

Bellacina By Casey Key Community Association, Inc
Proposed - January 1 - December 31, 2019

	2018 Approved Budget	2018 Year to Date (Month)	2019 Approved Budget
Units:	306	8	307
REVENUES			
Operating Assessments	745,503.29	171,597.55	826,524.09
Reserve Assessments	45,299.16	9,932.76	34,900.00
Benefit Assessments	326,808.00	71,616.92	372,246.00
Misc. income, transponder	0.00	1,945.00	0.00
Interest income - Oper.	0.00	19.39	0.00
Reserve Interest	0.00	13.13	0.00
Shared Maint Contribution #1	16,158.46	7,919.74	14,454.32
Shared Maint Contribution #2	16,117.65	8,523.13	14,366.19
Welland & SWMD Contribution	3,999.00	2,810.32	3,999.00
Fitness Class Income	0.00	3,843.95	0.00
Capital Contribution	0.00	1,000.00	0.00
Other Income	0.00	264.00	0.00
Application Fees	0.00	1,145.00	0.00
Social Income	0.00	751.00	0.00
	<u>1,153,885.56</u>	<u>281,381.89</u>	<u>1,266,489.60</u>
EXPENSES			
Administrative			
Contingency	0.00	1,460.00	0.00
Accounting-Annual Audit	4,500.00	0.00	4,500.00
Legal	1,500.00	0.00	1,500.00
Staff/Payroll	76,000.00	53,381.97	78,280.00
Management Fee	56,732.40	19,183.10	56,732.40
Lifestyle Management Fee	51,500.00	34,333.36	51,500.00
Annual Filing Fees	75.00	0.00	75.00
Insurance - Prop, Liab. D&O	26,000.00	0.00	19,700.00
License Fees	4,750.00	675.00	4,825.00
Computer Support Network	1,438.20	467.74	1,438.20
Bank Charge/Coupon Book	585.00	387.00	585.00
Website and mass email server	3,276.00	2,367.00	3,276.00
Office Operation Expenses	3,180.00	4,697.97	5,500.00
Total Administrative	<u>229,536.60</u>	<u>116,953.14</u>	<u>227,911.60</u>
Gate Maintenance			
Gate Maint & Date Base	46,860.00	26,493.78	46,860.00
Gate Camera/Telephone	3,300.00	1,967.76	4,692.00
Gate Credentials	300.00	744.20	0.00
Total Gate Maintenance	<u>50,460.00</u>	<u>29,205.74</u>	<u>51,552.00</u>
Amenities			
Building Maintenance	5,800.00	13,415.48	5,800.00
Building Supplies/Materials	1,800.00	480.48	1,800.00
Pest Control	948.00	676.24	2,235.00
Janitorial Services	11,556.00	7,704.00	11,556.00
Janitorial Supplies	1,800.00	1,419.99	2,200.00
Linens/Towels	14,500.00	13,662.41	20,000.00
Decorations	3,000.00	1,033.55	4,000.00
Social Events/Supplies	15,000.00	7,528.73	15,000.00
Fitness/Instructor Expense	2,000.00	3,867.85	5,500.00
Spa Supplies	1,200.00	1,789.89	2,100.00
Signature Events	50,000.00	30,099.93	50,000.00
Coffee Station Supplies	1,500.00	2,089.30	3,600.00
Kitchen Supplies	0.00	35.29	100.00
Lifestyle Newsletter	3,000.00	2,762.74	4,500.00
Fitness Equip. Maintenance	1,800.00	119.95	1,800.00
Pool Maint Contract	10,200.00	6,800.00	10,200.00
Pool Repair, Furniture, Supply	2,800.00	391.29	2,800.00
Sports Court Maintenance	5,000.00	7,962.19	8,000.00
Parks Maintenance	1,200.00	1,789.49	2,700.00
Total Amenities	<u>133,104.00</u>	<u>103,628.80</u>	<u>153,891.00</u>

