

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

07/11/19

Accrual Basis

	Jun 30, 19
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · Centennial OP - 6919	2,200.87
Total 1010 · Operating	2,200.87
1020 · Reserve Accounts	
1022 · Centennial MM - 6927	140,414.48
Total 1020 · Reserve Accounts	140,414.48
Total Checking/Savings	142,615.35
Accounts Receivable	
1100 · Assessments Receivable	(18,975.50)
Total Accounts Receivable	(18,975.50)
Other Current Assets	
1200 · Assessment Payment Received	18,700.00
1210 · Utility Deposits	50.00
Total Other Current Assets	18,750.00
Total Current Assets	142,389.85
TOTAL ASSETS	142,389.85
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · *Accounts Payable	3,900.64
Total Accounts Payable	3,900.64
Other Current Liabilities	
3040 · Deposit - sale	100.00
Total Other Current Liabilities	100.00
Total Current Liabilities	4,000.64
Long Term Liabilities	
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	216.07
Total 3500 · Reserve Fund	140,414.48
Total Long Term Liabilities	140,414.48
Total Liabilities	144,415.12
Equity	
Net Income	(2,025.27)
Total Equity	(2,025.27)
TOTAL LIABILITIES & EQUITY	142,389.85

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance

June 2019

07/11/19

	Jun 19	Budget	\$ Over Budget	Jan - Jun 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	6,644.83	6,648.67	(3.84)	39,869.00	39,891.98	(22.98)	79,784.00
5011 · Maintenance to Reserves	0.00	0.00	0.00	21,731.00	21,731.00	0.00	43,462.00
5070 · Late fee assessments	0.00	0.00	0.00	99.50	0.00	99.50	0.00
5030 · Sales & Lease Fees	100.00	0.00	100.00	300.00	0.00	300.00	0.00
5050 · Interest Income - Operating	0.20	0.00	0.20	6.55	0.00	6.55	0.00
5051 · Interest income - Reserves	144.11	0.00	144.11	832.25	0.00	832.25	0.00
Total INCOME	<u>6,889.14</u>	<u>6,648.67</u>	<u>240.47</u>	<u>62,838.30</u>	<u>61,622.98</u>	<u>1,215.32</u>	<u>123,246.00</u>
Total Income	<u>6,889.14</u>	<u>6,648.67</u>	<u>240.47</u>	<u>62,838.30</u>	<u>61,622.98</u>	<u>1,215.32</u>	<u>123,246.00</u>
Gross Profit	6,889.14	6,648.67	240.47	62,838.30	61,622.98	1,215.32	123,246.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,094.13	1,058.83	35.30	6,253.44	6,353.02	(99.58)	12,706.00
7825 · Legal	0.00	16.67	(16.67)	125.00	99.98	25.02	200.00
7830 · Division Fees / Regulatory	0.00	0.00	0.00	61.25	61.00	0.25	61.00
7840 · Accounting - Income Tax	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00
7845 · Master Dues - Plantation	0.00	0.00	0.00	5,040.00	5,040.00	0.00	10,080.00
7870 · Management Fee	500.00	500.00	0.00	3,000.00	3,000.00	0.00	6,000.00
7880 · Office Expense	144.16	75.00	69.16	547.29	450.00	97.29	900.00
7895 · Contingency	0.00	0.00	0.00	475.00	0.00	475.00	0.00
Total ADMINISTRATION	<u>1,738.29</u>	<u>1,650.50</u>	<u>87.79</u>	<u>15,501.98</u>	<u>15,204.00</u>	<u>297.98</u>	<u>30,147.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	1,643.00	166.67	1,476.33	1,839.74	999.98	839.76	2,000.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	1,409.52	450.00	959.52	900.00
7222 · Pest Control Perimeter Granules	659.40	112.50	546.90	1,108.80	675.00	433.80	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	75.00	74.80	150.00
Total BUILDING MAINTENANCE	<u>2,302.40</u>	<u>366.67</u>	<u>1,935.73</u>	<u>4,507.86</u>	<u>2,199.98</u>	<u>2,307.88</u>	<u>4,400.00</u>
GROUNDS							
7160 · Backflow Inspection	0.00	58.33	(58.33)	910.00	350.02	559.98	700.00
7110 · Grounds Contract	1,500.00	1,500.00	0.00	9,000.00	9,000.00	0.00	18,000.00
7115 · Landscape Replacement	1,093.80	41.67	1,052.13	1,575.05	249.98	1,325.07	500.00
7130 · Mulch	0.00	333.33	(333.33)	0.00	2,000.02	(2,000.02)	4,000.00
7140 · Tree Trimming	1,450.00	166.67	1,283.33	1,450.00	999.98	450.02	2,000.00
7150 · Irrigation Repair	0.00	125.00	(125.00)	207.20	750.00	(542.80)	1,500.00
Total GROUNDS	<u>4,043.80</u>	<u>2,225.00</u>	<u>1,818.80</u>	<u>13,142.25</u>	<u>13,350.00</u>	<u>(207.75)</u>	<u>26,700.00</u>

For Association Use Only

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

07/11/19

	<u>Jun 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
UTILITIES							
7520 · Electric	47.30	54.75	(7.45)	265.75	328.50	(62.75)	657.00
7530 · Cable TV	1,495.03	1,490.00	5.03	8,882.48	8,940.00	(57.52)	17,880.00
Total UTILITIES	<u>1,542.33</u>	<u>1,544.75</u>	<u>(2.42)</u>	<u>9,148.23</u>	<u>9,268.50</u>	<u>(120.27)</u>	<u>18,537.00</u>
Total Expense	<u>9,626.82</u>	<u>5,786.92</u>	<u>3,839.90</u>	<u>42,300.32</u>	<u>40,022.48</u>	<u>2,277.84</u>	<u>79,784.00</u>
Net Ordinary Income	<u>(2,737.68)</u>	<u>861.75</u>	<u>(3,599.43)</u>	<u>20,537.98</u>	<u>21,600.50</u>	<u>(1,062.52)</u>	<u>43,462.00</u>
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	144.11	0.00	144.11	832.25	0.00	832.25	0.00
8000 · Transfer to Reserve Account	0.00	0.00	0.00	21,731.00	21,731.00	0.00	43,462.00
Total TRANSFER TO RESERVES	<u>144.11</u>	<u>0.00</u>	<u>144.11</u>	<u>22,563.25</u>	<u>21,731.00</u>	<u>832.25</u>	<u>43,462.00</u>
Total Other Expense	<u>144.11</u>	<u>0.00</u>	<u>144.11</u>	<u>22,563.25</u>	<u>21,731.00</u>	<u>832.25</u>	<u>43,462.00</u>
Net Other Income	<u>(144.11)</u>	<u>0.00</u>	<u>(144.11)</u>	<u>(22,563.25)</u>	<u>(21,731.00)</u>	<u>(832.25)</u>	<u>(43,462.00)</u>
Net Income	<u>(2,881.79)</u>	<u>861.75</u>	<u>(3,743.54)</u>	<u>(2,025.27)</u>	<u>(130.50)</u>	<u>(1,894.77)</u>	<u>0.00</u>