

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

11/09/18

Accrual Basis

	Oct 31, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1016 · Centennial Operating - 6919	21,674.82
<b>Total 1010 · Operating</b>	21,674.82
1020 · Reserve Accounts	
1022 · Centennial Reserves - 6927	119,564.42
<b>Total 1020 · Reserve Accounts</b>	119,564.42
<b>Total Checking/Savings</b>	141,239.24
<b>Accounts Receivable</b>	
1100 · Assessments Receivable	60.00
<b>Total Accounts Receivable</b>	60.00
<b>Other Current Assets</b>	
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	50.00
<b>Total Current Assets</b>	141,349.24
<b>TOTAL ASSETS</b>	<b>141,349.24</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · *Accounts Payable	1,291.90
<b>Total Accounts Payable</b>	1,291.90
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	14,576.66
3040 · Deposit - sale	100.00
<b>Total Other Current Liabilities</b>	14,676.66
<b>Total Current Liabilities</b>	15,968.56
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	
3660 · Painting Stucco	47,734.09
3770 · Roof Replacement	69,366.61
3870 · Attic Termite Treatment	666.71
3880 · Slab Termite Treatment	700.00
3890 · Capital Improvement Reserve	1,097.01
<b>Total 3500 · Reserve Fund</b>	119,564.42
<b>Total Long Term Liabilities</b>	119,564.42
<b>Total Liabilities</b>	135,532.98
<b>Equity</b>	
Net Income	5,816.26
<b>Total Equity</b>	5,816.26
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>141,349.24</b>

