

**HAMPTON MEWS OF ST. ANDREWS  
EAST ASSOCIATION, INC.  
FINANCIAL REPORTS  
April 30, 2019**

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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 April 30, 2019

05/09/19

Accrual Basis

	Apr 30, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1016 · Centennial Operating - 6919	6,026.45
Due (to) / from Operating	3,643.00
<b>Total 1010 · Operating</b>	9,669.45
<b>1020 · Reserve Accounts</b>	
1022 · Centennial Reserves - 6927	149,463.55
Due (to) / from Reserve	(3,643.00)
<b>Total 1020 · Reserve Accounts</b>	145,820.55
<b>Total Checking/Savings</b>	155,490.00
<b>Accounts Receivable</b>	
1100 · Assessments Receivable	1,866.50
<b>Total Accounts Receivable</b>	1,866.50
<b>Other Current Assets</b>	
1200 · Assessment Payment Received	1,100.00
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	1,150.00
<b>Total Current Assets</b>	158,506.50
<b>TOTAL ASSETS</b>	<b>158,506.50</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	13,289.66
3040 · Deposit - sale	100.00
<b>Total Other Current Liabilities</b>	13,389.66
<b>Total Current Liabilities</b>	13,389.66
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	
3660 · Painting Stucco	50,443.59
3770 · Roof Replacement	88,199.61
3870 · Attic Termite Treatment	730.71
3880 · Slab Termite Treatment	824.50
3890 · Capital Improvement Reserve	5,622.14
<b>Total 3500 · Reserve Fund</b>	145,820.55
<b>Total Long Term Liabilities</b>	145,820.55
<b>Total Liabilities</b>	159,210.21
<b>Equity</b>	
Net Income	(703.71)
<b>Total Equity</b>	(703.71)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>158,506.50</b>

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

## Revenue & Expense Budget Performance

April 2019

05/09/19

	Apr 19	Budget	\$ Over Budget	Jan - Apr 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>INCOME</b>							
5010 · Maintenance Assessment	6,644.84	6,648.67	(3.83)	26,579.34	26,594.64	(15.30)	79,784.00
5011 · Maintenance to Reserves	10,865.50	10,865.50	0.00	21,731.00	21,731.00	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	0.00	0.00	0.00	200.00	0.00	200.00	0.00
5050 · Interest Income - Operating	1.87	0.00	1.87	5.87	0.00	5.87	0.00
5051 · Interest income - Reserves	139.09	0.00	139.09	537.07	0.00	537.07	0.00
<b>Total INCOME</b>	<u>17,651.30</u>	<u>17,514.17</u>	<u>137.13</u>	<u>49,094.78</u>	<u>48,325.64</u>	<u>769.14</u>	<u>123,246.00</u>
<b>Total Income</b>	<u>17,651.30</u>	<u>17,514.17</u>	<u>137.13</u>	<u>49,094.78</u>	<u>48,325.64</u>	<u>769.14</u>	<u>123,246.00</u>
<b>Gross Profit</b>	<u>17,651.30</u>	<u>17,514.17</u>	<u>137.13</u>	<u>49,094.78</u>	<u>48,325.64</u>	<u>769.14</u>	<u>123,246.00</u>
<b>Expense</b>							
<b>ADMINISTRATION</b>							
7810 · Insurance - Commercial Package	1,024.06	1,058.83	(34.77)	4,096.24	4,235.36	(139.12)	12,706.00
7825 · Legal	0.00	16.67	(16.67)	125.00	66.64	58.36	200.00
7830 · Division Fees / Regulatory	61.25	61.00	0.25	61.25	61.00	0.25	61.00
7840 · Accounting - Income Tax	0.00	200.00	(200.00)	0.00	200.00	(200.00)	200.00
7845 · Master Dues - Plantation	2,520.00	2,520.00	0.00	5,040.00	5,040.00	0.00	10,080.00
7870 · Management Fee	500.00	500.00	0.00	2,000.00	2,000.00	0.00	6,000.00
7880 · Office Expense	80.70	75.00	5.70	349.73	300.00	49.73	900.00
7895 · Contingency	0.00	0.00	0.00	475.00	0.00	475.00	0.00
<b>Total ADMINISTRATION</b>	<u>4,186.01</u>	<u>4,431.50</u>	<u>(245.49)</u>	<u>12,147.22</u>	<u>11,903.00</u>	<u>244.22</u>	<u>30,147.00</u>
<b>BUILDING MAINTENANCE</b>							
7210 · Repairs & Maintenance	0.00	166.67	(166.67)	196.74	666.64	(469.90)	2,000.00
7220 · Pest Control - Units	210.00	75.00	135.00	1,409.52	300.00	1,109.52	900.00
7222 · Pest Control Perimeter Granules	0.00	112.50	(112.50)	449.40	450.00	(0.60)	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	50.00	99.80	150.00
<b>Total BUILDING MAINTENANCE</b>	<u>210.00</u>	<u>366.67</u>	<u>(156.67)</u>	<u>2,205.46</u>	<u>1,466.64</u>	<u>738.82</u>	<u>4,400.00</u>
<b>GROUNDS</b>							
7160 · Backflow Inspection	0.00	58.33	(58.33)	910.00	233.36	676.64	700.00
7110 · Grounds Contract	1,500.00	1,500.00	0.00	6,000.00	6,000.00	0.00	18,000.00
7115 · Landscape Replacement	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
7130 · Mulch	0.00	333.33	(333.33)	0.00	1,333.36	(1,333.36)	4,000.00
7140 · Tree Trimming	0.00	166.67	(166.67)	0.00	666.64	(666.64)	2,000.00
7150 · Irrigation Repair	99.92	125.00	(25.08)	207.20	500.00	(292.80)	1,500.00
<b>Total GROUNDS</b>	<u>1,599.92</u>	<u>2,225.00</u>	<u>(625.08)</u>	<u>7,117.20</u>	<u>8,900.00</u>	<u>(1,782.80)</u>	<u>26,700.00</u>

