

**HAMPTON MEWS OF ST. ANDREWS  
EAST ASSOCIATION, INC.  
FINANCIAL REPORTS  
February 28, 2015**

**Presented by: Sunstate Association Management Group, Inc.**

03/05/15

**Hampton Mews of St. Andrews East Association, Inc.**  
**Statement of Assets, Liabilities & Fund Balance - Cash Basis**  
**As of February 28, 2015**

|  | Feb 28, 15       |
|--|------------------|
| <b>ASSETS</b>                          |                  |
| <b>Current Assets</b>                  |                  |
| <b>Checking/Savings</b>                |                  |
| 1010 · Operating                       |                  |
| 1016 FSB - Operating - 6919            | 2,621.45         |
| Due (to) / from Operating              | (2,380.00)       |
| <b>Total 1010 · Operating</b>          | 241.45           |
| 1020 · Reserve Accounts                |                  |
| 1022 FSB - Reserves - 6927             | 75,427.15        |
| Due (to) / from Reserve                | 2,380.00         |
| <b>Total 1020 · Reserve Accounts</b>   | 77,807.15        |
| <b>Total Checking/Savings</b>          | 78,048.60        |
| <b>Accounts Receivable</b>             |                  |
| 1100 · Assessments Receivable          | (45.00)          |
| <b>Total Accounts Receivable</b>       | (45.00)          |
| <b>Other Current Assets</b>            |                  |
| 1210 · Utility Deposits                | 50.00            |
| <b>Total Other Current Assets</b>      | 50.00            |
| <b>Total Current Assets</b>            | 78,053.60        |
| <b>TOTAL ASSETS</b>                    | <b>78,053.60</b> |
| <b>LIABILITIES &amp; EQUITY</b>        |                  |
| <b>Liabilities</b>                     |                  |
| <b>Current Liabilities</b>             |                  |
| Other Current Liabilities              |                  |
| 3040 · Deposit - sale                  | 100.00           |
| <b>Total Other Current Liabilities</b> | 100.00           |
| <b>Total Current Liabilities</b>       | 100.00           |
| <b>Long Term Liabilities</b>           |                  |
| 3500 · Reserve Fund                    |                  |
| 3660 · Painting Stucco                 | 36,336.09        |
| 3770 · Roof Replacement                | 35,573.54        |
| 3870 · Attic Termite Treatment         | 2,059.71         |
| 3890 · Capital Improvement Reserve     | 3,922.81         |
| 3900 · Uncollected Reserve Funds       | (85.00)          |
| <b>Total 3500 · Reserve Fund</b>       | 77,807.15        |
| <b>Total Long Term Liabilities</b>     | 77,807.15        |
| <b>Total Liabilities</b>               | 77,907.15        |
| <b>Equity</b>                          |                  |
| 32000 · Operating Fund                 | (7,125.69)       |
| Net Income                             | 7,272.14         |
| <b>Total Equity</b>                    | 146.45           |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <b>78,053.60</b> |

