

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

**TABLE OF CONTENTS:**

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 March 31, 2020

04/21/20

Accrual Basis

	Mar 31, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · Centennial OP - 6919	25,627.03
Total 1010 · Operating	25,627.03
1020 · Reserve Accounts	
1022 · Centennial MM - 6927	174,858.81
Total 1020 · Reserve Accounts	174,858.81
Total Checking/Savings	200,485.84
Accounts Receivable	
1100 · Assessments Receivable	(27,050.00)
Total Accounts Receivable	(27,050.00)
Other Current Assets	
1200 · Assessment Payment Received	3,600.00
1210 · Utility Deposits	50.00
Total Other Current Assets	3,650.00
Total Current Assets	177,085.84
<b>TOTAL ASSETS</b>	<b>177,085.84</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
3500 · Reserve Fund	174,858.81
Total Long Term Liabilities	174,858.81
Total Liabilities	174,858.81
Equity	
3550 · Prior Period Adjustment	100.00
Operating Fund	(1,467.90)
Net Income	3,594.93
Total Equity	2,227.03
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>177,085.84</b>

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

## Revenue & Expense Budget Performance

March 2020

04/21/20

	Mar 20	Budget	\$ Over Budget	Jan - Mar 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>INCOME</b>							
5010 · Maintenance Assessment	7,378.50	7,378.08	0.42	22,135.50	22,134.28	1.22	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	0.88	0.00	0.88	2.17	0.00	2.17	0.00
5051 · Interest income - Reserves	99.32	0.00	99.32	379.20	0.00	379.20	0.00
<b>Total INCOME</b>	<u>7,478.70</u>	<u>7,378.08</u>	<u>100.62</u>	<u>33,981.37</u>	<u>33,598.78</u>	<u>382.59</u>	<u>134,395.00</u>
<b>Total Income</b>	<u>7,478.70</u>	<u>7,378.08</u>	<u>100.62</u>	<u>33,981.37</u>	<u>33,598.78</u>	<u>382.59</u>	<u>134,395.00</u>
<b>Gross Profit</b>	<u>7,478.70</u>	<u>7,378.08</u>	<u>100.62</u>	<u>33,981.37</u>	<u>33,598.78</u>	<u>382.59</u>	<u>134,395.00</u>
<b>Expense</b>							
<b>ADMINISTRATION</b>							
7810 · Insurance - Commercial Package	1,094.13	1,216.58	(122.45)	3,282.39	3,649.78	(367.39)	14,599.00
7825 · Legal	0.00	16.67	(16.67)	125.00	49.97	75.03	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	0.00	15.28	(15.28)	61.00
7840 · Accounting - Income Tax	0.00	16.67	(16.67)	0.00	49.97	(49.97)	200.00
7845 · Master Dues - Plantation	0.00	840.00	(840.00)	2,520.00	2,520.00	0.00	10,080.00
7870 · Management Fee	500.00	500.00	0.00	1,500.00	1,500.00	0.00	6,000.00
7880 · Office Expense	64.20	75.00	(10.80)	236.40	225.00	11.40	900.00
7895 · Contingency	0.00	39.58	(39.58)	0.00	118.78	(118.78)	475.00
<b>Total ADMINISTRATION</b>	<u>1,658.33</u>	<u>2,709.58</u>	<u>(1,051.25)</u>	<u>7,663.79</u>	<u>8,128.78</u>	<u>(464.99)</u>	<u>32,515.00</u>
<b>BUILDING MAINTENANCE</b>							
7210 · Repairs & Maintenance	160.00	233.33	(73.33)	160.00	700.03	(540.03)	2,800.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	569.52	225.00	344.52	900.00
7222 · Pest Control Perimeter Granules	0.00	191.67	(191.67)	449.40	574.97	(125.57)	2,300.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	37.50	112.30	150.00
<b>Total BUILDING MAINTENANCE</b>	<u>160.00</u>	<u>512.50</u>	<u>(352.50)</u>	<u>1,328.72</u>	<u>1,537.50</u>	<u>(208.78)</u>	<u>6,150.00</u>
<b>GROUNDS</b>							
7160 · Backflow Inspection	0.00	75.00	(75.00)	0.00	225.00	(225.00)	900.00
7110 · Grounds Contract	1,500.00	1,583.33	(83.33)	4,500.00	4,750.03	(250.03)	19,000.00
7115 · Landscape Replacement	0.00	166.67	(166.67)	0.00	499.97	(499.97)	2,000.00
7130 · Mulch	0.00	333.33	(333.33)	0.00	1,000.03	(1,000.03)	4,000.00
7140 · Tree Trimming	0.00	166.67	(166.67)	0.00	499.97	(499.97)	2,000.00
7150 · Irrigation Repair	26.14	83.33	(57.19)	264.68	250.03	14.65	1,000.00
<b>Total GROUNDS</b>	<u>1,526.14</u>	<u>2,408.33</u>	<u>(882.19)</u>	<u>4,764.68</u>	<u>7,225.03</u>	<u>(2,460.35)</u>	<u>28,900.00</u>
<b>UTILITIES</b>							
7520 · Electric	40.83	54.75	(13.92)	150.62	164.25	(13.63)	657.00
7530 · Cable TV	1,569.95	1,692.92	(122.97)	4,634.93	5,078.72	(443.79)	20,315.00
<b>Total UTILITIES</b>	<u>1,610.78</u>	<u>1,747.67</u>	<u>(136.89)</u>	<u>4,785.55</u>	<u>5,242.97</u>	<u>(457.42)</u>	<u>20,972.00</u>
<b>Total Expense</b>	<u>4,955.25</u>	<u>7,378.08</u>	<u>(2,422.83)</u>	<u>18,542.74</u>	<u>22,134.28</u>	<u>(3,591.54)</u>	<u>88,537.00</u>
<b>Net Ordinary Income</b>	<u>2,523.45</u>	<u>0.00</u>	<u>2,523.45</u>	<u>15,438.63</u>	<u>11,464.50</u>	<u>3,974.13</u>	<u>45,858.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>TRANSFER TO RESERVES</b>							
8200 · Transfer of interest	99.32	0.00	99.32	379.20	0.00	379.20	0.00
8000 · Transfer to Reserve Account	0.00	0.00	0.00	11,464.50	11,464.50	0.00	45,858.00
<b>Total TRANSFER TO RESERVES</b>	<u>99.32</u>	<u>0.00</u>	<u>99.32</u>	<u>11,843.70</u>	<u>11,464.50</u>	<u>379.20</u>	<u>45,858.00</u>
<b>Total Other Expense</b>	<u>99.32</u>	<u>0.00</u>	<u>99.32</u>	<u>11,843.70</u>	<u>11,464.50</u>	<u>379.20</u>	<u>45,858.00</u>
<b>Net Other Income</b>	<u>(99.32)</u>	<u>0.00</u>	<u>(99.32)</u>	<u>(11,843.70)</u>	<u>(11,464.50)</u>	<u>(379.20)</u>	<u>(45,858.00)</u>
<b>Net Income</b>	<u><u>2,424.13</u></u>	<u><u>0.00</u></u>	<u><u>2,424.13</u></u>	<u><u>3,594.93</u></u>	<u><u>0.00</u></u>	<u><u>3,594.93</u></u>	<u><u>0.00</u></u>