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

## Revenue & Expense - Comparison Actual to Budget

11/09/18

Accrual Basis

October 2018

	Oct 18	Budget	\$ Over Budget	Jan - Oct 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>INCOME</b>							
5010 · Maintenance Assessment	7,288.34	7,289.58	(1.24)	72,883.34	72,895.80	(12.46)	87,475.00
5011 · Maintenance to Reserves	5,435.00	5,435.00	0.00	21,740.00	21,740.00	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	2.22	0.00	2.22	18.73	0.00	18.73	0.00
5051 · Interest Income - Reserves	124.20	0.00	124.20	617.47	0.00	617.47	0.00
<b>Total INCOME</b>	<u>12,849.76</u>	<u>12,724.58</u>	<u>125.18</u>	<u>95,559.54</u>	<u>94,635.80</u>	<u>923.74</u>	<u>109,215.00</u>
<b>Total Income</b>	<u>12,849.76</u>	<u>12,724.58</u>	<u>125.18</u>	<u>95,559.54</u>	<u>94,635.80</u>	<u>923.74</u>	<u>109,215.00</u>
<b>Gross Profit</b>	<u>12,849.76</u>	<u>12,724.58</u>	<u>125.18</u>	<u>95,559.54</u>	<u>94,635.80</u>	<u>923.74</u>	<u>109,215.00</u>
<b>Expense</b>							
<b>ADMINISTRATION</b>							
7810 · Insurance - Commercial Package	1,024.06	1,255.33	(231.27)	11,000.75	12,553.30	(1,552.55)	15,064.00
7825 · Legal	0.00	16.67	(16.67)	125.00	166.70	(41.70)	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	61.25	50.80	10.45	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	175.00	125.00	50.00	150.00
7845 · Master Dues - Plantation	2,436.00	812.00	1,624.00	9,744.00	8,120.00	1,624.00	9,744.00
7870 · Management Fee	500.00	500.00	0.00	5,000.00	5,000.00	0.00	6,000.00
7880 · Office Expense	80.47	75.00	5.47	847.03	750.00	97.03	900.00
7895 · Contingency	0.00	216.67	(216.67)	0.00	2,166.70	(2,166.70)	2,600.00
<b>Total ADMINISTRATION</b>	<u>4,040.53</u>	<u>2,893.25</u>	<u>1,147.28</u>	<u>26,953.03</u>	<u>28,932.50</u>	<u>(1,979.47)</u>	<u>34,719.00</u>
<b>BUILDING MAINTENANCE</b>							
7210 · Repairs & Maintenance	0.00	125.00	(125.00)	4,250.60	1,250.00	3,000.60	1,500.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	359.52	750.00	(390.48)	900.00
7222 · Pest Control Perimeter Granules	449.40	112.50	336.90	1,348.20	1,125.00	223.20	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	125.00	24.80	150.00
<b>Total BUILDING MAINTENANCE</b>	<u>449.40</u>	<u>325.00</u>	<u>124.40</u>	<u>6,108.12</u>	<u>3,250.00</u>	<u>2,858.12</u>	<u>3,900.00</u>
<b>GROUNDS</b>							
7160 · Backflow Inspection	0.00	58.33	(58.33)	0.00	583.30	(583.30)	700.00
7110 · Grounds Contract	1,500.00	1,825.50	(325.50)	15,224.00	18,255.00	(3,031.00)	21,906.00
7115 · Landscape Replacement	0.00	83.33	(83.33)	75.00	833.30	(758.30)	1,000.00
7130 · Mulch	0.00	316.67	(316.67)	0.00	3,166.70	(3,166.70)	3,800.00
7140 · Tree Trimming	0.00	133.33	(133.33)	3,083.00	1,333.30	1,749.70	1,600.00
7150 · Irrigation Repair	842.50	208.33	634.17	1,325.50	2,083.30	(757.80)	2,500.00
<b>Total GROUNDS</b>	<u>2,342.50</u>	<u>2,625.49</u>	<u>(282.99)</u>	<u>19,707.50</u>	<u>26,254.90</u>	<u>(6,547.40)</u>	<u>31,506.00</u>
<b>UTILITIES</b>							
7520 · Electric	15.69	45.83	(30.14)	494.21	458.30	35.91	550.00
7530 · Cable TV	1,419.05	1,400.00	19.05	14,122.95	14,000.00	122.95	16,800.00
<b>Total UTILITIES</b>	<u>1,434.74</u>	<u>1,445.83</u>	<u>(11.09)</u>	<u>14,617.16</u>	<u>14,458.30</u>	<u>158.86</u>	<u>17,350.00</u>
<b>Total Expense</b>	<u>8,267.17</u>	<u>7,289.57</u>	<u>977.60</u>	<u>67,385.81</u>	<u>72,895.70</u>	<u>(5,509.89)</u>	<u>87,475.00</u>
<b>Net Ordinary Income</b>	<u>4,582.59</u>	<u>5,435.01</u>	<u>(852.42)</u>	<u>28,173.73</u>	<u>21,740.10</u>	<u>6,433.63</u>	<u>21,740.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>TRANSFER TO RESERVES</b>							
8200 · Transfer of interest	124.20	0.00	124.20	617.47	0.00	617.47	0.00
8000 · Transfer to Reserve Account	5,435.00	5,435.00	0.00	21,740.00	21,740.00	0.00	21,740.00
<b>Total TRANSFER TO RESERVES</b>	<u>5,559.20</u>	<u>5,435.00</u>	<u>124.20</u>	<u>22,357.47</u>	<u>21,740.00</u>	<u>617.47</u>	<u>21,740.00</u>
<b>Total Other Expense</b>	<u>5,559.20</u>	<u>5,435.00</u>	<u>124.20</u>	<u>22,357.47</u>	<u>21,740.00</u>	<u>617.47</u>	<u>21,740.00</u>
<b>Net Other Income</b>	<u>(5,559.20)</u>	<u>(5,435.00)</u>	<u>(124.20)</u>	<u>(22,357.47)</u>	<u>(21,740.00)</u>	<u>(617.47)</u>	<u>(21,740.00)</u>
<b>Net Income</b>	<u>(976.61)</u>	<u>0.01</u>	<u>(976.62)</u>	<u>5,816.26</u>	<u>0.10</u>	<u>5,816.16</u>	<u>0.00</u>