Income</b>					
<b>Prior Year Surplus</b>	149.42	1,643.61	1,643.58	0.03	1,793.00
<b>Total Other Income</b>	149.42	1,643.61	1,643.58	0.03	1,793.00
<b>Other Expense</b>					
<b>TRANSFER TO RESERVES</b>					
<b>8200 - Transfer of interest</b>	25.23	201.94	733.34	(531.40)	800.00
<b>8000 - Transfer to Reserve Account</b>	0.00	9,520.00	9,520.00	0.00	9,520.00
<b>Total TRANSFER TO RESERVES</b>	25.23	9,721.94	10,253.34	(531.40)	10,320.00
<b>Total Other Expense</b>	25.23	9,721.94	10,253.34	(531.40)	10,320.00
<b>Net Other Income</b>	124.19	(8,078.33)	(8,609.76)	531.43	(8,527.00)
<b>Net Income</b>	<b>(4,873.47)</b>	<b>11,377.54</b>	<b>5,829.27</b>	<b>5,548.27</b>	<b>0.00</b>