

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

06/23/20

Accrual Basis

	May 31, 20
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · Centennial OP - 6919	15,242.29
Total 1010 · Operating	15,242.29
1020 · Reserve Accounts	
1022 · Centennial MM - 6927	186,458.73
Total 1020 · Reserve Accounts	186,458.73
Total Checking/Savings	201,701.02
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	197,601.02
TOTAL ASSETS	197,601.02
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
3050 · Deferred Revenue	7,378.50
Total Other Current Liabilities	7,378.50
Total Current Liabilities	7,378.50
Long Term Liabilities	
3500 · Reserve Fund	186,458.73
Total Long Term Liabilities	186,458.73
Total Liabilities	193,837.23
Equity	
3550 · Prior Period Adjustment	100.00
Operating Fund	(1,467.90)
Net Income	5,131.69
Total Equity	3,763.79
TOTAL LIABILITIES & EQUITY	197,601.02

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance

May 2020

06/23/20

	May 20	Budget	\$ Over Budget	Jan - May 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	7,378.50	7,378.08	0.42	36,892.50	36,890.44	2.06	88,537.00
5011 · Maintenance to Reserves	0.00	0.00	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	1.52	0.00	1.52	6.05	0.00	6.05	0.00
5051 · Interest income - Reserves	69.51	0.00	69.51	514.62	0.00	514.62	0.00
Total INCOME	<u>7,449.53</u>	<u>7,378.08</u>	<u>71.45</u>	<u>60,342.17</u>	<u>59,819.44</u>	<u>522.73</u>	<u>134,395.00</u>
Total Income	<u>7,449.53</u>	<u>7,378.08</u>	<u>71.45</u>	<u>60,342.17</u>	<u>59,819.44</u>	<u>522.73</u>	<u>134,395.00</u>
Gross Profit	<u>7,449.53</u>	<u>7,378.08</u>	<u>71.45</u>	<u>60,342.17</u>	<u>59,819.44</u>	<u>522.73</u>	<u>134,395.00</u>
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,323.25	1,216.58	106.67	5,699.77	6,082.94	(383.17)	14,599.00
7825 · Legal	0.00	16.67	(16.67)	125.00	83.31	41.69	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	61.25	25.44	35.81	61.00
7840 · Accounting - Income Tax	200.00	16.67	183.33	200.00	83.31	116.69	200.00
7845 · Master Dues - Plantation	0.00	840.00	(840.00)	5,040.00	4,200.00	840.00	10,080.00
7870 · Management Fee	500.00	500.00	0.00	2,500.00	2,500.00	0.00	6,000.00
7880 · Office Expense	121.95	75.00	46.95	429.90	375.00	54.90	900.00
7895 · Contingency	0.00	39.58	(39.58)	0.00	197.94	(197.94)	475.00
Total ADMINISTRATION	<u>2,145.20</u>	<u>2,709.58</u>	<u>(564.38)</u>	<u>14,055.92</u>	<u>13,547.94</u>	<u>507.98</u>	<u>32,515.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	233.33	(233.33)	160.00	1,166.69	(1,006.69)	2,800.00
7220 · Pest Control - Units	0.00	75.00	(75.00)	779.52	375.00	404.52	900.00
7222 · Pest Control Perimeter Granules	0.00	191.67	(191.67)	449.40	958.31	(508.91)	2,300.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	62.50	87.30	150.00
Total BUILDING MAINTENANCE	<u>0.00</u>	<u>512.50</u>	<u>(512.50)</u>	<u>1,538.72</u>	<u>2,562.50</u>	<u>(1,023.78)</u>	<u>6,150.00</u>
GROUNDS							
7160 · Backflow Inspection	0.00	75.00	(75.00)	0.00	375.00	(375.00)	900.00
7110 · Grounds Contract	1,500.00	1,583.33	(83.33)	7,500.00	7,916.69	(416.69)	19,000.00
7115 · Landscape Replacement	0.00	166.67	(166.67)	0.00	833.31	(833.31)	2,000.00
7130 · Mulch	0.00	333.33	(333.33)	0.00	1,666.69	(1,666.69)	4,000.00
7140 · Tree Trimming	0.00	166.67	(166.67)	0.00	833.31	(833.31)	2,000.00
7150 · Irrigation Repair	138.10	83.33	54.77	640.53	416.69	223.84	1,000.00
Total GROUNDS	<u>1,638.10</u>	<u>2,408.33</u>	<u>(770.23)</u>	<u>8,140.53</u>	<u>12,041.69</u>	<u>(3,901.16)</u>	<u>28,900.00</u>
UTILITIES							
7520 · Electric	54.04	54.75	(0.71)	256.86	273.75	(16.89)	657.00
7530 · Cable TV	1,569.95	1,692.92	(122.97)	7,774.83	8,464.56	(689.73)	20,315.00
Total UTILITIES	<u>1,623.99</u>	<u>1,747.67</u>	<u>(123.68)</u>	<u>8,031.69</u>	<u>8,738.31</u>	<u>(706.62)</u>	<u>20,972.00</u>
Total Expense	<u>5,407.29</u>	<u>7,378.08</u>	<u>(1,970.79)</u>	<u>31,766.86</u>	<u>36,890.44</u>	<u>(5,123.58)</u>	<u>88,537.00</u>
Net Ordinary Income	<u>2,042.24</u>	<u>0.00</u>	<u>2,042.24</u>	<u>28,575.31</u>	<u>22,929.00</u>	<u>5,646.31</u>	<u>45,858.00</u>
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	69.51	0.00	69.51	514.62	0.00	514.62	0.00
8000 · Transfer to Reserve Account	0.00	0.00	0.00	22,929.00	22,929.00	0.00	45,858.00
Total TRANSFER TO RESERVES	<u>69.51</u>	<u>0.00</u>	<u>69.51</u>	<u>23,443.62</u>	<u>22,929.00</u>	<u>514.62</u>	<u>45,858.00</u>
Total Other Expense	<u>69.51</u>	<u>0.00</u>	<u>69.51</u>	<u>23,443.62</u>	<u>22,929.00</u>	<u>514.62</u>	<u>45,858.00</u>
Net Other Income	<u>(69.51)</u>	<u>0.00</u>	<u>(69.51)</u>	<u>(23,443.62)</u>	<u>(22,929.00)</u>	<u>(514.62)</u>	<u>(45,858.00)</u>
Net Income	<u><u>1,972.73</u></u>	<u><u>0.00</u></u>	<u><u>1,972.73</u></u>	<u><u>5,131.69</u></u>	<u><u>0.00</u></u>	<u><u>5,131.69</u></u>	<u><u>0.00</u></u>