



BELLACINA

by Casey Key

AN ESPLANADE COMMUNITY

FINANCIAL STATEMENTS

FOR THE PERIOD ENDING

5/31/2019

PREPARED BY:



POPE PROPERTIES

Community Management • Lifestyle • Golf

438 INTERSTATE COURT

SARASOTA FL 34240

941.444.6600

Balance Sheet

Tuesday, June 25, 2019

11:03

Period 05/31/2019

Bellacina by Casey Key Homeowners Association, Inc.

	Operating	reserves	Total
Assets			
<u>Current Asset</u>			
CASH - OPERATING MOE	15,483.19		15,483.19
CASH - RESERVE MOB		28,702.88	28,702.88
ASSESSMENT RECEIVAI	5,755.79		5,755.79
ACCOUNTS RECEIVABLI	1,640.00		1,640.00
DUE FROM VOTT PARTA	1,397.24		1,397.24
DUE FROM VOTT A,B,C,I	10,278.12		10,278.12
DUE FROM OPERATING		1,465.68	1,465.68
DEPOSITS - UTILITY	4,838.00		4,838.00
<u>Total Current Asset</u>	<u>39,392.34</u>	<u>30,168.56</u>	<u>69,560.90</u>
<i>Total Assots</i>	<i>39,392.34</i>	<i>30,168.56</i>	<i>69,560.90</i>
Liabilities & Equity			
<u>Current Liability</u>			
UNEARNED REVENUE	50,900.74		50,900.74
ACCOUNTS PAYABLE	92,901.70		92,901.70
PREPAID ASSESSMENT	20,434.03		20,434.03
ARCHITECTURAL DEPOS	12,000.00		12,000.00
RENTAL DEPOSITS	250.00		250.00
DUE TO RESERVES	1,465.68		1,465.68
<u>Total Current Liability</u>	<u>177,952.15</u>		<u>177,952.15</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	(202,759.86)		(202,759.86)
<u>Total Fund Balance</u>	<u>(1,573,095.34)</u>		<u>(1,573,095.34)</u>
<u>Reserve</u>			
RESERVES		30,087.07	30,087.07
RESERVE UNALLOCATE		81.49	81.49
<u>Total Reserve</u>		<u>30,168.56</u>	<u>30,168.56</u>
<i>Total Liabilities & Equity</i>	<i>39,392.34</i>	<i>30,168.56</i>	<i>69,560.90</i>

Bellacina by Casey Key Homeowners Association, Inc.

