

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

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COMPARISON OF ACTUAL TO BUDGET

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

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

## Statement of Assets, Liabilities & Fund Balance

### As of November 30, 2018

12/13/18

Accrual Basis

	Nov 30, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1016 · Centennial Operating - 6919	14,370.31
<b>Total 1010 · Operating</b>	14,370.31
<b>1020 · Reserve Accounts</b>	
1022 · Centennial Reserves - 6927	119,687.26
<b>Total 1020 · Reserve Accounts</b>	119,687.26
<b>Total Checking/Savings</b>	134,057.57
<b>Other Current Assets</b>	
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	50.00
<b>Total Current Assets</b>	134,107.57
<b>TOTAL ASSETS</b>	<b>134,107.57</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	7,288.33
3040 · Deposit - sale	100.00
<b>Total Other Current Liabilities</b>	7,388.33
<b>Total Current Liabilities</b>	7,388.33
<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	1,219.85
<b>Total 3500 · Reserve Fund</b>	119,687.26
<b>Total Long Term Liabilities</b>	119,687.26
<b>Total Liabilities</b>	127,075.59
<b>Equity</b>	
Net Income	7,031.98
<b>Total Equity</b>	7,031.98
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>134,107.57</b>

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

## Revenue & Expense Budget Performance

### November 2018

12/13/18

	Nov 18	Budget	\$ Over Budget	Jan - Nov 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>INCOME</b>							
5010 · Maintenance Assessment	7,288.33	7,289.58	(1.25)	80,171.67	80,185.38	(13.71)	87,475.00
5011 · Maintenance to Reserves	0.00	0.00	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	1.51	0.00	1.51	20.24	0.00	20.24	0.00
5051 · Interest income - Reserves	122.84	0.00	122.84	740.31	0.00	740.31	0.00
<b>Total INCOME</b>	<b>7,412.68</b>	<b>7,289.58</b>	<b>123.10</b>	<b>102,972.22</b>	<b>101,925.38</b>	<b>1,046.84</b>	<b>109,215.00</b>
<b>Total Income</b>	<b>7,412.68</b>	<b>7,289.58</b>	<b>123.10</b>	<b>102,972.22</b>	<b>101,925.38</b>	<b>1,046.84</b>	<b>109,215.00</b>
<b>Gross Profit</b>	<b>7,412.68</b>	<b>7,289.58</b>	<b>123.10</b>	<b>102,972.22</b>	<b>101,925.38</b>	<b>1,046.84</b>	<b>109,215.00</b>
<b>Expense</b>							
<b>ADMINISTRATION</b>							
7810 · Insurance - Commercial Package	1,024.06	1,255.33	(231.27)	12,024.81	13,808.63	(1,783.82)	15,064.00
7825 · Legal	0.00	16.67	(16.67)	125.00	183.37	(58.37)	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	61.25	55.88	5.37	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	175.00	137.50	37.50	150.00
7845 · Master Dues - Plantation	0.00	812.00	(812.00)	9,744.00	8,932.00	812.00	9,744.00
7870 · Management Fee	500.00	500.00	0.00	5,500.00	5,500.00	0.00	6,000.00
7880 · Office Expense	55.36	75.00	(19.64)	902.39	825.00	77.39	900.00
7895 · Contingency	0.00	216.67	(216.67)	0.00	2,383.37	(2,383.37)	2,600.00
<b>Total ADMINISTRATION</b>	<b>1,579.42</b>	<b>2,893.25</b>	<b>(1,313.83)</b>	<b>28,532.45</b>	<b>31,825.75</b>	<b>(3,293.30)</b>	<b>34,719.00</b>
<b>BUILDING MAINTENANCE</b>							
7210 · Repairs & Maintenance	0.00	125.00	(125.00)	4,250.60	1,375.00	2,875.60	1,500.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	359.52	825.00	(465.48)	900.00
7222 · Pest Control Perimeter Granules	0.00	112.50	(112.50)	1,348.20	1,237.50	110.70	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	137.50	12.30	150.00
<b>Total BUILDING MAINTENANCE</b>	<b>0.00</b>	<b>325.00</b>	<b>(325.00)</b>	<b>6,108.12</b>	<b>3,575.00</b>	<b>2,533.12</b>	<b>3,900.00</b>
<b>GROUNDS</b>							
7160 · Backflow Inspection	0.00	58.33	(58.33)	0.00	641.63	(641.63)	700.00
7110 · Grounds Contract	1,500.00	1,825.50	(325.50)	16,724.00	20,080.50	(3,356.50)	21,906.00
7115 · Landscape Replacement	0.00	83.33	(83.33)	75.00	916.63	(841.63)	1,000.00
7130 · Mulch	0.00	316.67	(316.67)	0.00	3,483.37	(3,483.37)	3,800.00
7140 · Tree Trimming	0.00	133.33	(133.33)	3,083.00	1,466.63	1,616.37	1,600.00
7150 · Irrigation Repair	1,563.92	208.33	1,355.59	2,889.42	2,291.63	597.79	2,500.00
<b>Total GROUNDS</b>	<b>3,063.92</b>	<b>2,625.49</b>	<b>438.43</b>	<b>22,771.42</b>	<b>28,880.39</b>	<b>(6,108.97)</b>	<b>31,506.00</b>
<b>UTILITIES</b>							
7520 · Electric	12.09	45.83	(33.74)	506.30	504.13	2.17	550.00
7530 · Cable TV	1,418.69	1,400.00	18.69	15,541.64	15,400.00	141.64	16,800.00
<b>Total UTILITIES</b>	<b>1,430.78</b>	<b>1,445.83</b>	<b>(15.05)</b>	<b>16,047.94</b>	<b>15,904.13</b>	<b>143.81</b>	<b>17,350.00</b>

For Association Use Only

**Hampton Mews of St. Andrews East Association, Inc.**  
**Revenue & Expense Budget Performance**  
 November 2018

12/13/18

	Nov 18	Budget	\$ Over Budget	Jan - Nov 18	YTD Budget	\$ Over Budget	Annual Budget
Total Expense	6,074.12	7,289.57	(1,215.45)	73,459.93	80,185.27	(6,725.34)	87,475.00
Net Ordinary Income	1,338.56	0.01	1,338.55	29,512.29	21,740.11	7,772.18	21,740.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	122.84	0.00	122.84	740.31	0.00	740.31	0.00
8000 · Transfer to Reserve Account	0.00	0.00	0.00	21,740.00	21,740.00	0.00	21,740.00
Total TRANSFER TO RESERVES	122.84	0.00	122.84	22,480.31	21,740.00	740.31	21,740.00
Total Other Expense	122.84	0.00	122.84	22,480.31	21,740.00	740.31	21,740.00
Net Other Income	(122.84)	0.00	(122.84)	(22,480.31)	(21,740.00)	(740.31)	(21,740.00)
Net Income	1,215.72	0.01	1,215.71	7,031.98	0.11	7,031.87	0.00