

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

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

STATEMENT OF REVENUE & EXPENSE -
COMPARISON OF ACTUAL TO BUDGET

STATEMENT OF REVENUE & EXPENSE -
MONTHLY COMPARISON

Presented by: Sunstate Association Management Group, Inc.

Hampton Mews of St. Andrews East Association, Inc.
Statement of Assets, Liabilities & Fund Balance
As of December 31, 2019

01/07/20

Accrual Basis

	Dec 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · Centennial OP - 6919	12,107.44
Total 1010 · Operating	12,107.44
1020 · Reserve Accounts	
1022 · Centennial MM - 6927	163,015.11
Total 1020 · Reserve Accounts	163,015.11
Total Checking/Savings	175,122.55
Accounts Receivable	
1100 · Assessments Receivable	(13,250.00)
Total Accounts Receivable	(13,250.00)
Other Current Assets	
1200 · Assessment Payment Received	1,200.00
1210 · Utility Deposits	50.00
Total Other Current Assets	1,250.00
Total Current Assets	163,122.55
TOTAL ASSETS	163,122.55
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · *Accounts Payable	3,995.34
Total Accounts Payable	3,995.34
Other Current Liabilities	
3030 · Prepaid Assessments	(2,520.00)
Total Other Current Liabilities	(2,520.00)
Total Current Liabilities	1,475.34
Long Term Liabilities	
3500 · Reserve Fund	163,015.11
Total Long Term Liabilities	163,015.11
Total Liabilities	164,490.45
Equity	
3550 · Prior Period Adjustment	100.00
Net Income	(1,467.90)
Total Equity	(1,367.90)
TOTAL LIABILITIES & EQUITY	163,122.55

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance

01/07/20

December 2019

	Dec 19	Budget	\$ Over Budget	Jan - Dec 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	6,644.84	6,648.67	(3.83)	79,738.00	79,784.00	(46.00)	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	100.00	0.00	100.00	600.00	0.00	600.00	0.00
5050 · Interest Income - Operating	1.01	0.00	1.01	13.30	0.00	13.30	0.00
5051 · Interest income - Reserves	138.32	0.00	138.32	1,701.88	0.00	1,701.88	0.00
Total INCOME	6,884.17	6,648.67	235.50	125,631.18	123,246.00	2,385.18	123,246.00
Total Income	6,884.17	6,648.67	235.50	125,631.18	123,246.00	2,385.18	123,246.00
Gross Profit	6,884.17	6,648.67	235.50	125,631.18	123,246.00	2,385.18	123,246.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,094.13	1,058.83	35.30	12,818.22	12,706.00	112.22	12,706.00
7825 · Legal	0.00	16.67	(16.67)	125.00	200.00	(75.00)	200.00
7830 · Division Fees / Regulatory	0.00	0.00	0.00	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	6,000.00	6,000.00	0.00	6,000.00
7880 · Office Expense	87.45	75.00	12.45	1,033.53	900.00	133.53	900.00
7895 · Contingency	0.00	0.00	0.00	475.00	0.00	475.00	0.00
Total ADMINISTRATION	1,681.58	1,650.50	31.08	30,880.00	30,147.00	733.00	30,147.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	166.67	(166.67)	1,839.74	2,000.00	(160.26)	2,000.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	359.52	900.00	(540.48)	900.00
7222 · Pest Control Perimeter Granules	210.00	112.50	97.50	3,238.20	1,350.00	1,888.20	1,350.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	150.00	(0.20)	150.00
Total BUILDING MAINTENANCE	210.00	366.67	(156.67)	5,587.26	4,400.00	1,187.26	4,400.00
GROUNDS							
7160 · Backflow Inspection	0.00	58.33	(58.33)	910.00	700.00	210.00	700.00
7110 · Grounds Contract	1,500.00	1,500.00	0.00	18,000.00	18,000.00	0.00	18,000.00
7115 · Landscape Replacement	0.00	41.67	(41.67)	2,075.05	500.00	1,575.05	500.00
7130 · Mulch	3,847.50	333.33	3,514.17	3,847.50	4,000.00	(152.50)	4,000.00
7140 · Tree Trimming	0.00	166.67	(166.67)	1,450.00	2,000.00	(550.00)	2,000.00
7150 · Irrigation Repair	147.84	125.00	22.84	769.64	1,500.00	(730.36)	1,500.00
Total GROUNDS	5,495.34	2,225.00	3,270.34	27,052.19	26,700.00	352.19	26,700.00
UTILITIES							
7520 · Electric	47.76	54.75	(6.99)	563.09	657.00	(93.91)	657.00
7530 · Cable TV	1,495.03	1,490.00	5.03	17,852.66	17,880.00	(27.34)	17,880.00
Total UTILITIES	1,542.79	1,544.75	(1.96)	18,415.75	18,537.00	(121.25)	18,537.00
Total Expense	8,929.71	5,786.92	3,142.79	81,935.20	79,784.00	2,151.20	79,784.00
Net Ordinary Income	(2,045.54)	861.75	(2,907.29)	43,695.98	43,462.00	233.98	43,462.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	138.32	0.00	138.32	1,701.88	0.00	1,701.88	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	138.32	0.00	138.32	45,163.88	43,462.00	1,701.88	43,462.00
Total Other Expense	138.32	0.00	138.32	45,163.88	43,462.00	1,701.88	43,462.00
Net Other Income	(138.32)	0.00	(138.32)	(45,163.88)	(43,462.00)	(1,701.88)	(43,462.00)
Net Income	(2,183.86)	861.75	(3,045.61)	(1,467.90)	0.00	(1,467.90)	0.00

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

January through December 2019

1/1/07/20

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 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	6,644.84	79,738.00
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	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	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	100.00	600.00
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	1.01	13.30
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	138.32	1,701.88
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	6,884.17	125,631.18
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	6,884.17	125,631.18
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	6,884.17	125,631.18
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	1,094.13	12,818.22
7825 · Legal	125.00	0.00	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	0.00	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	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	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	500.00	6,000.00
7880 · Office Expense	100.19	70.24	98.60	80.70	53.40	144.16	81.10	66.65	59.80	77.35	113.89	87.45	1,033.53
7895 · Contingency	0.00	475.00	0.00	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	1,681.58	30,880.00
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	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	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	210.00	3,238.20
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	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	210.00	5,587.26
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	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	1,500.00	18,000.00
7115 · Landscape Replacement	0.00	0.00	0.00	0.00	481.25	1,093.80	0.00	500.00	0.00	0.00	0.00	0.00	2,075.05
7130 · Mulch	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,847.50	3,847.50
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	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	147.84	769.64
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	5,495.34	27,052.19
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	47.76	563.09
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	1,495.03	17,852.66
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	1,542.79	18,415.75
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	8,929.71	81,935.20
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	(2,045.54)	43,695.98

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

January through December 2019

01/07/20

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	TOTAL
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	138.32	1,701.88
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	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	138.32	45,163.88
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	138.32	45,163.88
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)	(138.32)	(45,163.88)
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	(2,183.86)	(1,467.90)