



# BELLACINA

*by Casey Key*

AN ESPLANADE COMMUNITY

## FINANCIAL STATEMENTS

FOR THE PERIOD ENDING

**3/31/2019**

PREPARED BY:



**POPE PROPERTIES**

Community Management • Lifestyle • Golf

438 INTERSTATE COURT

SARASOTA FL 34240

941.444.6600

# Balance Sheet

Thursday, April 18, 2019

8:05

Period 03/31/2019

## Bellacina by Casey Key Homeowners Association, Inc.

	Operating	reserves	Total
<b>Assets</b>			
<u>Current Asset</u>			
CASH - OPERATING MOE	34,292.55		34,292.55
CASH - RESERVE MOB		25,821.15	25,821.15
ASSESSMENT RECEIVAI	4,832.87		4,832.87
ACCOUNTS RECEIVABLI	1,010.00		1,010.00
DUE FROM VOTT PARTN	2,608.61		2,608.61
DUE FROM VOTT A,B,C,I	15,559.92		15,559.92
DUE FROM OPERATING		1,399.12	1,399.12
DEPOSITS - UTILITY	4,638.00		4,638.00
<u>Total Current Asset</u>	<u>62,941.95</u>	<u>27,220.27</u>	<u>90,162.22</u>
<u>Total Assets</u>	<u>62,941.95</u>	<u>27,220.27</u>	<u>90,162.22</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liability</u>			
ACCOUNTS PAYABLE	173,391.74		173,391.74
PREPAID ASSESSMENTI	71,250.56		71,250.56
ARCHITECTURAL DEPOS	11,000.00		11,000.00
RENTAL DEPOSITS	250.00		250.00
DUE TO RESERVES	1,399.12		1,399.12
<u>Total Current Liability</u>	<u>257,291.42</u>		<u>257,291.42</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	(99,646.55)		(99,646.55)
<u>Total Fund Balance</u>	<u>(1,469,982.03)</u>		<u>(1,469,982.03)</u>
<u>Reserve</u>			
RESERVES		27,156.64	27,156.64
RESERVE UNALLOCATE		63.63	63.63
<u>Total Reserve</u>		<u>27,220.27</u>	<u>27,220.27</u>
<u>Total Liabilities &amp; Equity</u>	<u>62,941.95</u>	<u>27,220.27</u>	<u>90,162.22</u>

