



BELLACINA

by Casey Key

AN ESPLANADE COMMUNITY

FINANCIAL STATEMENTS

FOR THE PERIOD ENDING

6/30/2019

PREPARED BY:



POPE PROPERTIES

Community Management • Lifestyle • Golf

438 INTERSTATE COURT
SARASOTA FL 34240
941.444.6600

Balance Sheet

Tuesday, July 23, 2019

15:37

Period 06/30/2019

Bellacina by Casey Key Homeowners Association, Inc.

	Operating	reserves	Total
Assets			
<u>Current Asset</u>			
CASH - OPERATING MOI	45,363.91		45,363.91
CASH - RESERVE MOB		30,178.09	30,178.09
ASSESSMENT RECEIVAI	3,487.17		3,487.17
ACCOUNTS RECEIVABLI	85.73		85.73
DUE FROM VOTT PARTN	2,621.09		2,621.09
DUE FROM VOTT A,B,C,I	10,976.87		10,976.87
DUE FROM OPERATING		1,497.92	1,497.92
DEPOSITS - UTILITY	4,692.00		4,692.00
<u>Total Current Asset</u>	<u>67,226.77</u>	<u>31,676.01</u>	<u>98,902.78</u>
<u>Total Assets</u>	<u>67,226.77</u>	<u>31,676.01</u>	<u>98,902.78</u>
Liabilities & Equity			
<u>Current Liability</u>			
ACCOUNTS PAYABLE	64,811.29		64,811.29
PREPAID ASSESSMENT!	66,861.50		66,861.50
ARCHITECTURAL DEPO!	11,500.00		11,500.00
RENTAL DEPOSITS	250.00		250.00
DUE TO RESERVES	1,497.92		1,497.92
<u>Total Current Liability</u>	<u>144,920.71</u>		<u>144,920.71</u>
<u>Long Term Liability</u>			
LOAN-T MORRISON	1,521,478.35		1,521,478.35
<u>Total Long Term Liability</u>	<u>1,521,478.35</u>		<u>1,521,478.35</u>
<u>Fund Balance</u>			
FUND BALANCE	(1,370,335.48)		(1,370,335.48)
Net Income	(228,836.81)		(228,836.81)
<u>Total Fund Balance</u>	<u>(1,599,172.29)</u>		<u>(1,599,172.29)</u>
<u>Reserve</u>			
RESERVES		31,584.99	31,584.99
RESERVE UNALLOCATE		91.02	91.02
<u>Total Reserve</u>		<u>31,676.01</u>	<u>31,676.01</u>
<u>Total Liabilities & Equity</u>	<u>67,226.77</u>	<u>31,676.01</u>	<u>98,902.78</u>

