

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

08/14/20

Accrual Basis

| | Jul 31, 20 |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1010 · Operating | |
| 1016 · Centennial OP - 6919 | 21,766.85 |
| Total 1010 · Operating | 21,766.85 |
| 1020 · Reserve Accounts | |
| 1022 · Centennial MM - 6927 | 198,033.22 |
| Total 1020 · Reserve Accounts | 198,033.22 |
| Total Checking/Savings | 219,800.07 |
| Accounts Receivable | |
| 1100 · Assessments Receivable | (2,025.00) |
| Total Accounts Receivable | (2,025.00) |
| Other Current Assets | |
| 1210 · Utility Deposits | 50.00 |
| Total Other Current Assets | 50.00 |
| Total Current Assets | 217,825.07 |
| TOTAL ASSETS | 217,825.07 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2000 · *Accounts Payable | 1,504.35 |
| Total Accounts Payable | 1,504.35 |
| Other Current Liabilities | |
| 3050 · Deferred Revenue | 14,757.00 |
| Total Other Current Liabilities | 14,757.00 |
| Total Current Liabilities | 16,261.35 |
| Long Term Liabilities | |
| 3500 · Reserve Fund | 198,033.22 |
| Total Long Term Liabilities | 198,033.22 |
| Total Liabilities | 214,294.57 |
| Equity | |
| 3550 · Prior Period Adjustment | 100.00 |
| Operating Fund | (1,467.90) |
| Net Income | 4,898.40 |
| Total Equity | 3,530.50 |
| TOTAL LIABILITIES & EQUITY | 217,825.07 |

Hampton Mews of St. Andrews East Association, Inc.

