

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

08/14/19

Accrual Basis

	Jul 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1016 · Centennial OP - 6919	12,004.64
<b>Total 1010 · Operating</b>	12,004.64
1020 · Reserve Accounts	
1022 · Centennial MM - 6927	151,435.38
<b>Total 1020 · Reserve Accounts</b>	151,435.38
<b>Total Checking/Savings</b>	163,440.02
<b>Accounts Receivable</b>	
1100 · Assessments Receivable	(1,292.00)
<b>Total Accounts Receivable</b>	(1,292.00)
<b>Other Current Assets</b>	
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	50.00
<b>Total Current Assets</b>	162,198.02
<b>TOTAL ASSETS</b>	<b>162,198.02</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · *Accounts Payable	296.72
<b>Total Accounts Payable</b>	296.72
<b>Other Current Liabilities</b>	
3040 · Deposit - sale	100.00
3050 · Deferred Revenue	13,289.66
<b>Total Other Current Liabilities</b>	13,389.66
<b>Total Current Liabilities</b>	13,686.38
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	
3660 · Painting Stucco	51,798.34
3770 · Roof Replacement	97,616.11
3870 · Attic Termite Treatment	762.71
3880 · Slab Termite Treatment	886.75
3890 · Capital Improvement Reserve	371.47
<b>Total 3500 · Reserve Fund</b>	151,435.38
<b>Total Long Term Liabilities</b>	151,435.38
<b>Total Liabilities</b>	165,121.76
<b>Equity</b>	
Net Income	(2,923.74)
<b>Total Equity</b>	(2,923.74)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>162,198.02</b>

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

## Revenue & Expense Budget Performance

### July 2019

08/14/19

	Jul 19	Budget	\$ Over Budget	Jan - Jul 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)	46,513.84	46,540.65	(26.81)	79,784.00
5011 · Maintenance to Reserves	10,865.50	10,865.50	0.00	32,596.50	32,596.50	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	0.00	0.00	0.00	300.00	0.00	300.00	0.00
5050 · Interest Income - Operating	1.47	0.00	1.47	8.02	0.00	8.02	0.00
5051 · Interest income - Reserves	155.40	0.00	155.40	987.65	0.00	987.65	0.00
<b>Total INCOME</b>	<u>17,667.21</u>	<u>17,514.17</u>	<u>153.04</u>	<u>80,505.51</u>	<u>79,137.15</u>	<u>1,368.36</u>	<u>123,246.00</u>
<b>Total Income</b>	<u>17,667.21</u>	<u>17,514.17</u>	<u>153.04</u>	<u>80,505.51</u>	<u>79,137.15</u>	<u>1,368.36</u>	<u>123,246.00</u>
<b>Gross Profit</b>	<u>17,667.21</u>	<u>17,514.17</u>	<u>153.04</u>	<u>80,505.51</u>	<u>79,137.15</u>	<u>1,368.36</u>	<u>123,246.00</u>
<b>Expense</b>							
<b>ADMINISTRATION</b>							
7810 · Insurance - Commercial Package	1,094.13	1,058.83	35.30	7,347.57	7,411.85	(64.28)	12,706.00
7825 · Legal	0.00	16.67	(16.67)	125.00	116.65	8.35	200.00
7830 · Division Fees / Regulatory	0.00	0.00	0.00	61.25	61.00	0.25	61.00
7840 · Accounting - Income Tax	175.00	0.00	175.00	175.00	200.00	(25.00)	200.00
7845 · Master Dues - Plantation	2,520.00	2,520.00	0.00	7,560.00	7,560.00	0.00	10,080.00
7870 · Management Fee	500.00	500.00	0.00	3,500.00	3,500.00	0.00	6,000.00
7880 · Office Expense	81.10	75.00	6.10	628.39	525.00	103.39	900.00
7895 · Contingency	0.00	0.00	0.00	475.00	0.00	475.00	0.00
<b>Total ADMINISTRATION</b>	<u>4,370.23</u>	<u>4,170.50</u>	<u>199.73</u>	<u>19,872.21</u>	<u>19,374.50</u>	<u>497.71</u>	<u>30,147.00</u>
<b>BUILDING MAINTENANCE</b>							
7210 · Repairs & Maintenance	0.00	166.67	(166.67)	1,839.74	1,166.65	673.09	2,000.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	1,409.52	525.00	884.52	900.00
7222 · Pest Control Perimeter Granules	0.00	112.50	(112.50)	1,108.80	787.50	321.30	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	87.50	62.30	150.00
<b>Total BUILDING MAINTENANCE</b>	<u>0.00</u>	<u>366.67</u>	<u>(366.67)</u>	<u>4,507.86</u>	<u>2,566.65</u>	<u>1,941.21</u>	<u>4,400.00</u>
<b>GROUNDS</b>							
7160 · Backflow Inspection	0.00	58.33	(58.33)	910.00	408.35	501.65	700.00
7110 · Grounds Contract	1,500.00	1,500.00	0.00	10,500.00	10,500.00	0.00	18,000.00
7115 · Landscape Replacement	0.00	41.67	(41.67)	1,575.05	291.65	1,283.40	500.00
7130 · Mulch	0.00	333.33	(333.33)	0.00	2,333.35	(2,333.35)	4,000.00
7140 · Tree Trimming	0.00	166.67	(166.67)	1,450.00	1,166.65	283.35	2,000.00
7150 · Irrigation Repair	121.72	125.00	(3.28)	328.92	875.00	(546.08)	1,500.00
<b>Total GROUNDS</b>	<u>1,621.72</u>	<u>2,225.00</u>	<u>(603.28)</u>	<u>14,763.97</u>	<u>15,575.00</u>	<u>(811.03)</u>	<u>26,700.00</u>

