

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

09/02/20

Accrual Basis

	Aug 31, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Operating	
1016 · Centennial OP - 6919	14,025.31
Total 1010 · Operating	14,025.31
1020 · Reserve Accounts	
1022 · Centennial MM - 6927	198,091.93
Total 1020 · Reserve Accounts	198,091.93
Total Checking/Savings	212,117.24
Accounts Receivable	
1100 · Assessments Receivable	(1,025.00)
Total Accounts Receivable	(1,025.00)
Other Current Assets	
1210 · Utility Deposits	50.00
Total Other Current Assets	50.00
Total Current Assets	211,142.24
<b>TOTAL ASSETS</b>	<b>211,142.24</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · *Accounts Payable	332.10
Total Accounts Payable	332.10
Other Current Liabilities	
3050 · Deferred Revenue	7,378.50
Total Other Current Liabilities	7,378.50
Total Current Liabilities	7,710.60
Long Term Liabilities	
3500 · Reserve Fund	
3660 · Painting Stucco	58,396.61
3770 · Roof Replacement	134,103.14
3870 · Attic Termite Treatment	897.16
3880 · Slab Termite Treatment	1,162.00
3890 · Capital Improvement Reserve	3,533.02
Total 3500 · Reserve Fund	198,091.93
Total Long Term Liabilities	198,091.93
Total Liabilities	205,802.53
Equity	
3550 · Prior Period Adjustment	100.00
Operating Fund	(1,467.90)
Net Income	6,707.61
Total Equity	5,339.71
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>211,142.24</b>

