



BELLACINA

by Casey Key

AN ESPLANADE COMMUNITY

FINANCIAL STATEMENTS

FOR THE PERIOD ENDING

2/28/2019

PREPARED BY:



POPE PROPERTIES

Community Management • Lifestyle • Golf

438 INTERSTATE COURT

SARASOTA FL 34240

941.444.6600

Balance Sheet

Monday, March 25, 2019

16:01

Period 02/28/2019

Bellacina by Casey Key Homeowners Association, Inc.

	Operating	reserves	Total
Assets			
<u>Current Asset</u>			
CASH - OPERATING MOI	16,025.24		16,025.24
CASH - RESERVE MOB		24,447.10	24,447.10
ASSESSMENT RECEIVAI	5,899.34		5,899.34
ACCOUNTS RECEIVABL	1,989.55		1,989.55
DUE FROM VOTT PARTN	7,701.07		7,701.07
DUE FROM VOTT A,B,C,I	15,427.26		15,427.26
DUE FROM OPERATING		1,365.43	1,365.43
DEPOSITS - UTILITY	4,563.00		4,563.00
<u>Total Current Asset</u>	<u>51,605.46</u>	<u>25,812.53</u>	<u>77,417.99</u>
<u>Total Assets</u>	<u>51,605.46</u>	<u>25,812.53</u>	<u>77,417.99</u>
Liabilities & Equity			
<u>Current Liability</u>			
UNEARNED REVENUE	45,877.64		45,877.64
ACCOUNTS PAYABLE	148,031.81		148,031.81
PREPAID ASSESSMENT:	11,342.99		11,342.99
ARCHITECTURAL DEPO:	10,000.00		10,000.00
RENTAL DEPOSITS	250.00		250.00
DUE TO RESERVES	1,365.43		1,365.43
<u>Total Current Liability</u>	<u>216,867.87</u>		<u>216,867.87</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	(70,559.49)		(70,559.49)
<u>Total Fund Balance</u>	<u>(1,440,894.97)</u>		<u>(1,440,894.97)</u>
<u>Reserve</u>			
RESERVES		25,757.52	25,757.52
RESERVE UNALLOCATE		55.01	55.01
<u>Total Reserve</u>		<u>25,812.53</u>	<u>25,812.53</u>
<u>Total Liabilities & Equity</u>	<u>51,605.46</u>	<u>25,812.53</u>	<u>77,417.99</u>

Bellacina by Casey Key Homeowners Association, Inc.

