

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 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 February 28, 2019

03/05/19

Accrual Basis

	Feb 28, 19
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · Centennial Operating - 6919	12,481.43
Total 1010 · Operating	12,481.43
1020 · Reserve Accounts	
1022 · Centennial Reserves - 6927	130,938.80
Total 1020 · Reserve Accounts	130,938.80
Total Checking/Savings	143,420.23
Accounts Receivable	
1100 · Assessments Receivable	1,141.50
Total Accounts Receivable	1,141.50
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	144,611.73
TOTAL ASSETS	144,611.73
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · *Accounts Payable	1,465.57
Total Accounts Payable	1,465.57
Other Current Liabilities	
3050 · Deferred Revenue	6,637.16
3040 · Deposit - sale	100.00
Total Other Current Liabilities	6,737.16
Total Current Liabilities	8,202.73
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	1,605.89
Total 3500 · Reserve Fund	130,938.80
Total Long Term Liabilities	130,938.80
Total Liabilities	139,141.53
Equity	
3550 · Prior Period Adjustment	(3,870.00)
Operating Fund	9,314.90
Net Income	25.30
Total Equity	5,470.20
TOTAL LIABILITIES & EQUITY	144,611.73

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance

February 2019

03/05/19

	<u>Feb 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	6,648.67	6,648.67	0.00	13,297.34	13,297.30	0.04	79,784.00
5011 · Maintenance to Reserves	0.00	0.00	0.00	10,865.50	10,865.50	0.00	43,462.00
5070 · Late fee assessments	41.50	0.00	41.50	41.50	0.00	41.50	0.00
5030 · Sales & Lease Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
5050 · Interest Income - Operating	1.54	0.00	1.54	3.26	0.00	3.26	0.00
5051 · Interest income - Reserves	125.44	0.00	125.44	258.97	0.00	258.97	0.00
Total INCOME	<u>6,917.15</u>	<u>6,648.67</u>	<u>268.48</u>	<u>24,566.57</u>	<u>24,162.80</u>	<u>403.77</u>	<u>123,246.00</u>
Total Income	<u>6,917.15</u>	<u>6,648.67</u>	<u>268.48</u>	<u>24,566.57</u>	<u>24,162.80</u>	<u>403.77</u>	<u>123,246.00</u>
Gross Profit	6,917.15	6,648.67	268.48	24,566.57	24,162.80	403.77	123,246.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,024.06	1,058.83	(34.77)	2,048.12	2,117.70	(69.58)	12,706.00
7825 · Legal	0.00	16.67	(16.67)	125.00	33.30	91.70	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	0.00	0.00	0.00	2,520.00	2,520.00	0.00	10,080.00
7870 · Management Fee	500.00	500.00	0.00	1,000.00	1,000.00	0.00	6,000.00
7880 · Office Expense	70.24	75.00	(4.76)	170.43	150.00	20.43	900.00
7895 · Contingency	475.00	0.00	475.00	475.00	0.00	475.00	0.00
Total ADMINISTRATION	<u>2,069.30</u>	<u>1,650.50</u>	<u>418.80</u>	<u>6,338.55</u>	<u>5,821.00</u>	<u>517.55</u>	<u>30,147.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	60.00	166.67	(106.67)	160.00	333.30	(173.30)	2,000.00
7220 · Pest Control - Units	840.00	75.00	765.00	840.00	150.00	690.00	900.00
7222 · Pest Control Perimeter Granules	0.00	112.50	(112.50)	0.00	225.00	(225.00)	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	0.00	25.00	(25.00)	150.00
Total BUILDING MAINTENANCE	<u>900.00</u>	<u>366.67</u>	<u>533.33</u>	<u>1,000.00</u>	<u>733.30</u>	<u>266.70</u>	<u>4,400.00</u>
GROUNDS							
7160 · Backflow Inspection	0.00	58.33	(58.33)	0.00	116.70	(116.70)	700.00
7110 · Grounds Contract	1,500.00	1,500.00	0.00	3,000.00	3,000.00	0.00	18,000.00
7115 · Landscape Replacement	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
7130 · Mulch	0.00	333.33	(333.33)	0.00	666.70	(666.70)	4,000.00
7140 · Tree Trimming	0.00	166.67	(166.67)	0.00	333.30	(333.30)	2,000.00
7150 · Irrigation Repair	90.57	125.00	(34.43)	90.57	250.00	(159.43)	1,500.00
Total GROUNDS	<u>1,590.57</u>	<u>2,225.00</u>	<u>(634.43)</u>	<u>3,090.57</u>	<u>4,450.00</u>	<u>(1,359.43)</u>	<u>26,700.00</u>
UTILITIES							
7520 · Electric	29.48	54.75	(25.27)	79.44	109.50	(30.06)	657.00
7530 · Cable TV	1,489.55	1,490.00	(0.45)	2,908.24	2,980.00	(71.76)	17,880.00
Total UTILITIES	<u>1,519.03</u>	<u>1,544.75</u>	<u>(25.72)</u>	<u>2,987.68</u>	<u>3,089.50</u>	<u>(101.82)</u>	<u>18,537.00</u>

For Association Use Only

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

03/05/19

	<u>Feb 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Total Expense	6,078.90	5,786.92	291.98	13,416.80	14,093.80	(677.00)	79,784.00
Net Ordinary Income	838.25	861.75	(23.50)	11,149.77	10,069.00	1,080.77	43,462.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	125.44	0.00	125.44	258.97	0.00	258.97	0.00
8000 · Transfer to Reserve Account	0.00	0.00	0.00	10,865.50	10,865.50	0.00	43,462.00
Total TRANSFER TO RESERVES	125.44	0.00	125.44	11,124.47	10,865.50	258.97	43,462.00
Total Other Expense	125.44	0.00	125.44	11,124.47	10,865.50	258.97	43,462.00
Net Other Income	(125.44)	0.00	(125.44)	(11,124.47)	(10,865.50)	(258.97)	(43,462.00)
Net Income	<u>712.81</u>	<u>861.75</u>	<u>(148.94)</u>	<u>25.30</u>	<u>(796.50)</u>	<u>821.80</u>	<u>0.00</u>