

**HAMPTON MEWS OF ST. ANDREWS  
EAST ASSOCIATION, INC.  
FINANCIAL REPORTS  
April 30, 2015**

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

05/06/15

**Hampton Mews of St. Andrews East Association, Inc.**  
**Statement of Assets, Liabilities & Fund Balance - Cash Basis**  
**As of April 30, 2015**

|                                       | Apr 30, 15       |
|---------------------------------------|------------------|
| <b>ASSETS</b>                         |                  |
| Current Assets                        |                  |
| Checking/Savings                      |                  |
| 1010 · Operating                      |                  |
| 1016 FSB - Operating - 6919           | 8,870.37         |
| Due (to) / from Operating             | (4,760.00)       |
| Total 1010 · Operating                | 4,110.37         |
| 1020 · Reserve Accounts               |                  |
| 1022 FSB - Reserves - 6927            | 73,273.61        |
| Due (to) / from Reserve               | 4,760.00         |
| Total 1020 · Reserve Accounts         | 78,033.61        |
| Total Checking/Savings                | 82,143.98        |
| Accounts Receivable                   |                  |
| 1100 · Assessments Receivable         | (45.00)          |
| Total Accounts Receivable             | (45.00)          |
| Other Current Assets                  |                  |
| 1210 · Utility Deposits               | 50.00            |
| Total Other Current Assets            | 50.00            |
| Total Current Assets                  | 82,148.98        |
| <b>TOTAL ASSETS</b>                   | <b>82,148.98</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                  |
| Liabilities                           |                  |
| Current Liabilities                   |                  |
| Other Current Liabilities             |                  |
| 3040 · Deposit - sale                 | 100.00           |
| Total Other Current Liabilities       | 100.00           |
| Total Current Liabilities             | 100.00           |
| Long Term Liabilities                 |                  |
| 3500 · Reserve Fund                   |                  |
| 3660 · Painting Stucco                | 37,621.09        |
| 3770 · Roof Replacement               | 34,442.19        |
| 3870 · Attic Termite Treatment        | 2,094.71         |
| 3890 · Capital Improvement Reserve    | 3,960.62         |
| 3900 · Uncollected Reserve Funds      | (85.00)          |
| Total 3500 · Reserve Fund             | 78,033.61        |
| Total Long Term Liabilities           | 78,033.61        |
| Total Liabilities                     | 78,133.61        |
| Equity                                |                  |
| 32000 · Operating Fund                | (5,872.91)       |
| Net Income                            | 9,888.28         |
| Total Equity                          | 4,015.37         |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>82,148.98</b> |

