

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

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**Presented by: Sunstate Association Management Group, Inc.**

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

## Statement of Assets, Liabilities & Fund Balance

### As of October 31, 2019

11/21/19

Accrual Basis

	Oct 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1016 · Centennial OP - 6919	18,392.61
<b>Total 1010 · Operating</b>	18,392.61
1020 · Reserve Accounts	
1022 · Centennial MM - 6927	162,743.03
<b>Total 1020 · Reserve Accounts</b>	162,743.03
<b>Total Checking/Savings</b>	181,135.64
<b>Accounts Receivable</b>	
1100 · Assessments Receivable	(6,050.00)
<b>Total Accounts Receivable</b>	(6,050.00)
<b>Other Current Assets</b>	
1210 · Utility Deposits	50.00
<b>Total Other Current Assets</b>	50.00
<b>Total Current Assets</b>	175,135.64
<b>TOTAL ASSETS</b>	<b>175,135.64</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · *Accounts Payable	70.35
<b>Total Accounts Payable</b>	70.35
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	13,289.67
<b>Total Other Current Liabilities</b>	13,289.67
<b>Total Current Liabilities</b>	13,360.02
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	162,743.03
<b>Total Long Term Liabilities</b>	162,743.03
<b>Total Liabilities</b>	176,103.05
<b>Equity</b>	
3550 · Prior Period Adjustment	100.00
Net Income	(1,067.41)
<b>Total Equity</b>	(967.41)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>175,135.64</b>

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

## Revenue & Expense Budget Performance

### October 2019

11/21/19

	Oct 19	Budget	\$ Over Budget	Jan - Oct 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)	66,448.33	66,486.66	(38.33)	79,784.00
5011 · Maintenance to Reserves	10,865.50	10,865.50	0.00	43,462.00	43,462.00	0.00	43,462.00
5070 · Late fee assessments	0.00	0.00	0.00	116.00	0.00	116.00	0.00
5030 · Sales & Lease Fees	0.00	0.00	0.00	500.00	0.00	500.00	0.00
5050 · Interest Income - Operating	1.84	0.00	1.84	10.96	0.00	10.96	0.00
5051 · Interest income - Reserves	133.94	0.00	133.94	1,429.80	0.00	1,429.80	0.00
<b>Total INCOME</b>	<b>17,646.11</b>	<b>17,514.17</b>	<b>131.94</b>	<b>111,967.09</b>	<b>109,948.66</b>	<b>2,018.43</b>	<b>123,246.00</b>
<b>Total Income</b>	<b>17,646.11</b>	<b>17,514.17</b>	<b>131.94</b>	<b>111,967.09</b>	<b>109,948.66</b>	<b>2,018.43</b>	<b>123,246.00</b>
<b>Gross Profit</b>	<b>17,646.11</b>	<b>17,514.17</b>	<b>131.94</b>	<b>111,967.09</b>	<b>109,948.66</b>	<b>2,018.43</b>	<b>123,246.00</b>
<b>Expense</b>							
<b>ADMINISTRATION</b>							
7810 · Insurance - Commercial Package	1,094.13	1,058.83	35.30	10,629.96	10,588.34	41.62	12,706.00
7825 · Legal	0.00	16.67	(16.67)	125.00	166.66	(41.66)	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	2,520.00	2,520.00	0.00	10,080.00	10,080.00	0.00	10,080.00
7870 · Management Fee	500.00	500.00	0.00	5,000.00	5,000.00	0.00	6,000.00
7880 · Office Expense	77.35	75.00	2.35	832.19	750.00	82.19	900.00
7895 · Contingency	0.00	0.00	0.00	475.00	0.00	475.00	0.00
<b>Total ADMINISTRATION</b>	<b>4,191.48</b>	<b>4,170.50</b>	<b>20.98</b>	<b>27,378.40</b>	<b>26,846.00</b>	<b>532.40</b>	<b>30,147.00</b>
<b>BUILDING MAINTENANCE</b>							
7210 · Repairs & Maintenance	0.00	166.67	(166.67)	1,839.74	1,666.66	173.08	2,000.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	359.52	750.00	(390.48)	900.00
7222 · Pest Control Perimeter Granules	659.40	112.50	546.90	3,028.20	1,125.00	1,903.20	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	125.00	24.80	150.00
<b>Total BUILDING MAINTENANCE</b>	<b>659.40</b>	<b>366.67</b>	<b>292.73</b>	<b>5,377.26</b>	<b>3,666.66</b>	<b>1,710.60</b>	<b>4,400.00</b>
<b>GROUNDS</b>							
7160 · Backflow Inspection	0.00	58.33	(58.33)	910.00	583.34	326.66	700.00
7110 · Grounds Contract	1,500.00	1,500.00	0.00	15,000.00	15,000.00	0.00	18,000.00
7115 · Landscape Replacement	0.00	41.67	(41.67)	2,075.05	416.66	1,658.39	500.00
7130 · Mulch	0.00	333.33	(333.33)	0.00	3,333.34	(3,333.34)	4,000.00
7140 · Tree Trimming	0.00	166.67	(166.67)	1,450.00	1,666.66	(216.66)	2,000.00
7150 · Irrigation Repair	70.35	125.00	(54.65)	621.80	1,250.00	(628.20)	1,500.00
<b>Total GROUNDS</b>	<b>1,570.35</b>	<b>2,225.00</b>	<b>(654.65)</b>	<b>20,056.85</b>	<b>22,250.00</b>	<b>(2,193.15)</b>	<b>26,700.00</b>

