

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC.
FINANCIAL REPORTS - REVISED
July 31, 2018**

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Presented by: Sunstate Association Management Group, Inc.

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance

As of July 31, 2018

08/28/18

Cash Basis

	Jul 31, 18
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · Centennial Operating - 6919	26,729.94
Due (to) / from Operating	(9,265.92)
Total 1010 · Operating	17,464.02
1020 · Reserve Accounts	
1022 · Centennial Reserves - 6927	104,596.39
Due (to) / from Reserve	9,265.92
Total 1020 · Reserve Accounts	113,862.31
Total Checking/Savings	131,326.33
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	131,376.33
TOTAL ASSETS	131,376.33
LIABILITIES & EQUITY	
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	47,310.09
3770 · Roof Replacement	64,488.36
3870 · Attic Termite Treatment	621.46
3880 · Slab Termite Treatment	612.50
3890 · Capital Improvement Reserve	829.90
Total 3500 · Reserve Fund	113,862.31
Total Long Term Liabilities	113,862.31
Total Liabilities	113,962.31
Equity	
Net Income	17,414.02
Total Equity	17,414.02
TOTAL LIABILITIES & EQUITY	131,376.33

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

08/28/18

Cash Basis

July 2018

	Jul 18	Budget	\$ Over Budget	Jan - Jul 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	18,769.00	7,289.58	11,479.42	64,620.00	51,027.06	13,592.94	87,475.00
5011 · Maintenance to Reserves	7,556.00	5,435.00	2,121.00	16,305.00	16,305.00	0.00	21,740.00
5030 · Sales & Lease Fees	0.00	0.00	0.00	300.00	0.00	300.00	0.00
5050 · Interest Income - Operating	2.44	0.00	2.44	14.03	0.00	14.03	0.00
5051 · Interest income - Reserves	62.06	0.00	62.06	350.36	0.00	350.36	0.00
Total INCOME	<u>26,389.50</u>	<u>12,724.58</u>	<u>13,664.92</u>	<u>81,589.39</u>	<u>67,332.06</u>	<u>14,257.33</u>	<u>109,215.00</u>
Total Income	<u>26,389.50</u>	<u>12,724.58</u>	<u>13,664.92</u>	<u>81,589.39</u>	<u>67,332.06</u>	<u>14,257.33</u>	<u>109,215.00</u>
Gross Profit	26,389.50	12,724.58	13,664.92	81,589.39	67,332.06	14,257.33	109,215.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,024.06	1,255.33	(231.27)	7,928.57	8,787.31	(858.74)	15,064.00
7825 · Legal	0.00	16.67	(16.67)	125.00	116.69	8.31	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	61.25	35.56	25.69	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	175.00	87.50	87.50	150.00
7845 · Master Dues - Plantation	2,436.00	812.00	1,624.00	7,308.00	5,684.00	1,624.00	9,744.00
7870 · Management Fee	500.00	500.00	0.00	3,500.00	3,500.00	0.00	6,000.00
7880 · Office Expense	109.05	75.00	34.05	627.40	525.00	102.40	900.00
7895 · Contingency	0.00	216.67	(216.67)	0.00	1,516.69	(1,516.69)	2,600.00
Total ADMINISTRATION	<u>4,069.11</u>	<u>2,893.25</u>	<u>1,175.86</u>	<u>19,725.22</u>	<u>20,252.75</u>	<u>(527.53)</u>	<u>34,719.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	125.00	(125.00)	1,867.00	875.00	992.00	1,500.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	359.52	525.00	(165.48)	900.00
7222 · Pest Control Perimeter Granules	0.00	112.50	(112.50)	898.80	787.50	111.30	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	87.50	62.30	150.00
Total BUILDING MAINTENANCE	<u>0.00</u>	<u>325.00</u>	<u>(325.00)</u>	<u>3,275.12</u>	<u>2,275.00</u>	<u>1,000.12</u>	<u>3,900.00</u>
GROUNDS							
7160 · Backflow Inspection	0.00	58.33	(58.33)	0.00	408.31	(408.31)	700.00
7110 · Grounds Contract	1,528.00	1,825.50	(297.50)	10,696.00	12,778.50	(2,082.50)	21,906.00
7115 · Landscape Replacement	0.00	83.33	(83.33)	75.00	583.31	(508.31)	1,000.00
7130 · Mulch	0.00	316.67	(316.67)	0.00	2,216.69	(2,216.69)	3,800.00
7140 · Tree Trimming	0.00	133.33	(133.33)	3,083.00	933.31	2,149.69	1,600.00
7150 · Irrigation Repair	20.00	208.33	(188.33)	483.00	1,458.31	(975.31)	2,500.00
Total GROUNDS	<u>1,548.00</u>	<u>2,625.49</u>	<u>(1,077.49)</u>	<u>14,337.00</u>	<u>18,378.43</u>	<u>(4,041.43)</u>	<u>31,506.00</u>
UTILITIES							
7520 · Electric	56.49	45.83	10.66	316.87	320.81	(3.94)	550.00
7530 · Cable TV	1,419.05	1,400.00	19.05	9,865.80	9,800.00	65.80	16,800.00
Total UTILITIES	<u>1,475.54</u>	<u>1,445.83</u>	<u>29.71</u>	<u>10,182.67</u>	<u>10,120.81</u>	<u>61.86</u>	<u>17,350.00</u>
Total Expense	<u>7,092.65</u>	<u>7,289.57</u>	<u>(196.92)</u>	<u>47,520.01</u>	<u>51,026.99</u>	<u>(3,506.98)</u>	<u>87,475.00</u>
Net Ordinary Income	19,296.85	5,435.01	13,861.84	34,069.38	16,305.07	17,764.31	21,740.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	62.06	0.00	62.06	350.36	0.00	350.36	0.00
8000 · Transfer to Reserve Account	7,556.00	5,435.00	2,121.00	16,305.00	16,305.00	0.00	21,740.00
Total TRANSFER TO RESERVES	<u>7,618.06</u>	<u>5,435.00</u>	<u>2,183.06</u>	<u>16,655.36</u>	<u>16,305.00</u>	<u>350.36</u>	<u>21,740.00</u>
Total Other Expense	<u>7,618.06</u>	<u>5,435.00</u>	<u>2,183.06</u>	<u>16,655.36</u>	<u>16,305.00</u>	<u>350.36</u>	<u>21,740.00</u>
Net Other Income	<u>(7,618.06)</u>	<u>(5,435.00)</u>	<u>(2,183.06)</u>	<u>(16,655.36)</u>	<u>(16,305.00)</u>	<u>(350.36)</u>	<u>(21,740.00)</u>
Net Income	<u>11,678.79</u>	<u>0.01</u>	<u>11,678.78</u>	<u>17,414.02</u>	<u>0.07</u>	<u>17,413.95</u>	<u>0.00</u>