

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

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STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

STATEMENT OF REVENUE & EXPENSE -
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 December 31, 2018

01/14/19

Accrual Basis

	Dec 31, 18
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · Centennial Operating - 6919	14,970.23
Total 1010 · Operating	14,970.23
1020 · Reserve Accounts	
1022 · Centennial Reserves - 6927	119,814.33
Total 1020 · Reserve Accounts	119,814.33
Total Checking/Savings	134,784.56
Accounts Receivable	
1100 · Assessments Receivable	(23,100.00)
Total Accounts Receivable	(23,100.00)
Other Current Assets	
1200 · Assessment Payment Received	17,600.00
1210 · Utility Deposits	50.00
Total Other Current Assets	17,650.00
Total Current Assets	129,334.56
TOTAL ASSETS	129,334.56
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · *Accounts Payable	105.33
Total Accounts Payable	105.33
Other Current Liabilities	
3040 · Deposit - sale	100.00
Total Other Current Liabilities	100.00
Total Current Liabilities	205.33
Long Term Liabilities	
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	1,346.92
Total 3500 · Reserve Fund	119,814.33
Total Long Term Liabilities	119,814.33
Total Liabilities	120,019.66
Equity	
Net Income	9,314.90
Total Equity	9,314.90
TOTAL LIABILITIES & EQUITY	129,334.56

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance

December 2018

01/14/19

	<u>Dec 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	7,288.33	7,289.62	(1.29)	87,460.00	87,475.00	(15.00)	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	1.11	0.00	1.11	21.35	0.00	21.35	0.00
5051 · Interest income - Reserves	127.07	0.00	127.07	867.38	0.00	867.38	0.00
Total INCOME	<u>7,416.51</u>	<u>7,289.62</u>	<u>126.89</u>	<u>110,388.73</u>	<u>109,215.00</u>	<u>1,173.73</u>	<u>109,215.00</u>
Total Income	<u>7,416.51</u>	<u>7,289.62</u>	<u>126.89</u>	<u>110,388.73</u>	<u>109,215.00</u>	<u>1,173.73</u>	<u>109,215.00</u>
Gross Profit	<u>7,416.51</u>	<u>7,289.62</u>	<u>126.89</u>	<u>110,388.73</u>	<u>109,215.00</u>	<u>1,173.73</u>	<u>109,215.00</u>
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,024.06	1,255.37	(231.31)	13,048.87	15,064.00	(2,015.13)	15,064.00
7825 · Legal	0.00	16.63	(16.63)	125.00	200.00	(75.00)	200.00
7830 · Division Fees / Regulatory	112.00	5.12	106.88	173.25	61.00	112.25	61.00
7840 · Accounting - Income Tax	0.00	12.50	(12.50)	175.00	150.00	25.00	150.00
7845 · Master Dues - Plantation	0.00	812.00	(812.00)	9,744.00	9,744.00	0.00	9,744.00
7870 · Management Fee	500.00	500.00	0.00	6,000.00	6,000.00	0.00	6,000.00
7880 · Office Expense	126.24	75.00	51.24	1,028.63	900.00	128.63	900.00
7895 · Contingency	0.00	216.63	(216.63)	0.00	2,600.00	(2,600.00)	2,600.00
Total ADMINISTRATION	<u>1,762.30</u>	<u>2,893.25</u>	<u>(1,130.95)</u>	<u>30,294.75</u>	<u>34,719.00</u>	<u>(4,424.25)</u>	<u>34,719.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	180.00	125.00	55.00	4,430.60	1,500.00	2,930.60	1,500.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	359.52	900.00	(540.48)	900.00
7222 · Pest Control Perimeter Granules	0.00	112.50	(112.50)	1,348.20	1,350.00	(1.80)	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	150.00	(0.20)	150.00
Total BUILDING MAINTENANCE	<u>180.00</u>	<u>325.00</u>	<u>(145.00)</u>	<u>6,288.12</u>	<u>3,900.00</u>	<u>2,388.12</u>	<u>3,900.00</u>
GROUNDS							
7160 · Backflow Inspection	0.00	58.37	(58.37)	0.00	700.00	(700.00)	700.00
7110 · Grounds Contract	1,500.00	1,825.50	(325.50)	18,224.00	21,906.00	(3,682.00)	21,906.00
7115 · Landscape Replacement	0.00	83.37	(83.37)	75.00	1,000.00	(925.00)	1,000.00
7130 · Mulch	0.00	316.63	(316.63)	0.00	3,800.00	(3,800.00)	3,800.00
7140 · Tree Trimming	0.00	133.37	(133.37)	3,083.00	1,600.00	1,483.00	1,600.00
7150 · Irrigation Repair	70.82	208.37	(137.55)	2,960.24	2,500.00	460.24	2,500.00
Total GROUNDS	<u>1,570.82</u>	<u>2,625.61</u>	<u>(1,054.79)</u>	<u>24,342.24</u>	<u>31,506.00</u>	<u>(7,163.76)</u>	<u>31,506.00</u>
UTILITIES							
7520 · Electric	74.71	45.87	28.84	581.01	550.00	31.01	550.00
7530 · Cable TV	1,418.69	1,400.00	18.69	16,960.33	16,800.00	160.33	16,800.00
Total UTILITIES	<u>1,493.40</u>	<u>1,445.87</u>	<u>47.53</u>	<u>17,541.34</u>	<u>17,350.00</u>	<u>191.34</u>	<u>17,350.00</u>
Total Expense	<u>5,006.52</u>	<u>7,289.73</u>	<u>(2,283.21)</u>	<u>78,466.45</u>	<u>87,475.00</u>	<u>(9,008.55)</u>	<u>87,475.00</u>

For Association Use Only

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

01/14/19

	<u>Dec 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Net Ordinary Income	2,409.99	(0.11)	2,410.10	31,922.28	21,740.00	10,182.28	21,740.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	127.07	0.00	127.07	867.38	0.00	867.38	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	<u>127.07</u>	<u>0.00</u>	<u>127.07</u>	<u>22,607.38</u>	<u>21,740.00</u>	<u>867.38</u>	<u>21,740.00</u>
Total Other Expense	<u>127.07</u>	<u>0.00</u>	<u>127.07</u>	<u>22,607.38</u>	<u>21,740.00</u>	<u>867.38</u>	<u>21,740.00</u>
Net Other Income	<u>(127.07)</u>	<u>0.00</u>	<u>(127.07)</u>	<u>(22,607.38)</u>	<u>(21,740.00)</u>	<u>(867.38)</u>	<u>(21,740.00)</u>
Net Income	<u><u>2,282.92</u></u>	<u><u>(0.11)</u></u>	<u><u>2,283.03</u></u>	<u><u>9,314.90</u></u>	<u><u>0.00</u></u>	<u><u>9,314.90</u></u>	<u><u>0.00</u></u>