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

## Revenue & Expense Budget Performance

### October 2019

11/21/19

	Oct 19	Budget	\$ Over Budget	Jan - Oct 19	YTD Budget	\$ Over Budget	Annual Budget
<b>UTILITIES</b>							
7520 · Electric	42.72	54.75	(12.03)	467.59	547.50	(79.91)	657.00
7530 · Cable TV	1,495.03	1,490.00	5.03	14,862.60	14,900.00	(37.40)	17,880.00
<b>Total UTILITIES</b>	1,537.75	1,544.75	(7.00)	15,330.19	15,447.50	(117.31)	18,537.00
<b>Total Expense</b>	7,958.98	8,306.92	(347.94)	68,142.70	68,210.16	(67.46)	79,784.00
<b>Net Ordinary Income</b>	9,687.13	9,207.25	479.88	43,824.39	41,738.50	2,085.89	43,462.00
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>TRANSFER TO RESERVES</b>							
8200 · Transfer of interest	133.94	0.00	133.94	1,429.80	0.00	1,429.80	0.00
8000 · Transfer to Reserve Account	10,865.50	10,865.50	0.00	43,462.00	43,462.00	0.00	43,462.00
<b>Total TRANSFER TO RESERVES</b>	10,999.44	10,865.50	133.94	44,891.80	43,462.00	1,429.80	43,462.00
<b>Total Other Expense</b>	10,999.44	10,865.50	133.94	44,891.80	43,462.00	1,429.80	43,462.00
<b>Net Other Income</b>	(10,999.44)	(10,865.50)	(133.94)	(44,891.80)	(43,462.00)	(1,429.80)	(43,462.00)
<b>Net Income</b>	(1,312.31)	(1,658.25)	345.94	(1,067.41)	(1,723.50)	656.09	0.00

