

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC.
FINANCIAL REPORTS
August 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 August 31, 2018

09/12/18

Cash Basis

	Aug 31, 18
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · Centennial Operating - 6919	13,103.27
Total 1010 · Operating	13,103.27
1020 · Reserve Accounts	
1022 · Centennial Reserves - 6927	113,927.66
Total 1020 · Reserve Accounts	113,927.66
Total Checking/Savings	127,030.93
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	127,080.93
TOTAL ASSETS	127,080.93
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	895.25
Total 3500 · Reserve Fund	113,927.66
Total Long Term Liabilities	113,927.66
Total Liabilities	114,027.66
Equity	
Net Income	13,053.27
Total Equity	13,053.27
TOTAL LIABILITIES & EQUITY	127,080.93

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

09/12/18

Cash Basis

August 2018

	Aug 18	Budget	\$ Over Budget	Jan - Aug 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	0.00	7,289.58	(7,289.58)	64,620.00	58,316.64	6,303.36	87,475.00
5011 · Maintenance to Reserves	0.00	0.00	0.00	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	1.59	0.00	1.59	15.62	0.00	15.62	0.00
5051 · Interest income - Reserves	65.35	0.00	65.35	415.71	0.00	415.71	0.00
Total INCOME	<u>66.94</u>	<u>7,289.58</u>	<u>(7,222.64)</u>	<u>81,656.33</u>	<u>74,621.64</u>	<u>7,034.69</u>	<u>109,215.00</u>
Total Income	<u>66.94</u>	<u>7,289.58</u>	<u>(7,222.64)</u>	<u>81,656.33</u>	<u>74,621.64</u>	<u>7,034.69</u>	<u>109,215.00</u>
Gross Profit	<u>66.94</u>	<u>7,289.58</u>	<u>(7,222.64)</u>	<u>81,656.33</u>	<u>74,621.64</u>	<u>7,034.69</u>	<u>109,215.00</u>
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,024.06	1,255.33	(231.27)	8,952.63	10,042.64	(1,090.01)	15,064.00
7825 · Legal	0.00	16.67	(16.67)	125.00	133.36	(8.36)	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	61.25	40.64	20.61	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	175.00	100.00	75.00	150.00
7845 · Master Dues - Plantation	0.00	812.00	(812.00)	7,308.00	6,496.00	812.00	9,744.00
7870 · Management Fee	500.00	500.00	0.00	4,000.00	4,000.00	0.00	6,000.00
7880 · Office Expense	72.41	75.00	(2.59)	699.81	600.00	99.81	900.00
7895 · Contingency	0.00	216.67	(216.67)	0.00	1,733.36	(1,733.36)	2,600.00
Total ADMINISTRATION	<u>1,596.47</u>	<u>2,893.25</u>	<u>(1,296.78)</u>	<u>21,321.69</u>	<u>23,146.00</u>	<u>(1,824.31)</u>	<u>34,719.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	1,265.00	125.00	1,140.00	3,132.00	1,000.00	2,132.00	1,500.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	359.52	600.00	(240.48)	900.00
7222 · Pest Control Perimeter Granules	0.00	112.50	(112.50)	898.80	900.00	(1.20)	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	100.00	49.80	150.00
Total BUILDING MAINTENANCE	<u>1,265.00</u>	<u>325.00</u>	<u>940.00</u>	<u>4,540.12</u>	<u>2,600.00</u>	<u>1,940.12</u>	<u>3,900.00</u>
GROUNDS							
7160 · Backflow Inspection	0.00	58.33	(58.33)	0.00	466.64	(466.64)	700.00
7110 · Grounds Contract	0.00	1,825.50	(1,825.50)	10,696.00	14,604.00	(3,908.00)	21,906.00
7115 · Landscape Replacement	0.00	83.33	(83.33)	75.00	666.64	(591.64)	1,000.00
7130 · Mulch	0.00	316.67	(316.67)	0.00	2,533.36	(2,533.36)	3,800.00
7140 · Tree Trimming	0.00	133.33	(133.33)	3,083.00	1,066.64	2,016.36	1,600.00
7150 · Irrigation Repair	0.00	208.33	(208.33)	483.00	1,666.64	(1,183.64)	2,500.00
Total GROUNDS	<u>0.00</u>	<u>2,625.49</u>	<u>(2,625.49)</u>	<u>14,337.00</u>	<u>21,003.92</u>	<u>(6,666.92)</u>	<u>31,506.00</u>
UTILITIES							
7520 · Electric	81.82	45.83	35.99	398.69	366.64	32.05	550.00
7530 · Cable TV	1,419.05	1,400.00	19.05	11,284.85	11,200.00	84.85	16,800.00
Total UTILITIES	<u>1,500.87</u>	<u>1,445.83</u>	<u>55.04</u>	<u>11,683.54</u>	<u>11,566.64</u>	<u>116.90</u>	<u>17,350.00</u>
Total Expense	<u>4,362.34</u>	<u>7,289.57</u>	<u>(2,927.23)</u>	<u>51,882.35</u>	<u>58,316.56</u>	<u>(6,434.21)</u>	<u>87,475.00</u>
Net Ordinary Income	<u>(4,295.40)</u>	<u>0.01</u>	<u>(4,295.41)</u>	<u>29,773.98</u>	<u>16,305.08</u>	<u>13,468.90</u>	<u>21,740.00</u>
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	65.35	0.00	65.35	415.71	0.00	415.71	0.00
8000 · Transfer to Reserve Account	0.00	0.00	0.00	16,305.00	16,305.00	0.00	21,740.00
Total TRANSFER TO RESERVES	<u>65.35</u>	<u>0.00</u>	<u>65.35</u>	<u>16,720.71</u>	<u>16,305.00</u>	<u>415.71</u>	<u>21,740.00</u>
Total Other Expense	<u>65.35</u>	<u>0.00</u>	<u>65.35</u>	<u>16,720.71</u>	<u>16,305.00</u>	<u>415.71</u>	<u>21,740.00</u>
Net Other Income	<u>(65.35)</u>	<u>0.00</u>	<u>(65.35)</u>	<u>(16,720.71)</u>	<u>(16,305.00)</u>	<u>(415.71)</u>	<u>(21,740.00)</u>
Net Income	<u>(4,360.75)</u>	<u>0.01</u>	<u>(4,360.76)</u>	<u>13,053.27</u>	<u>0.08</u>	<u>13,053.19</u>	<u>0.00</u>