# Bellacina by Casey Key Homeowners Association, Inc.

## Income and Expense Statement

Period 3/1/2019 To 3/31/2019 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-	33,107.52	68,877.00	(35,769.48)	96,772.71	206,631.00	(109,858.29)	826,524.00
4105 RESERVE ASSESS	1,399.12	2,908.00	(1,508.88)	4,084.72	8,724.00	(4,639.28)	34,900.00
4110 BENEFIT ASSESSM	14,880.98	31,021.00	(16,140.02)	43,529.66	93,063.00	(49,533.34)	372,246.00
4111 MISCELLANEOUS I	640.00	0.00	640.00	1,153.00	0.00	1,153.00	0.00
4112 INTEREST INCOME	1.35	0.00	1.35	7.58	0.00	7.58	0.00
4115 INTEREST RESERV	8.62	0.00	8.62	23.15	0.00	23.15	0.00
4130 VOTT PARTNERS -	922.22	1,205.00	(282.78)	6,936.88	3,615.00	3,321.88	14,454.32
4140 VOTT A,B,C,D - LAI	916.59	1,197.00	(280.41)	9,218.69	3,591.00	5,627.69	14,366.00
4150 VOTT PARTNERS -	0.00	333.00	(333.00)	520.80	999.00	(478.20)	3,999.00
4285 FITNESS CLASS IN	746.00	0.00	746.00	2,080.00	0.00	2,080.00	0.00
4290 CAPITAL CONTRIB	1,000.00	0.00	1,000.00	2,000.00	0.00	2,000.00	0.00
4300 OTHER INCOME	32.00	0.00	32.00	32.00	0.00	32.00	0.00
4320 APPLICATION FEE:	310.00	0.00	310.00	555.00	0.00	555.00	0.00
4860 SOCIAL INCOME	1,368.00	0.00	1,368.00	2,170.00	0.00	2,170.00	0.00
<b>TOTAL Income</b>	<b>55,332.40</b>	<b>105,541.00</b>	<b>(50,208.60)</b>	<b>169,084.19</b>	<b>316,623.00</b>	<b>(147,538.81)</b>	<b>1,266,489.32</b>
<b>TOTAL Income</b>	<b>55,332.40</b>	<b>105,541.00</b>	<b>(50,208.60)</b>	<b>169,084.19</b>	<b>316,623.00</b>	<b>(147,538.81)</b>	<b>1,266,489.32</b>
<b>Expense</b>							
<b>Administrative</b>							
5101 ACCOUNTING - AU	500.00	2,000.00	1,500.00	500.00	2,000.00	1,500.00	4,500.00
5105 LEGAL FEES	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
5110 STAFF/PAYROLL	11,319.50	6,523.00	(4,796.50)	33,172.67	19,569.00	(13,603.67)	78,280.00
5115 MANAGEMENT FEI	2,363.85	4,728.00	2,364.15	7,091.55	14,184.00	7,092.45	56,732.40
5120 MANAGEMENT FEI	4,291.67	4,292.00	0.33	12,875.01	12,876.00	0.99	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	1,642.00	1,642.00	0.00	4,926.00	4,926.00	19,700.00
5135 LICENSE FEES	0.00	402.00	402.00	0.00	1,206.00	1,206.00	4,825.00
5140 COMPUTER SUPPLI	51.28	120.00	68.72	153.84	360.00	206.16	1,438.20
5145 BANK CHARGES C	22.50	49.00	26.50	76.50	147.00	70.50	585.00
5150 WEBSITE AND MAI	0.00	273.00	273.00	1,218.00	819.00	(399.00)	3,276.00
5155 OFFICE OPERATIC	428.89	458.00	29.11	1,596.62	1,374.00	(222.62)	5,500.00
<b>TOTAL Administrative</b>	<b>18,977.69</b>	<b>20,612.00</b>	<b>1,634.31</b>	<b>56,684.19</b>	<b>57,911.00</b>	<b>1,226.81</b>	<b>227,911.60</b>
<b>Amenities</b>							
5401 BUILDING MAINTEN	1,323.25	483.00	(840.25)	4,042.25	1,449.00	(2,593.25)	5,800.00
5405 BUILDING SUPPLIE	776.26	150.00	(626.26)	1,264.74	450.00	(814.74)	1,800.00
5410 PEST CONTROL	74.90	186.00	111.10	328.49	558.00	229.51	2,235.00
5415 JANITORIAL SERVI	963.00	963.00	0.00	2,889.00	2,889.00	0.00	11,556.00
5420 JANITORIAL SUPPI	802.07	183.00	(619.07)	875.47	549.00	(326.47)	2,200.00
5425 LINENS/TOWELS	2,064.46	1,667.00	(397.46)	7,066.59	5,001.00	(2,065.59)	20,000.00
5430 DECORATIONS	0.00	333.00	333.00	225.00	999.00	774.00	4,000.00
5432 SOCIAL EVENTS/S	2,107.71	1,250.00	(857.71)	6,618.56	3,750.00	(2,868.56)	15,000.00
5433 FITNESS INSTRUC	513.78	458.00	(55.78)	1,648.73	1,374.00	(274.73)	5,500.00
5434 SPA SUPPLIES	336.00	175.00	(161.00)	861.00	525.00	(336.00)	2,100.00