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

Period 6/1/2019 To 6/30/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Income							
4100 OPERATING ASSE.	35,573.39	68,877.00	(33,303.61)	201,797.48	413,262.00	(211,464.52)	826,524.00
4105 RESERVE ASSESS	1,497.92	2,908.00	(1,410.08)	8,513.07	17,448.00	(8,934.93)	34,900.00
4110 BENEFIT ASSESSA	15,979.43	31,021.00	(15,041.57)	90,767.43	186,126.00	(95,358.57)	372,246.00
4111 MISCELLANEOUS I	811.00	0.00	811.00	2,484.00	0.00	2,484.00	0.00
4112 INTEREST INCOME	2.29	0.00	2.29	17.13	0.00	17.13	0.00
4115 INTEREST RESERV	9.53	0.00	9.53	50.54	0.00	50.54	0.00
4120 LATE FEE	0.00	0.00	0.00	100.00	0.00	100.00	0.00
4130 VOTT PARTNERS -	703.05	1,205.00	(501.95)	10,209.08	7,230.00	2,979.08	14,454.32
4140 VOTT A,B,C,D - LAI	698.75	1,197.00	(498.25)	12,470.90	7,182.00	5,288.90	14,366.00
4150 VOTT PARTNERS -	520.80	333.00	187.80	2,627.25	1,998.00	629.25	3,999.00
4285 FITNESS CLASS IN	975.00	0.00	975.00	3,928.00	0.00	3,928.00	0.00
4290 CAPITAL CONTRIB	0.00	0.00	0.00	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:	245.00	0.00	245.00	905.00	0.00	905.00	0.00
4860 SOCIAL INCOME	86.00	0.00	86.00	2,852.00	0.00	2,852.00	0.00
TOTAL Income	57,102.16	105,541.00	(48,438.84)	339,753.88	633,246.00	(293,492.12)	1,266,489.32
TOTAL Income	57,102.16	105,541.00	(48,438.84)	339,753.88	633,246.00	(293,492.12)	1,266,489.32
Expense							
Administrative							
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	750.00	750.00	1,500.00
5110 STAFF/PAYROLL	11,616.27	6,523.00	(5,093.27)	73,597.59	39,138.00	(34,459.59)	78,280.00
5115 MANAGEMENT FEI	2,394.75	4,728.00	2,333.25	14,214.00	28,368.00	14,154.00	56,732.40
5120 MANAGEMENT FEI	4,291.67	4,292.00	0.33	25,750.02	25,752.00	1.98	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	9,852.00	9,852.00	19,700.00
5135 LICENSE FEES	0.00	402.00	402.00	675.00	2,412.00	1,737.00	4,825.00
5140 COMPUTER SUPP/	195.03	120.00	(75.03)	428.90	720.00	291.10	1,438.20
5145 BANK CHARGES C	9.00	49.00	40.00	139.50	294.00	154.50	585.00
5150 WEBSITE AND MA/	0.00	273.00	273.00	2,017.87	1,638.00	(379.87)	3,276.00
5155 OFFICE OPERATIC	1,082.62	458.00	(624.62)	4,314.70	2,748.00	(1,566.70)	5,500.00
TOTAL Administrative	19,589.34	18,612.00	(977.34)	121,887.38	113,747.00	(8,140.38)	227,911.60
Amenities							
5401 BUILDING MAINTEI	180.00	483.00	303.00	6,679.08	2,898.00	(3,781.08)	5,800.00
5405 BUILDING SUPPLIE	49.05	150.00	100.95	1,373.79	900.00	(473.79)	1,800.00
5410 PEST CONTROL	0.00	186.00	186.00	731.88	1,116.00	384.12	2,235.00
5415 JANITORIAL SERVI	963.00	963.00	0.00	5,778.00	5,778.00	0.00	11,556.00
5420 JANITORIAL SUPPI	181.18	183.00	1.82	1,199.71	1,098.00	(101.71)	2,200.00
5425 LINENS/TOWELS	0.00	1,667.00	1,667.00	9,482.63	10,002.00	519.37	20,000.00
5430 DECORATIONS	0.00	333.00	333.00	225.00	1,998.00	1,773.00	4,000.00
5432 SOCIAL EVENTS/S	686.88	1,250.00	563.12	9,005.20	7,500.00	(1,505.20)	15,000.00
5433 FITNESS INSTRUC	455.00	458.00	3.00	2,901.73	2,748.00	(153.73)	5,500.00