Grounds Maintenance

Grounds Maintenance - Common	118,980.00	92,540.00	181,000.00
Grounds Repair & Maint	4,200.00	4,875.00	4,200.00
Grounds - Sod/Plant replacement	8,000.00	27,500.57	8,000.00
Grounds - Tree Trimming	2,000.00	0.00	2,000.00
Common Area Mulch	32,000.00	0.00	32,000.00
Residential Mulch	44,370.00	0.00	0.00
Lake Maintenance/Littorals	0.00	3,175.52	5,648.88
Irrigation Pump Maint	5,000.00	2,262.50	5,000.00
Irrigation Maint & Repairs	12,000.00	49,932.18	12,000.00
Security/Alarm	1,800.00	0.00	1,800.00
Entry Monument/Fence	1,800.00	0.00	1,800.00
Total Maintenance	230,150.00	180,285.77	253,448.88

Utilities

Electric Common Area	18,500.00	7,058.28	12,000.00
Electric-Gates	3,000.00	1,004.55	3,000.00
Electric Street Lights	12,000.00	7,532.60	16,000.00
Gas - Pool, Fire Pits, Grill	3,000.00	9,154.12	15,000.00
Water & Sewer	8,500.00	3,528.08	6,500.00
Telephones- Site	6,240.00	3,997.51	6,360.00
Trash Disposal	3,480.00	2,616.26	4,044.00
Total Utilities	54,720.00	34,891.40	62,904.00

Maintenance Cost Sharing VOTT

Internal Rd/Landscape/Mulch/Irrigation (2018)	98,582.91	55,150.00	
Insurance	0.00	0.00	6,300.00
Stormwater Drainage Pipe	0.00	0.00	2,000.00
Lake Maintenance (Lakes 1,2,6 & 7*)	0.00	0.00	5,011.92
Bahia - Lake Banks Mow & Trim (Lakes 1,2, 6 & 7*)	0.00	0.00	4,080.00
Street Edge Mowing	0.00	0.00	19,200.00
Irrigation Wet Checks and Maintenance	0.00	0.00	5,520.00
Tree Trim & Mulch & Replacements (4.66 acres)	0.00	0.00	29,645.00
Enhanced Landscape Maintenance & Replacements (8.89 acres)	0.00	0.00	4,500.00
Littoral Shelf (1,2,6&7)	0.00	0.00	1,579.20
Irrigation Pump Station Maintenance & Repair	0.00	0.00	5,300.00
Reserves (Pump)	0.00	0.00	5,000.00
Preserve & Wetland Stormwater	21,500.00	11,584.00	
Preserve Maintenance (formerly Preserve & Wetland in 2018)	0.00	0.00	15,000.00
Mitigation Maintenance	0.00	0.00	6,500.00
Total Maint Cost Sharing VOTT	120,082.91	66,734.00	109,636.12

Reserves (pooled)			
Reserves	45,299.16	9,945.89	34,900.00
Total Reserves	<u>45,299.16</u>	<u>9,945.89</u>	<u>34,900.00</u>
Total Reserves & Operating Expenses	863,352.67	541,644.74	894,243.60
Residential Landscape Maintenance (Includes mulch)	326,808.00	74,137.00	327,876.00
Residential Mulch	0.00	0.00	44,370.00
	<u>326,808.00</u>	<u>74,137.00</u>	<u>372,246.00</u>
TOTAL EXPENSES	<u>1,190,160.67</u>	<u>615,781.74</u>	<u>1,266,489.60</u>
Net Income (Loss)	0.00		0.00

	2018		2019	
	Annual	Quarter	Annual	Quarter
Operating and Reserve Assessment	\$2,702.87	\$675.72	\$2,805.94	\$701.49
Benefit Assessment	\$1,068.00	\$267.00	\$1,212.53	\$303.13
Total Assessment	\$3,770.87	\$942.72	\$4,018.47	\$1,004.62

JW - HOA Director