Income and Expense Statement

Period 2/1/2019 To 2/28/2019 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	32,385.96	68,877.00	(36,491.04)	63,665.19	137,754.00	(74,088.81)	826,524.00
4105 RESERVE ASSESS	1,365.43	2,908.00	(1,542.57)	2,685.60	5,816.00	(3,130.40)	34,900.00
4110 BENEFIT ASSESSA	14,566.70	31,021.00	(16,454.30)	28,648.68	62,042.00	(33,393.32)	372,246.00
4111 MISCELLANEOUS I	162.00	0.00	162.00	513.00	0.00	513.00	0.00
4112 INTEREST INCOME	1.96	0.00	1.96	6.23	0.00	6.23	0.00
4115 INTEREST RESERVA	7.19	0.00	7.19	14.53	0.00	14.53	0.00
4130 VOTT PARTNERS -	0.00	1,205.00	(1,205.00)	6,014.66	2,410.00	3,604.66	14,454.32
4140 VOTT A,B,C,D - LAI	2,324.10	1,197.00	1,127.10	8,302.10	2,394.00	5,908.10	14,366.00
4150 VOTT PARTNERS -	520.80	333.00	187.80	520.80	666.00	(145.20)	3,999.00
4285 FITNESS CLASS IN	654.00	0.00	654.00	1,334.00	0.00	1,334.00	0.00
4290 CAPITAL CONTRIB	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00	0.00
4320 APPLICATION FEE:	140.00	0.00	140.00	245.00	0.00	245.00	0.00
4860 SOCIAL INCOME	802.00	0.00	802.00	802.00	0.00	802.00	0.00
TOTAL Income	53,930.14	105,541.00	(51,610.86)	113,751.79	211,082.00	(97,330.21)	1,266,489.32
TOTAL Income	53,930.14	105,541.00	(51,610.86)	113,751.79	211,082.00	(97,330.21)	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	250.00	250.00	1,500.00
5110 STAFF/PAYROLL	10,968.51	6,523.00	(4,445.51)	21,853.17	13,046.00	(8,807.17)	78,280.00
5115 MANAGEMENT FEI	2,363.85	4,728.00	2,364.15	4,727.70	9,456.00	4,728.30	56,732.40
5120 MANAGEMENT FEI	4,291.67	4,292.00	0.33	8,583.34	8,584.00	0.66	51,500.00
5125 ANNUAL CORPORA	0.00	75.00	75.00	0.00	75.00	75.00	75.00
5130 INSURANCE - PRO	0.00	1,642.00	1,642.00	0.00	3,284.00	3,284.00	19,700.00
5135 LICENSE FEES	0.00	402.00	402.00	0.00	804.00	804.00	4,825.00
5140 COMPUTER SUPPL	51.28	120.00	68.72	102.56	240.00	137.44	1,438.20
5145 BANK CHARGES C	22.50	49.00	26.50	54.00	98.00	44.00	585.00
5150 WEBSITE AND MAI	0.00	273.00	273.00	1,218.00	546.00	(672.00)	3,276.00
5155 OFFICE OPERATIC	399.56	458.00	58.44	1,167.73	916.00	(251.73)	5,500.00
TOTAL Administrative	18,097.37	18,687.00	589.63	37,706.50	37,299.00	(407.50)	227,911.60
<u>Amenities</u>							
5401 BUILDING MAINTEN	2,407.00	483.00	(1,924.00)	2,719.00	966.00	(1,753.00)	5,800.00
5405 BUILDING SUPPLIE	0.00	150.00	150.00	206.06	300.00	93.94	1,800.00
5410 PEST CONTROL	84.53	186.00	101.47	253.59	372.00	118.41	2,235.00
5415 JANITORIAL SERVI	963.00	963.00	0.00	1,926.00	1,926.00	0.00	11,556.00
5420 JANITORIAL SUPPI	0.00	183.00	183.00	49.59	366.00	316.41	2,200.00
5425 LINENS/TOWELS	2,043.52	1,667.00	(376.52)	5,002.13	3,334.00	(1,668.13)	20,000.00
5430 DECORATIONS	0.00	333.00	333.00	225.00	666.00	441.00	4,000.00
5432 SOCIAL EVENTS/S	1,641.36	1,250.00	(391.36)	3,176.38	2,500.00	(676.38)	15,000.00
5433 FITNESS INSTRUC	560.00	458.00	(102.00)	1,134.95	916.00	(218.95)	5,500.00
5434 SPA SUPPLIES	315.00	175.00	(140.00)	525.00	350.00	(175.00)	2,100.00
5435 SIGNATURE EVEN'	8,044.87	4,167.00	(3,877.87)	9,010.87	8,334.00	(676.87)	50,000.00

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Income and Expense Statement