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	Current Month Operating			Year to Date Operating			Annual
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5434 SPA SUPPLIES	566.50	175.00	(381.50)	2,425.50	1,050.00	(1,375.50)	2,100.00
5435 SIGNATURE EVEN'	(1,387.53)	4,167.00	5,554.53	20,546.84	25,002.00	4,455.16	50,000.00
5436 COFFEE BAR SUPI	33.69	300.00	266.31	2,340.75	1,800.00	(540.75)	3,600.00
5438 KITCHEN SUPPLIE	0.00	8.00	8.00	0.00	48.00	48.00	100.00
5439 LIFESTYLE NEWSL	323.14	375.00	51.86	2,011.60	2,250.00	238.40	4,500.00
5440 FITNESS EQUIP M/	0.00	150.00	150.00	2,155.31	900.00	(1,255.31)	1,800.00
5445 POOL MAINTENAN	850.00	850.00	0.00	5,100.00	5,100.00	0.00	10,200.00
5450 POOL SUPPLIES, F	0.00	233.00	233.00	6,099.76	1,398.00	(4,701.76)	2,800.00
5455 SPORTS COURT M	982.91	667.00	(315.91)	7,060.69	4,002.00	(3,058.69)	8,000.00
5460 PARK MAINTENAN	321.00	225.00	(96.00)	8,704.97	1,350.00	(7,354.97)	2,700.00
TOTAL Amenities	4,194.82	12,823.00	8,628.18	93,822.44	76,938.00	(16,884.44)	153,891.00
<u>Gate Maintenance</u>							
5301 GATE MAINT. & DA	6,058.51	3,905.00	(2,153.51)	26,268.62	23,430.00	(2,838.62)	46,860.00
5305 GATE CAMERA/TE	812.71	391.00	(421.71)	3,278.91	2,346.00	(932.91)	4,692.00
5310 GATE CREDENTIAL	0.00	0.00	0.00	1,723.00	0.00	(1,723.00)	0.00
TOTAL Gate Maintenance	6,871.22	4,296.00	(2,575.22)	31,270.53	25,776.00	(5,494.53)	51,552.00
<u>Maintenance</u>							
5501 GROUNDS MAINT .	7,014.68	15,083.00	8,068.32	39,688.08	90,498.00	50,809.92	181,000.00
5503 RESIDENTIAL LANI	14,598.27	27,323.00	12,724.73	82,170.94	163,938.00	81,767.06	327,876.00
5505 GROUNDS REPAIR	0.00	350.00	350.00	7,958.13	2,100.00	(5,858.13)	4,200.00
5510 GROUNDS - SOD/F	7,319.50	667.00	(6,652.50)	49,832.50	4,002.00	(45,830.50)	8,000.00
5515 GROUNDS - TREE	0.00	167.00	167.00	2,990.00	1,002.00	(1,988.00)	2,000.00
5520 COMMON AREA MI	470.00	2,667.00	2,197.00	2,790.00	16,002.00	13,212.00	32,000.00
5525 RESIDENTIAL MUL	0.00	3,698.00	3,698.00	0.00	22,188.00	22,188.00	44,370.00
5527 LAKE MAINTENAN	765.94	471.00	(294.94)	3,433.74	2,826.00	(607.74)	5,648.88
5530 IRRIG PUMP MAIN'	0.00	417.00	417.00	10,126.40	2,502.00	(7,624.40)	5,000.00
5535 IRRIGATION MAINT	5,418.47	1,000.00	(4,418.47)	24,153.61	6,000.00	(18,153.61)	12,000.00
5540 SECURITY/ALARM	0.00	150.00	150.00	0.00	900.00	900.00	1,800.00
5545 ENTRY MONUMEN	0.00	150.00	150.00	0.00	900.00	900.00	1,800.00
6010 INTERNAL RD/LAN	4,813.24	7,345.00	2,531.76	37,688.97	44,070.00	6,381.03	88,136.12
6020 PRESERVE & WET	5,600.00	1,792.00	(3,808.00)	16,000.00	10,752.00	(5,248.00)	21,500.00
TOTAL Maintenance	46,000.10	61,280.00	15,279.90	276,832.37	367,680.00	90,847.63	735,331.00
<u>Reserve</u>							
8000 RESERVE - GENE	1,497.92	2,908.00	1,410.08	8,513.07	17,448.00	8,934.93	34,900.00
8005 RESERVE INTERE	9.53	0.00	(9.53)	50.54	0.00	(50.54)	0.00
TOTAL Reserve	1,507.45	2,908.00	1,400.55	8,563.61	17,448.00	8,884.39	34,900.00
<u>Utilities</u>							
5601 ELECTRIC - COMM	1,079.63	1,000.00	(79.63)	5,602.95	6,000.00	397.05	12,000.00
5605 ELECTRIC - GATE	220.35	250.00	29.65	1,093.33	1,500.00	406.67	3,000.00
5610 ELECTRIC - STREE	1,730.85	1,333.00	(397.85)	10,269.33	7,998.00	(2,271.33)	16,000.00
5613 GAS - POOL, FIRE	263.38	1,250.00	986.62	9,722.93	7,500.00	(2,222.93)	15,000.00
5615 WATER & SEWER	549.57	542.00	(7.57)	2,990.83	3,252.00	261.17	6,500.00
5620 TELEPHONE - SITE	817.77	530.00	(287.77)	4,292.89	3,180.00	(1,112.89)	6,360.00
5625 TRASH REMOVAL	354.63	337.00	(17.63)	2,242.10	2,022.00	(220.10)	4,044.00

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Income and Expense Statement

Period 6/1/2019 To 6/30/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Utilities	5,016.18	5,242.00	225.82	36,214.36	31,452.00	(4,762.36)	62,904.00
TOTAL Expense	83,179.11	105,161.00	21,981.89	568,590.69	633,041.00	64,450.31	1,266,489.60
Excess Revenue / Expense	(26,076.95)	380.00	(26,456.95)	(228,836.81)	205.00	(229,041.81)	(0.28)