



BELLACINA

by Casey Key

AN ESPLANADE COMMUNITY

FINANCIAL STATEMENTS

FOR THE PERIOD ENDING

4/30/2019

PREPARED BY:



POPE PROPERTIES

Community Management • Lifestyle • Golf

438 INTERSTATE COURT

SARASOTA FL 34240

941.444.6600

Balance Sheet

Tuesday, May 14, 2019

11:29

Period 04/30/2019

Bellacina by Casey Key Homeowners Association, Inc.

	Operating	reserves	Total
Assets			
<u>Current Asset</u>			
CASH - OPERATING MOE	60,841.01		60,841.01
CASH - RESERVE MOB		25,829.64	25,829.64
ASSESSMENT RECEIVAI	11,731.63		11,731.63
ACCOUNTS RECEIVABLI	1,640.00		1,640.00
DUE FROM VOTT PARTN	3,679.77		3,679.77
DUE FROM VOTT A,B,C,I	9,060.41		9,060.41
DUE FROM OPERATING		2,863.87	2,863.87
DEPOSITS - UTILITY	4,838.00		4,838.00
<u>Total Current Asset</u>	<u>91,790.82</u>	<u>28,693.51</u>	<u>120,484.33</u>
<u>Total Assets</u>	<u>91,790.82</u>	<u>28,693.51</u>	<u>120,484.33</u>
Liabilities & Equity			
<u>Current Liability</u>			
UNEARNED REVENUE	101,801.49		101,801.49
ACCOUNTS PAYABLE	34,468.51		34,468.51
PREPAID ASSESSMENT	14,975.93		14,975.93
ARCHITECTURAL DEPOS	13,000.00		13,000.00
RENTAL DEPOSITS	250.00		250.00
ACCRUED EXPENSES	2,064.46		2,064.46
DUE TO RESERVES	2,863.87		2,863.87
<u>Total Current Liability</u>	<u>169,424.26</u>		<u>169,424.26</u>
<u>Long Term Liability</u>			
LOAN-T MORRISON	1,434,535.53		1,434,535.53
<u>Total Long Term Liability</u>	<u>1,434,535.53</u>		<u>1,434,535.53</u>
<u>Fund Balance</u>			
FUND BALANCE	(1,370,335.48)		(1,370,335.48)
Net Income	(141,833.49)		(141,833.49)
<u>Total Fund Balance</u>	<u>(1,512,168.97)</u>		<u>(1,512,168.97)</u>
<u>Reserve</u>			
RESERVES		28,621.39	28,621.39
RESERVE UNALLOCATE		72.12	72.12
<u>Total Reserve</u>		<u>28,693.51</u>	<u>28,693.51</u>
<u>Total Liabilities & Equity</u>	<u>91,790.82</u>	<u>28,693.51</u>	<u>120,484.33</u>

Bellacina by Casey Key Homeowners Association, Inc.