# Hampton Mews of St. Andrews East Association, Inc.

## Revenue & Expense - Comparison Actual to Budget - Cash

### February 2015

03/05/15

|  | Feb 15          | Budget          | \$ Over Budget    | Jan - Feb 15     | YTD Budget       | \$ Over Budget    | Annual Budget    |
|--|-----------------|-----------------|-------------------|------------------|------------------|-------------------|------------------|
| <b>Ordinary Income/Expense</b>         |                 |                 |                   |                  |                  |                   |                  |
| <b>Income</b>                          |                 |                 |                   |                  |                  |                   |                  |
| <b>INCOME</b>                          |                 |                 |                   |                  |                  |                   |                  |
| 5010 · Maintenance Assessment          | 0.00            | 0.00            | 0.00              | 20,965.00        | 18,575.25        | 2,389.75          | 74,301.00        |
| 5030 · Sales and Lease Fees            | 200.00          | 0.00            | 200.00            | 200.00           | 0.00             | 200.00            | 150.00           |
| 5041 · Reserve Assessment              | 0.00            | 0.00            | 0.00              | 0.00             | 2,380.00         | (2,380.00)        | 9,520.00         |
| 5050 · Interest Income - Operating     | 0.22            | 0.00            | 0.22              | 0.46             | 0.00             | 0.46              | 0.00             |
| 5051 · Interest income - reserve       | 17.35           | 0.00            | 17.35             | 36.57            | 0.00             | 36.57             | 0.00             |
| <b>Total INCOME</b>                    | <b>217.57</b>   | <b>0.00</b>     | <b>217.57</b>     | <b>21,202.03</b> | <b>20,955.25</b> | <b>246.78</b>     | <b>83,971.00</b> |
| <b>Total Income</b>                    | <b>217.57</b>   | <b>0.00</b>     | <b>217.57</b>     | <b>21,202.03</b> | <b>20,955.25</b> | <b>246.78</b>     | <b>83,971.00</b> |
| <b>Gross Profit</b>                    | <b>217.57</b>   | <b>0.00</b>     | <b>217.57</b>     | <b>21,202.03</b> | <b>20,955.25</b> | <b>246.78</b>     | <b>83,971.00</b> |
| <b>Expense</b>                         |                 |                 |                   |                  |                  |                   |                  |
| <b>ADMINISTRATION</b>                  |                 |                 |                   |                  |                  |                   |                  |
| 7810 · Insurance - Commercial Package  | 1,332.82        | 1,360.17        | (27.35)           | 2,665.64         | 2,720.30         | (54.66)           | 16,322.00        |
| 7820 · Accounting                      | 0.00            | 0.00            | 0.00              | 0.00             | 0.00             | 0.00              | 150.00           |
| 7825 · Legal                           | 0.00            | 0.00            | 0.00              | 125.00           | 0.00             | 125.00            | 0.00             |
| 7830 · Division Fees / Regulatory      | 0.00            | 0.00            | 0.00              | 0.00             | 0.00             | 0.00              | 61.00            |
| 7840 · Accounting - Income Tax         | 0.00            | 0.00            | 0.00              | 0.00             | 0.00             | 0.00              | 250.00           |
| 7845 · Master Dues - Plantation        | 0.00            | 0.00            | 0.00              | 2,436.00         | 2,436.00         | 0.00              | 9,744.00         |
| 7870 · Management Fee                  | 425.00          | 425.00          | 0.00              | 850.00           | 850.00           | 0.00              | 5,100.00         |
| 7880 · Office Expense                  | 86.78           | 62.50           | 24.28             | 151.38           | 125.00           | 26.38             | 750.00           |
| 7885 · Income Tax                      | 0.00            | 0.00            | 0.00              | 0.00             | 0.00             | 0.00              | 100.00           |
| 7895 · Contingency                     | 0.00            | 62.50           | (62.50)           | 0.00             | 125.00           | (125.00)          | 750.00           |
| <b>Total ADMINISTRATION</b>            | <b>1,844.60</b> | <b>1,910.17</b> | <b>(65.57)</b>    | <b>6,228.02</b>  | <b>6,256.30</b>  | <b>(28.28)</b>    | <b>33,227.00</b> |
| <b>BUILDING MAINTENANCE</b>            |                 |                 |                   |                  |                  |                   |                  |
| 7210 · Repairs & Maintenance           | 1,500.00        | 166.67          | 1,333.33          | 1,500.00         | 333.30           | 1,166.70          | 2,000.00         |
| 7220 · Pest Control - Units            | 0.00            | 387.50          | (387.50)          | 0.00             | 387.50           | (387.50)          | 775.00           |
| 7222 · Pest Control Perimeter Granules | 0.00            | 315.00          | (315.00)          | 0.00             | 315.00           | (315.00)          | 1,260.00         |
| 7225 · Termite Inspections             | 0.00            | 140.00          | (140.00)          | 0.00             | 140.00           | (140.00)          | 140.00           |
| <b>Total BUILDING MAINTENANCE</b>      | <b>1,500.00</b> | <b>1,009.17</b> | <b>490.83</b>     | <b>1,500.00</b>  | <b>1,175.80</b>  | <b>324.20</b>     | <b>4,175.00</b>  |
| <b>GROUNDS</b>                         |                 |                 |                   |                  |                  |                   |                  |
| 7110 · Grounds Contract                | 0.00            | 1,250.00        | (1,250.00)        | 1,250.00         | 2,500.00         | (1,250.00)        | 15,000.00        |
| 7115 · Landscape Replacement           | 0.00            | 208.33          | (208.33)          | 0.00             | 416.70           | (416.70)          | 2,500.00         |
| 7130 · Mulch                           | 0.00            | 0.00            | 0.00              | 0.00             | 0.00             | 0.00              | 4,000.00         |
| 7140 · Tree Trimming                   | 0.00            | 0.00            | 0.00              | 0.00             | 0.00             | 0.00              | 0.00             |
| 7150 · Irrigation Repair               | 0.00            | 50.00           | (50.00)           | 0.00             | 100.00           | (100.00)          | 600.00           |
| <b>Total GROUNDS</b>                   | <b>0.00</b>     | <b>1,508.33</b> | <b>(1,508.33)</b> | <b>1,250.00</b>  | <b>3,016.70</b>  | <b>(1,766.70)</b> | <b>22,100.00</b> |
| <b>UTILITIES</b>                       |                 |                 |                   |                  |                  |                   |                  |
| 7520 · Electric                        | 11.37           | 52.33           | (40.96)           | 105.17           | 104.70           | 0.47              | 628.00           |
| 7530 · Cable TV                        | 1,244.62        | 1,180.33        | 64.29             | 2,430.13         | 2,360.70         | 69.43             | 14,164.00        |