Income and Expense Statement

Period 5/1/2019 To 5/31/2019 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.	34,747.76	68,877.00	(34,129.24)	166,224.09	344,385.00	(178,160.91)	826,524.00
4105 RESERVE ASSESS	1,465.68	2,908.00	(1,442.32)	7,015.15	14,540.00	(7,524.85)	34,900.00
4110 BENEFIT ASSESSM	15,634.15	31,021.00	(15,386.85)	74,788.00	155,105.00	(80,317.00)	372,246.00
4111 MISCELLANEOUS I	105.00	0.00	105.00	1,673.00	0.00	1,673.00	0.00
4112 INTEREST INCOME	1.81	0.00	1.81	14.84	0.00	14.84	0.00
4115 INTEREST RESERV	9.37	0.00	9.37	41.01	0.00	41.01	0.00
4120 LATE FEE	100.00	0.00	100.00	100.00	0.00	100.00	0.00
4130 VOTT PARTNERS -	1,225.19	1,205.00	20.19	9,506.03	6,025.00	3,481.03	14,454.32
4140 VOTT A,B,C,D - LAI	1,217.71	1,197.00	20.71	11,772.15	5,985.00	5,787.15	14,366.00
4150 VOTT PARTNERS -	172.05	333.00	(160.95)	2,106.45	1,665.00	441.45	3,999.00
4285 FITNESS CLASS IN	0.00	0.00	0.00	2,953.00	0.00	2,953.00	0.00
4290 CAPITAL CONTRIB	1,000.00	0.00	1,000.00	3,000.00	0.00	3,000.00	0.00
4300 OTHER INCOME	0.00	0.00	0.00	32.00	0.00	32.00	0.00
4320 APPLICATION FEE:	0.00	0.00	0.00	660.00	0.00	660.00	0.00
4860 SOCIAL INCOME	0.00	0.00	0.00	2,766.00	0.00	2,766.00	0.00
TOTAL Income	55,678.72	105,541.00	(49,862.28)	282,651.72	527,705.00	(245,053.28)	1,266,489.32
TOTAL Income	55,678.72	105,541.00	(49,862.28)	282,651.72	527,705.00	(245,053.28)	1,266,489.32
Expense							
<u>Administrative</u>							
5101 ACCOUNTING - AU	0.00	0.00	0.00	750.00	2,000.00	1,250.00	4,500.00
5105 LEGAL FEES	0.00	125.00	125.00	0.00	625.00	625.00	1,500.00
5110 STAFF/PAYROLL	15,953.31	6,523.00	(9,430.31)	61,981.32	32,615.00	(29,366.32)	78,280.00
5115 MANAGEMENT FEI	2,363.85	4,728.00	2,364.15	11,819.25	23,640.00	11,820.75	56,732.40
5120 MANAGEMENT FEI	4,291.87	4,292.00	0.33	21,458.35	21,460.00	1.65	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	8,210.00	8,210.00	19,700.00
5135 LICENSE FEES	675.00	402.00	(273.00)	675.00	2,010.00	1,335.00	4,825.00
5140 COMPUTER SUPPL	80.03	120.00	39.97	233.87	600.00	366.13	1,438.20
5145 BANK CHARGES C	18.00	49.00	31.00	130.50	245.00	114.50	585.00
5150 WEBSITE AND MA	0.00	273.00	273.00	2,017.67	1,365.00	(652.67)	3,276.00
5155 OFFICE OPERATIC	576.26	458.00	(118.26)	3,232.08	2,290.00	(942.08)	5,500.00
TOTAL Administrative	23,958.12	18,612.00	(5,346.12)	102,298.04	95,135.00	(7,163.04)	227,911.60
<u>Amenities</u>							
5401 BUILDING MAINTEN	2,137.50	483.00	(1,654.50)	6,499.08	2,415.00	(4,084.08)	5,800.00
5405 BUILDING SUPPLIE	0.00	150.00	150.00	1,324.74	750.00	(574.74)	1,800.00
5410 PEST CONTROL	159.43	186.00	26.57	731.88	930.00	198.12	2,235.00
5415 JANITORIAL SERVI	963.00	963.00	0.00	4,815.00	4,815.00	0.00	11,556.00
5420 JANITORIAL SUPPI	102.55	183.00	80.45	1,018.53	915.00	(103.53)	2,200.00
5425 LINENS/TOWELS	351.58	1,667.00	1,315.42	9,482.63	8,335.00	(1,147.63)	20,000.00
5430 DECORATIONS	0.00	333.00	333.00	225.00	1,665.00	1,440.00	4,000.00
5432 SOCIAL EVENTS/S	342.25	1,250.00	907.75	8,318.32	6,250.00	(2,068.32)	15,000.00
5433 FITNESS INSTRUC	455.00	458.00	3.00	2,446.73	2,290.00	(156.73)	5,500.00