Income and Expense Statement

Period 4/1/2019 To 4/30/2019 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.	34,703.62	68,877.00	(34,173.38)	131,476.33	275,508.00	(144,031.67)	826,524.00
4105 RESERVE ASSESS	1,464.75	2,908.00	(1,443.25)	5,549.47	11,632.00	(6,082.53)	34,900.00
4110 BENEFIT ASSESSA	15,624.19	31,021.00	(15,396.81)	59,153.85	124,084.00	(64,930.15)	372,246.00
4111 MISCELLANEOUS I	415.00	0.00	415.00	1,568.00	0.00	1,568.00	0.00
4112 INTEREST INCOME	5.45	0.00	5.45	13.03	0.00	13.03	0.00
4115 INTEREST RESERV	8.49	0.00	8.49	31.64	0.00	31.64	0.00
4130 VOTT PARTNERS -	1,343.96	1,205.00	138.96	8,280.84	4,820.00	3,460.84	14,454.32
4140 VOTT A,B,C,D - LA	1,335.75	1,197.00	138.75	10,554.44	4,788.00	5,766.44	14,366.00
4150 VOTT PARTNERS -	1,413.60	333.00	1,080.60	1,934.40	1,332.00	602.40	3,999.00
4285 FITNESS CLASS IN	873.00	0.00	873.00	2,953.00	0.00	2,953.00	0.00
4290 CAPITAL CONTRIB	0.00	0.00	0.00	2,000.00	0.00	2,000.00	0.00
4300 OTHER INCOME	0.00	0.00	0.00	32.00	0.00	32.00	0.00
4320 APPLICATION FEE:	105.00	0.00	105.00	660.00	0.00	660.00	0.00
4860 SOCIAL INCOME	596.00	0.00	596.00	2,766.00	0.00	2,766.00	0.00
TOTAL Income	57,888.81	105,541.00	(47,652.19)	226,973.00	422,164.00	(195,191.00)	1,266,489.32
TOTAL Income	57,888.81	105,541.00	(47,652.19)	226,973.00	422,164.00	(195,191.00)	1,266,489.32
Expense							
<u>Administrative</u>							
5101 ACCOUNTING - AU	250.00	0.00	(250.00)	750.00	2,000.00	1,250.00	4,500.00
5105 LEGAL FEES	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
5110 STAFF/PAYROLL	12,855.34	6,523.00	(6,332.34)	46,028.01	26,092.00	(19,936.01)	78,280.00
5115 MANAGEMENT FEI	2,363.85	4,728.00	2,364.15	9,455.40	18,912.00	9,456.60	56,732.40
5120 MANAGEMENT FEI	4,291.67	4,292.00	0.33	17,166.68	17,168.00	1.32	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	6,568.00	6,568.00	19,700.00
5135 LICENSE FEES	0.00	402.00	402.00	0.00	1,608.00	1,608.00	4,825.00
5140 COMPUTER SUPPL	0.00	120.00	120.00	153.84	480.00	326.16	1,438.20
5145 BANK CHARGES C	36.00	49.00	13.00	112.50	196.00	83.50	585.00
5150 WEBSITE AND MA	799.67	273.00	(526.67)	2,017.67	1,092.00	(925.67)	3,276.00
5155 OFFICE OPERATIC	1,059.20	458.00	(601.20)	2,655.82	1,832.00	(823.82)	5,500.00
TOTAL Administrative	21,655.73	18,612.00	(3,043.73)	78,339.92	76,523.00	(1,816.92)	227,911.60
<u>Amenities</u>							
5401 BUILDING MAINTEI	319.33	483.00	163.67	4,361.58	1,932.00	(2,429.58)	5,800.00
5405 BUILDING SUPPLIE	60.00	150.00	90.00	1,324.74	600.00	(724.74)	1,800.00
5410 PEST CONTROL	243.96	186.00	(57.96)	572.45	744.00	171.55	2,235.00
5415 JANITORIAL SERVI	963.00	963.00	0.00	3,852.00	3,852.00	0.00	11,556.00
5420 JANITORIAL SUPPI	40.51	183.00	142.49	915.98	732.00	(183.98)	2,200.00
5425 LINENS/TOWELS	2,064.46	1,667.00	(397.46)	9,131.05	6,668.00	(2,463.05)	20,000.00
5430 DECORATIONS	0.00	333.00	333.00	225.00	1,332.00	1,107.00	4,000.00
5432 SOCIAL EVENTS/S	1,357.51	1,250.00	(107.51)	7,976.07	5,000.00	(2,976.07)	15,000.00
5433 FITNESS INSTRUC	343.00	458.00	115.00	1,991.73	1,832.00	(159.73)	5,500.00
5434 SPA SUPPLIES	535.50	175.00	(360.50)	1,396.50	700.00	(696.50)	2,100.00