For Association Use Only

03/05/15

**Hampton Mews of St. Andrews East Association, Inc.**  
**Revenue & Expense - Comparison Actual to Budget - Cash**  
**February 2015**

|                                    | Feb 15            | Budget            | \$ Over Budget  | Jan - Feb 15    | YTD Budget      | \$ Over Budget  | Annual Budget |
|------------------------------------|-------------------|-------------------|-----------------|-----------------|-----------------|-----------------|---------------|
| <b>Total UTILITIES</b>             | 1,255.99          | 1,232.66          | 23.33           | 2,535.30        | 2,465.40        | 69.90           | 14,792.00     |
| <b>Total Expense</b>               | 4,600.59          | 5,660.33          | (1,059.74)      | 11,513.32       | 12,914.20       | (1,400.88)      | 74,294.00     |
| <b>Net Ordinary Income</b>         | (4,383.02)        | (5,660.33)        | 1,277.31        | 9,688.71        | 8,041.05        | 1,647.66        | 9,677.00      |
| <b>Other Income/Expense</b>        |                   |                   |                 |                 |                 |                 |               |
| <b>Other Expense</b>               |                   |                   |                 |                 |                 |                 |               |
| <b>TRANSFER TO RESERVES</b>        |                   |                   |                 |                 |                 |                 |               |
| 8200 · Transfer of interest        | 17.35             | 0.00              | 17.35           | 36.57           | 0.00            | 36.57           | 0.00          |
| 8000 · Transfer to Reserve Account | 0.00              | 0.00              | 0.00            | 2,380.00        | 2,380.00        | 0.00            | 9,520.00      |
| <b>Total TRANSFER TO RESERVES</b>  | 17.35             | 0.00              | 17.35           | 2,416.57        | 2,380.00        | 36.57           | 9,520.00      |
| <b>Total Other Expense</b>         | 17.35             | 0.00              | 17.35           | 2,416.57        | 2,380.00        | 36.57           | 9,520.00      |
| <b>Net Other Income</b>            | (17.35)           | 0.00              | (17.35)         | (2,416.57)      | (2,380.00)      | (36.57)         | (9,520.00)    |
| <b>Net Income</b>                  | <u>(4,400.37)</u> | <u>(5,660.33)</u> | <u>1,259.96</u> | <u>7,272.14</u> | <u>5,661.05</u> | <u>1,611.09</u> | <u>157.00</u> |