05/06/15

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

|  | Apr 15           | Budget           | \$ Over Budget    | Jan - Apr 15     | YTD Budget       | \$ Over Budget    | Annual Budget    |
|--|------------------|------------------|-------------------|------------------|------------------|-------------------|------------------|
| <b>Ordinary Income/Expense</b>         |                  |                  |                   |                  |                  |                   |                  |
| Income                                 |                  |                  |                   |                  |                  |                   |                  |
| <b>INCOME</b>                          |                  |                  |                   |                  |                  |                   |                  |
| 5010 · Maintenance Assessment          | 20,215.00        | 18,575.25        | 1,639.75          | 41,215.00        | 37,150.50        | 4,064.50          | 74,301.00        |
| 5030 · Sales and Lease Fees            | 0.00             | 0.00             | 0.00              | 300.00           | 0.00             | 300.00            | 150.00           |
| 5041 · Reserve Assessment              | 0.00             | 2,380.00         | (2,380.00)        | 0.00             | 4,760.00         | (4,760.00)        | 9,520.00         |
| 5050 · Interest Income - Operating     | 0.47             | 0.00             | 0.47              | 1.07             | 0.00             | 1.07              | 0.00             |
| 5051 · Interest income - reserve       | 18.59            | 0.00             | 18.59             | 74.38            | 0.00             | 74.38             | 0.00             |
| <b>Total INCOME</b>                    | <u>20,234.06</u> | <u>20,955.25</u> | <u>(721.19)</u>   | <u>41,590.45</u> | <u>41,910.50</u> | <u>(320.05)</u>   | <u>83,971.00</u> |
| <b>Total Income</b>                    | <u>20,234.06</u> | <u>20,955.25</u> | <u>(721.19)</u>   | <u>41,590.45</u> | <u>41,910.50</u> | <u>(320.05)</u>   | <u>83,971.00</u> |
| <b>Gross Profit</b>                    | <u>20,234.06</u> | <u>20,955.25</u> | <u>(721.19)</u>   | <u>41,590.45</u> | <u>41,910.50</u> | <u>(320.05)</u>   | <u>83,971.00</u> |
| Expense                                |                  |                  |                   |                  |                  |                   |                  |
| <b>ADMINISTRATION</b>                  |                  |                  |                   |                  |                  |                   |                  |
| 7810 · Insurance - Commercial Package  | 1,332.82         | 1,360.17         | (27.35)           | 5,331.28         | 5,440.64         | (109.36)          | 16,322.00        |
| 7820 · Accounting                      | 0.00             | 0.00             | 0.00              | 0.00             | 150.00           | (150.00)          | 150.00           |
| 7825 · Legal                           | 0.00             | 0.00             | 0.00              | 125.00           | 0.00             | 125.00            | 0.00             |
| 7830 · Division Fees / Regulatory      | 61.25            | 0.00             | 61.25             | 61.25            | 61.00            | 0.25              | 61.00            |
| 7840 · Accounting - Income Tax         | 0.00             | 0.00             | 0.00              | 200.00           | 250.00           | (50.00)           | 250.00           |
| 7845 · Master Dues - Plantation        | 2,436.00         | 2,436.00         | 0.00              | 4,872.00         | 4,872.00         | 0.00              | 9,744.00         |
| 7870 · Management Fee                  | 425.00           | 425.00           | 0.00              | 1,725.00         | 1,700.00         | 25.00             | 5,100.00         |
| 7880 · Office Expense                  | 101.77           | 62.50            | 39.27             | 308.35           | 250.00           | 58.35             | 750.00           |
| 7885 · Income Tax                      | 0.00             | 100.00           | (100.00)          | 0.00             | 100.00           | (100.00)          | 100.00           |
| 7895 · Contingency                     | 0.00             | 62.50            | (62.50)           | 0.00             | 250.00           | (250.00)          | 750.00           |
| <b>Total ADMINISTRATION</b>            | <u>4,356.84</u>  | <u>4,446.17</u>  | <u>(89.33)</u>    | <u>12,622.88</u> | <u>13,073.64</u> | <u>(450.76)</u>   | <u>33,227.00</u> |
| <b>BUILDING MAINTENANCE</b>            |                  |                  |                   |                  |                  |                   |                  |
| 7210 · Repairs & Maintenance           | 1,314.97         | 166.67           | 1,148.30          | 3,514.97         | 666.64           | 2,848.33          | 2,000.00         |
| 7220 · Pest Control - Units            | 0.00             | 0.00             | 0.00              | 336.00           | 387.50           | (51.50)           | 775.00           |
| 7222 · Pest Control Perimeter Granules | 0.00             | 0.00             | 0.00              | 420.00           | 315.00           | 105.00            | 1,260.00         |
| 7225 · Termite Inspections             | 0.00             | 0.00             | 0.00              | 140.00           | 140.00           | 0.00              | 140.00           |
| <b>Total BUILDING MAINTENANCE</b>      | <u>1,314.97</u>  | <u>166.67</u>    | <u>1,148.30</u>   | <u>4,410.97</u>  | <u>1,509.14</u>  | <u>2,901.83</u>   | <u>4,175.00</u>  |
| <b>GROUNDS</b>                         |                  |                  |                   |                  |                  |                   |                  |
| 7110 · Grounds Contract                | 0.00             | 1,250.00         | (1,250.00)        | 3,750.00         | 5,000.00         | (1,250.00)        | 15,000.00        |
| 7115 · Landscape Replacement           | 134.82           | 208.33           | (73.51)           | 1,048.82         | 833.36           | 215.46            | 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             | 200.00           | (200.00)          | 600.00           |
| <b>Total GROUNDS</b>                   | <u>134.82</u>    | <u>1,508.33</u>  | <u>(1,373.51)</u> | <u>4,798.82</u>  | <u>6,033.36</u>  | <u>(1,234.54)</u> | <u>22,100.00</u> |
| <b>UTILITIES</b>                       |                  |                  |                   |                  |                  |                   |                  |
| 7520 · Electric                        | 20.46            | 52.33            | (31.87)           | 115.75           | 209.36           | (93.61)           | 628.00           |
| 7530 · Cable TV                        | 1,244.62         | 1,180.33         | 64.29             | 4,919.37         | 4,721.36         | 198.01            | 14,164.00        |

For Association Use Only

05/06/15

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

|                                    | Apr 15           | Budget           | \$ Over Budget  | Jan - Apr 15    | YTD Budget       | \$ Over Budget    | Annual Budget |
|------------------------------------|------------------|------------------|-----------------|-----------------|------------------|-------------------|---------------|
| Total UTILITIES                    | 1,265.08         | 1,232.66         | 32.42           | 5,035.12        | 4,930.72         | 104.40            | 14,792.00     |
| Total Expense                      | 7,071.71         | 7,353.83         | (282.12)        | 26,867.79       | 25,546.86        | 1,320.93          | 74,294.00     |
| Net Ordinary Income                | 13,162.35        | 13,601.42        | (439.07)        | 14,722.66       | 16,363.64        | (1,640.98)        | 9,677.00      |
| Other Income/Expense               |                  |                  |                 |                 |                  |                   |               |
| Other Expense                      |                  |                  |                 |                 |                  |                   |               |
| TRANSFER TO RESERVES               |                  |                  |                 |                 |                  |                   |               |
| 8200 · Transfer of interest        | 18.59            | 0.00             | 18.59           | 74.38           | 0.00             | 74.38             | 0.00          |
| 8000 · Transfer to Reserve Account | 2,380.00         | 2,380.00         | 0.00            | 4,760.00        | 4,760.00         | 0.00              | 9,520.00      |
| Total TRANSFER TO RESERVES         | 2,398.59         | 2,380.00         | 18.59           | 4,834.38        | 4,760.00         | 74.38             | 9,520.00      |
| Total Other Expense                | 2,398.59         | 2,380.00         | 18.59           | 4,834.38        | 4,760.00         | 74.38             | 9,520.00      |
| Net Other Income                   | (2,398.59)       | (2,380.00)       | (18.59)         | (4,834.38)      | (4,760.00)       | (74.38)           | (9,520.00)    |
| Net Income                         | <u>10,763.76</u> | <u>11,221.42</u> | <u>(457.66)</u> | <u>9,888.28</u> | <u>11,603.64</u> | <u>(1,715.36)</u> | <u>157.00</u> |