

**HAMPTON MEWS
FINANCIAL REPORTS
December 31, 2011**

Presented by: Sunstate Management Group

Hampton Mews of St. Andrews East Association, Inc

Assets, Liabilities & Fund Balance - Cash Basis

As of December 31, 2011

Jan 24, 2012

| | Dec 31, 11 |
|---------------------------------------|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Saving: | |
| CURRENT ASSETS | |
| 1010 · Operating | |
| 1014 · Operating Account 153 | 13,329.19 |
| 1015 · Operating surplus #154 | 1.46 |
| Due (to) / from Operating | (2,380.00) |
| Total 1010 · Operating | 10,950.65 |
| 1020 · Reserve Account | |
| 1021 · Money Market - Reserve 699 | 56,166.31 |
| Due (to) / from Reserve | 2,380.00 |
| Total 1020 · Reserve Account | 58,546.31 |
| Total CURRENT ASSETS | 69,496.96 |
| Total Checking/Saving | 69,496.96 |
| Accounts Receivable | |
| 1100 · Assessments Receivable | (7,865.00) |
| Total Accounts Receivable | (7,865.00) |
| Other Current Assets | |
| 1210 · Utility Deposit | 50.00 |
| Total Other Current Assets | 50.00 |
| Total Current Assets | 61,681.96 |
| TOTAL ASSETS | 61,681.96 |
| LIABILITIES & EQUITY | |
| 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 | 3,153.97 |
| Total 3500 · Reserve Fund | 58,546.31 |
| Total Long Term Liabilities | 58,546.31 |
| Total Liabilities: | 58,546.31 |
| Equity | |
| 32000 · Operating Fund | (261.50) |
| Net Income | 3,397.15 |
| Total Equity | 3,135.65 |
| TOTAL LIABILITIES & EQUITY | 61,681.96 |

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense Budget Performance - Cash Basis
December 2011