**Hampton Mews of St. Andrews East Association, Inc.**  
**Revenue & Expense Monthly Comparison**  
 January through October 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	TOTAL
<b>Ordinary Income/Expense</b>											
<b>Income</b>											
<b>INCOME</b>											
5010 · Maintenance Assessment	6,648.67	6,648.67	6,637.16	6,644.84	6,644.83	6,644.83	6,644.84	6,644.83	6,644.83	6,644.83	66,448.33
5011 · Maintenance to Reserves	10,865.50	0.00	0.00	10,865.50	0.00	0.00	10,865.50	0.00	0.00	10,865.50	43,462.00
5070 · Late fee assessments	0.00	41.50	0.00	0.00	58.00	0.00	0.00	16.50	0.00	0.00	116.00
5030 · Sales & Lease Fees	0.00	100.00	100.00	0.00	0.00	100.00	0.00	200.00	0.00	0.00	500.00
5050 · Interest Income - Operating	1.72	1.54	0.74	1.87	0.48	0.20	1.47	0.82	0.28	1.84	10.96
5051 · Interest income - Reserves	133.53	125.44	139.01	139.09	151.07	144.11	155.40	160.77	147.44	133.94	1,429.80
<b>Total INCOME</b>	<b>17,649.42</b>	<b>6,917.15</b>	<b>6,876.91</b>	<b>17,651.30</b>	<b>6,854.38</b>	<b>6,889.14</b>	<b>17,667.21</b>	<b>7,022.92</b>	<b>6,792.55</b>	<b>17,646.11</b>	<b>111,967.09</b>
<b>Total Income</b>	<b>17,649.42</b>	<b>6,917.15</b>	<b>6,876.91</b>	<b>17,651.30</b>	<b>6,854.38</b>	<b>6,889.14</b>	<b>17,667.21</b>	<b>7,022.92</b>	<b>6,792.55</b>	<b>17,646.11</b>	<b>111,967.09</b>
<b>Gross Profit</b>	<b>17,649.42</b>	<b>6,917.15</b>	<b>6,876.91</b>	<b>17,651.30</b>	<b>6,854.38</b>	<b>6,889.14</b>	<b>17,667.21</b>	<b>7,022.92</b>	<b>6,792.55</b>	<b>17,646.11</b>	<b>111,967.09</b>
<b>Expense</b>											
<b>ADMINISTRATION</b>											
7810 · Insurance - Commercial Pa...	1,024.06	1,024.06	1,024.06	1,024.06	1,063.07	1,094.13	1,094.13	1,094.13	1,094.13	1,094.13	10,629.96
7825 · Legal	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
7830 · Division Fees / Regulatory	0.00	0.00	0.00	61.25	0.00	0.00	0.00	0.00	0.00	0.00	61.25
7840 · Accounting - Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	175.00	0.00	0.00	0.00	175.00
7845 · Master Dues - Plantation	2,520.00	0.00	0.00	2,520.00	0.00	0.00	2,520.00	0.00	0.00	2,520.00	10,080.00
7870 · Management Fee	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	5,000.00
7880 · Office Expense	100.19	70.24	98.60	80.70	53.40	144.16	81.10	66.65	59.80	77.35	832.19
7895 · Contingency	0.00	475.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.00
<b>Total ADMINISTRATION</b>	<b>4,269.25</b>	<b>2,069.30</b>	<b>1,622.66</b>	<b>4,186.01</b>	<b>1,616.47</b>	<b>1,738.29</b>	<b>4,370.23</b>	<b>1,660.78</b>	<b>1,653.93</b>	<b>4,191.48</b>	<b>27,378.40</b>
<b>BUILDING MAINTENANCE</b>											
7210 · Repairs & Maintenance	100.00	60.00	36.74	0.00	0.00	1,643.00	0.00	0.00	0.00	0.00	1,839.74
7220 · Pest Control - Units	0.00	840.00	359.52	210.00	0.00	0.00	0.00	0.00	(1,050.00)	0.00	359.52
7222 · Pest Control Perimeter Gra...	0.00	0.00	449.40	0.00	0.00	659.40	0.00	210.00	1,050.00	659.40	3,028.20
7225 · Termite Inspections	0.00	0.00	149.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	149.80
<b>Total BUILDING MAINTENANCE</b>	<b>100.00</b>	<b>900.00</b>	<b>995.46</b>	<b>210.00</b>	<b>0.00</b>	<b>2,302.40</b>	<b>0.00</b>	<b>210.00</b>	<b>0.00</b>	<b>659.40</b>	<b>5,377.26</b>
<b>GROUNDS</b>											
7160 · Backflow Inspection	0.00	0.00	910.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	910.00
7110 · Grounds Contract	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	15,000.00
7115 · Landscape Replacement	0.00	0.00	0.00	0.00	481.25	1,093.80	0.00	500.00	0.00	0.00	2,075.05
7140 · Tree Trimming	0.00	0.00	0.00	0.00	0.00	1,450.00	0.00	0.00	0.00	0.00	1,450.00
7150 · Irrigation Repair	0.00	90.57	16.71	99.92	0.00	0.00	121.72	100.81	121.72	70.35	621.80
<b>Total GROUNDS</b>	<b>1,500.00</b>	<b>1,590.57</b>	<b>2,426.71</b>	<b>1,599.92</b>	<b>1,981.25</b>	<b>4,043.80</b>	<b>1,621.72</b>	<b>2,100.81</b>	<b>1,621.72</b>	<b>1,570.35</b>	<b>20,056.85</b>