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

Period 3/1/2019 To 3/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
5435 SIGNATURE EVEN	74.34	4,167.00	4,092.66	9,942.53	12,501.00	2,558.47	50,000.00
5436 COFFEE BAR SUP	33.69	300.00	266.31	1,234.07	900.00	(334.07)	3,600.00
5438 KITCHEN SUPPLIE	0.00	8.00	8.00	0.00	24.00	24.00	100.00
5439 LIFESTYLE NEWSL	348.82	375.00	26.18	1,016.50	1,125.00	108.50	4,500.00
5440 FITNESS EQUIP M/	0.00	150.00	150.00	0.00	450.00	450.00	1,800.00
5445 POOL MAINTENAN	850.00	850.00	0.00	2,550.00	2,550.00	0.00	10,200.00
5450 POOL SUPPLIES, F	3,140.91	233.00	(2,907.91)	6,099.76	699.00	(5,400.76)	2,800.00
5455 SPORTS COURT M	1,368.53	667.00	(701.53)	3,288.53	2,001.00	(1,287.53)	8,000.00
5460 PARK MAINTENAN	1,664.37	225.00	(1,439.37)	3,881.98	675.00	(3,206.98)	2,700.00
<b>TOTAL Amenities</b>	<b>16,442.09</b>	<b>12,823.00</b>	<b>(3,619.09)</b>	<b>53,833.20</b>	<b>38,469.00</b>	<b>(15,364.20)</b>	<b>153,891.00</b>
<b><u>Gate Maintenance</u></b>							
5301 GATE MAINT. & DA	2,741.02	3,905.00	1,163.98	10,035.05	11,715.00	1,679.95	46,860.00
5305 GATE CAMERA/TE	484.63	391.00	(93.63)	1,461.34	1,173.00	(288.34)	4,692.00
5310 GATE CREDENTIAL	0.00	0.00	0.00	1,785.00	0.00	(1,785.00)	0.00
<b>TOTAL Gate Maintenance</b>	<b>3,225.65</b>	<b>4,296.00</b>	<b>1,070.35</b>	<b>13,281.39</b>	<b>12,888.00</b>	<b>(393.39)</b>	<b>51,552.00</b>
<b><u>Maintenance</u></b>							
5501 GROUNDS MAINT -	6,534.68	15,083.00	8,548.32	19,604.04	45,249.00	25,644.96	181,000.00
5503 RESIDENTIAL LANI	13,573.83	27,323.00	13,749.17	39,526.31	81,969.00	42,442.69	327,876.00
5505 GROUNDS REPAIR	600.00	350.00	(250.00)	3,402.50	1,050.00	(2,352.50)	4,200.00
5510 GROUNDS - SOD/F	2,586.50	667.00	(1,919.50)	22,887.00	2,001.00	(20,886.00)	8,000.00
5515 GROUNDS - TREE	0.00	167.00	167.00	1,346.00	501.00	(845.00)	2,000.00
5520 COMMON AREA MI	0.00	2,667.00	2,667.00	2,320.00	8,001.00	5,681.00	32,000.00
5525 RESIDENTIAL MUL	0.00	3,698.00	3,698.00	0.00	11,094.00	11,094.00	44,370.00
5527 LAKE MAINTENAN	372.34	471.00	98.66	1,313.82	1,413.00	99.18	5,648.88
5530 IRRIG PUMP MAIN	0.00	417.00	417.00	525.00	1,251.00	726.00	5,000.00
5535 IRRIGATION MAINT	5,821.90	1,000.00	(4,821.90)	9,570.25	3,000.00	(6,570.25)	12,000.00
5540 SECURITY/ALARM	0.00	150.00	150.00	0.00	450.00	450.00	1,800.00
5545 ENTRY MONUMEN	0.00	150.00	150.00	0.00	450.00	450.00	1,800.00
6010 INTERNAL RD/LAN	5,623.23	7,345.00	1,721.77	17,485.38	22,035.00	4,549.62	88,136.12
6020 PRESERVE & WET	0.00	1,792.00	1,792.00	2,800.00	5,376.00	2,576.00	21,500.00
<b>TOTAL Maintenance</b>	<b>35,112.48</b>	<b>61,280.00</b>	<b>26,167.52</b>	<b>120,780.30</b>	<b>183,840.00</b>	<b>63,059.70</b>	<b>735,331.00</b>
<b><u>Reserve</u></b>							
8000 RESERVE - GENE	1,399.12	2,908.00	1,508.88	4,084.72	8,724.00	4,639.28	34,900.00
8005 RESERVE INTERE	8.62	0.00	(8.62)	23.15	0.00	(23.15)	0.00
<b>TOTAL Reserve</b>	<b>1,407.74</b>	<b>2,908.00</b>	<b>1,500.26</b>	<b>4,107.87</b>	<b>8,724.00</b>	<b>4,616.13</b>	<b>34,900.00</b>
<b><u>Utilities</u></b>							
5601 ELECTRIC - COMM	810.47	1,000.00	189.53	2,628.02	3,000.00	371.98	12,000.00
5605 ELECTRIC - GATES	152.35	250.00	97.65	430.13	750.00	319.87	3,000.00
5610 ELECTRIC - STREE	1,728.01	1,333.00	(395.01)	5,106.94	3,999.00	(1,107.94)	16,000.00
5613 GAS - POOL, FIRE	1,253.35	1,250.00	(3.35)	7,361.40	3,750.00	(3,611.40)	15,000.00
5615 WATER & SEWER	667.79	542.00	(125.79)	1,408.02	1,626.00	217.98	6,500.00
5620 TELEPHONE - SITE	637.24	530.00	(107.24)	2,056.17	1,590.00	(466.17)	6,360.00
5625 TRASH REMOVAL	351.25	337.00	(14.25)	1,053.11	1,011.00	(42.11)	4,044.00

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

Period 3/1/2019 To 3/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Utilities	5,600.46	5,242.00	(358.46)	20,043.79	15,726.00	(4,317.79)	62,904.00
TOTAL Expense	80,766.11	107,161.00	26,394.89	268,730.74	317,558.00	48,827.26	1,266,489.60
Excess Revenue / Expense	(25,433.71)	(1,620.00)	(23,813.71)	(99,646.55)	(935.00)	(98,711.55)	(0.28)