For Association Use Only

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

05/09/19

	<u>Apr 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>UTILITIES</b>							
7520 · Electric	48.93	54.75	(5.82)	167.92	219.00	(51.08)	657.00
7530 · Cable TV	1,494.83	1,490.00	4.83	5,892.62	5,960.00	(67.38)	17,880.00
<b>Total UTILITIES</b>	<u>1,543.76</u>	<u>1,544.75</u>	<u>(0.99)</u>	<u>6,060.54</u>	<u>6,179.00</u>	<u>(118.46)</u>	<u>18,537.00</u>
<b>Total Expense</b>	<u>7,539.69</u>	<u>8,567.92</u>	<u>(1,028.23)</u>	<u>27,530.42</u>	<u>28,448.64</u>	<u>(918.22)</u>	<u>79,784.00</u>
<b>Net Ordinary Income</b>	10,111.61	8,946.25	1,165.36	21,564.36	19,877.00	1,687.36	43,462.00
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>TRANSFER TO RESERVES</b>							
8200 · Transfer of interest	139.09	0.00	139.09	537.07	0.00	537.07	0.00
8000 · Transfer to Reserve Account	10,865.50	10,865.50	0.00	21,731.00	21,731.00	0.00	43,462.00
<b>Total TRANSFER TO RESERVES</b>	<u>11,004.59</u>	<u>10,865.50</u>	<u>139.09</u>	<u>22,268.07</u>	<u>21,731.00</u>	<u>537.07</u>	<u>43,462.00</u>
<b>Total Other Expense</b>	<u>11,004.59</u>	<u>10,865.50</u>	<u>139.09</u>	<u>22,268.07</u>	<u>21,731.00</u>	<u>537.07</u>	<u>43,462.00</u>
<b>Net Other Income</b>	<u>(11,004.59)</u>	<u>(10,865.50)</u>	<u>(139.09)</u>	<u>(22,268.07)</u>	<u>(21,731.00)</u>	<u>(537.07)</u>	<u>(43,462.00)</u>
<b>Net Income</b>	<u><u>(892.98)</u></u>	<u><u>(1,919.25)</u></u>	<u><u>1,026.27</u></u>	<u><u>(703.71)</u></u>	<u><u>(1,854.00)</u></u>	<u><u>1,150.29</u></u>	<u><u>0.00</u></u>