



BELLACINA

by Casey Key

AN ESPLANADE COMMUNITY

FINANCIAL STATEMENTS

FOR THE PERIOD ENDING

1/31/2019

PREPARED BY:



POPE PROPERTIES

Community Management • Lifestyle • Golf

438 INTERSTATE COURT
SARASOTA FL 34240
941.444.6600

Balance Sheet

Tuesday, February 19, 2019

9:40

Period 01/31/2019

Bellacina by Casey Key Homeowners Association, Inc.

	Operating	reserves	Total
Assets			
<u>Current Asset</u>			
CASH - OPERATING MOI	59,735.22		59,735.22
CASH - RESERVE MOB		21,607.84	21,607.84
ASSESSMENT RECEIVAI	7,908.58		7,908.58
ACCOUNTS RECEIVABLI	1,989.55		1,989.55
DUE FROM VOTT PARTA	8,217.01		8,217.01
DUE FROM VOTT A,B,C,I	14,268.76		14,268.76
DUE FROM OPERATING		2,832.07	2,832.07
DEPOSITS - UTILITY	4,563.00		4,563.00
<u>Total Current Asset</u>	<u>96,682.12</u>	<u>24,439.91</u>	<u>121,122.03</u>
<u>Total Assets</u>	<u>96,682.12</u>	<u>24,439.91</u>	<u>121,122.03</u>
Liabilities & Equity			
<u>Current Liability</u>			
UNEARNED REVENUE	91,755.29		91,755.29
ACCOUNTS PAYABLE	102,742.75		102,742.75
PREPAID ASSESSMENT!	10,338.37		10,338.37
ARCHITECTURAL DEPOI	8,500.00		8,500.00
RENTAL DEPOSITS	250.00		250.00
DUE TO RESERVES	2,832.07		2,832.07
<u>Total Current Liability</u>	<u>216,418.48</u>		<u>216,418.48</u>
<u>Long Term Liability</u>			
LOAN-T MORRISON	1,275,632.56		1,275,632.56
<u>Total Long Term Liability</u>	<u>1,275,632.56</u>		<u>1,275,632.56</u>
<u>Fund Balance</u>			
FUND BALANCE	(1,370,335.48)		(1,370,335.48)
Net Income	(25,033.44)		(25,033.44)
<u>Total Fund Balance</u>	<u>(1,395,368.92)</u>		<u>(1,395,368.92)</u>
<u>Reserve</u>			
RESERVES		24,392.09	24,392.09
RESERVE UNALLOCATE		47.82	47.82
<u>Total Reserve</u>		<u>24,439.91</u>	<u>24,439.91</u>
<u>Total Liabilities & Equity</u>	<u>96,682.12</u>	<u>24,439.91</u>	<u>121,122.03</u>

