

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

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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 August 31, 2019

09/09/19

Accrual Basis

	Aug 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1016 · Centennial OP - 6919	7,854.01
<b>Total 1010 · Operating</b>	7,854.01
<b>1020 · Reserve Accounts</b>	
1022 · Centennial MM - 6927	151,596.15
<b>Total 1020 · Reserve Accounts</b>	151,596.15
<b>Total Checking/Savings</b>	159,450.16
<b>Accounts Receivable</b>	
1100 · Assessments Receivable	(2,250.50)
<b>Total Accounts Receivable</b>	(2,250.50)
<b>Other Current Assets</b>	
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	50.00
<b>Total Current Assets</b>	157,249.66
<b>TOTAL ASSETS</b>	<b>157,249.66</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · *Accounts Payable	500.00
<b>Total Accounts Payable</b>	500.00
<b>Other Current Liabilities</b>	
3040 · Deposit - sale	100.00
3050 · Deferred Revenue	6,644.83
<b>Total Other Current Liabilities</b>	6,744.83
<b>Total Current Liabilities</b>	7,244.83
<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	532.24
<b>Total 3500 · Reserve Fund</b>	151,596.15
<b>Total Long Term Liabilities</b>	151,596.15
<b>Total Liabilities</b>	158,840.98
<b>Equity</b>	
Net Income	(1,591.32)
<b>Total Equity</b>	(1,591.32)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>157,249.66</b>

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

## Revenue & Expense Budget Performance

### August 2019

09/09/19

	Aug 19	Budget	\$ Over Budget	Jan - Aug 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>INCOME</b>							
5010 · Maintenance Assessment	6,644.83	6,648.67	(3.84)	53,158.67	53,189.32	(30.65)	79,784.00
5011 · Maintenance to Reserves	0.00	0.00	0.00	32,596.50	32,596.50	0.00	43,462.00
5070 · Late fee assessments	16.50	0.00	16.50	116.00	0.00	116.00	0.00
5030 · Sales & Lease Fees	200.00	0.00	200.00	500.00	0.00	500.00	0.00
5050 · Interest Income - Operating	0.82	0.00	0.82	8.84	0.00	8.84	0.00
5051 · Interest income - Reserves	160.77	0.00	160.77	1,148.42	0.00	1,148.42	0.00
<b>Total INCOME</b>	<u>7,022.92</u>	<u>6,648.67</u>	<u>374.25</u>	<u>87,528.43</u>	<u>85,785.82</u>	<u>1,742.61</u>	<u>123,246.00</u>
<b>Total Income</b>	<u>7,022.92</u>	<u>6,648.67</u>	<u>374.25</u>	<u>87,528.43</u>	<u>85,785.82</u>	<u>1,742.61</u>	<u>123,246.00</u>
<b>Gross Profit</b>	<u>7,022.92</u>	<u>6,648.67</u>	<u>374.25</u>	<u>87,528.43</u>	<u>85,785.82</u>	<u>1,742.61</u>	<u>123,246.00</u>
<b>Expense</b>							
<b>ADMINISTRATION</b>							
7810 · Insurance - Commercial Package	1,094.13	1,058.83	35.30	8,441.70	8,470.68	(28.98)	12,706.00
7825 · Legal	0.00	16.67	(16.67)	125.00	133.32	(8.32)	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	175.00	200.00	(25.00)	200.00
7845 · Master Dues - Plantation	0.00	0.00	0.00	7,560.00	7,560.00	0.00	10,080.00
7870 · Management Fee	500.00	500.00	0.00	4,000.00	4,000.00	0.00	6,000.00
7880 · Office Expense	66.65	75.00	(8.35)	695.04	600.00	95.04	900.00
7895 · Contingency	0.00	0.00	0.00	475.00	0.00	475.00	0.00
<b>Total ADMINISTRATION</b>	<u>1,660.78</u>	<u>1,650.50</u>	<u>10.28</u>	<u>21,532.99</u>	<u>21,025.00</u>	<u>507.99</u>	<u>30,147.00</u>
<b>BUILDING MAINTENANCE</b>							
7210 · Repairs & Maintenance	0.00	166.67	(166.67)	1,839.74	1,333.32	506.42	2,000.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	1,409.52	600.00	809.52	900.00
7222 · Pest Control Perimeter Granules	210.00	112.50	97.50	1,318.80	900.00	418.80	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	100.00	49.80	150.00
<b>Total BUILDING MAINTENANCE</b>	<u>210.00</u>	<u>366.67</u>	<u>(156.67)</u>	<u>4,717.86</u>	<u>2,933.32</u>	<u>1,784.54</u>	<u>4,400.00</u>
<b>GROUNDS</b>							
7160 · Backflow Inspection	0.00	58.33	(58.33)	910.00	466.68	443.32	700.00
7110 · Grounds Contract	1,500.00	1,500.00	0.00	12,000.00	12,000.00	0.00	18,000.00
7115 · Landscape Replacement	500.00	41.67	458.33	2,075.05	333.32	1,741.73	500.00
7130 · Mulch	0.00	333.33	(333.33)	0.00	2,666.68	(2,666.68)	4,000.00
7140 · Tree Trimming	0.00	166.67	(166.67)	1,450.00	1,333.32	116.68	2,000.00
7150 · Irrigation Repair	100.81	125.00	(24.19)	429.73	1,000.00	(570.27)	1,500.00
<b>Total GROUNDS</b>	<u>2,100.81</u>	<u>2,225.00</u>	<u>(124.19)</u>	<u>16,864.78</u>	<u>17,800.00</u>	<u>(935.22)</u>	<u>26,700.00</u>

