

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

12/09/19

Accrual Basis

	Nov 30, 19
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · Centennial OP - 6919	13,572.80
Total 1010 · Operating	13,572.80
1020 · Reserve Accounts	
1022 · Centennial MM - 6927	162,876.79
Total 1020 · Reserve Accounts	162,876.79
Total Checking/Savings	176,449.59
Accounts Receivable	
1100 · Assessments Receivable	(6,050.00)
Total Accounts Receivable	(6,050.00)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	170,449.59
TOTAL ASSETS	170,449.59
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · *Accounts Payable	112.00
Total Accounts Payable	112.00
Other Current Liabilities	
3050 · Deferred Revenue	6,644.84
Total Other Current Liabilities	6,644.84
Total Current Liabilities	6,756.84
Long Term Liabilities	
3500 · Reserve Fund	162,876.79
Total Long Term Liabilities	162,876.79
Total Liabilities	169,633.63
Equity	
3550 · Prior Period Adjustment	100.00
Net Income	715.96
Total Equity	815.96
TOTAL LIABILITIES & EQUITY	170,449.59

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance

November 2019

12/09/19

	Nov 19	Budget	\$ Over Budget	Jan - Nov 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	6,644.83	6,648.67	(3.84)	73,093.16	73,135.33	(42.17)	79,784.00
5011 · Maintenance to Reserves	0.00	0.00	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	1.33	0.00	1.33	12.29	0.00	12.29	0.00
5051 · Interest income - Reserves	133.76	0.00	133.76	1,563.56	0.00	1,563.56	0.00
Total INCOME	6,779.92	6,648.67	131.25	118,747.01	116,597.33	2,149.68	123,246.00
Total Income	6,779.92	6,648.67	131.25	118,747.01	116,597.33	2,149.68	123,246.00
Gross Profit	6,779.92	6,648.67	131.25	118,747.01	116,597.33	2,149.68	123,246.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,094.13	1,058.83	35.30	11,724.09	11,647.17	76.92	12,706.00
7825 · Legal	0.00	16.67	(16.67)	125.00	183.33	(58.33)	200.00
7830 · Division Fees / Regulatory	112.00	0.00	112.00	173.25	61.00	112.25	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	10,080.00	10,080.00	0.00	10,080.00
7870 · Management Fee	500.00	500.00	0.00	5,500.00	5,500.00	0.00	6,000.00
7880 · Office Expense	113.89	75.00	38.89	946.08	825.00	121.08	900.00
7895 · Contingency	0.00	0.00	0.00	475.00	0.00	475.00	0.00
Total ADMINISTRATION	1,820.02	1,650.50	169.52	29,198.42	28,496.50	701.92	30,147.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	166.67	(166.67)	1,839.74	1,833.33	6.41	2,000.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	359.52	825.00	(465.48)	900.00
7222 · Pest Control Perimeter Granules	0.00	112.50	(112.50)	3,028.20	1,237.50	1,790.70	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	137.50	12.30	150.00
Total BUILDING MAINTENANCE	0.00	366.67	(366.67)	5,377.26	4,033.33	1,343.93	4,400.00
GROUNDS							
7160 · Backflow Inspection	0.00	58.33	(58.33)	910.00	641.67	268.33	700.00
7110 · Grounds Contract	1,500.00	1,500.00	0.00	16,500.00	16,500.00	0.00	18,000.00
7115 · Landscape Replacement	0.00	41.67	(41.67)	2,075.05	458.33	1,616.72	500.00
7130 · Mulch	0.00	333.33	(333.33)	0.00	3,666.67	(3,666.67)	4,000.00
7140 · Tree Trimming	0.00	166.67	(166.67)	1,450.00	1,833.33	(383.33)	2,000.00
7150 · Irrigation Repair	0.00	125.00	(125.00)	621.80	1,375.00	(753.20)	1,500.00
Total GROUNDS	1,500.00	2,225.00	(725.00)	21,556.85	24,475.00	(2,918.15)	26,700.00

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

12/09/19

	<u>Nov 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
UTILITIES							
7520 · Electric	47.74	54.75	(7.01)	515.33	602.25	(86.92)	657.00
7530 · Cable TV	1,495.03	1,490.00	5.03	16,357.63	16,390.00	(32.37)	17,880.00
Total UTILITIES	<u>1,542.77</u>	<u>1,544.75</u>	<u>(1.98)</u>	<u>16,872.96</u>	<u>16,992.25</u>	<u>(119.29)</u>	<u>18,537.00</u>
Total Expense	<u>4,862.79</u>	<u>5,786.92</u>	<u>(924.13)</u>	<u>73,005.49</u>	<u>73,997.08</u>	<u>(991.59)</u>	<u>79,784.00</u>
Net Ordinary Income	1,917.13	861.75	1,055.38	45,741.52	42,600.25	3,141.27	43,462.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	133.76	0.00	133.76	1,563.56	0.00	1,563.56	0.00
8000 · Transfer to Reserve Account	0.00	0.00	0.00	43,462.00	43,462.00	0.00	43,462.00
Total TRANSFER TO RESERVES	<u>133.76</u>	<u>0.00</u>	<u>133.76</u>	<u>45,025.56</u>	<u>43,462.00</u>	<u>1,563.56</u>	<u>43,462.00</u>
Total Other Expense	<u>133.76</u>	<u>0.00</u>	<u>133.76</u>	<u>45,025.56</u>	<u>43,462.00</u>	<u>1,563.56</u>	<u>43,462.00</u>
Net Other Income	<u>(133.76)</u>	<u>0.00</u>	<u>(133.76)</u>	<u>(45,025.56)</u>	<u>(43,462.00)</u>	<u>(1,563.56)</u>	<u>(43,462.00)</u>
Net Income	<u><u>1,783.37</u></u>	<u><u>861.75</u></u>	<u><u>921.62</u></u>	<u><u>715.96</u></u>	<u><u>(861.75)</u></u>	<u><u>1,577.71</u></u>	<u><u>0.00</u></u>