Bellacina by Casey Key Homeowners Association, Inc.
Income and Expense Statement

Period 1/1/2019 To 1/31/2019 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-	31,279.23	68,877.00	(37,597.77)	31,279.23	68,877.00	(37,597.77)	826,524.00
4105 RESERVE ASSESS	1,320.17	2,908.00	(1,587.83)	1,320.17	2,908.00	(1,587.83)	34,900.00
4110 BENEFIT ASSESSM	14,081.98	31,021.00	(16,939.02)	14,081.98	31,021.00	(16,939.02)	372,246.00
4111 MISCELLANEOUS I	351.00	0.00	351.00	351.00	0.00	351.00	0.00
4112 INTEREST INCOME	4.27	0.00	4.27	4.27	0.00	4.27	0.00
4115 INTEREST RESERV	7.34	0.00	7.34	7.34	0.00	7.34	0.00
4130 VOTT PARTNERS -	6,014.66	1,205.00	4,809.66	6,014.66	1,205.00	4,809.66	14,454.32
4140 VOTT A,B,C,D - LA	5,978.00	1,197.00	4,781.00	5,978.00	1,197.00	4,781.00	14,366.00
4150 VOTT PARTNERS -	0.00	333.00	(333.00)	0.00	333.00	(333.00)	3,999.00
4285 FITNESS CLASS IN	680.00	0.00	680.00	680.00	0.00	680.00	0.00
4320 APPLICATION FEE:	105.00	0.00	105.00	105.00	0.00	105.00	0.00
TOTAL Income	59,821.65	105,541.00	(45,719.35)	59,821.65	105,541.00	(45,719.35)	1,266,489.32
TOTAL Income	59,821.65	105,541.00	(45,719.35)	59,821.65	105,541.00	(45,719.35)	1,266,489.32
Expense							
<u>Administrative</u>							
5101 ACCOUNTING - AU	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00
5105 LEGAL FEES	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
5110 STAFF/PAYROLL	10,884.66	6,523.00	(4,361.66)	10,884.66	6,523.00	(4,361.66)	78,280.00
5115 MANAGEMENT FEI	2,363.85	4,728.00	2,364.15	2,363.85	4,728.00	2,364.15	56,732.40
5120 MANAGEMENT FEI	4,291.67	4,292.00	0.33	4,291.67	4,292.00	0.33	51,500.00
5125 ANNUAL CORPOR/	0.00	0.00	0.00	0.00	0.00	0.00	75.00
5130 INSURANCE - PRO	0.00	1,642.00	1,642.00	0.00	1,642.00	1,642.00	19,700.00
5135 LICENSE FEES	0.00	402.00	402.00	0.00	402.00	402.00	4,825.00
5140 COMPUTER SUPPL	51.28	120.00	68.72	51.28	120.00	68.72	1,438.20
5145 BANK CHARGES C	31.50	49.00	17.50	31.50	49.00	17.50	585.00
5150 WEBSITE AND MA	1,218.00	273.00	(945.00)	1,218.00	273.00	(945.00)	3,276.00
5155 OFFICE OPERATIC	768.17	458.00	(310.17)	768.17	458.00	(310.17)	5,500.00
TOTAL Administrative	19,609.13	18,612.00	(997.13)	19,609.13	18,612.00	(997.13)	227,911.60
<u>Amenities</u>							
5401 BUILDING MAINTEN	399.00	483.00	84.00	399.00	483.00	84.00	5,800.00
5405 BUILDING SUPPLIE	206.06	150.00	(56.06)	206.06	150.00	(56.06)	1,800.00
5410 PEST CONTROL	169.06	186.00	16.94	169.06	186.00	16.94	2,235.00
5415 JANITORIAL SERVI	963.00	963.00	0.00	963.00	963.00	0.00	11,556.00
5420 JANITORIAL SUPPI	49.59	183.00	133.41	49.59	183.00	133.41	2,200.00
5425 LINENS/TOWELS	2,958.61	1,667.00	(1,291.61)	2,958.61	1,667.00	(1,291.61)	20,000.00
5430 DECORATIONS	225.00	333.00	108.00	225.00	333.00	108.00	4,000.00
5432 SOCIAL EVENTS/S	1,535.02	1,250.00	(285.02)	1,535.02	1,250.00	(285.02)	15,000.00
5433 FITNESS INSTRUC	574.95	458.00	(116.95)	574.95	458.00	(116.95)	5,500.00
5434 SPA SUPPLIES	210.00	175.00	(35.00)	210.00	175.00	(35.00)	2,100.00
5435 SIGNATURE EVEN	966.00	4,167.00	3,201.00	966.00	4,167.00	3,201.00	50,000.00
5436 COFFEE BAR SUPI	430.14	300.00	(130.14)	430.14	300.00	(130.14)	3,600.00
5438 KITCHEN SUPPLIE	0.00	8.00	8.00	0.00	8.00	8.00	100.00

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Income and Expense Statement

