

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC
FINANCIAL REPORTS
January 31, 2020**

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REVENUES AND EXPENSE

MONTHLY COMPARISON

Prepared By: Sunstate Association Management Group, Inc.

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance

As of January 31, 2020

02/06/20

Accrual Basis

	Jan 31, 20
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · Centennial OP - 6919	8,797.28
Total 1010 · Operating	8,797.28
1020 · Reserve Accounts	
1022 · Centennial MM - 6927	174,621.13
Total 1020 · Reserve Accounts	174,621.13
Total Checking/Savings	183,418.41
Accounts Receivable	
1100 · Assessments Receivable	4,550.00
Total Accounts Receivable	4,550.00
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	188,018.41
TOTAL ASSETS	188,018.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · *Accounts Payable	199.82
Total Accounts Payable	199.82
Other Current Liabilities	
3050 · Deferred Revenue	14,757.00
Total Other Current Liabilities	14,757.00
Total Current Liabilities	14,956.82
Long Term Liabilities	
3500 · Reserve Fund	174,621.13
Total Long Term Liabilities	174,621.13
Total Liabilities	189,577.95
Equity	
3550 · Prior Period Adjustment	100.00
Operating Fund	(1,467.90)
Net Income	(191.64)
Total Equity	(1,559.54)
TOTAL LIABILITIES & EQUITY	188,018.41

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

02/06/20

January 2020

	Jan 20	Budget	\$ Over Budget	Jan 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	7,378.50	7,378.12	0.38	7,378.50	7,378.12	0.38	88,537.00
5011 · Maintenance to Reserves	11,464.50	11,464.50	0.00	11,464.50	11,464.50	0.00	45,858.00
5070 · Late fee assessments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5030 · Sales & Lease Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5050 · Interest Income - Operating	0.95	0.00	0.95	0.95	0.00	0.95	0.00
5051 · Interest income - Reserves	141.52	0.00	141.52	141.52	0.00	141.52	0.00
Total INCOME	18,985.47	18,842.62	142.85	18,985.47	18,842.62	142.85	134,395.00
Total Income	18,985.47	18,842.62	142.85	18,985.47	18,842.62	142.85	134,395.00
Gross Profit	18,985.47	18,842.62	142.85	18,985.47	18,842.62	142.85	134,395.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,094.13	1,216.62	(122.49)	1,094.13	1,216.62	(122.49)	14,599.00
7825 · Legal	125.00	16.63	108.37	125.00	16.63	108.37	200.00
7830 · Division Fees / Regulatory	0.00	5.12	(5.12)	0.00	5.12	(5.12)	61.00
7840 · Accounting - Income Tax	0.00	16.63	(16.63)	0.00	16.63	(16.63)	200.00
7845 · Master Dues - Plantation	2,520.00	840.00	1,680.00	2,520.00	840.00	1,680.00	10,080.00
7870 · Management Fee	500.00	500.00	0.00	500.00	500.00	0.00	6,000.00
7880 · Office Expense	83.70	75.00	8.70	83.70	75.00	8.70	900.00
7895 · Contingency	0.00	39.62	(39.62)	0.00	39.62	(39.62)	475.00
Total ADMINISTRATION	4,322.83	2,709.62	1,613.21	4,322.83	2,709.62	1,613.21	32,515.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	233.37	(233.37)	0.00	233.37	(233.37)	2,800.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	0.00	75.00	(75.00)	900.00
7222 · Pest Control Perimeter Granules	0.00	191.63	(191.63)	0.00	191.63	(191.63)	2,300.00
7225 · Termite Inspections	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
Total BUILDING MAINTENANCE	0.00	512.50	(512.50)	0.00	512.50	(512.50)	6,150.00
GROUNDS							
7160 · Backflow Inspection	0.00	75.00	(75.00)	0.00	75.00	(75.00)	900.00
7110 · Grounds Contract	1,500.00	1,583.37	(83.37)	1,500.00	1,583.37	(83.37)	19,000.00
7115 · Landscape Replacement	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7130 · Mulch	0.00	333.37	(333.37)	0.00	333.37	(333.37)	4,000.00
7140 · Tree Trimming	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7150 · Irrigation Repair	199.82	83.37	116.45	199.82	83.37	116.45	1,000.00
Total GROUNDS	1,699.82	2,408.37	(708.55)	1,699.82	2,408.37	(708.55)	28,900.00
UTILITIES							
7520 · Electric	53.41	54.75	(1.34)	53.41	54.75	(1.34)	657.00
7530 · Cable TV	1,495.03	1,692.88	(197.85)	1,495.03	1,692.88	(197.85)	20,315.00
Total UTILITIES	1,548.44	1,747.63	(199.19)	1,548.44	1,747.63	(199.19)	20,972.00
Total Expense	7,571.09	7,378.12	192.97	7,571.09	7,378.12	192.97	88,537.00
Net Ordinary Income	11,414.38	11,464.50	(50.12)	11,414.38	11,464.50	(50.12)	45,858.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	141.52			141.52			
8000 · Transfer to Reserve Account	11,464.50	11,464.50	0.00	11,464.50	11,464.50	0.00	45,858.00
Total TRANSFER TO RESERVES	11,606.02	11,464.50	141.52	11,606.02	11,464.50	141.52	45,858.00
Total Other Expense	11,606.02	11,464.50	141.52	11,606.02	11,464.50	141.52	45,858.00
Net Other Income	(11,606.02)	(11,464.50)	(141.52)	(11,606.02)	(11,464.50)	(141.52)	(45,858.00)
Net Income	(191.64)	0.00	(191.64)	(191.64)	0.00	(191.64)	0.00

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense Monthly Comparison
January 2020

	TOTAL
Ordinary Income/Expense	
Income	
INCOME	
5010 · Maintenance Assessment	7,378.50
5011 · Maintenance to Reserves	11,464.50
5050 · Interest Income - Operating	0.95
5051 · Interest income - Reserves	141.52
Total INCOME	18,985.47
Total Income	18,985.47
Gross Profit	18,985.47
Expense	
ADMINISTRATION	
7810 · Insurance - Commercial Package	1,094.13
7825 · Legal	125.00
7845 · Master Dues - Plantation	2,520.00
7870 · Management Fee	500.00
7880 · Office Expense	83.70
Total ADMINISTRATION	4,322.83
GROUNDS	
7110 · Grounds Contract	1,500.00
7150 · Irrigation Repair	199.82
Total GROUNDS	1,699.82
UTILITIES	
7520 · Electric	53.41
7530 · Cable TV	1,495.03
Total UTILITIES	1,548.44
Total Expense	7,571.09
Net Ordinary Income	11,414.38
Other Income/Expense	
Other Expense	
TRANSFER TO RESERVES	
8200 · Transfer of interest	141.52
8000 · Transfer to Reserve Account	11,464.50
Total TRANSFER TO RESERVES	11,606.02
Total Other Expense	11,606.02
Net Other Income	(11,606.02)
Net Income	(191.64)