Period 2/1/2019 To 2/28/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
5436 COFFEE BAR SUPI	770.24	300.00	(470.24)	1,200.38	600.00	(600.38)	3,600.00
5438 KITCHEN SUPPLIE	0.00	8.00	8.00	0.00	16.00	16.00	100.00
5439 LIFESTYLE NEWSL	335.98	375.00	39.02	667.68	750.00	82.32	4,500.00
5440 FITNESS EQUIP M/	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
5445 POOL MAINTENAN	850.00	850.00	0.00	1,700.00	1,700.00	0.00	10,200.00
5450 POOL SUPPLIES, F	2,958.85	233.00	(2,725.85)	2,958.85	466.00	(2,492.85)	2,800.00
5455 SPORTS COURT M	635.00	667.00	32.00	1,920.00	1,334.00	(586.00)	8,000.00
5460 PARK MAINTENAN	548.49	225.00	(323.49)	1,062.28	450.00	(612.28)	2,700.00
TOTAL Amenities	22,157.84	12,823.00	(9,334.84)	33,737.76	25,646.00	(8,091.76)	153,891.00
<u>Gate Maintenance</u>							
5301 GATE MAINT. & DA	3,209.62	3,905.00	695.38	7,294.03	7,810.00	515.97	46,860.00
5305 GATE CAMERA/TE	494.55	391.00	(103.55)	976.71	782.00	(194.71)	4,692.00
5310 GATE CREDENTIAL	1,620.00	0.00	(1,620.00)	1,785.00	0.00	(1,785.00)	0.00
TOTAL Gate Maintenance	5,324.17	4,296.00	(1,028.17)	10,055.74	8,592.00	(1,463.74)	51,552.00
<u>Maintenance</u>							
5501 GROUNDS MAINT	6,534.68	15,083.00	8,548.32	13,069.36	30,166.00	17,096.64	181,000.00
5503 RESIDENTIAL LANI	13,146.98	27,323.00	14,176.02	25,952.48	54,646.00	28,693.52	327,876.00
5505 GROUNDS REPAIR	525.00	350.00	(175.00)	2,802.50	700.00	(2,102.50)	4,200.00
5510 GROUNDS - SOD/F	12,050.50	667.00	(11,383.50)	20,300.50	1,334.00	(18,966.50)	8,000.00
5515 GROUNDS - TREE	500.00	167.00	(333.00)	1,346.00	334.00	(1,012.00)	2,000.00
5520 COMMON AREA MI	0.00	2,667.00	2,667.00	2,320.00	5,334.00	3,014.00	32,000.00
5525 RESIDENTIAL MUL	0.00	3,698.00	3,698.00	0.00	7,396.00	7,396.00	44,370.00
5527 LAKE MAINTENAN	569.14	471.00	(98.14)	941.48	942.00	0.52	5,648.88
5530 IRRIG PUMP MAIN	525.00	417.00	(108.00)	525.00	834.00	309.00	5,000.00
5535 IRRIGATION MAINT	2,498.80	1,000.00	(1,498.80)	3,748.35	2,000.00	(1,748.35)	12,000.00
5540 SECURITY/ALARM	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
5545 ENTRY MONUMEN	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
6010 INTERNAL RD/LAN	7,107.31	7,345.00	237.69	11,862.15	14,690.00	2,827.85	88,136.12
6020 PRESERVE & WET	2,800.00	1,792.00	(1,008.00)	2,800.00	3,584.00	784.00	21,500.00
TOTAL Maintenance	46,257.41	61,280.00	15,022.59	85,667.82	122,560.00	36,892.18	735,331.00
<u>Reserve</u>							
8000 RESERVE - GENE	1,365.43	2,908.00	1,542.57	2,685.60	5,816.00	3,130.40	34,900.00
8005 RESERVE INTERE	7.19	0.00	(7.19)	14.53	0.00	(14.53)	0.00
TOTAL Reserve	1,372.62	2,908.00	1,535.38	2,700.13	5,816.00	3,115.87	34,900.00
<u>Utilities</u>							
5601 ELECTRIC - COMM	782.49	1,000.00	217.51	1,817.55	2,000.00	182.45	12,000.00
5605 ELECTRIC - GATE	143.84	250.00	106.16	277.78	500.00	222.22	3,000.00
5610 ELECTRIC - STREE	1,689.30	1,333.00	(356.30)	3,378.93	2,666.00	(712.93)	16,000.00
5613 GAS - POOL, FIRE	2,128.91	1,250.00	(878.91)	6,108.05	2,500.00	(3,608.05)	15,000.00
5615 WATER & SEWER	456.78	542.00	85.22	740.23	1,084.00	343.77	6,500.00
5620 TELEPHONE - SITE	781.69	530.00	(251.69)	1,418.93	1,060.00	(358.93)	6,360.00
5625 TRASH REMOVAL	350.77	337.00	(13.77)	701.86	674.00	(27.86)	4,044.00
TOTAL Utilities	6,333.78	5,242.00	(1,091.78)	14,443.33	10,484.00	(3,959.33)	62,904.00

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

Period 2/1/2019 To 2/28/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
TOTAL Expense	99,543.19	105,236.00	5,692.81	184,311.28	210,397.00	26,085.72	1,266,489.60
Excess Revenue / Expense	(45,613.05)	305.00	(45,918.05)	(70,559.49)	685.00	(71,244.49)	(0.28)