



BELLACINA

by Casey Key

AN ESPLANADE COMMUNITY

FINANCIAL STATEMENTS

FOR THE PERIOD ENDING

12/31/2019

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 12/1/2019 To 12/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
4100 OPERATING ASSE	41,993.03	68,877.00	(26,883.97)	444,029.44	826,524.00	(382,494.56)	826,524.00
4105 RESERVE ASSESS	1,772.53	2,912.00	(1,139.47)	18,736.46	34,900.00	(16,163.54)	34,900.00
4110 BENEFIT ASSESSM	18,910.98	31,015.00	(12,104.02)	199,829.27	372,246.00	(172,416.73)	372,246.00
4111 MISCELLANEOUS I	450.00	0.00	450.00	4,935.00	0.00	4,935.00	0.00
4112 INTEREST INCOME	12.97	0.00	12.97	44.08	0.00	44.08	0.00
4115 INTEREST RESER)	12.63	0.00	12.63	119.00	0.00	119.00	0.00
4120 LATE FEE	0.00	0.00	0.00	678.90	0.00	678.90	0.00
4130 VOTT PARTNERS -	1,197.51	1,199.32	(1.81)	17,486.51	14,454.32	3,032.19	14,454.32
4140 VOTT A,B,C,D - LAI	1,190.20	1,199.00	(8.80)	19,713.54	14,366.00	5,347.54	14,366.00
4150 VOTT PARTNERS -	468.72	336.00	132.72	6,106.38	3,999.00	2,107.38	3,999.00
4255 OWNER INTEREST	0.00	0.00	0.00	131.86	0.00	131.86	0.00
4285 FITNESS CLASS IN	876.00	0.00	876.00	7,906.00	0.00	7,906.00	0.00
4287 SPA INCOME	720.00	0.00	720.00	3,430.00	0.00	3,430.00	0.00
4290 CAPITAL CONTRIB	0.00	0.00	0.00	5,000.00	0.00	5,000.00	0.00
4300 OTHER INCOME	207.00	0.00	207.00	335.00	0.00	335.00	0.00
4320 APPLICATION FEE:	450.00	0.00	450.00	1,775.00	0.00	1,775.00	0.00
4860 SOCIAL INCOME	52.00	0.00	52.00	2,904.00	0.00	2,904.00	0.00
TOTAL Income	68,313.57	105,538.32	(37,224.75)	733,160.44	1,266,489.32	(533,328.88)	1,266,489.32
TOTAL Income	68,313.57	105,538.32	(37,224.75)	733,160.44	1,266,489.32	(533,328.88)	1,266,489.32
Expense							
<u>Administrative</u>							
5005 FOBS & STICKERS	0.00	0.00	0.00	(720.00)	0.00	720.00	0.00
5101 ACCOUNTING - AU	0.00	0.00	0.00	5,750.00	4,500.00	(1,250.00)	4,500.00
5105 LEGAL FEES	0.00	125.00	125.00	0.00	1,500.00	1,500.00	1,500.00
5110 STAFF/PAYROLL	18,284.93	6,527.00	(11,757.93)	146,271.37	78,280.00	(67,991.37)	78,280.00
5115 MANAGEMENT FEI	2,966.40	4,724.40	1,758.00	30,560.10	56,732.40	26,172.30	56,732.40
5120 MANAGEMENT FEI	4,291.67	4,288.00	(3.67)	51,500.04	51,500.00	(0.04)	51,500.00
5125 ANNUAL CORPOR/	0.00	0.00	0.00	0.00	75.00	75.00	75.00
5130 INSURANCE - PRO	0.00	1,638.00	1,638.00	0.00	19,700.00	19,700.00	19,700.00
5135 LICENSE FEES	0.00	403.00	403.00	1,548.00	4,825.00	3,277.00	4,825.00
5140 COMPUTER SUPP/	51.28	118.20	66.92	822.83	1,438.20	615.37	1,438.20
5145 BANK CHARGES C	0.00	46.00	46.00	220.50	585.00	364.50	585.00
5150 WEBSITE AND MAI	0.00	273.00	273.00	4,304.67	3,276.00	(1,028.67)	3,276.00
5155 OFFICE OPERATIC	1,994.63	462.00	(1,532.63)	10,529.22	5,500.00	(5,029.22)	5,500.00
TOTAL Administrative	27,588.91	18,604.60	(8,984.31)	250,786.73	227,911.60	(22,875.13)	227,911.60
<u>Amenities</u>							
5401 BUILDING MAINTEN	4,605.11	487.00	(4,118.11)	19,181.43	5,800.00	(13,381.43)	5,800.00
5405 BUILDING SUPPLIE	1,564.96	150.00	(1,414.96)	4,683.25	1,800.00	(2,883.25)	1,800.00
5410 PEST CONTROL	159.43	189.00	29.57	1,847.89	2,235.00	387.11	2,235.00
5415 JANITORIAL SERV/	963.00	963.00	0.00	12,080.50	11,556.00	(524.50)	11,556.00
5420 JANITORIAL SUPP/	119.95	187.00	67.05	1,677.39	2,200.00	522.61	2,200.00
5425 LINENS/TOWELS	2,387.94	1,663.00	(724.94)	24,211.54	20,000.00	(4,211.54)	20,000.00

