

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

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

STATEMENT OF REVENUE & EXPENSE -
COMPARISON OF ACTUAL TO BUDGET

STATEMENT OF CHANGES IN FUND BALANCE

STATEMENT OF REVENUE & EXPENSE -
COMPARISON OF ACTUAL TO BUDGET

STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

STATEMENT OF CHANGES IN FUND BALANCE

STATEMENT OF REVENUE & EXPENSE -
COMPARISON OF ACTUAL TO BUDGET

STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

STATEMENT OF CHANGES IN 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 March 31, 2019

04/08/19

Accrual Basis

	Mar 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	22,038.39
1016 · Centennial Operating - 6919	1,933.75
Due (to) / from Operating	1,933.75
Total 1010 · Operating	23,972.14
1020 · Reserve Accounts	
1022 · Centennial Reserves - 6927	131,077.81
Due (to) / from Reserve	(1,933.75)
Total 1020 · Reserve Accounts	129,144.06
Total Checking/Savings	153,116.20
Accounts Receivable	
1100 · Assessments Receivable	(14,258.50)
Total Accounts Receivable	(14,258.50)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	138,907.70
TOTAL ASSETS	138,907.70
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · *Accounts Payable	3,802.47
Total Accounts Payable	3,802.47
Other Current Liabilities	
3040 · Deposit - sale	100.00
Total Other Current Liabilities	100.00
Total Current Liabilities	3,902.47
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	(188.85)
Total 3500 · Reserve Fund	129,144.06
Total Long Term Liabilities	129,144.06
Total Liabilities	133,046.53
Equity	
3550 · Prior Period Adjustment	(3,643.00)
Operating Fund	9,314.90
Net Income	189.27
Total Equity	5,861.17
TOTAL LIABILITIES & EQUITY	138,907.70

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance

March 2019

04/08/19

	Mar 19	Budget	\$ Over Budget	Jan - Mar 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	6,637.16	6,648.67	(11.51)	19,934.50	19,945.97	(11.47)	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	0.00	0.00	0.00	41.50	0.00	41.50	0.00
5030 · Sales & Lease Fees	100.00	0.00	100.00	200.00	0.00	200.00	0.00
5050 · Interest Income - Operating	0.74	0.00	0.74	4.00	0.00	4.00	0.00
5051 · Interest income - Reserves	139.01	0.00	139.01	397.98	0.00	397.98	0.00
Total INCOME	6,876.91	6,648.67	228.24	31,443.48	30,811.47	632.01	123,246.00
Total Income	6,876.91	6,648.67	228.24	31,443.48	30,811.47	632.01	123,246.00
Gross Profit	6,876.91	6,648.67	228.24	31,443.48	30,811.47	632.01	123,246.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,024.06	1,058.83	(34.77)	3,072.18	3,176.53	(104.35)	12,706.00
7825 · Legal	0.00	16.67	(16.67)	125.00	49.97	75.03	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	1,500.00	1,500.00	0.00	6,000.00
7880 · Office Expense	98.60	75.00	23.60	269.03	225.00	44.03	900.00
7895 · Contingency	0.00	0.00	0.00	475.00	0.00	475.00	0.00
Total ADMINISTRATION	1,622.66	1,650.50	(27.84)	7,961.21	7,471.50	489.71	30,147.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	36.74	166.67	(129.93)	196.74	499.97	(303.23)	2,000.00
7220 · Pest Control - Units	359.52	75.00	284.52	1,199.52	225.00	974.52	900.00
7222 · Pest Control Perimeter Granules	449.40	112.50	336.90	449.40	337.50	111.90	1,350.00
7225 · Termite Inspections	149.80	12.50	137.30	149.80	37.50	112.30	150.00
Total BUILDING MAINTENANCE	995.46	366.67	628.79	1,995.46	1,099.97	895.49	4,400.00
GROUNDS							
7160 · Backflow Inspection	910.00	58.33	851.67	910.00	175.03	734.97	700.00
7110 · Grounds Contract	1,500.00	1,500.00	0.00	4,500.00	4,500.00	0.00	18,000.00
7115 · Landscape Replacement	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
7130 · Mulch	0.00	333.33	(333.33)	0.00	1,000.03	(1,000.03)	4,000.00
7140 · Tree Trimming	0.00	166.67	(166.67)	0.00	499.97	(499.97)	2,000.00
7150 · Irrigation Repair	16.71	125.00	(108.29)	107.28	375.00	(267.72)	1,500.00
Total GROUNDS	2,426.71	2,225.00	201.71	5,517.28	6,675.00	(1,157.72)	26,700.00

For Association Use Only

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

04/08/19

	<u>Mar 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Mar 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
UTILITIES							
7520 · Electric	39.55	54.75	(15.20)	118.99	164.25	(45.26)	657.00
7530 · Cable TV	1,489.55	1,490.00	(0.45)	4,397.79	4,470.00	(72.21)	17,880.00
Total UTILITIES	<u>1,529.10</u>	<u>1,544.75</u>	<u>(15.65)</u>	<u>4,516.78</u>	<u>4,634.25</u>	<u>(117.47)</u>	<u>18,537.00</u>
Total Expense	<u>6,573.93</u>	<u>5,786.92</u>	<u>787.01</u>	<u>19,990.73</u>	<u>19,880.72</u>	<u>110.01</u>	<u>79,784.00</u>
Net Ordinary Income	302.98	861.75	(558.77)	11,452.75	10,930.75	522.00	43,462.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	139.01	0.00	139.01	397.98	0.00	397.98	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	<u>139.01</u>	<u>0.00</u>	<u>139.01</u>	<u>11,263.48</u>	<u>10,865.50</u>	<u>397.98</u>	<u>43,462.00</u>
Total Other Expense	<u>139.01</u>	<u>0.00</u>	<u>139.01</u>	<u>11,263.48</u>	<u>10,865.50</u>	<u>397.98</u>	<u>43,462.00</u>
Net Other Income	<u>(139.01)</u>	<u>0.00</u>	<u>(139.01)</u>	<u>(11,263.48)</u>	<u>(10,865.50)</u>	<u>(397.98)</u>	<u>(43,462.00)</u>
Net Income	<u><u>163.97</u></u>	<u><u>861.75</u></u>	<u><u>(697.78)</u></u>	<u><u>189.27</u></u>	<u><u>65.25</u></u>	<u><u>124.02</u></u>	<u><u>0.00</u></u>

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