For Association Use Only

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

09/09/19

	<u>Aug 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>UTILITIES</b>							
7520 · Electric	63.11	54.75	8.36	386.66	438.00	(51.34)	657.00
7530 · Cable TV	1,495.03	1,490.00	5.03	11,872.54	11,920.00	(47.46)	17,880.00
<b>Total UTILITIES</b>	<u>1,558.14</u>	<u>1,544.75</u>	<u>13.39</u>	<u>12,259.20</u>	<u>12,358.00</u>	<u>(98.80)</u>	<u>18,537.00</u>
<b>Total Expense</b>	<u>5,529.73</u>	<u>5,786.92</u>	<u>(257.19)</u>	<u>55,374.83</u>	<u>54,116.32</u>	<u>1,258.51</u>	<u>79,784.00</u>
<b>Net Ordinary Income</b>	<u>1,493.19</u>	<u>861.75</u>	<u>631.44</u>	<u>32,153.60</u>	<u>31,669.50</u>	<u>484.10</u>	<u>43,462.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>TRANSFER TO RESERVES</b>							
8200 · Transfer of interest	160.77	0.00	160.77	1,148.42	0.00	1,148.42	0.00
8000 · Transfer to Reserve Account	0.00	0.00	0.00	32,596.50	32,596.50	0.00	43,462.00
<b>Total TRANSFER TO RESERVES</b>	<u>160.77</u>	<u>0.00</u>	<u>160.77</u>	<u>33,744.92</u>	<u>32,596.50</u>	<u>1,148.42</u>	<u>43,462.00</u>
<b>Total Other Expense</b>	<u>160.77</u>	<u>0.00</u>	<u>160.77</u>	<u>33,744.92</u>	<u>32,596.50</u>	<u>1,148.42</u>	<u>43,462.00</u>
<b>Net Other Income</b>	<u>(160.77)</u>	<u>0.00</u>	<u>(160.77)</u>	<u>(33,744.92)</u>	<u>(32,596.50)</u>	<u>(1,148.42)</u>	<u>(43,462.00)</u>
<b>Net Income</b>	<u><u>1,332.42</u></u>	<u><u>861.75</u></u>	<u><u>470.67</u></u>	<u><u>(1,591.32)</u></u>	<u><u>(927.00)</u></u>	<u><u>(664.32)</u></u>	<u><u>0.00</u></u>