



# BELLACINA

*by Casey Key*

AN ESPLANADE COMMUNITY

## FINANCIAL STATEMENTS

FOR THE PERIOD ENDING

**11/30/2019**

PREPARED BY:



**POPE PROPERTIES**

Community Management \* Lifestyle \* Golf

438 INTERSTATE COURT

SARASOTA FL 34240

941.444.6600

# Bellacina by Casey Key Homeowners Association, Inc.

## Income and Expense Statement

Period 11/1/2019 To 11/30/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Income</b>							
4100 OPERATING ASSE	43,805.90	68,877.00	(25,071.10)	402,036.41	757,847.00	(355,610.59)	826,524.00
4105 RESERVE ASSESS	1,848.48	2,908.00	(1,059.52)	16,963.93	31,988.00	(15,024.07)	34,900.00
4110 BENEFIT ASSESSM	19,724.38	31,021.00	(11,296.62)	180,918.29	341,231.00	(160,312.71)	372,246.00
4111 MISCELLANEOUS I	560.00	0.00	560.00	4,485.00	0.00	4,485.00	0.00
4112 INTEREST INCOME	1.39	0.00	1.39	31.11	0.00	31.11	0.00
4115 INTEREST RESERV	12.03	0.00	12.03	106.37	0.00	106.37	0.00
4120 LATE FEE	75.00	0.00	75.00	678.90	0.00	678.90	0.00
4130 VOTT PARTNERS -	831.19	1,205.00	(373.81)	16,289.00	13,255.00	3,034.00	14,454.32
4140 VOTT A,B,C,D - LAI	826.12	1,197.00	(370.88)	18,523.34	13,167.00	5,356.34	14,366.00
4150 VOTT PARTNERS -	376.65	333.00	43.65	5,637.66	3,663.00	1,974.66	3,999.00
4255 OWNER INTEREST	0.00	0.00	0.00	131.86	0.00	131.86	0.00
4285 FITNESS CLASS IN	570.00	0.00	570.00	7,030.00	0.00	7,030.00	0.00
4287 SPA INCOME	480.00	0.00	480.00	2,710.00	0.00	2,710.00	0.00
4290 CAPITAL CONTRIB	2,000.00	0.00	2,000.00	5,000.00	0.00	5,000.00	0.00
4300 OTHER INCOME	48.00	0.00	48.00	128.00	0.00	128.00	0.00
4320 APPLICATION FEE	0.00	0.00	0.00	1,325.00	0.00	1,325.00	0.00
4860 SOCIAL INCOME	0.00	0.00	0.00	2,852.00	0.00	2,852.00	0.00
<b>TOTAL Income</b>	<b>71,159.14</b>	<b>105,541.00</b>	<b>(34,381.86)</b>	<b>664,846.87</b>	<b>1,160,951.00</b>	<b>(496,104.13)</b>	<b>1,266,489.32</b>
<b>TOTAL Income</b>	<b>71,159.14</b>	<b>105,541.00</b>	<b>(34,381.86)</b>	<b>664,846.87</b>	<b>1,160,951.00</b>	<b>(496,104.13)</b>	<b>1,266,489.32</b>
<b>Expense</b>							
<b>Administrative</b>							
5005 FOBS & STICKERS	0.00	0.00	0.00	(720.00)	0.00	720.00	0.00
5101 ACCOUNTING - AU	5,000.00	0.00	(5,000.00)	5,750.00	4,500.00	(1,250.00)	4,500.00
5105 LEGAL FEES	0.00	125.00	125.00	0.00	1,375.00	1,375.00	1,500.00
5110 STAFF/PAYROLL	9,538.75	6,523.00	(3,015.75)	127,986.44	71,753.00	(56,233.44)	78,280.00
5115 MANAGEMENT FEI	2,889.15	4,728.00	1,838.85	27,593.70	52,008.00	24,414.30	56,732.40
5120 MANAGEMENT FEI	4,291.67	4,292.00	0.33	47,208.37	47,212.00	3.63	51,500.00
5125 ANNUAL CORPORV	0.00	0.00	0.00	0.00	75.00	75.00	75.00
5130 INSURANCE - PRO	0.00	1,642.00	1,642.00	0.00	18,062.00	18,062.00	19,700.00
5135 LICENSE FEES	0.00	402.00	402.00	1,548.00	4,422.00	2,874.00	4,825.00
5140 COMPUTER SUPP	51.28	120.00	68.72	771.55	1,320.00	548.45	1,438.20
5145 BANK CHARGES C	0.00	49.00	49.00	220.50	539.00	318.50	585.00
5150 WEBSITE AND MA	387.00	273.00	(114.00)	4,304.67	3,003.00	(1,301.67)	3,276.00
5155 OFFICE OPERATIC	425.78	458.00	32.22	8,534.59	5,038.00	(3,496.59)	5,500.00
<b>TOTAL Administrative</b>	<b>22,583.63</b>	<b>18,612.00</b>	<b>(3,971.63)</b>	<b>223,197.82</b>	<b>209,307.00</b>	<b>(13,890.82)</b>	<b>227,911.60</b>
<b>Amenities</b>							
5401 BUILDING MAINTEN	130.00	483.00	353.00	14,576.32	5,313.00	(9,263.32)	5,800.00
5405 BUILDING SUPPLIE	0.00	150.00	150.00	3,118.29	1,650.00	(1,468.29)	1,800.00
5410 PEST CONTROL	318.86	186.00	(132.86)	1,688.46	2,046.00	357.54	2,235.00
5415 JANITORIAL SERVI	963.00	963.00	0.00	11,117.50	10,593.00	(524.50)	11,556.00
5420 JANITORIAL SUPPI	0.00	183.00	183.00	1,557.44	2,013.00	455.56	2,200.00
5425 LINENS/TOWELS	246.58	1,667.00	1,420.42	21,823.60	18,337.00	(3,486.60)	20,000.00