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense Monthly Comparison

January through November 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	TOTAL
Ordinary Income/Expense												
Income												
INCOME												
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	6,644.83	73,093.16
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	0.00	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	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	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	1.33	12.29
5051 · Interest income - Reserves	133.53	125.44	139.01	139.09	151.07	144.11	155.40	160.77	147.44	133.94	133.76	1,563.56
Total INCOME	17,649.42	6,917.15	6,876.91	17,651.30	6,854.38	6,889.14	17,667.21	7,022.92	6,792.55	17,646.11	6,779.92	118,747.01
Total Income	17,649.42	6,917.15	6,876.91	17,651.30	6,854.38	6,889.14	17,667.21	7,022.92	6,792.55	17,646.11	6,779.92	118,747.01
Gross Profit	17,649.42	6,917.15	6,876.91	17,651.30	6,854.38	6,889.14	17,667.21	7,022.92	6,792.55	17,646.11	6,779.92	118,747.01
Expense												
ADMINISTRATION												
7810 · Insurance - Commercial Package	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	1,094.13	11,724.09
7825 · Legal	125.00	0.00	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	112.00	173.25
7840 · Accounting - Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	175.00	0.00	0.00	0.00	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	0.00	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	500.00	5,500.00
7880 · Office Expense	100.19	70.24	96.60	80.70	53.40	144.16	81.10	66.65	59.80	77.35	113.89	946.08
7895 · Contingency	0.00	475.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.00
Total ADMINISTRATION	4,269.25	2,069.30	1,622.66	4,186.01	1,616.47	1,738.29	4,370.23	1,660.78	1,653.93	4,191.48	1,820.02	29,198.42
BUILDING MAINTENANCE												
7210 · Repairs & Maintenance	100.00	60.00	36.74	0.00	0.00	1,643.00	0.00	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	0.00	359.52
7222 · Pest Control Perimeter Granules	0.00	0.00	449.40	0.00	0.00	659.40	0.00	210.00	1,050.00	659.40	0.00	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	0.00	149.80
Total BUILDING MAINTENANCE	100.00	900.00	995.46	210.00	0.00	2,302.40	0.00	210.00	0.00	659.40	0.00	5,377.26
GROUNDS												
7160 · Backflow Inspection	0.00	0.00	910.00	0.00	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	1,500.00	16,500.00
7115 · Landscape Replacement	0.00	0.00	0.00	0.00	481.25	1,093.80	0.00	500.00	0.00	0.00	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	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	0.00	621.80
Total GROUNDS	1,500.00	1,590.57	2,426.71	1,599.92	1,981.25	4,043.80	1,621.72	2,100.81	1,621.72	1,570.35	1,500.00	21,556.85
UTILITIES												
7520 · Electric	49.96	29.48	39.55	48.93	50.53	47.30	57.80	63.11	38.21	42.72	47.74	515.33
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	1,495.03	16,357.63
Total UTILITIES	1,468.65	1,519.03	1,529.10	1,543.76	1,545.36	1,542.33	1,552.83	1,558.14	1,533.24	1,537.75	1,542.77	16,872.96
Total Expense	7,337.90	6,078.90	6,573.93	7,539.69	5,143.08	9,626.82	7,544.78	5,529.73	4,808.89	7,958.98	4,862.79	73,005.49
Net Ordinary Income	10,311.52	838.25	302.98	10,111.61	1,711.30	(2,737.68)	10,122.43	1,493.19	1,983.66	9,687.13	1,917.13	45,741.52
Other Income/Expense												
Other Expense												
TRANSFER TO RESERVES												
8200 · Transfer of interest	133.53	125.44	139.01	139.09	151.07	144.11	155.40	160.77	147.44	133.94	133.76	1,563.56
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	0.00	43,462.00
Total TRANSFER TO RESERVES	10,999.03	125.44	139.01	11,004.59	151.07	144.11	11,020.90	160.77	147.44	10,999.44	133.76	45,025.56
Total Other Expense	10,999.03	125.44	139.01	11,004.59	151.07	144.11	11,020.90	160.77	147.44	10,999.44	133.76	45,025.56
Net Other Income	(10,999.03)	(125.44)	(139.01)	(11,004.59)	(151.07)	(144.11)	(11,020.90)	(160.77)	(147.44)	(10,999.44)	(133.76)	(45,025.56)
Net Income	(687.51)	712.81	163.97	(892.98)	1,560.23	(2,881.79)	(898.47)	1,332.42	1,836.22	(1,312.31)	1,783.37	715.96