

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC.
FINANCIAL REPORTS
September 30, 2018**

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE - CASH

STATEMENT OF REVENUE & EXPENSE -
COMPARISON OF ACTUAL TO BUDGET - CASH

Presented by: Sunstate Association Management Group, Inc.

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance

As of September 30, 2018

10/12/18

Cash Basis

	Sep 30, 18
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · Centennial Operating - 6919	26,342.87
Total 1010 · Operating	26,342.87
1020 · Reserve Accounts	
1022 · Centennial Reserves - 6927	114,005.22
Total 1020 · Reserve Accounts	114,005.22
Total Checking/Savings	140,348.09
Accounts Receivable	
1100 · Assessments Receivable	(23,400.00)
Total Accounts Receivable	(23,400.00)
Other Current Assets	
1200 · Assessment Payment Received	3,900.00
1210 · Utility Deposits	50.00
Total Other Current Assets	3,950.00
Total Current Assets	120,898.09
TOTAL ASSETS	120,898.09
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	972.81
Total 3500 · Reserve Fund	114,005.22
Total Long Term Liabilities	114,005.22
Total Liabilities	114,105.22
Equity	
Net Income	6,792.87
Total Equity	6,792.87
TOTAL LIABILITIES & EQUITY	120,898.09

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

10/12/18

Cash Basis

September 2018

	Sep 18	Budget	\$ Over Budget	Jan - Sep 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	975.00	7,289.58	(6,314.58)	65,595.00	65,606.22	(11.22)	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	0.89	0.00	0.89	16.51	0.00	16.51	0.00
5051 · Interest income - Reserves	77.56	0.00	77.56	493.27	0.00	493.27	0.00
Total INCOME	<u>1,053.45</u>	<u>7,289.58</u>	<u>(6,236.13)</u>	<u>82,709.78</u>	<u>81,911.22</u>	<u>798.56</u>	<u>109,215.00</u>
Total Income	<u>1,053.45</u>	<u>7,289.58</u>	<u>(6,236.13)</u>	<u>82,709.78</u>	<u>81,911.22</u>	<u>798.56</u>	<u>109,215.00</u>
Gross Profit	1,053.45	7,289.58	(6,236.13)	82,709.78	81,911.22	798.56	109,215.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,024.06	1,255.33	(231.27)	9,976.69	11,297.97	(1,321.28)	15,064.00
7825 · Legal	0.00	16.67	(16.67)	125.00	150.03	(25.03)	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	61.25	45.72	15.53	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	175.00	112.50	62.50	150.00
7845 · Master Dues - Plantation	0.00	812.00	(812.00)	7,308.00	7,308.00	0.00	9,744.00
7870 · Management Fee	500.00	500.00	0.00	4,500.00	4,500.00	0.00	6,000.00
7880 · Office Expense	66.75	75.00	(8.25)	766.56	675.00	91.56	900.00
7895 · Contingency	0.00	216.67	(216.67)	0.00	1,950.03	(1,950.03)	2,600.00
Total ADMINISTRATION	<u>1,590.81</u>	<u>2,893.25</u>	<u>(1,302.44)</u>	<u>22,912.50</u>	<u>26,039.25</u>	<u>(3,126.75)</u>	<u>34,719.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	1,118.60	125.00	993.60	4,250.60	1,125.00	3,125.60	1,500.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	359.52	675.00	(315.48)	900.00
7222 · Pest Control Perimeter Granules	0.00	112.50	(112.50)	898.80	1,012.50	(113.70)	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	112.50	37.30	150.00
Total BUILDING MAINTENANCE	<u>1,118.60</u>	<u>325.00</u>	<u>793.60</u>	<u>5,658.72</u>	<u>2,925.00</u>	<u>2,733.72</u>	<u>3,900.00</u>
GROUNDS							
7160 · Backflow Inspection	0.00	58.33	(58.33)	0.00	524.97	(524.97)	700.00
7110 · Grounds Contract	3,028.00	1,825.50	1,202.50	13,724.00	16,429.50	(2,705.50)	21,906.00
7115 · Landscape Replacement	0.00	83.33	(83.33)	75.00	749.97	(674.97)	1,000.00
7130 · Mulch	0.00	316.67	(316.67)	0.00	2,850.03	(2,850.03)	3,800.00
7140 · Tree Trimming	0.00	133.33	(133.33)	3,083.00	1,199.97	1,883.03	1,600.00
7150 · Irrigation Repair	0.00	208.33	(208.33)	483.00	1,874.97	(1,391.97)	2,500.00
Total GROUNDS	<u>3,028.00</u>	<u>2,625.49</u>	<u>402.51</u>	<u>17,365.00</u>	<u>23,629.41</u>	<u>(6,264.41)</u>	<u>31,506.00</u>
UTILITIES							
7520 · Electric	79.83	45.83	34.00	478.52	412.47	66.05	550.00
7530 · Cable TV	1,419.05	1,400.00	19.05	12,703.90	12,600.00	103.90	16,800.00
Total UTILITIES	<u>1,498.88</u>	<u>1,445.83</u>	<u>53.05</u>	<u>13,182.42</u>	<u>13,012.47</u>	<u>169.95</u>	<u>17,350.00</u>
Total Expense	<u>7,236.29</u>	<u>7,289.57</u>	<u>(53.28)</u>	<u>59,118.64</u>	<u>65,606.13</u>	<u>(6,487.49)</u>	<u>87,475.00</u>
Net Ordinary Income	(6,182.84)	0.01	(6,182.85)	23,591.14	16,305.09	7,286.05	21,740.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	77.56	0.00	77.56	493.27	0.00	493.27	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>77.56</u>	<u>0.00</u>	<u>77.56</u>	<u>16,798.27</u>	<u>16,305.00</u>	<u>493.27</u>	<u>21,740.00</u>
Total Other Expense	<u>77.56</u>	<u>0.00</u>	<u>77.56</u>	<u>16,798.27</u>	<u>16,305.00</u>	<u>493.27</u>	<u>21,740.00</u>
Net Other Income	(77.56)	0.00	(77.56)	(16,798.27)	(16,305.00)	(493.27)	(21,740.00)
Net Income	<u>(6,260.40)</u>	<u>0.01</u>	<u>(6,260.41)</u>	<u>6,792.87</u>	<u>0.09</u>	<u>6,792.78</u>	<u>0.00</u>