| Ordinary Income/Expense | Dec 11 | Jan - Dec 11 | YTD Budget | \$ YTD Variance | Annual Budget |
|--|------------------|------------------|------------------|-------------------|------------------|
| Income | | | | | |
| INCOME | | | | | |
| 5010 · Maintenance Assessment | | | | | |
| 5012 · Maintenance fee deficiency | 0.00 | 0.00 | (2,520.00) | 2,520.00 | (2,520.00) |
| 5010 · Maintenance Assessment - Other | 0.00 | 80,219.12 | 70,560.00 | 9,659.12 | 70,560.00 |
| Total 5010 · Maintenance Assessment | 0.00 | 80,219.12 | 68,040.00 | 12,179.12 | 68,040.00 |
| 5070 · Late fee assessments | 0.00 | 1,604.53 | | | |
| 5030 · Sales and Lease Fees | 0.00 | 150.00 | 150.00 | 0.00 | 150.00 |
| 5041 · Reserve Assessment | | | | | |
| 5042 · Reserve fee deficiency | 0.00 | 0.00 | (340.00) | 340.00 | (340.00) |
| 5041 · Reserve Assessment - Other | 0.00 | 9,944.88 | 9,520.00 | 424.88 | 9,520.00 |
| Total 5041 · Reserve Assessment | 0.00 | 9,944.88 | 9,180.00 | 764.88 | 9,180.00 |
| 5050 · Interest Income - Operating | 2.89 | 91.14 | 475.00 | (383.86) | 475.00 |
| 5051 · interest income - reserve | 15.87 | 309.98 | 1,200.00 | (890.02) | 1,200.00 |
| Total INCOME | 18.76 | 92,319.65 | 79,045.00 | 13,274.65 | 79,045.00 |
| Total Income | 18.76 | 92,319.65 | 79,045.00 | 13,274.65 | 79,045.00 |
| Expense | | | | | |
| Void | 0.00 | 0.00 | | | |
| ADMINISTRATION | | | | | |
| 7810 · Insurance - Commercial Package | 703.80 | 7,275.50 | 7,500.00 | (224.50) | 7,500.00 |
| 7811 · Insurance - Wind | 0.00 | 7,299.22 | 6,100.00 | 1,199.22 | 6,100.00 |
| 7812 · Professional Liability | 561.00 | 1,548.00 | 1,025.00 | 523.00 | 1,025.00 |
| 7825 · Legal | 0.00 | (2,089.25) | 5,000.00 | (7,089.25) | 5,000.00 |
| 7830 · Division Fees / Regulatory | 0.00 | 61.25 | 295.00 | (233.75) | 295.00 |
| 7840 · Accounting - Income Tax | 0.00 | 200.00 | 250.00 | (50.00) | 250.00 |
| 7845 · Master Dues - Plantation | 0.00 | 7,308.00 | 7,400.00 | (92.00) | 7,400.00 |
| 7870 · Management Fee | 310.00 | 3,720.00 | 3,720.00 | 0.00 | 3,720.00 |
| 7880 · Office Expense | 169.74 | 690.58 | 260.00 | 430.58 | 260.00 |
| 7885 · Income Tax | 0.00 | 200.00 | 250.00 | (50.00) | 250.00 |
| 7895 · Contingency | 4,900.00 | 4,900.00 | 2,000.00 | 2,900.00 | 2,000.00 |
| Total ADMINISTRATION | 6,644.54 | 31,113.30 | 33,800.00 | (2,686.70) | 33,800.00 |
| BUILDING MAINTENANCE | | | | | |
| 7210 · Repairs & Maintenance | 13,881.02 | 33,329.26 | 3,200.00 | 30,129.26 | 3,200.00 |
| 7220 · Pest Control - Units | 0.00 | 336.00 | 1,200.00 | (864.00) | 1,200.00 |
| 7222 · Pest Control Perimeter Granules | 0.00 | 1,260.00 | 600.00 | 660.00 | 600.00 |
| 7225 · Termite Inspections | 0.00 | 140.00 | 140.00 | 0.00 | 140.00 |
| Total BUILDING MAINTENANCE | 13,881.02 | 35,065.26 | 5,140.00 | 29,925.26 | 5,140.00 |
| GROUNDS | | | | | |
| 7110 · Grounds Contract | 1,250.00 | 13,075.00 | 14,100.00 | (1,025.00) | 14,100.00 |
| 7115 · Landscape Replacement | 0.00 | 477.00 | 4,500.00 | (4,023.00) | 4,500.00 |
| 7130 · Mulch | 2,800.00 | 2,800.00 | | | |
| 7150 · Irrigation Repair | 0.00 | 44.00 | 839.00 | (795.00) | 839.00 |
| Total GROUNDS | 4,050.00 | 16,396.00 | 19,439.00 | (3,043.00) | 19,439.00 |
| UTILITIES | | | | | |
| 7520 · Electric | 51.49 | 558.87 | 550.00 | 8.87 | 550.00 |
| 7530 · Cable TV | 1,024.27 | 12,243.35 | 12,250.00 | (6.65) | 12,250.00 |
| Total UTILITIES | 1,075.76 | 12,802.22 | 12,800.00 | 2.22 | 12,800.00 |

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense Budget Performance - Cash Basis
December 2011

| | <u>Dec 11</u> | <u>Jan - Dec 11</u> | <u>YTD Budget</u> | <u>\$ YTD Variance</u> | <u>Annual Budget</u> |
|------------------------------------|--------------------|---------------------|-------------------|------------------------|----------------------|
| Total Expense | 25,651.32 | 95,376.78 | 71,179.00 | 24,197.78 | 71,179.00 |
| Net Ordinary Income | (25,632.56) | (3,057.13) | 7,866.00 | (10,923.13) | 7,866.00 |
| Other Income/Expense | | | | | |
| Other income | | | | | |
| Historical surplus | 16,624.26 | 16,624.26 | | | |
| Prior Year Surplus | (2,304.50) | 0.00 | 2,514.00 | (2,514.00) | 2,514.00 |
| Total Other Income | 14,319.76 | 16,624.26 | 2,514.00 | 14,110.26 | 2,514.00 |
| Other Expense | | | | | |
| TRANSFER TO RESERVES | | | | | |
| 8200 · Transfer of interest | 15.87 | 309.98 | 1,200.00 | (890.02) | 1,200.00 |
| 8000 · Transfer to Reserve Account | 0.00 | 9,860.00 | 9,180.00 | 680.00 | 9,180.00 |
| Total TRANSFER TO RESERVES | 15.87 | 10,169.98 | 10,380.00 | (210.02) | 10,380.00 |
| Total Other Expense | 15.87 | 10,169.98 | 10,380.00 | (210.02) | 10,380.00 |
| Net Other Income | 14,303.89 | 6,454.28 | (7,866.00) | 14,320.28 | (7,866.00) |
| | <u>(11,328.67)</u> | <u>3,397.15</u> | <u>0.00</u> | <u>3,397.15</u> | <u>0.00</u> |