

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

07/15/20

Accrual Basis

	Jun 30, 20
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · Centennial OP - 6919	17,493.37
Total 1010 · Operating	17,493.37
1020 · Reserve Accounts	
1022 · Centennial MM - 6927	186,512.22
Total 1020 · Reserve Accounts	186,512.22
Total Checking/Savings	204,005.59
Accounts Receivable	
1100 · Assessments Receivable	(22,425.00)
Total Accounts Receivable	(22,425.00)
Other Current Assets	
1200 · Assessment Payment Received	10,800.00
1210 · Utility Deposits	50.00
Total Other Current Assets	10,850.00
Total Current Assets	192,430.59
TOTAL ASSETS	192,430.59
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · *Accounts Payable	566.28
Total Accounts Payable	566.28
Total Current Liabilities	566.28
Long Term Liabilities	
3500 · Reserve Fund	186,512.22
Total Long Term Liabilities	186,512.22
Total Liabilities	187,078.50
Equity	
3550 · Prior Period Adjustment	100.00
Operating Fund	(1,467.90)
Net Income	6,719.99
Total Equity	5,352.09
TOTAL LIABILITIES & EQUITY	192,430.59

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance

June 2020

07/15/20

	Jun 20	Budget	\$ Over Budget	Jan - Jun 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
5010 · Maintenance Assessment	7,378.50	7,378.08	0.42	44,271.00	44,268.52	2.48	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	1.09	0.00	1.09	7.14	0.00	7.14	0.00
5051 · Interest income - Reserves	53.49	0.00	53.49	568.11	0.00	568.11	0.00
Total INCOME	<u>7,433.08</u>	<u>7,378.08</u>	<u>55.00</u>	<u>67,775.25</u>	<u>67,197.52</u>	<u>577.73</u>	<u>134,395.00</u>
Total Income	<u>7,433.08</u>	<u>7,378.08</u>	<u>55.00</u>	<u>67,775.25</u>	<u>67,197.52</u>	<u>577.73</u>	<u>134,395.00</u>
Gross Profit	<u>7,433.08</u>	<u>7,378.08</u>	<u>55.00</u>	<u>67,775.25</u>	<u>67,197.52</u>	<u>577.73</u>	<u>134,395.00</u>
Expense							
ADMINISTRATION							
7810 · Insurance - Commercial Package	1,323.25	1,216.58	106.67	7,023.02	7,299.52	(276.50)	14,599.00
7825 · Legal	0.00	16.67	(16.67)	125.00	99.98	25.02	200.00
7830 · Division Fees / Regulatory	20.00	5.08	14.92	81.25	30.52	50.73	61.00
7840 · Accounting - Income Tax	0.00	16.67	(16.67)	200.00	99.98	100.02	200.00
7845 · Master Dues - Plantation	0.00	840.00	(840.00)	5,040.00	5,040.00	0.00	10,080.00
7870 · Management Fee	500.00	500.00	0.00	3,000.00	3,000.00	0.00	6,000.00
7880 · Office Expense	57.40	75.00	(17.60)	487.30	450.00	37.30	900.00
7895 · Contingency	0.00	39.58	(39.58)	0.00	237.52	(237.52)	475.00
Total ADMINISTRATION	<u>1,900.65</u>	<u>2,709.58</u>	<u>(808.93)</u>	<u>15,956.57</u>	<u>16,257.52</u>	<u>(300.95)</u>	<u>32,515.00</u>
BUILDING MAINTENANCE							
7210 · Repairs & Maintenance	0.00	233.33	(233.33)	160.00	1,400.02	(1,240.02)	2,800.00
7220 · Pest Control - Units	210.00	75.00	135.00	989.52	450.00	539.52	900.00
7222 · Pest Control Perimeter Granules	449.40	191.67	257.73	898.80	1,149.98	(251.18)	2,300.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	75.00	74.80	150.00
Total BUILDING MAINTENANCE	<u>659.40</u>	<u>512.50</u>	<u>146.90</u>	<u>2,198.12</u>	<u>3,075.00</u>	<u>(876.88)</u>	<u>6,150.00</u>
GROUNDS							
7160 · Backflow Inspection	0.00	75.00	(75.00)	0.00	450.00	(450.00)	900.00
7110 · Grounds Contract	1,500.00	1,583.33	(83.33)	9,000.00	9,500.02	(500.02)	19,000.00
7115 · Landscape Replacement	0.00	166.67	(166.67)	0.00	999.98	(999.98)	2,000.00
7130 · Mulch	0.00	333.33	(333.33)	0.00	2,000.02	(2,000.02)	4,000.00
7140 · Tree Trimming	0.00	166.67	(166.67)	0.00	999.98	(999.98)	2,000.00
7150 · Irrigation Repair	116.88	83.33	33.55	757.41	500.02	257.39	1,000.00
Total GROUNDS	<u>1,616.88</u>	<u>2,408.33</u>	<u>(791.45)</u>	<u>9,757.41</u>	<u>14,450.02</u>	<u>(4,692.61)</u>	<u>28,900.00</u>
UTILITIES							
7520 · Electric	44.41	54.75	(10.34)	301.27	328.50	(27.23)	657.00
7530 · Cable TV	1,569.95	1,692.92	(122.97)	9,344.78	10,157.48	(812.70)	20,315.00
Total UTILITIES	<u>1,614.36</u>	<u>1,747.67</u>	<u>(133.31)</u>	<u>9,646.05</u>	<u>10,485.98</u>	<u>(839.93)</u>	<u>20,972.00</u>
Total Expense	<u>5,791.29</u>	<u>7,378.08</u>	<u>(1,586.79)</u>	<u>37,558.15</u>	<u>44,268.52</u>	<u>(6,710.37)</u>	<u>88,537.00</u>
Net Ordinary Income	<u>1,641.79</u>	<u>0.00</u>	<u>1,641.79</u>	<u>30,217.10</u>	<u>22,929.00</u>	<u>7,288.10</u>	<u>45,858.00</u>
Other Income/Expense							
Other Expense							
TRANSFER TO RESERVES							
8200 · Transfer of interest	53.49	0.00	53.49	568.11	0.00	568.11	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>53.49</u>	<u>0.00</u>	<u>53.49</u>	<u>23,497.11</u>	<u>22,929.00</u>	<u>568.11</u>	<u>45,858.00</u>
Total Other Expense	<u>53.49</u>	<u>0.00</u>	<u>53.49</u>	<u>23,497.11</u>	<u>22,929.00</u>	<u>568.11</u>	<u>45,858.00</u>
Net Other Income	<u>(53.49)</u>	<u>0.00</u>	<u>(53.49)</u>	<u>(23,497.11)</u>	<u>(22,929.00)</u>	<u>(568.11)</u>	<u>(45,858.00)</u>
Net Income	<u><u>1,588.30</u></u>	<u><u>0.00</u></u>	<u><u>1,588.30</u></u>	<u><u>6,719.99</u></u>	<u><u>0.00</u></u>	<u><u>6,719.99</u></u>	<u><u>0.00</u></u>