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	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
5435 SIGNATURE EVEN	128.40	4,167.00	4,038.60	10,070.93	16,668.00	6,597.07	50,000.00
5436 COFFEE BAR SUPI	363.69	300.00	(63.69)	1,597.76	1,200.00	(397.76)	3,600.00
5438 KITCHEN SUPPLIE	0.00	8.00	8.00	0.00	32.00	32.00	100.00
5439 LIFESTYLE NEWSL	348.82	375.00	26.18	1,365.32	1,500.00	134.68	4,500.00
5440 FITNESS EQUIP M/	0.00	150.00	150.00	0.00	600.00	600.00	1,800.00
5445 POOL MAINTENAN	850.00	850.00	0.00	3,400.00	3,400.00	0.00	10,200.00
5450 POOL SUPPLIES, F	0.00	233.00	233.00	6,099.76	932.00	(5,167.76)	2,800.00
5455 SPORTS COURT M	554.25	667.00	112.75	3,842.78	2,668.00	(1,174.78)	8,000.00
5460 PARK MAINTENAN	380.99	225.00	(155.99)	4,262.97	900.00	(3,362.97)	2,700.00
TOTAL Amenities	8,553.42	12,823.00	4,269.58	62,386.62	51,292.00	(11,094.62)	153,891.00
<u>Gate Maintenance</u>							
5301 GATE MAINT. & DA	3,312.87	3,905.00	592.13	13,347.92	15,620.00	2,272.08	46,860.00
5305 GATE CAMERA/TE	508.63	391.00	(117.63)	1,969.97	1,564.00	(405.97)	4,692.00
5310 GATE CREDENTIAL	(630.00)	0.00	630.00	1,155.00	0.00	(1,155.00)	0.00
TOTAL Gate Maintenance	3,191.50	4,296.00	1,104.50	16,472.89	17,184.00	711.11	51,552.00
<u>Maintenance</u>							
5501 GROUNDS MAINT	6,534.68	15,083.00	8,548.32	26,138.72	60,332.00	34,193.28	181,000.00
5503 RESIDENTIAL LANI	13,573.83	27,323.00	13,749.17	53,100.14	109,292.00	56,191.86	327,876.00
5505 GROUNDS REPAIR	3,202.20	350.00	(2,852.20)	6,604.70	1,400.00	(5,204.70)	4,200.00
5510 GROUNDS - SOD/F	11,976.00	667.00	(11,309.00)	34,863.00	2,668.00	(32,195.00)	8,000.00
5515 GROUNDS - TREE	0.00	167.00	167.00	1,346.00	668.00	(678.00)	2,000.00
5520 COMMON AREA MI	0.00	2,667.00	2,667.00	2,320.00	10,668.00	8,348.00	32,000.00
5525 RESIDENTIAL MUL	0.00	3,698.00	3,698.00	0.00	14,792.00	14,792.00	44,370.00
5527 LAKE MAINTENAN	569.14	471.00	(98.14)	1,882.96	1,884.00	1.04	5,648.88
5530 IRRIG PUMP MAIN	2,946.04	417.00	(2,529.04)	3,471.04	1,668.00	(1,803.04)	5,000.00
5535 IRRIGATION MAINT	4,936.50	1,000.00	(3,936.50)	14,506.75	4,000.00	(10,506.75)	12,000.00
5540 SECURITY/ALARM	0.00	150.00	150.00	0.00	600.00	600.00	1,800.00
5545 ENTRY MONUMEN	0.00	150.00	150.00	0.00	600.00	600.00	1,800.00
6010 INTERNAL RD/LAN	8,194.76	7,345.00	(849.76)	25,680.14	29,380.00	3,699.86	88,136.12
6020 PRESERVE & WET	7,600.00	1,792.00	(5,808.00)	10,400.00	7,168.00	(3,232.00)	21,500.00
TOTAL Maintenance	59,533.15	61,280.00	1,746.85	180,313.45	245,120.00	64,806.55	735,331.00
<u>Reserve</u>							
8000 RESERVE - GENE	1,464.75	2,908.00	1,443.25	5,549.47	11,632.00	6,082.53	34,900.00
8005 RESERVE INTERE	8.49	0.00	(8.49)	31.64	0.00	(31.64)	0.00
TOTAL Reserve	1,473.24	2,908.00	1,434.76	5,581.11	11,632.00	6,050.89	34,900.00
<u>Utilities</u>							
5601 ELECTRIC - COMM	878.35	1,000.00	121.65	3,506.37	4,000.00	493.63	12,000.00
5605 ELECTRIC - GATE	213.37	250.00	36.63	643.50	1,000.00	356.50	3,000.00
5610 ELECTRIC - STREE	1,728.01	1,333.00	(395.01)	6,834.95	5,332.00	(1,502.95)	16,000.00
5613 GAS - POOL, FIRE	1,331.51	1,250.00	(81.51)	8,692.91	5,000.00	(3,692.91)	15,000.00
5615 WATER & SEWER	528.44	542.00	13.56	1,936.46	2,168.00	231.54	6,500.00
5620 TELEPHONE - SITE	637.24	530.00	(107.24)	2,693.41	2,120.00	(573.41)	6,360.00
5625 TRASH REMOVAL	351.79	337.00	(14.79)	1,404.90	1,348.00	(56.90)	4,044.00

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Income and Expense Statement

Period 4/1/2019 To 4/30/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Utilities	5,668.71	5,242.00	(426.71)	25,712.50	20,968.00	(4,744.50)	62,904.00
TOTAL Expense	100,075.75	105,161.00	5,085.25	368,806.49	422,719.00	53,912.51	1,266,489.60
Excess Revenue / Expense	(42,186.94)	380.00	(42,566.94)	(141,833.49)	(555.00)	(141,278.49)	(0.28)