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5430 DECORATIONS	0.00	337.00	337.00	3,320.00	4,000.00	680.00	4,000.00
5432 SOCIAL EVENTS/S	797.44	1,250.00	452.56	13,362.60	15,000.00	1,637.40	15,000.00
5433 FITNESS INSTRUC	1,295.00	462.00	(833.00)	6,698.70	5,500.00	(1,198.70)	5,500.00
5434 SPA SUPPLIES	529.94	175.00	(354.94)	4,483.77	2,100.00	(2,383.77)	2,100.00
5435 SIGNATURE EVEN	2,427.40	4,163.00	1,735.60	41,799.14	50,000.00	8,200.86	50,000.00
5436 COFFEE BAR SUPI	909.01	300.00	(609.01)	5,367.93	3,600.00	(1,767.93)	3,600.00
5438 KITCHEN SUPPLIE	0.00	12.00	12.00	0.00	100.00	100.00	100.00
5439 LIFESTYLE NEWSL	258.75	375.00	116.25	4,449.94	4,500.00	50.06	4,500.00
5440 FITNESS EQUIP M/	109.90	150.00	40.10	2,265.21	1,800.00	(465.21)	1,800.00
5445 POOL MAINTENAN	850.00	850.00	0.00	10,200.00	10,200.00	0.00	10,200.00
5450 POOL SUPPLIES, F	726.00	237.00	(489.00)	12,487.54	2,800.00	(9,687.54)	2,800.00
5455 SPORTS COURT M	535.00	663.00	128.00	16,212.18	8,000.00	(8,212.18)	8,000.00
5460 PARK MAINTENAN	1,116.00	225.00	(891.00)	16,625.97	2,700.00	(13,925.97)	2,700.00
TOTAL Amenities	19,354.83	12,838.00	(6,516.83)	200,954.98	153,891.00	(47,063.98)	153,891.00
<u>Gate Maintenance</u>							
5301 GATE MAINT. & DA	7,950.55	3,905.00	(4,045.55)	67,153.87	46,860.00	(20,293.87)	46,860.00
5305 GATE CAMERA/TE	492.07	391.00	(101.07)	10,397.25	4,692.00	(5,705.25)	4,692.00
5310 GATE CREDENTIAL	115.56	0.00	(115.56)	1,838.56	0.00	(1,838.56)	0.00
TOTAL Gate Maintenance	8,558.18	4,296.00	(4,262.18)	79,389.68	51,552.00	(27,837.68)	51,552.00
<u>Maintenance</u>							
5501 GROUNDS MAINT.	6,534.68	15,087.00	8,552.32	80,210.16	181,000.00	100,789.84	181,000.00
5503 RESIDENTIAL LANI	18,665.11	27,323.00	8,657.89	180,995.09	327,876.00	146,880.91	327,876.00
5505 GROUNDS REPAIR	2,308.75	350.00	(1,958.75)	11,119.38	4,200.00	(6,919.38)	4,200.00
5510 GROUNDS - SOD/F	13,448.00	663.00	(12,785.00)	121,516.50	8,000.00	(113,516.50)	8,000.00
5515 GROUNDS - TREE	0.00	163.00	163.00	3,265.00	2,000.00	(1,265.00)	2,000.00
5520 COMMON AREA MI	0.00	2,663.00	2,663.00	23,078.75	32,000.00	8,921.25	32,000.00
5525 RESIDENTIAL MUL	100.00	3,692.00	3,592.00	39,115.00	44,370.00	5,255.00	44,370.00
5527 LAKE MAINTENAN	569.14	467.88	(101.26)	6,598.88	5,648.88	(950.00)	5,648.88
5530 IRRIG PUMP MAIN	14,078.90	413.00	(13,665.90)	38,758.73	5,000.00	(33,758.73)	5,000.00
5535 IRRIGATION MAIN	7,487.85	1,000.00	(6,487.85)	64,227.20	12,000.00	(52,227.20)	12,000.00
5540 SECURITY/ALARM	4,130.03	150.00	(3,980.03)	4,274.48	1,800.00	(2,474.48)	1,800.00
5545 ENTRY MONUMEN	0.00	150.00	150.00	0.00	1,800.00	1,800.00	1,800.00
6010 INTERNAL RD/LAN	6,687.40	7,341.12	653.72	81,215.09	88,136.12	6,921.03	88,136.12
6020 PRESERVE & WET	2,937.66	1,786.00	(1,149.66)	32,322.66	21,500.00	(10,822.66)	21,500.00
TOTAL Maintenance	76,947.52	61,251.00	(15,696.52)	686,696.92	735,331.00	48,634.08	735,331.00
<u>Reserve</u>							
8000 RESERVE - GENE	1,772.53	2,912.00	1,139.47	18,736.46	34,900.00	16,163.54	34,900.00
8005 RESERVE INTERE	12.63	0.00	(12.63)	119.00	0.00	(119.00)	0.00
TOTAL Reserve	1,785.16	2,912.00	1,126.84	18,855.46	34,900.00	16,044.54	34,900.00
<u>Utilities</u>							
5601 ELECTRIC - COMM	900.00	1,000.00	100.00	11,574.39	12,000.00	425.61	12,000.00
5605 ELECTRIC - GATES	(33.39)	250.00	283.39	1,940.76	3,000.00	1,059.24	3,000.00
5610 ELECTRIC - STREE	1,688.00	1,337.00	(351.00)	20,370.28	16,000.00	(4,370.28)	16,000.00
5613 GAS - POOL, FIRE	1,825.81	1,250.00	(575.81)	13,126.25	15,000.00	1,873.75	15,000.00