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

## Revenue & Expense Budget Performance

August 2020

09/02/20

	Aug 20	Budget	\$ Over Bud...	Jan - Aug 20	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>INCOME</b>							
5010 · Maintenance Assessment	7,378.50	7,378.08	0.42	59,028.00	59,024.68	3.32	88,537.00
5011 · Maintenance to Reserves	0.00	0.00	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	1.40	0.00	1.40	10.80	0.00	10.80	0.00
5051 · Interest income - Reserves	58.71	0.00	58.71	683.32	0.00	683.32	0.00
<b>Total INCOME</b>	<b>7,438.61</b>	<b>7,378.08</b>	<b>60.53</b>	<b>94,115.62</b>	<b>93,418.18</b>	<b>697.44</b>	<b>134,395.00</b>
<b>Total Income</b>	<b>7,438.61</b>	<b>7,378.08</b>	<b>60.53</b>	<b>94,115.62</b>	<b>93,418.18</b>	<b>697.44</b>	<b>134,395.00</b>
<b>Gross Profit</b>	<b>7,438.61</b>	<b>7,378.08</b>	<b>60.53</b>	<b>94,115.62</b>	<b>93,418.18</b>	<b>697.44</b>	<b>134,395.00</b>
<b>Expense</b>							
<b>ADMINISTRATION</b>							
7810 · Insurance - Commercial Package	1,322.55	1,216.58	105.97	9,668.12	9,732.68	(64.56)	14,599.00
7825 · Legal	0.00	16.67	(16.67)	125.00	133.32	(8.32)	200.00
7830 · Division Fees / Regulatory	0.00	5.08	(5.08)	81.25	40.68	40.57	61.00
7840 · Accounting - Income Tax	0.00	16.67	(16.67)	355.00	133.32	221.68	200.00
7845 · Master Dues - Plantation	0.00	840.00	(840.00)	7,560.00	6,720.00	840.00	10,080.00
7870 · Management Fee	500.00	500.00	0.00	4,000.00	4,000.00	0.00	6,000.00
7880 · Office Expense	63.75	75.00	(11.25)	626.35	600.00	26.35	900.00
7895 · Contingency	0.00	39.58	(39.58)	0.00	316.68	(316.68)	475.00
<b>Total ADMINISTRATION</b>	<b>1,886.30</b>	<b>2,709.58</b>	<b>(823.28)</b>	<b>22,415.72</b>	<b>21,676.68</b>	<b>739.04</b>	<b>32,515.00</b>
<b>BUILDING MAINTENANCE</b>							
7210 · Repairs & Maintenance	230.00	233.33	(3.33)	1,866.00	1,866.68	(0.68)	2,800.00
7220 · Pest Control - Units	210.00	75.00	135.00	1,199.52	600.00	599.52	900.00
7222 · Pest Control Perimeter Granules	0.00	191.67	(191.67)	898.80	1,533.32	(634.52)	2,300.00
7225 · Termite Inspections	0.00	12.50	(12.50)	149.80	100.00	49.80	150.00
<b>Total BUILDING MAINTENANCE</b>	<b>440.00</b>	<b>512.50</b>	<b>(72.50)</b>	<b>4,114.12</b>	<b>4,100.00</b>	<b>14.12</b>	<b>6,150.00</b>
<b>GROUNDS</b>							
7160 · Backflow Inspection	0.00	75.00	(75.00)	0.00	600.00	(600.00)	900.00
7110 · Grounds Contract	1,500.00	1,583.33	(83.33)	12,000.00	12,666.68	(666.68)	19,000.00
7115 · Landscape Replacement	0.00	166.67	(166.67)	0.00	1,333.32	(1,333.32)	2,000.00
7130 · Mulch	0.00	333.33	(333.33)	0.00	2,666.68	(2,666.68)	4,000.00
7140 · Tree Trimming	0.00	166.67	(166.67)	0.00	1,333.32	(1,333.32)	2,000.00
7150 · Irrigation Repair	122.10	83.33	38.77	907.86	666.68	241.18	1,000.00
<b>Total GROUNDS</b>	<b>1,622.10</b>	<b>2,408.33</b>	<b>(786.23)</b>	<b>12,907.86</b>	<b>19,266.68</b>	<b>(6,358.82)</b>	<b>28,900.00</b>
<b>UTILITIES</b>							
7520 · Electric	52.13	54.75	(2.62)	408.60	438.00	(29.40)	657.00
7530 · Cable TV	1,570.16	1,692.92	(122.76)	12,484.89	13,543.32	(1,058.43)	20,315.00
<b>Total UTILITIES</b>	<b>1,622.29</b>	<b>1,747.67</b>	<b>(125.38)</b>	<b>12,893.49</b>	<b>13,981.32</b>	<b>(1,087.83)</b>	<b>20,972.00</b>
<b>Total Expense</b>	<b>5,570.69</b>	<b>7,378.08</b>	<b>(1,807.39)</b>	<b>52,331.19</b>	<b>59,024.68</b>	<b>(6,693.49)</b>	<b>88,537.00</b>
<b>Net Ordinary Income</b>	<b>1,867.92</b>	<b>0.00</b>	<b>1,867.92</b>	<b>41,784.43</b>	<b>34,393.50</b>	<b>7,390.93</b>	<b>45,858.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>TRANSFER TO RESERVES</b>							
8200 · Transfer of interest	58.71	0.00	58.71	683.32	0.00	683.32	0.00
8000 · Transfer to Reserve Account	0.00	0.00	0.00	34,393.50	34,393.50	0.00	45,858.00
<b>Total TRANSFER TO RESERVES</b>	<b>58.71</b>	<b>0.00</b>	<b>58.71</b>	<b>35,076.82</b>	<b>34,393.50</b>	<b>683.32</b>	<b>45,858.00</b>
<b>Total Other Expense</b>	<b>58.71</b>	<b>0.00</b>	<b>58.71</b>	<b>35,076.82</b>	<b>34,393.50</b>	<b>683.32</b>	<b>45,858.00</b>
<b>Net Other Income</b>	<b>(58.71)</b>	<b>0.00</b>	<b>(58.71)</b>	<b>(35,076.82)</b>	<b>(34,393.50)</b>	<b>(683.32)</b>	<b>(45,858.00)</b>
<b>Net Income</b>	<b>1,809.21</b>	<b>0.00</b>	<b>1,809.21</b>	<b>6,707.61</b>	<b>0.00</b>	<b>6,707.61</b>	<b>0.00</b>