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Period 11/1/2019 To 11/30/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
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5430 DECORATIONS	3,095.00	333.00	(2,762.00)	3,320.00	3,663.00	343.00	4,000.00
5432 SOCIAL EVENTS/S	890.00	1,250.00	360.00	12,565.16	13,750.00	1,184.84	15,000.00
5433 FITNESS INSTRUC	700.00	458.00	(242.00)	5,403.70	5,038.00	(365.70)	5,500.00
5434 SPA SUPPLIES	288.00	175.00	(113.00)	3,953.83	1,925.00	(2,028.83)	2,100.00
5435 SIGNATURE EVEN'	9,773.85	4,167.00	(5,606.85)	39,371.74	45,837.00	6,465.26	50,000.00
5436 COFFEE BAR SUPI	36.69	300.00	263.31	4,458.92	3,300.00	(1,158.92)	3,600.00
5438 KITCHEN SUPPLIE	0.00	8.00	8.00	0.00	88.00	88.00	100.00
5439 LIFESTYLE NEWSL	365.94	375.00	9.06	4,191.19	4,125.00	(66.19)	4,500.00
5440 FITNESS EQUIP M/	0.00	150.00	150.00	2,155.31	1,650.00	(505.31)	1,800.00
5445 POOL MAINTENAN	850.00	850.00	0.00	9,350.00	9,350.00	0.00	10,200.00
5450 POOL SUPPLIES, F	1,234.49	233.00	(1,001.49)	11,761.54	2,563.00	(9,198.54)	2,800.00
5455 SPORTS COURT M	1,060.44	667.00	(393.44)	15,677.18	7,337.00	(8,340.18)	8,000.00
5460 PARK MAINTENAN	321.00	225.00	(96.00)	15,509.97	2,475.00	(13,034.97)	2,700.00
<b>TOTAL Amenities</b>	<b>20,273.85</b>	<b>12,823.00</b>	<b>(7,450.85)</b>	<b>181,600.15</b>	<b>141,053.00</b>	<b>(40,547.15)</b>	<b>153,891.00</b>
<b><u>Gate Maintenance</u></b>							
5301 GATE MAINT. & DA	6,448.50	3,905.00	(2,543.50)	59,203.32	42,955.00	(16,248.32)	46,860.00
5305 GATE CAMERA/TE	608.51	391.00	(217.51)	9,905.18	4,301.00	(5,604.18)	4,692.00
5310 GATE CREDENTIAL	0.00	0.00	0.00	1,723.00	0.00	(1,723.00)	0.00
<b>TOTAL Gate Maintenance</b>	<b>7,057.01</b>	<b>4,296.00</b>	<b>(2,761.01)</b>	<b>70,831.50</b>	<b>47,256.00</b>	<b>(23,575.50)</b>	<b>51,552.00</b>
<b><u>Maintenance</u></b>							
5501 GROUNDS MAINT -	6,534.68	15,083.00	8,548.32	73,675.48	165,913.00	92,237.52	181,000.00
5503 RESIDENTIAL LANI	16,903.26	27,323.00	10,419.74	162,329.98	300,553.00	138,223.02	327,876.00
5505 GROUNDS REPAIR	0.00	350.00	350.00	8,810.63	3,850.00	(4,960.63)	4,200.00
5510 GROUNDS - SOD/F	740.00	667.00	(73.00)	108,068.50	7,337.00	(100,731.50)	8,000.00
5515 GROUNDS - TREE	0.00	167.00	167.00	3,265.00	1,837.00	(1,428.00)	2,000.00
5520 COMMON AREA MI	0.00	2,667.00	2,667.00	23,078.75	29,337.00	6,258.25	32,000.00
5525 RESIDENTIAL MUL	0.00	3,698.00	3,698.00	39,015.00	40,678.00	1,663.00	44,370.00
5527 LAKE MAINTENAN	784.84	471.00	(313.84)	6,029.74	5,181.00	(848.74)	5,648.88
5530 IRRIG PUMP MAIN'	0.00	417.00	417.00	24,679.83	4,587.00	(20,092.83)	5,000.00
5535 IRRIGATION MAIN'	9,155.04	1,000.00	(8,155.04)	56,739.35	11,000.00	(45,739.35)	12,000.00
5540 SECURITY/ALARM	144.45	150.00	5.55	144.45	1,650.00	1,505.55	1,800.00
5545 ENTRY MONUMEN	0.00	150.00	150.00	0.00	1,650.00	1,650.00	1,800.00
6010 INTERNAL RD/LAN	5,088.24	7,345.00	2,276.76	74,527.69	80,795.00	6,267.31	88,136.12
6020 PRESERVE & WET	2,025.00	1,792.00	(233.00)	29,385.00	19,712.00	(9,673.00)	21,500.00
<b>TOTAL Maintenance</b>	<b>41,355.51</b>	<b>61,280.00</b>	<b>19,924.49</b>	<b>609,749.40</b>	<b>674,080.00</b>	<b>64,330.60</b>	<b>735,331.00</b>
<b><u>Reserve</u></b>							
8000 RESERVE - GENE'	1,848.48	2,908.00	1,059.52	16,963.93	31,988.00	15,024.07	34,900.00
8005 RESERVE INTERE'	12.03	0.00	(12.03)	106.37	0.00	(106.37)	0.00
<b>TOTAL Reserve</b>	<b>1,860.51</b>	<b>2,908.00</b>	<b>1,047.49</b>	<b>17,070.30</b>	<b>31,988.00</b>	<b>14,917.70</b>	<b>34,900.00</b>
<b><u>Utilities</u></b>							
5601 ELECTRIC - COMM	848.57	1,000.00	151.43	10,674.39	11,000.00	325.61	12,000.00
5605 ELECTRIC - GATES	117.07	250.00	132.93	1,974.15	2,750.00	775.85	3,000.00
5610 ELECTRIC - STREE	1,688.31	1,333.00	(355.31)	18,682.28	14,663.00	(4,019.28)	16,000.00
5613 GAS - POOL, FIRE	558.60	1,250.00	691.40	11,300.44	13,750.00	2,449.56	15,000.00