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	Current Month Operating			Year to Date Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
5434 SPA SUPPLIES	472.50	175.00	(297.50)	1,869.00	875.00	(994.00)	2,100.00
5435 SIGNATURE EVEN	11,863.44	4,167.00	(7,696.44)	21,934.37	20,835.00	(1,099.37)	50,000.00
5436 COFFEE BAR SUPI	709.30	300.00	(409.30)	2,307.06	1,500.00	(807.06)	3,600.00
5438 KITCHEN SUPPLIE	0.00	8.00	8.00	0.00	40.00	40.00	100.00
5439 LIFESTYLE NEWSL	323.14	375.00	51.86	1,888.46	1,875.00	186.54	4,500.00
5440 FITNESS EQUIP M/	2,155.31	150.00	(2,005.31)	2,155.31	750.00	(1,405.31)	1,800.00
5445 POOL MAINTENAN	850.00	850.00	0.00	4,250.00	4,250.00	0.00	10,200.00
5450 POOL SUPPLIES, F	0.00	233.00	233.00	6,099.76	1,165.00	(4,934.76)	2,800.00
5455 SPORTS COURT M	2,235.00	667.00	(1,568.00)	6,077.78	3,335.00	(2,742.78)	8,000.00
5460 PARK MAINTENAN	4,121.00	225.00	(3,896.00)	8,383.97	1,125.00	(7,258.97)	2,700.00
TOTAL Amenities	27,241.00	12,823.00	(14,418.00)	89,627.62	64,115.00	(25,512.62)	153,891.00
<u>Gate Maintenance</u>							
5301 GATE MAINT. & DA	6,862.19	3,905.00	(2,957.19)	20,210.11	19,525.00	(685.11)	46,860.00
5305 GATE CAMERA/TE	496.23	391.00	(105.23)	2,466.20	1,955.00	(511.20)	4,692.00
5310 GATE CREDENTIAL	568.00	0.00	(568.00)	1,723.00	0.00	(1,723.00)	0.00
TOTAL Gate Maintenance	7,926.42	4,296.00	(3,630.42)	24,399.31	21,480.00	(2,919.31)	51,552.00
<u>Maintenance</u>							
5501 GROUNDS MAINT -	6,534.68	15,083.00	8,548.32	32,673.40	75,415.00	42,741.60	181,000.00
5503 RESIDENTIAL LANI	14,472.53	27,323.00	12,850.47	67,572.67	136,615.00	69,042.33	327,876.00
5505 GROUNDS REPAIR	1,353.43	350.00	(1,003.43)	7,958.13	1,750.00	(6,208.13)	4,200.00
5510 GROUNDS - SOD/F	7,650.00	667.00	(6,983.00)	42,513.00	3,335.00	(39,178.00)	8,000.00
5515 GROUNDS - TREE	1,644.00	167.00	(1,477.00)	2,990.00	835.00	(2,155.00)	2,000.00
5520 COMMON AREA MI	0.00	2,667.00	2,667.00	2,320.00	13,335.00	11,015.00	32,000.00
5525 RESIDENTIAL MUL	0.00	3,698.00	3,698.00	0.00	18,490.00	18,490.00	44,370.00
5527 LAKE MAINTENAN	784.84	471.00	(313.84)	2,667.80	2,355.00	(312.80)	5,648.88
5530 IRRIG PUMP MAIN	6,655.36	417.00	(6,238.36)	10,126.40	2,085.00	(8,041.40)	5,000.00
5535 IRRIGATION MAIN	4,228.39	1,000.00	(3,228.39)	18,736.14	5,000.00	(13,735.14)	12,000.00
5540 SECURITY/ALARM	0.00	150.00	150.00	0.00	750.00	750.00	1,800.00
5545 ENTRY MONUMEN	0.00	150.00	150.00	0.00	750.00	750.00	1,800.00
6010 INTERNAL RD/LAN	7,195.59	7,345.00	149.41	32,875.73	36,725.00	3,849.27	88,136.12
6020 PRESERVE & WET	0.00	1,792.00	1,792.00	10,400.00	8,960.00	(1,440.00)	21,600.00
TOTAL Maintenance	50,518.82	61,280.00	10,761.18	230,832.27	306,400.00	75,567.73	735,331.00
<u>Reserve</u>							
8000 RESERVE - GENE	1,465.68	2,908.00	1,442.32	7,015.15	14,540.00	7,524.85	34,900.00
8005 RESERVE INTERE	9.37	0.00	(9.37)	41.01	0.00	(41.01)	0.00
TOTAL Reserve	1,475.05	2,908.00	1,432.95	7,056.16	14,540.00	7,483.84	34,900.00
<u>Utilities</u>							
5601 ELECTRIC - COMM	1,016.95	1,000.00	(16.95)	4,523.32	5,000.00	476.68	12,000.00
5605 ELECTRIC - GATES	229.48	250.00	20.52	872.98	1,250.00	377.02	3,000.00
5610 ELECTRIC - STREE	1,703.53	1,333.00	(370.53)	8,538.48	6,665.00	(1,873.48)	16,000.00
5613 GAS - POOL, FIRE	766.64	1,250.00	483.36	9,459.55	6,250.00	(3,209.55)	15,000.00
5615 WATER & SEWER	504.80	542.00	37.20	2,441.26	2,710.00	268.74	6,500.00
5620 TELEPHONE - SITE	781.71	530.00	(251.71)	3,475.12	2,650.00	(825.12)	6,360.00
5625 TRASH REMOVAL	482.57	337.00	(145.57)	1,887.47	1,685.00	(202.47)	4,044.00

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Income and Expense Statement

Period 5/1/2019 To 5/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Utilities	5,485.68	5,242.00	(243.68)	31,198.18	26,210.00	(4,988.18)	62,904.00
TOTAL Expense	116,605.09	105,161.00	(11,444.09)	485,411.58	527,880.00	42,468.42	1,266,489.60
Excess Revenue / Expense	(60,926.37)	380.00	(61,306.37)	(202,759.86)	(175.00)	(202,584.86)	(0.28)