

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC
FINANCIAL REPORTS
February 29, 2020**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

Hampton Mews of St. Andrews East Association, Inc.

Statement of Assets, Liabilities & Fund Balance

As of February 29, 2020

03/23/20

Accrual Basis

	Feb 29, 20
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · Centennial OP - 6919	10,612.52
Total 1010 · Operating	10,612.52
1020 · Reserve Accounts	
1022 · Centennial MM - 6927	174,759.49
Total 1020 · Reserve Accounts	174,759.49
Total Checking/Savings	185,372.01
Accounts Receivable	
1100 · Assessments Receivable	(2,993.00)
Total Accounts Receivable	(2,993.00)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	182,429.01
TOTAL ASSETS	182,429.01
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · *Accounts Payable	488.12
Total Accounts Payable	488.12
Other Current Liabilities	
3050 · Deferred Revenue	7,378.50
Total Other Current Liabilities	7,378.50
Total Current Liabilities	7,866.62
Long Term Liabilities	
3500 · Reserve Fund	174,759.49
Total Long Term Liabilities	174,759.49
Total Liabilities	182,626.11
Equity	
3550 · Prior Period Adjustment	100.00
Operating Fund	(1,467.90)
Net Income	1,170.80
Total Equity	(197.10)
TOTAL LIABILITIES & EQUITY	182,429.01

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance

February 2020

03/23/20

	Feb 20	Budget	\$ Over Budget	Jan - Feb 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	7,378.50	7,378.08	0.42	14,757.00	14,756.20	0.80	88,537.00
5011 · Maintenance to Reserves	0.00	0.00	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	0.34	0.00	0.34	1.29	0.00	1.29	0.00
5051 · Interest income - Reserves	138.36	0.00	138.36	279.88	0.00	279.88	0.00
Total INCOME	7,517.20	7,378.08	139.12	26,502.67	26,220.70	281.97	134,395.00
Total Income	7,517.20	7,378.08	139.12	26,502.67	26,220.70	281.97	134,395.00
Gross Profit	7,517.20	7,378.08	139.12	26,502.67	26,220.70	281.97	134,395.00
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,094.13	1,216.58	(122.45)	2,188.26	2,433.20	(244.94)	14,599.00
7825 · Legal	0.00	16.67	(16.67)	125.00	33.30	91.70	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	0.00	10.20	(10.20)	61.00
7840 · Accounting - Income Tax	0.00	16.67	(16.67)	0.00	33.30	(33.30)	200.00
7845 · Master Dues - Plantation	0.00	840.00	(840.00)	2,520.00	1,680.00	840.00	10,080.00
7870 · Management Fee	500.00	500.00	0.00	1,000.00	1,000.00	0.00	6,000.00
7880 · Office Expense	88.50	75.00	13.50	172.20	150.00	22.20	900.00
7895 · Contingency	0.00	39.58	(39.58)	0.00	79.20	(79.20)	475.00
Total ADMINISTRATION	1,682.63	2,709.58	(1,026.95)	6,005.46	5,419.20	586.26	32,515.00
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	233.33	(233.33)	0.00	466.70	(466.70)	2,800.00
7220 · Pest Control - Units	569.52	75.00	494.52	569.52	150.00	419.52	900.00
7222 · Pest Control Perimeter Granules	449.40	191.67	257.73	449.40	383.30	66.10	2,300.00
7225 · Termite Inspections	149.80	12.50	137.30	149.80	25.00	124.80	150.00
Total BUILDING MAINTENANCE	1,168.72	512.50	656.22	1,168.72	1,025.00	143.72	6,150.00
GROUNDS							
7160 · Backflow Inspection	0.00	75.00	(75.00)	0.00	150.00	(150.00)	900.00
7110 · Grounds Contract	1,500.00	1,583.33	(83.33)	3,000.00	3,166.70	(166.70)	19,000.00
7115 · Landscape Replacement	0.00	166.67	(166.67)	0.00	333.30	(333.30)	2,000.00
7130 · Mulch	0.00	333.33	(333.33)	0.00	666.70	(666.70)	4,000.00
7140 · Tree Trimming	0.00	166.67	(166.67)	0.00	333.30	(333.30)	2,000.00
7150 · Irrigation Repair	38.72	83.33	(44.61)	238.54	166.70	71.84	1,000.00
Total GROUNDS	1,538.72	2,408.33	(869.61)	3,238.54	4,816.70	(1,578.16)	28,900.00

For Association Use Only

Hampton Mews of St. Andrews East Association, Inc.
Revenue & Expense Budget Performance
February 2020

03/23/20

	Feb 20	Budget	\$ Over Budget	Jan - Feb 20	YTD Budget	\$ Over Budget	Annual Budget
UTILITIES							
7520 · Electric	56.38	54.75	1.63	109.79	109.50	0.29	657.00
7530 · Cable TV	1,569.95	1,692.92	(122.97)	3,064.98	3,385.80	(320.82)	20,315.00
Total UTILITIES	1,626.33	1,747.67	(121.34)	3,174.77	3,495.30	(320.53)	20,972.00
Total Expense	6,016.40	7,378.08	(1,361.68)	13,587.49	14,756.20	(1,168.71)	88,537.00
Net Ordinary Income	1,500.80	0.00	1,500.80	12,915.18	11,464.50	1,450.68	45,858.00
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	138.36	0.00	138.36	279.88	0.00	279.88	0.00
8000 · Transfer to Reserve Account	0.00	0.00	0.00	11,464.50	11,464.50	0.00	45,858.00
Total TRANSFER TO RESERVES	138.36	0.00	138.36	11,744.38	11,464.50	279.88	45,858.00
Total Other Expense	138.36	0.00	138.36	11,744.38	11,464.50	279.88	45,858.00
Net Other Income	(138.36)	0.00	(138.36)	(11,744.38)	(11,464.50)	(279.88)	(45,858.00)
Net Income	1,362.44	0.00	1,362.44	1,170.80	0.00	1,170.80	0.00