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5615 WATER & SEWER	533.65	538.00	4.35	6,140.23	6,500.00	359.77	6,500.00
5620 TELEPHONE - SITE	657.27	530.00	(127.27)	8,300.96	6,360.00	(1,940.96)	6,360.00
5625 TRASH REMOVAL	386.27	337.00	(49.27)	4,939.27	4,044.00	(895.27)	4,044.00
TOTAL Utilities	<u>5,957.61</u>	<u>5,242.00</u>	<u>(715.61)</u>	<u>66,392.14</u>	<u>62,904.00</u>	<u>(3,488.14)</u>	<u>62,904.00</u>
TOTAL Expense	<u>140,192.21</u>	<u>105,143.60</u>	<u>(35,048.61)</u>	<u>1,303,075.91</u>	<u>1,266,489.60</u>	<u>(36,586.31)</u>	<u>1,266,489.60</u>
Excess Revenue / Expense	<u>(71,878.64)</u>	<u>394.72</u>	<u>(72,273.36)</u>	<u>(569,915.47)</u>	<u>(0.28)</u>	<u>(569,915.19)</u>	<u>(0.28)</u>

Balance Sheet

Tuesday, January 21, 2020

17:35

Period 12/31/2019

Bellacina by Casey Key Homeowners Association, Inc.

	Operating	reserves	Total
Assets			
<u>Current Asset</u>			
CASH - OPERATING MOI	287,476.96		287,476.96
CASH - RESERVE MOB		40,195.33	40,195.33
ASSESSMENT RECEIVAI	138.00		138.00
ACCOUNTS RECEIVABLI	3,030.41		3,030.41
DUE FROM VOTT PARTA	6,485.35		6,485.35
DUE FROM VOTT A,B,C,I	10,631.31		10,631.31
PREPAID EXPENSES	837.00		837.00
DUE FROM OPERATING		1,772.53	1,772.53
DEPOSITS - UTILITY	4,692.00		4,692.00
<u>Total Current Asset</u>	<u>313,291.03</u>	<u>41,967.86</u>	<u>355,258.89</u>
<u>Total Assets</u>	<u>313,291.03</u>	<u>41,967.86</u>	<u>355,258.89</u>
Liabilities & Equity			
<u>Current Liability</u>			
ACCOUNTS PAYABLE	142,820.16		142,820.16
PREPAID ASSESSMENT!	125,354.29		125,354.29
ARCHITECTURAL DEPO!	12,000.00		12,000.00
ACCRUED EXPENSES	6,475.43		6,475.43
DUE TO RESERVES	1,772.53		1,772.53
<u>Total Current Liability</u>	<u>288,422.41</u>		<u>288,422.41</u>
<u>Long Term Liability</u>			
LOAN-T MORRISON	1,965,119.57		1,965,119.57
RESERVES		41,808.38	41,808.38
RESERVE UNALLOCATE		159.48	159.48
<u>Total Long Term Liability</u>	<u>1,965,119.57</u>	<u>41,967.86</u>	<u>2,007,087.43</u>
<u>Fund Balance</u>			
FUND BALANCE	(1,370,335.48)		(1,370,335.48)
Net Income	(569,915.47)		(569,915.47)
<u>Total Fund Balance</u>	<u>(1,940,250.95)</u>		<u>(1,940,250.95)</u>
<u>Total Liabilities & Equity</u>	<u>313,291.03</u>	<u>41,967.86</u>	<u>355,258.89</u>