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5615 WATER & SEWER	529.49	542.00	12.51	5,606.58	5,962.00	355.42	6,500.00
5620 TELEPHONE - SITE	637.27	530.00	(107.27)	7,643.69	5,830.00	(1,813.69)	6,360.00
5625 TRASH REMOVAL	417.78	337.00	(80.78)	4,553.00	3,707.00	(846.00)	4,044.00
TOTAL Utilities	4,797.09	5,242.00	444.91	60,434.53	57,662.00	(2,772.53)	62,904.00
TOTAL Expense	97,927.60	105,161.00	7,233.40	1,162,883.70	1,161,346.00	(1,537.70)	1,266,489.60
Excess Revenue / Expense	(26,768.46)	380.00	(27,148.46)	(498,036.83)	(395.00)	(497,641.83)	(0.28)

# Balance Sheet

Friday, December 27, 2019

8:45

Period 11/30/2019

## Bellacina by Casey Key Homeowners Association, Inc.

	Operating	reserves	Total
<b>Assets</b>			
<u>Current Asset</u>			
CASH - OPERATING MOE	371,057.17		371,057.17
CASH - RESERVE MOB		36,590.20	36,590.20
ASSESSMENT RECEIVAI	142.62		142.62
ACCOUNTS RECEIVABLI	1,721.31		1,721.31
DUE FROM VOTT PARTM	4,819.12		4,819.12
DUE FROM VOTT A,B,C,I	10,364.14		10,364.14
PREPAID EXPENSES	837.00		837.00
DUE FROM OPERATING		3,592.50	3,592.50
DEPOSITS - UTILITY	4,692.00		4,692.00
<u>Total Current Asset</u>	<u>393,633.36</u>	<u>40,182.70</u>	<u>433,816.06</u>
<i>Total Assets</i>	<i>393,633.36</i>	<i>40,182.70</i>	<i>433,816.06</i>
<b>Liabilities &amp; Equity</b>			
<u>Current Liability</u>			
UNEARNED REVENUE	58,602.84		58,602.84
ACCOUNTS PAYABLE	200,191.61		200,191.61
PREPAID ASSESSMENT!	21,564.21		21,564.21
ARCHITECTURAL DEPO!	10,500.00		10,500.00
RENTAL DEPOSITS	250.00		250.00
ACCRUED EXPENSES	2,184.94		2,184.94
DUE TO RESERVES	3,592.50		3,592.50
<u>Total Current Liability</u>	<u>296,886.10</u>		<u>296,886.10</u>
<u>Long Term Liability</u>			
LOAN-T MORRISON	1,965,119.57		1,965,119.57
<u>Total Long Term Liability</u>	<u>1,965,119.57</u>		<u>1,965,119.57</u>
<u>Fund Balance</u>			
FUND BALANCE	(1,370,335.48)		(1,370,335.48)
Net Income	(498,036.83)		(498,036.83)
<u>Total Fund Balance</u>	<u>(1,868,372.31)</u>		<u>(1,868,372.31)</u>
<u>Reserve</u>			
RESERVES		40,035.85	40,035.85
RESERVE UNALLOCATE		146.85	146.85
<u>Total Reserve</u>		<u>40,182.70</u>	<u>40,182.70</u>
<u>Total Liabilities &amp; Equity</u>	<u>393,633.36</u>	<u>40,182.70</u>	<u>433,816.06</u>