

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2019**

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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 January 31, 2019

02/18/19

Accrual Basis

	Jan 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · Centennial Operating - 6919	16,993.22
Total 1010 · Operating	16,993.22
1020 · Reserve Accounts	
1022 · Centennial Reserves - 6927	130,813.36
Total 1020 · Reserve Accounts	130,813.36
Total Checking/Savings	147,806.58
Accounts Receivable	
1100 · Assessments Receivable	1,100.00
Total Accounts Receivable	1,100.00
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	148,956.58
TOTAL ASSETS	148,956.58
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
3050 · Deferred Revenue	13,285.83
3040 · Deposit - sale	100.00
Total Other Current Liabilities	13,385.83
Total Current Liabilities	13,385.83
Long Term Liabilities	
3500 · Reserve Fund	
3660 · Painting Stucco	49,088.84
3770 · Roof Replacement	78,783.11
3870 · Attic Termite Treatment	698.71
3880 · Slab Termite Treatment	762.25
3890 · Capital Improvement Reserve	1,480.45
Total 3500 · Reserve Fund	130,813.36
Total Long Term Liabilities	130,813.36
Total Liabilities	144,199.19
Equity	
3550 · Prior Period Adjustment	(3,870.00)
Operating Fund	9,314.90
Net Income	(687.51)
Total Equity	4,757.39
TOTAL LIABILITIES & EQUITY	148,956.58

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance

January 2019

02/18/19

	Jan 19	Budget	\$ Over Budget	Jan 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	6,648.67	6,648.63	0.04	6,648.67	6,648.63	0.04	79,784.00
5011 · Maintenance to Reserves	10,865.50	10,865.50	0.00	10,865.50	10,865.50	0.00	43,462.00
5050 · Interest Income - Operating	1.72			1.72			
5051 · Interest income - Reserves	133.53			133.53			
Total INCOME	<u>17,649.42</u>	<u>17,514.13</u>	<u>135.29</u>	<u>17,649.42</u>	<u>17,514.13</u>	<u>135.29</u>	<u>123,246.00</u>
Total Income	<u>17,649.42</u>	<u>17,514.13</u>	<u>135.29</u>	<u>17,649.42</u>	<u>17,514.13</u>	<u>135.29</u>	<u>123,246.00</u>
Gross Profit	17,649.42	17,514.13	135.29	17,649.42	17,514.13	135.29	123,246.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,024.06	1,058.87	(34.81)	1,024.06	1,058.87	(34.81)	12,706.00
7825 · Legal	125.00	16.63	108.37	125.00	16.63	108.37	200.00
7830 · Division Fees / Regulatory	0.00	0.00	0.00	0.00	0.00	0.00	61.00
7840 · Accounting - Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	200.00
7845 · Master Dues - Plantation	2,520.00	2,520.00	0.00	2,520.00	2,520.00	0.00	10,080.00
7870 · Management Fee	500.00	500.00	0.00	500.00	500.00	0.00	6,000.00
7880 · Office Expense	100.19	75.00	25.19	100.19	75.00	25.19	900.00
Total ADMINISTRATION	<u>4,269.25</u>	<u>4,170.50</u>	<u>98.75</u>	<u>4,269.25</u>	<u>4,170.50</u>	<u>98.75</u>	<u>30,147.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	100.00	166.63	(66.63)	100.00	166.63	(66.63)	2,000.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	0.00	75.00	(75.00)	900.00
7222 · Pest Control Perimeter Granules	0.00	112.50	(112.50)	0.00	112.50	(112.50)	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
Total BUILDING MAINTENANCE	<u>100.00</u>	<u>366.63</u>	<u>(266.63)</u>	<u>100.00</u>	<u>366.63</u>	<u>(266.63)</u>	<u>4,400.00</u>
GROUNDS							
7160 · Backflow Inspection	0.00	58.37	(58.37)	0.00	58.37	(58.37)	700.00
7110 · Grounds Contract	1,500.00	1,500.00	0.00	1,500.00	1,500.00	0.00	18,000.00
7115 · Landscape Replacement	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7130 · Mulch	0.00	333.37	(333.37)	0.00	333.37	(333.37)	4,000.00
7140 · Tree Trimming	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7150 · Irrigation Repair	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
Total GROUNDS	<u>1,500.00</u>	<u>2,225.00</u>	<u>(725.00)</u>	<u>1,500.00</u>	<u>2,225.00</u>	<u>(725.00)</u>	<u>26,700.00</u>
UTILITIES							
7520 · Electric	49.96	54.75	(4.79)	49.96	54.75	(4.79)	657.00
7530 · Cable TV	1,418.69	1,490.00	(71.31)	1,418.69	1,490.00	(71.31)	17,880.00
Total UTILITIES	<u>1,468.65</u>	<u>1,544.75</u>	<u>(76.10)</u>	<u>1,468.65</u>	<u>1,544.75</u>	<u>(76.10)</u>	<u>18,537.00</u>
Total Expense	<u>7,337.90</u>	<u>8,306.88</u>	<u>(968.98)</u>	<u>7,337.90</u>	<u>8,306.88</u>	<u>(968.98)</u>	<u>79,784.00</u>
Net Ordinary Income	10,311.52	9,207.25	1,104.27	10,311.52	9,207.25	1,104.27	43,462.00

For Association Use Only

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense Budget Performance
 January 2019

02/18/19

	<u>Jan 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	133.53			133.53			
8000 · Transfer to Reserve Account	10,865.50	10,865.50	0.00	10,865.50	10,865.50	0.00	43,462.00
Total TRANSFER TO RESERVES	<u>10,999.03</u>	<u>10,865.50</u>	<u>133.53</u>	<u>10,999.03</u>	<u>10,865.50</u>	<u>133.53</u>	<u>43,462.00</u>
Total Other Expense	<u>10,999.03</u>	<u>10,865.50</u>	<u>133.53</u>	<u>10,999.03</u>	<u>10,865.50</u>	<u>133.53</u>	<u>43,462.00</u>
Net Other Income	<u>(10,999.03)</u>	<u>(10,865.50)</u>	<u>(133.53)</u>	<u>(10,999.03)</u>	<u>(10,865.50)</u>	<u>(133.53)</u>	<u>(43,462.00)</u>
Net Income	<u><u>(687.51)</u></u>	<u><u>(1,658.25)</u></u>	<u><u>970.74</u></u>	<u><u>(687.51)</u></u>	<u><u>(1,658.25)</u></u>	<u><u>970.74</u></u>	<u><u>0.00</u></u>