For Association Use Only

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

08/14/19

	<u>Jul 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>UTILITIES</b>							
7520 · Electric	57.80	54.75	3.05	323.55	383.25	(59.70)	657.00
7530 · Cable TV	1,495.03	1,490.00	5.03	10,377.51	10,430.00	(52.49)	17,880.00
<b>Total UTILITIES</b>	<u>1,552.83</u>	<u>1,544.75</u>	<u>8.08</u>	<u>10,701.06</u>	<u>10,813.25</u>	<u>(112.19)</u>	<u>18,537.00</u>
<b>Total Expense</b>	<u>7,544.78</u>	<u>8,306.92</u>	<u>(762.14)</u>	<u>49,845.10</u>	<u>48,329.40</u>	<u>1,515.70</u>	<u>79,784.00</u>
<b>Net Ordinary Income</b>	<u>10,122.43</u>	<u>9,207.25</u>	<u>915.18</u>	<u>30,660.41</u>	<u>30,807.75</u>	<u>(147.34)</u>	<u>43,462.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>TRANSFER TO RESERVES</b>							
8200 · Transfer of interest	155.40	0.00	155.40	987.65	0.00	987.65	0.00
8000 · Transfer to Reserve Account	10,865.50	10,865.50	0.00	32,596.50	32,596.50	0.00	43,462.00
<b>Total TRANSFER TO RESERVES</b>	<u>11,020.90</u>	<u>10,865.50</u>	<u>155.40</u>	<u>33,584.15</u>	<u>32,596.50</u>	<u>987.65</u>	<u>43,462.00</u>
<b>Total Other Expense</b>	<u>11,020.90</u>	<u>10,865.50</u>	<u>155.40</u>	<u>33,584.15</u>	<u>32,596.50</u>	<u>987.65</u>	<u>43,462.00</u>
<b>Net Other Income</b>	<u>(11,020.90)</u>	<u>(10,865.50)</u>	<u>(155.40)</u>	<u>(33,584.15)</u>	<u>(32,596.50)</u>	<u>(987.65)</u>	<u>(43,462.00)</u>
<b>Net Income</b>	<u><u>(898.47)</u></u>	<u><u>(1,658.25)</u></u>	<u><u>759.78</u></u>	<u><u>(2,923.74)</u></u>	<u><u>(1,788.75)</u></u>	<u><u>(1,134.99)</u></u>	<u><u>0.00</u></u>