

**HAMPTON MEWS OF ST. ANDREWS  
EAST ASSOCIATION, INC.  
FINANCIAL REPORTS  
February 29, 2016**

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

---

03/07/16

**Hampton Mews of St. Andrews East Association, Inc.**  
**Statement of Assets, Liabilities & Fund Balance - Cash Basis**  
**As of February 29, 2016**

	Feb 29, 16
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1016 FSB - Operating - 6919	5,345.62
Due (to) / from Operating	(2,380.00)
<b>Total 1010 · Operating</b>	2,965.62
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	69,736.75
Due (to) / from Reserve	2,380.00
<b>Total 1020 · Reserve Accounts</b>	72,116.75
<b>Total Checking/Savings</b>	75,082.37
<b>Accounts Receivable</b>	
1100 · Assessments Receivable	(10.00)
<b>Total Accounts Receivable</b>	(10.00)
<b>Other Current Assets</b>	
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	50.00
<b>Total Current Assets</b>	75,122.37
<b>TOTAL ASSETS</b>	<b>75,122.37</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2000 · *Accounts Payable	2,844.00
<b>Total Accounts Payable</b>	2,844.00
Other Current Liabilities	
3040 · Deposit - sale	100.00
<b>Total Other Current Liabilities</b>	100.00
<b>Total Current Liabilities</b>	2,944.00
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	
3660 · Painting Stucco	41,476.09
3770 · Roof Replacement	28,478.19
3870 · Attic Termite Treatment	2,199.71
3890 · Capital Improvement Reserve	33.42
3900 · Uncollected Reserve Funds	(85.00)
<b>Total 3500 · Reserve Fund</b>	72,102.41
<b>Total Long Term Liabilities</b>	72,102.41
<b>Total Liabilities</b>	75,046.41
<b>Equity</b>	
32000 · Operating Fund	(2,867.74)
Net Income	2,943.70
<b>Total Equity</b>	75.96
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>75,122.37</b>

For Association Members Only

**Hampton Mews of St. Andrews East Association, Inc.**  
**Revenue & Expense - Comparison Actual to Budget - Cash**  
**February 2016**

