

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

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

11/03/15

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

## Statement of Assets, Liabilities & Fund Balance - Cash Basis

### As of October 31, 2015

	Oct 31, 15
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 FSB - Operating - 6919	19,114.05
Due (to) / from Operating	(9,520.00)
Total 1010 · Operating	9,594.05
1020 · Reserve Accounts	
1022 FSB - Reserves - 6927	70,502.26
Due (to) / from Reserve	9,520.00
Total 1020 · Reserve Accounts	80,022.26
Total Checking/Savings	89,616.31
Accounts Receivable	
1100 · Assessments Receivable	(10.00)
Total Accounts Receivable	(10.00)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	89,656.31
<b>TOTAL ASSETS</b>	<b>89,656.31</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	40,191.09
3770 · Roof Replacement	36,562.19
3870 · Attic Termite Treatment	2,164.71
3890 · Capital Improvement Reserve	1,189.27
3900 · Uncollected Reserve Funds	(85.00)
Total 3500 · Reserve Fund	80,022.26
Total Long Term Liabilities	80,022.26
Total Liabilities	80,122.26
Equity	
32000 · Operating Fund	(5,872.91)
Net Income	15,406.96
Total Equity	9,534.05
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>89,656.31</b>

11/03/15

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

	Oct 15	Budget	\$ Over Budget	Jan - Oct 15	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>INCOME</b>							
5010 · Maintenance Assessment	22,500.00	18,575.25	3,924.75	84,000.00	74,301.00	9,699.00	74,301.00
5030 · Sales and Lease Fees	0.00	0.00	0.00	1,100.00	150.00	950.00	150.00
5041 · Reserve Assessment	0.00	2,380.00	(2,380.00)	0.00	9,520.00	(9,520.00)	9,520.00
5050 · Interest Income - Operating	1.20	0.00	1.20	5.70	0.00	5.70	0.00
5051 · Interest income - reserve	14.96	0.00	14.96	167.03	0.00	167.03	0.00
<b>Total INCOME</b>	<b>22,516.16</b>	<b>20,955.25</b>	<b>1,560.91</b>	<b>85,272.73</b>	<b>83,971.00</b>	<b>1,301.73</b>	<b>83,971.00</b>
<b>Total Income</b>	<b>22,516.16</b>	<b>20,955.25</b>	<b>1,560.91</b>	<b>85,272.73</b>	<b>83,971.00</b>	<b>1,301.73</b>	<b>83,971.00</b>
<b>Gross Profit</b>	<b>22,516.16</b>	<b>20,955.25</b>	<b>1,560.91</b>	<b>85,272.73</b>	<b>83,971.00</b>	<b>1,301.73</b>	<b>83,971.00</b>
<b>Expense</b>							
<b>ADMINISTRATION</b>							
7810 · Insurance - Commercial Package	1,272.81	1,360.17	(87.36)	12,968.14	13,601.66	(633.52)	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	2,436.00	2,436.00	0.00	9,744.00	9,744.00	0.00	9,744.00
7870 · Management Fee	425.00	425.00	0.00	4,275.00	4,250.00	25.00	5,100.00
7880 · Office Expense	64.18	62.50	1.68	618.96	625.00	(6.04)	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	625.00	(625.00)	750.00
<b>Total ADMINISTRATION</b>	<b>4,197.99</b>	<b>4,346.17</b>	<b>(148.18)</b>	<b>28,115.55</b>	<b>29,406.66</b>	<b>(1,291.11)</b>	<b>33,227.00</b>
<b>BUILDING MAINTENANCE</b>							
7210 · Repairs & Maintenance	1,309.64	166.67	1,142.97	5,683.61	1,666.66	4,016.95	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	449.40	315.00	134.40	1,289.40	945.00	344.40	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>1,759.04</b>	<b>481.67</b>	<b>1,277.37</b>	<b>7,449.01</b>	<b>3,526.66</b>	<b>3,922.35</b>	<b>4,175.00</b>
<b>GROUNDS</b>							
7110 · Grounds Contract	1,250.00	1,250.00	0.00	11,250.00	12,500.00	(1,250.00)	15,000.00
7115 · Landscape Replacement	0.00	208.33	(208.33)	134.82	2,083.34	(1,948.52)	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	500.00	(500.00)	600.00
<b>Total GROUNDS</b>	<b>1,250.00</b>	<b>1,508.33</b>	<b>(258.33)</b>	<b>11,824.82</b>	<b>15,083.34</b>	<b>(3,258.52)</b>	<b>22,100.00</b>
<b>UTILITIES</b>							
7520 · Electric	55.75	52.33	3.42	458.25	523.34	(65.09)	628.00
7530 · Cable TV	1,225.93	1,180.33	45.60	12,331.11	11,803.34	527.77	14,164.00

For Association Use Only

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

11/03/15

	<u>Oct 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 15</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Total UTILITIES	1,281.68	1,232.66	49.02	12,789.36	12,326.68	462.68	14,792.00
Total Expense	8,488.71	7,568.83	919.88	60,178.74	60,343.34	(164.60)	74,294.00
Net Ordinary Income	14,027.45	13,386.42	641.03	25,093.99	23,627.66	1,466.33	9,677.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	14.96	0.00	14.96	167.03	0.00	167.03	0.00
8000 · Transfer to Reserve Account	2,380.00	2,380.00	0.00	9,520.00	9,520.00	0.00	9,520.00
Total TRANSFER TO RESERVES	2,394.96	2,380.00	14.96	9,687.03	9,520.00	167.03	9,520.00
Total Other Expense	2,394.96	2,380.00	14.96	9,687.03	9,520.00	167.03	9,520.00
Net Other Income	(2,394.96)	(2,380.00)	(14.96)	(9,687.03)	(9,520.00)	(167.03)	(9,520.00)
Net Income	<u>11,632.49</u>	<u>11,006.42</u>	<u>626.07</u>	<u>15,406.96</u>	<u>14,107.66</u>	<u>1,299.30</u>	<u>157.00</u>