

**HAMPTON MEWS OF ST. ANDREWS
EAST ASSOCIATION, INC
FINANCIAL REPORTS
April 30, 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 April 30, 2020

05/08/20

Accrual Basis

	Apr 30, 20
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · Centennial OP - 6919	20,648.06
Total 1010 · Operating	20,648.06
1020 · Reserve Accounts	
1022 · Centennial MM - 6927	186,389.22
Total 1020 · Reserve Accounts	186,389.22
Total Checking/Savings	207,037.28
Accounts Receivable	
1100 · Assessments Receivable	(4,150.00)
Total Accounts Receivable	(4,150.00)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	202,937.28
TOTAL ASSETS	202,937.28
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
3050 · Deferred Revenue	14,757.00
Total Other Current Liabilities	14,757.00
Total Current Liabilities	14,757.00
Long Term Liabilities	
3500 · Reserve Fund	186,389.22
Total Long Term Liabilities	186,389.22
Total Liabilities	201,146.22
Equity	
3550 · Prior Period Adjustment	100.00
Operating Fund	(1,467.90)
Net Income	3,158.96
Total Equity	1,791.06
TOTAL LIABILITIES & EQUITY	202,937.28

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance

April 2020

05/08/20

	Apr 20	Budget	\$ Over Budget	Jan - Apr 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	7,378.50	7,378.08	0.42	29,514.00	29,512.36	1.64	88,537.00
5011 · Maintenance to Reserves	11,464.50	11,464.50	0.00	22,929.00	22,929.00	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	2.36	0.00	2.36	4.53	0.00	4.53	0.00
5051 · Interest income - Reserves	65.91	0.00	65.91	445.11	0.00	445.11	0.00
Total INCOME	<u>18,911.27</u>	<u>18,842.58</u>	<u>68.69</u>	<u>52,892.64</u>	<u>52,441.36</u>	<u>451.28</u>	<u>134,395.00</u>
Total Income	<u>18,911.27</u>	<u>18,842.58</u>	<u>68.69</u>	<u>52,892.64</u>	<u>52,441.36</u>	<u>451.28</u>	<u>134,395.00</u>
Gross Profit	<u>18,911.27</u>	<u>18,842.58</u>	<u>68.69</u>	<u>52,892.64</u>	<u>52,441.36</u>	<u>451.28</u>	<u>134,395.00</u>
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,094.13	1,216.58	(122.45)	4,376.52	4,866.36	(489.84)	14,599.00
7825 · Legal	0.00	16.67	(16.67)	125.00	66.64	58.36	200.00
7830 · Division Fees / Regulatory	61.25	5.08	56.17	61.25	20.36	40.89	61.00
7840 · Accounting - Income Tax	0.00	16.67	(16.67)	0.00	66.64	(66.64)	200.00
7845 · Master Dues - Plantation	2,520.00	840.00	1,680.00	5,040.00	3,360.00	1,680.00	10,080.00
7870 · Management Fee	500.00	500.00	0.00	2,000.00	2,000.00	0.00	6,000.00
7880 · Office Expense	71.55	75.00	(3.45)	307.95	300.00	7.95	900.00
7895 · Contingency	0.00	39.58	(39.58)	0.00	158.36	(158.36)	475.00
Total ADMINISTRATION	<u>4,246.93</u>	<u>2,709.58</u>	<u>1,537.35</u>	<u>11,910.72</u>	<u>10,838.36</u>	<u>1,072.36</u>	<u>32,515.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	233.33	(233.33)	160.00	933.36	(773.36)	2,800.00
7220 · Pest Control - Units	210.00	75.00	135.00	779.52	300.00	479.52	900.00
7222 · Pest Control Perimeter Granules	0.00	191.67	(191.67)	449.40	766.64	(317.24)	2,300.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	50.00	99.80	150.00
Total BUILDING MAINTENANCE	<u>210.00</u>	<u>512.50</u>	<u>(302.50)</u>	<u>1,538.72</u>	<u>2,050.00</u>	<u>(511.28)</u>	<u>6,150.00</u>
GROUNDS							
7160 · Backflow Inspection	0.00	75.00	(75.00)	0.00	300.00	(300.00)	900.00
7110 · Grounds Contract	1,500.00	1,583.33	(83.33)	6,000.00	6,333.36	(333.36)	19,000.00
7115 · Landscape Replacement	0.00	166.67	(166.67)	0.00	666.64	(666.64)	2,000.00
7130 · Mulch	0.00	333.33	(333.33)	0.00	1,333.36	(1,333.36)	4,000.00
7140 · Tree Trimming	0.00	166.67	(166.67)	0.00	666.64	(666.64)	2,000.00
7150 · Irrigation Repair	237.75	83.33	154.42	502.43	333.36	169.07	1,000.00
Total GROUNDS	<u>1,737.75</u>	<u>2,408.33</u>	<u>(670.58)</u>	<u>6,502.43</u>	<u>9,633.36</u>	<u>(3,130.93)</u>	<u>28,900.00</u>
UTILITIES							
7520 · Electric	52.20	54.75	(2.55)	202.82	219.00	(16.18)	657.00
7530 · Cable TV	1,569.95	1,692.92	(122.97)	6,204.88	6,771.64	(566.76)	20,315.00
Total UTILITIES	<u>1,622.15</u>	<u>1,747.67</u>	<u>(125.52)</u>	<u>6,407.70</u>	<u>6,990.64</u>	<u>(582.94)</u>	<u>20,972.00</u>
Total Expense	<u>7,816.83</u>	<u>7,378.08</u>	<u>438.75</u>	<u>26,359.57</u>	<u>29,512.36</u>	<u>(3,152.79)</u>	<u>88,537.00</u>
Net Ordinary Income	<u>11,094.44</u>	<u>11,464.50</u>	<u>(370.06)</u>	<u>26,533.07</u>	<u>22,929.00</u>	<u>3,604.07</u>	<u>45,858.00</u>
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	65.91	0.00	65.91	445.11	0.00	445.11	0.00
8000 · Transfer to Reserve Account	11,464.50	11,464.50	0.00	22,929.00	22,929.00	0.00	45,858.00
Total TRANSFER TO RESERVES	<u>11,530.41</u>	<u>11,464.50</u>	<u>65.91</u>	<u>23,374.11</u>	<u>22,929.00</u>	<u>445.11</u>	<u>45,858.00</u>
Total Other Expense	<u>11,530.41</u>	<u>11,464.50</u>	<u>65.91</u>	<u>23,374.11</u>	<u>22,929.00</u>	<u>445.11</u>	<u>45,858.00</u>
Net Other Income	<u>(11,530.41)</u>	<u>(11,464.50)</u>	<u>(65.91)</u>	<u>(23,374.11)</u>	<u>(22,929.00)</u>	<u>(445.11)</u>	<u>(45,858.00)</u>
Net Income	<u>(435.97)</u>	<u>0.00</u>	<u>(435.97)</u>	<u>3,158.96</u>	<u>0.00</u>	<u>3,158.96</u>	<u>0.00</u>