Revenue & Expense Budget Performance

08/14/20

July 2020

| | Jul 20 | Budget | \$ Over Budget | Jan - Jul 20 | YTD Budget | \$ Over Budget | Annual Budget |
|--|--------------------------|--------------------|--------------------------|------------------------|--------------------|------------------------|--------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| INCOME | | | | | | | |
| 5010 · Maintenance Assessment | 7,378.50 | 7,378.08 | 0.42 | 51,649.50 | 51,646.60 | 2.90 | 88,537.00 |
| 5011 · Maintenance to Reserves | 11,464.50 | 11,464.50 | 0.00 | 34,393.50 | 34,393.50 | 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 | 2.26 | 0.00 | 2.26 | 9.40 | 0.00 | 9.40 | 0.00 |
| 5051 · Interest income - Reserves | 56.50 | 0.00 | 56.50 | 624.61 | 0.00 | 624.61 | 0.00 |
| Total INCOME | <u>18,901.76</u> | <u>18,842.58</u> | <u>59.18</u> | <u>86,677.01</u> | <u>86,040.10</u> | <u>636.91</u> | <u>134,395.00</u> |
| Total Income | <u>18,901.76</u> | <u>18,842.58</u> | <u>59.18</u> | <u>86,677.01</u> | <u>86,040.10</u> | <u>636.91</u> | <u>134,395.00</u> |
| Gross Profit | <u>18,901.76</u> | <u>18,842.58</u> | <u>59.18</u> | <u>86,677.01</u> | <u>86,040.10</u> | <u>636.91</u> | <u>134,395.00</u> |
| Expense | | | | | | | |
| ADMINISTRATION | | | | | | | |
| 7810 · Insurance - Commercial Package | 1,322.55 | 1,216.58 | 105.97 | 8,345.57 | 8,516.10 | (170.53) | 14,599.00 |
| 7825 · Legal | 0.00 | 16.67 | (16.67) | 125.00 | 116.65 | 8.35 | 200.00 |
| 7830 · Division Fees / Regulatory | 0.00 | 5.08 | (5.08) | 81.25 | 35.60 | 45.65 | 61.00 |
| 7840 · Accounting - Income Tax | 155.00 | 16.67 | 138.33 | 355.00 | 116.65 | 238.35 | 200.00 |
| 7845 · Master Dues - Plantation | 2,520.00 | 840.00 | 1,680.00 | 7,560.00 | 5,880.00 | 1,680.00 | 10,080.00 |
| 7870 · Management Fee | 500.00 | 500.00 | 0.00 | 3,500.00 | 3,500.00 | 0.00 | 6,000.00 |
| 7880 · Office Expense | 75.30 | 75.00 | 0.30 | 562.60 | 525.00 | 37.60 | 900.00 |
| 7895 · Contingency | 0.00 | 39.58 | (39.58) | 0.00 | 277.10 | (277.10) | 475.00 |
| Total ADMINISTRATION | <u>4,572.85</u> | <u>2,709.58</u> | <u>1,863.27</u> | <u>20,529.42</u> | <u>18,967.10</u> | <u>1,562.32</u> | <u>32,515.00</u> |
| BUILDING MAINTENANCE | | | | | | | |
| 7210 · Repairs & Maintenance | 1,476.00 | 233.33 | 1,242.67 | 1,636.00 | 1,633.35 | 2.65 | 2,800.00 |
| 7220 · Pest Control - Units | 0.00 | 75.00 | (75.00) | 989.52 | 525.00 | 464.52 | 900.00 |
| 7222 · Pest Control Perimeter Granules | 0.00 | 191.67 | (191.67) | 898.80 | 1,341.65 | (442.85) | 2,300.00 |
| 7225 · Termite Inspections | 0.00 | 12.50 | (12.50) | 149.80 | 87.50 | 62.30 | 150.00 |
| Total BUILDING MAINTENANCE | <u>1,476.00</u> | <u>512.50</u> | <u>963.50</u> | <u>3,674.12</u> | <u>3,587.50</u> | <u>86.62</u> | <u>6,150.00</u> |
| GROUNDS | | | | | | | |
| 7160 · Backflow Inspection | 0.00 | 75.00 | (75.00) | 0.00 | 525.00 | (525.00) | 900.00 |
| 7110 · Grounds Contract | 1,500.00 | 1,583.33 | (83.33) | 10,500.00 | 11,083.35 | (583.35) | 19,000.00 |
| 7115 · Landscape Replacement | 0.00 | 166.67 | (166.67) | 0.00 | 1,166.65 | (1,166.65) | 2,000.00 |
| 7130 · Mulch | 0.00 | 333.33 | (333.33) | 0.00 | 2,333.35 | (2,333.35) | 4,000.00 |
| 7140 · Tree Trimming | 0.00 | 166.67 | (166.67) | 0.00 | 1,166.65 | (1,166.65) | 2,000.00 |
| 7150 · Irrigation Repair | 28.35 | 83.33 | (54.98) | 785.76 | 583.35 | 202.41 | 1,000.00 |
| Total GROUNDS | <u>1,528.35</u> | <u>2,408.33</u> | <u>(879.98)</u> | <u>11,285.76</u> | <u>16,858.35</u> | <u>(5,572.59)</u> | <u>28,900.00</u> |
| UTILITIES | | | | | | | |
| 7520 · Electric | 55.20 | 54.75 | 0.45 | 356.47 | 383.25 | (26.78) | 657.00 |
| 7530 · Cable TV | 1,569.95 | 1,692.92 | (122.97) | 10,914.73 | 11,850.40 | (935.67) | 20,315.00 |
| Total UTILITIES | <u>1,625.15</u> | <u>1,747.67</u> | <u>(122.52)</u> | <u>11,271.20</u> | <u>12,233.65</u> | <u>(962.45)</u> | <u>20,972.00</u> |
| Total Expense | <u>9,202.35</u> | <u>7,378.08</u> | <u>1,824.27</u> | <u>46,760.50</u> | <u>51,646.60</u> | <u>(4,886.10)</u> | <u>88,537.00</u> |
| Net Ordinary Income | <u>9,699.41</u> | <u>11,464.50</u> | <u>(1,765.09)</u> | <u>39,916.51</u> | <u>34,393.50</u> | <u>5,523.01</u> | <u>45,858.00</u> |
| Other Income/Expense | | | | | | | |
| Other Expense | | | | | | | |
| TRANSFER TO RESERVES | | | | | | | |
| 8200 · Transfer of interest | 56.50 | 0.00 | 56.50 | 624.61 | 0.00 | 624.61 | 0.00 |
| 8000 · Transfer to Reserve Account | 11,464.50 | 11,464.50 | 0.00 | 34,393.50 | 34,393.50 | 0.00 | 45,858.00 |
| Total TRANSFER TO RESERVES | <u>11,521.00</u> | <u>11,464.50</u> | <u>56.50</u> | <u>35,018.11</u> | <u>34,393.50</u> | <u>624.61</u> | <u>45,858.00</u> |
| Total Other Expense | <u>11,521.00</u> | <u>11,464.50</u> | <u>56.50</u> | <u>35,018.11</u> | <u>34,393.50</u> | <u>624.61</u> | <u>45,858.00</u> |
| Net Other Income | <u>(11,521.00)</u> | <u>(11,464.50)</u> | <u>(56.50)</u> | <u>(35,018.11)</u> | <u>(34,393.50)</u> | <u>(624.61)</u> | <u>(45,858.00)</u> |
| Net Income | <u>(1,821.59)</u> | <u>0.00</u> | <u>(1,821.59)</u> | <u>4,898.40</u> | <u>0.00</u> | <u>4,898.40</u> | <u>0.00</u> |