03/07/16

	Feb 16	Budget	\$ Over Budget	Jan - Feb 16	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
<b>INCOME</b>							
5010 - Maintenance Assessment							
5011 - Maintenance to Reserves	0.00	0.00	0.00	0.00	2,380.00	(2,380.00)	9,520.00
5010 - Maintenance Assessment - Other	0.00	0.00	0.00	23,025.00	20,723.50	2,301.50	82,894.00
<b>Total 5010 - Maintenance Assessment</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>23,025.00</b>	<b>23,103.50</b>	<b>(78.50)</b>	<b>92,414.00</b>
5030 - Sales and Lease Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5050 - Interest Income - Operating	0.98	0.00	0.98	1.83	0.00	1.83	0.00
5051 - Interest income - reserve	14.34	0.00	14.34	30.91	0.00	30.91	0.00
<b>Total INCOME</b>	<b>15.32</b>	<b>0.00</b>	<b>15.32</b>	<b>23,057.74</b>	<b>23,103.50</b>	<b>(45.76)</b>	<b>92,414.00</b>
<b>Total Income</b>	<b>15.32</b>	<b>0.00</b>	<b>15.32</b>	<b>23,057.74</b>	<b>23,103.50</b>	<b>(45.76)</b>	<b>92,414.00</b>
<b>Gross Profit</b>	<b>15.32</b>	<b>0.00</b>	<b>15.32</b>	<b>23,057.74</b>	<b>23,103.50</b>	<b>(45.76)</b>	<b>92,414.00</b>
Expense							
<b>ADMINISTRATION</b>							
7810 - Insurance - Commercial Package	1,272.81	1,287.83	(15.02)	2,545.62	2,575.70	(30.08)	15,454.00
7820 - Accounting	0.00	0.00	0.00	0.00	0.00	0.00	150.00
7825 - Legal	0.00	72.91	(72.91)	125.00	145.90	(20.90)	875.00
7830 - Division Fees / Regulatory	0.00	0.00	0.00	0.00	122.75	(122.75)	184.00
7840 - Accounting - Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	200.00
7845 - Master Dues - Plantation	0.00	0.00	0.00	2,436.00	2,436.00	0.00	9,744.00
7870 - Management Fee	450.00	450.00	0.00	900.00	900.00	0.00	5,400.00
7880 - Office Expense	42.84	62.50	(19.66)	160.10	125.00	35.10	750.00
7895 - Contingency	0.00	291.67	(291.67)	0.00	583.30	(583.30)	3,500.00
<b>Total ADMINISTRATION</b>	<b>1,765.65</b>	<b>2,164.91</b>	<b>(399.26)</b>	<b>6,166.72</b>	<b>6,888.65</b>	<b>(721.93)</b>	<b>36,257.00</b>
<b>BUILDING MAINTENANCE</b>							
7210 - Repairs & Maintenance	365.00	395.83	(30.83)	3,515.00	791.70	2,723.30	4,750.00
7220 - Pest Control - Units	359.52	64.58	294.94	359.52	129.20	230.32	775.00
7222 - Pest Control Perimeter Granules	449.40	105.00	344.40	449.40	210.00	239.40	1,260.00
7225 - Termite Inspections	2,149.80	0.00	2,149.80	2,149.80	0.00	2,149.80	140.00
<b>Total BUILDING MAINTENANCE</b>	<b>3,323.72</b>	<b>565.41</b>	<b>2,758.31</b>	<b>6,473.72</b>	<b>1,130.90</b>	<b>5,342.82</b>	<b>6,925.00</b>
<b>GROUNDS</b>							
7160 - Backflow Inspection	0.00	0.00	0.00	0.00	0.00	0.00	700.00
7110 - Grounds Contract	1,250.00	1,250.00	0.00	2,500.00	2,500.00	0.00	15,000.00
7115 - Landscape Replacement	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
7130 - Mulch	0.00	4,000.00	(4,000.00)	0.00	4,000.00	(4,000.00)	4,000.00
7140 - Tree Trimming	0.00	83.34	(83.34)	0.00	166.64	(166.64)	1,000.00
7150 - Irrigation Repair	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00
<b>Total GROUNDS</b>	<b>1,250.00</b>	<b>5,633.34</b>	<b>(4,383.34)</b>	<b>2,500.00</b>	<b>7,266.64</b>	<b>(4,766.64)</b>	<b>24,300.00</b>
<b>UTILITIES</b>							
7520 - Electric	32.93	45.00	(12.07)	64.18	90.00	(25.82)	540.00
7530 - Cable TV	1,287.08	1,239.33	47.75	2,512.85	2,478.70	34.15	14,872.00
<b>Total UTILITIES</b>	<b>1,320.01</b>	<b>1,284.33</b>	<b>35.68</b>	<b>2,577.03</b>	<b>2,568.70</b>	<b>8.33</b>	<b>15,412.00</b>
<b>Total Expense</b>	<b>7,659.38</b>	<b>9,647.99</b>	<b>(1,988.61)</b>	<b>17,717.47</b>	<b>17,854.89</b>	<b>(137.42)</b>	<b>82,894.00</b>

For Association Use Only

03/07/16

## Hampton Mews of St. Andrews East Association, Inc. Revenue & Expense - Comparison Actual to Budget - Cash February 2016

	Feb 16	Budget	\$ Over Budget	Jan - Feb 16	YTD Budget	\$ Over Budget	Annual Budget
Net Ordinary Income	(7,644.06)	(9,647.99)	2,003.93	5,340.27	5,248.61	91.66	9,520.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 - Transfer of interest	0.00	0.00	0.00	16.57	0.00	16.57	0.00
8000 - Transfer to Reserve Account	0.00	0.00	0.00	2,380.00	2,380.00	0.00	9,520.00
Total TRANSFER TO RESERVES	0.00	0.00	0.00	2,396.57	2,380.00	16.57	9,520.00
Total Other Expense	0.00	0.00	0.00	2,396.57	2,380.00	16.57	9,520.00
Net Other Income	0.00	0.00	0.00	(2,396.57)	(2,380.00)	(16.57)	(9,520.00)
Net Income	<u>(7,644.06)</u>	<u>(9,647.99)</u>	<u>2,003.93</u>	<u>2,943.70</u>	<u>2,868.61</u>	<u>75.09</u>	<u>0.00</u>