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

	Current Month Operating			Year to Date Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
5439 LIFESTYLE NEWSL	331.70	375.00	43.30	331.70	375.00	43.30	4,500.00
5440 FITNESS EQUIP M/	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00
5445 POOL MAINTENAN	850.00	850.00	0.00	850.00	850.00	0.00	10,200.00
5450 POOL SUPPLIES, F	0.00	233.00	233.00	0.00	233.00	233.00	2,800.00
5455 SPORTS COURT M	1,285.00	667.00	(618.00)	1,285.00	667.00	(618.00)	8,000.00
5460 PARK MAINTENAN	513.79	225.00	(288.79)	513.79	225.00	(288.79)	2,700.00
TOTAL Amenities	11,686.92	12,823.00	1,156.08	11,686.92	12,823.00	1,156.08	153,891.00
<u>Gate Maintenance</u>							
5301 GATE MAINT. & DA	4,084.41	3,905.00	(179.41)	4,084.41	3,905.00	(179.41)	46,860.00
5305 GATE CAMERA/TE	482.16	391.00	(91.16)	482.16	391.00	(91.16)	4,692.00
5310 GATE CREDENTIAL	165.00	0.00	(165.00)	165.00	0.00	(165.00)	0.00
TOTAL Gate Maintenance	4,731.57	4,296.00	(435.57)	4,731.57	4,296.00	(435.57)	51,552.00
<u>Maintenance</u>							
5501 GROUNDS MAINT -	6,534.68	15,083.00	8,548.32	6,534.68	15,083.00	8,548.32	181,000.00
5503 RESIDENTIAL LANI	12,805.50	27,323.00	14,517.50	12,805.50	27,323.00	14,517.50	327,876.00
5505 GROUNDS REPAIR	2,277.50	350.00	(1,927.50)	2,277.50	350.00	(1,927.50)	4,200.00
5510 GROUNDS - SOD/F	8,250.00	667.00	(7,583.00)	8,250.00	667.00	(7,583.00)	8,000.00
5515 GROUNDS - TREE	846.00	167.00	(679.00)	846.00	167.00	(679.00)	2,000.00
5520 COMMON AREA MI	2,320.00	2,667.00	347.00	2,320.00	2,667.00	347.00	32,000.00
5525 RESIDENTIAL MUL	0.00	3,698.00	3,698.00	0.00	3,698.00	3,698.00	44,370.00
5527 LAKE MAINTENAN	372.34	471.00	98.66	372.34	471.00	98.66	5,648.88
5530 IRRIG PUMP MAIN	0.00	417.00	417.00	0.00	417.00	417.00	5,000.00
5535 IRRIGATION MAINT	1,249.55	1,000.00	(249.55)	1,249.55	1,000.00	(249.55)	12,000.00
5540 SECURITY/ALARM	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00
5545 ENTRY MONUMEN	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00
6010 INTERNAL RD/LAN	4,754.84	7,345.00	2,590.16	4,754.84	7,345.00	2,590.16	88,136.12
6020 PRESERVE & WET	0.00	1,792.00	1,792.00	0.00	1,792.00	1,792.00	21,500.00
TOTAL Maintenance	39,410.41	61,280.00	21,869.59	39,410.41	61,280.00	21,869.59	735,331.00
<u>Reserve</u>							
8000 RESERVE - GENE	1,320.17	2,908.00	1,587.83	1,320.17	2,908.00	1,587.83	34,900.00
8005 RESERVE INTERE	7.34	0.00	(7.34)	7.34	0.00	(7.34)	0.00
TOTAL Reserve	1,327.51	2,908.00	1,580.49	1,327.51	2,908.00	1,580.49	34,900.00
<u>Utilities</u>							
5601 ELECTRIC - COMM	1,035.06	1,000.00	(35.06)	1,035.06	1,000.00	(35.06)	12,000.00
5605 ELECTRIC - GATES	133.94	250.00	116.06	133.94	250.00	116.06	3,000.00
5610 ELECTRIC - STREE	1,689.63	1,333.00	(356.63)	1,689.63	1,333.00	(356.63)	16,000.00
5613 GAS - POOL, FIRE	3,979.14	1,250.00	(2,729.14)	3,979.14	1,250.00	(2,729.14)	15,000.00
5615 WATER & SEWER	283.45	542.00	258.55	283.45	542.00	258.55	6,500.00
5620 TELEPHONE - SITE	637.24	530.00	(107.24)	637.24	530.00	(107.24)	6,360.00
5625 TRASH REMOVAL	351.09	337.00	(14.09)	351.09	337.00	(14.09)	4,044.00
TOTAL Utilities	8,109.55	5,242.00	(2,867.55)	8,109.55	5,242.00	(2,867.55)	62,904.00
TOTAL Expense	84,855.09	105,161.00	20,305.91	84,855.09	105,161.00	20,305.91	1,266,489.60

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Income and Expense Statement

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

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Excess Revenue / Expense	<u>(25,033.44)</u>	<u>380.00</u>	<u>(25,413.44)</u>	<u>(25,033.44)</u>	<u>380.00</u>	<u>(25,413.44)</u>	<u>(0.28)</u>