

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

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

10/07/15

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

	Sep 30, 15
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1016 FSB - Operating - 6919	11,851.56
Due (to) / from Operating	(7,140.00)
<b>Total 1010 · Operating</b>	4,711.56
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	70,487.30
Due (to) / from Reserve	7,140.00
<b>Total 1020 · Reserve Accounts</b>	77,627.30
<b>Total Checking/Savings</b>	82,338.86
<b>Accounts Receivable</b>	
1100 · Assessments Receivable	(6,760.00)
<b>Total Accounts Receivable</b>	(6,760.00)
<b>Other Current Assets</b>	
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	50.00
<b>Total Current Assets</b>	75,628.86
<b>TOTAL ASSETS</b>	<b>75,628.86</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	38,906.09
3770 · Roof Replacement	35,502.19
3870 · Attic Termite Treatment	2,129.71
3890 · Capital Improvement Reserve	1,174.31
3900 · Uncollected Reserve Funds	(85.00)
<b>Total 3500 · Reserve Fund</b>	77,627.30
<b>Total Long Term Liabilities</b>	77,627.30
<b>Total Liabilities</b>	77,727.30
<b>Equity</b>	
32000 · Operating Fund	(5,872.91)
Net Income	3,774.47
<b>Total Equity</b>	(2,098.44)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>75,628.86</b>

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

10/07/15

	Sep 15	Budget	\$ Over Budget	Jan - Sep 15	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
<b>INCOME</b>							
5010 · Maintenance Assessment	0.00	0.00	0.00	61,500.00	55,725.75	5,774.25	74,301.00
5030 · Sales and Lease Fees	200.00	0.00	200.00	1,100.00	150.00	950.00	150.00
5041 · Reserve Assessment	0.00	0.00	0.00	0.00	7,140.00	(7,140.00)	9,520.00
5050 · Interest Income - Operating	0.46	0.00	0.46	4.50	0.00	4.50	0.00
5051 · Interest income - reserve	14.49	0.00	14.49	152.07	0.00	152.07	0.00
<b>Total INCOME</b>	<b>214.95</b>	<b>0.00</b>	<b>214.95</b>	<b>62,756.57</b>	<b>63,015.75</b>	<b>(259.18)</b>	<b>83,971.00</b>
<b>Total Income</b>	<b>214.95</b>	<b>0.00</b>	<b>214.95</b>	<b>62,756.57</b>	<b>63,015.75</b>	<b>(259.18)</b>	<b>83,971.00</b>
<b>Gross Profit</b>	<b>214.95</b>	<b>0.00</b>	<b>214.95</b>	<b>62,756.57</b>	<b>63,015.75</b>	<b>(259.18)</b>	<b>83,971.00</b>
Expense							
<b>ADMINISTRATION</b>							
7810 · Insurance - Commercial Package	1,272.81	1,360.17	(87.36)	11,695.33	12,241.49	(546.16)	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	0.00	0.00	0.00	184.45	61.00	123.45	61.00
7840 · Accounting - Income Tax	0.00	0.00	0.00	200.00	250.00	(50.00)	250.00
7845 · Master Dues - Plantation	0.00	0.00	0.00	7,308.00	7,308.00	0.00	9,744.00
7870 · Management Fee	425.00	425.00	0.00	3,850.00	3,825.00	25.00	5,100.00
7880 · Office Expense	39.36	62.50	(23.14)	554.78	562.50	(7.72)	750.00
7885 · Income Tax	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00
7895 · Contingency	0.00	62.50	(62.50)	0.00	562.50	(562.50)	750.00
<b>Total ADMINISTRATION</b>	<b>1,737.17</b>	<b>1,910.17</b>	<b>(173.00)</b>	<b>23,917.56</b>	<b>25,060.49</b>	<b>(1,142.93)</b>	<b>33,227.00</b>
<b>BUILDING MAINTENANCE</b>							
7210 · Repairs & Maintenance	0.00	166.67	(166.67)	4,373.97	1,499.99	2,873.98	2,000.00
7220 · Pest Control - Units	0.00	0.00	0.00	336.00	775.00	(439.00)	775.00
7222 · Pest Control Perimeter Granules	0.00	0.00	0.00	840.00	630.00	210.00	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>	<b>0.00</b>	<b>166.67</b>	<b>(166.67)</b>	<b>5,689.97</b>	<b>3,044.99</b>	<b>2,644.98</b>	<b>4,175.00</b>
<b>GROUNDS</b>							
7110 · Grounds Contract	1,250.00	1,250.00	0.00	10,000.00	11,250.00	(1,250.00)	15,000.00
7115 · Landscape Replacement	0.00	208.33	(208.33)	134.82	1,875.01	(1,740.19)	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	440.00	0.00	440.00	0.00
7150 · Irrigation Repair	0.00	50.00	(50.00)	0.00	450.00	(450.00)	600.00
<b>Total GROUNDS</b>	<b>1,250.00</b>	<b>1,508.33</b>	<b>(258.33)</b>	<b>10,574.82</b>	<b>13,575.01</b>	<b>(3,000.19)</b>	<b>22,100.00</b>
<b>UTILITIES</b>							
7520 · Electric	62.68	52.33	10.35	402.50	471.01	(68.51)	628.00
7530 · Cable TV	1,225.93	1,180.33	45.60	11,105.18	10,623.01	482.17	14,164.00

For Association Use Only

10/07/15

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

	Sep 15	Budget	\$ Over Budget	Jan - Sep 15	YTD Budget	\$ Over Budget	Annual Budget
Total UTILITIES	1,288.61	1,232.66	55.95	11,507.68	11,094.02	413.66	14,792.00
Total Expense	4,275.78	4,817.83	(542.05)	51,690.03	52,774.51	(1,084.48)	74,294.00
Net Ordinary Income	(4,060.83)	(4,817.83)	757.00	11,066.54	10,241.24	825.30	9,677.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	14.49	0.00	14.49	152.07	0.00	152.07	0.00
8000 · Transfer to Reserve Account	0.00	0.00	0.00	7,140.00	7,140.00	0.00	9,520.00
Total TRANSFER TO RESERVES	14.49	0.00	14.49	7,292.07	7,140.00	152.07	9,520.00
Total Other Expense	14.49	0.00	14.49	7,292.07	7,140.00	152.07	9,520.00
Net Other Income	(14.49)	0.00	(14.49)	(7,292.07)	(7,140.00)	(152.07)	(9,520.00)
Net Income	<u>(4,075.32)</u>	<u>(4,817.83)</u>	<u>742.51</u>	<u>3,774.47</u>	<u>3,101.24</u>	<u>673.23</u>	<u>157.00</u>