**Hampton Mews of St. Andrews East Association, Inc.**  
**Revenue & Expense Monthly Comparison**  
 January through October 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	TOTAL
<b>UTILITIES</b>											
7520 · Electric	49.96	29.48	39.55	48.93	50.53	47.30	57.80	63.11	38.21	42.72	467.59
7530 · Cable TV	1,418.69	1,489.55	1,489.55	1,494.83	1,494.83	1,495.03	1,495.03	1,495.03	1,495.03	1,495.03	14,862.60
<b>Total UTILITIES</b>	<b>1,468.65</b>	<b>1,519.03</b>	<b>1,529.10</b>	<b>1,543.76</b>	<b>1,545.36</b>	<b>1,542.33</b>	<b>1,552.83</b>	<b>1,558.14</b>	<b>1,533.24</b>	<b>1,537.75</b>	<b>15,330.19</b>
<b>Total Expense</b>	<b>7,337.90</b>	<b>6,078.90</b>	<b>6,573.93</b>	<b>7,539.69</b>	<b>5,143.08</b>	<b>9,626.82</b>	<b>7,544.78</b>	<b>5,529.73</b>	<b>4,808.89</b>	<b>7,958.98</b>	<b>68,142.70</b>
<b>Net Ordinary Income</b>	<b>10,311.52</b>	<b>838.25</b>	<b>302.98</b>	<b>10,111.61</b>	<b>1,711.30</b>	<b>(2,737.68)</b>	<b>10,122.43</b>	<b>1,493.19</b>	<b>1,983.66</b>	<b>9,687.13</b>	<b>43,824.39</b>
<b>Other Income/Expense</b>											
<b>Other Expense</b>											
<b>TRANSFER TO RESERVES</b>											
8200 · Transfer of interest	133.53	125.44	139.01	139.09	151.07	144.11	155.40	160.77	147.44	133.94	1,429.80
8000 · Transfer to Reserve Account	10,865.50	0.00	0.00	10,865.50	0.00	0.00	10,865.50	0.00	0.00	10,865.50	43,462.00
<b>Total TRANSFER TO RESERVES</b>	<b>10,999.03</b>	<b>125.44</b>	<b>139.01</b>	<b>11,004.59</b>	<b>151.07</b>	<b>144.11</b>	<b>11,020.90</b>	<b>160.77</b>	<b>147.44</b>	<b>10,999.44</b>	<b>44,891.80</b>
<b>Total Other Expense</b>	<b>10,999.03</b>	<b>125.44</b>	<b>139.01</b>	<b>11,004.59</b>	<b>151.07</b>	<b>144.11</b>	<b>11,020.90</b>	<b>160.77</b>	<b>147.44</b>	<b>10,999.44</b>	<b>44,891.80</b>
<b>Net Other Income</b>	<b>(10,999.03)</b>	<b>(125.44)</b>	<b>(139.01)</b>	<b>(11,004.59)</b>	<b>(151.07)</b>	<b>(144.11)</b>	<b>(11,020.90)</b>	<b>(160.77)</b>	<b>(147.44)</b>	<b>(10,999.44)</b>	<b>(44,891.80)</b>
<b>Net Income</b>	<b>(687.51)</b>	<b>712.81</b>	<b>163.97</b>	<b>(892.98)</b>	<b>1,560.23</b>	<b>(2,881.79)</b>	<b>(898.47)</b>	<b>1,332.42</b>	<b>1,836.22</b>	<b>(1,312.31)</b>	<b>(1,067.41)</b>