



BELLACINA

by Casey Key

AN ESPLANADE COMMUNITY

FINANCIAL STATEMENTS

FOR THE PERIOD ENDING

7/31/2019

PREPARED BY:



POPE PROPERTIES

Community Management • Lifestyle • Golf

438 INTERSTATE COURT
SARASOTA FL 34240
941.444.6600

Balance Sheet

Monday, August 19, 2019

14:22

Period 07/31/2019

Bellacina by Casey Key Homeowners Association, Inc.

	Operating	reserves	Total
Assets			
<u>Current Asset</u>			
CASH - OPERATING MOI	71,665.45		71,665.45
CASH - RESERVE MOB		30,188.34	30,188.34
ASSESSMENT RECEIVAI	15,237.37		15,237.37
ACCOUNTS RECEIVABLI	85.73		85.73
DUE FROM VOTT PARTM	4,535.90		4,535.90
DUE FROM VOTT A,B,C,I	11,129.02		11,129.02
DUE FROM OPERATING		3,232.98	3,232.98
DEPOSITS - UTILITY	4,692.00		4,692.00
<u>Total Current Asset</u>	<u>107,345.47</u>	<u>33,421.32</u>	<u>140,766.79</u>
<u>Total Assets</u>	<u>107,345.47</u>	<u>33,421.32</u>	<u>140,766.79</u>
Liabilities & Equity			
<u>Current Liability</u>			
UNEARNED REVENUE	108,498.96		108,498.96
ACCOUNTS PAYABLE	81,945.80		81,945.80
PREPAID ASSESSMENT!	13,454.15		13,454.15
ARCHITECTURAL DEPO!	11,500.00		11,500.00
RENTAL DEPOSITS	250.00		250.00
DUE TO RESERVES	3,232.98		3,232.98
<u>Total Current Liability</u>	<u>218,881.89</u>		<u>218,881.89</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	(262,679.29)		(262,679.29)
<u>Total Fund Balance</u>	<u>(1,633,014.77)</u>		<u>(1,633,014.77)</u>
<u>Reserve</u>			
RESERVES		33,320.05	33,320.05
RESERVE UNALLOCATE		101.27	101.27
<u>Total Reserve</u>		<u>33,421.32</u>	<u>33,421.32</u>
<u>Total Liabilities & Equity</u>	<u>107,345.47</u>	<u>33,421.32</u>	<u>140,766.79</u>

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

Period 7/1/2019 To 7/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Income							
4100 OPERATING ASSE.	42,147.19	68,877.00	(26,729.81)	243,944.67	482,139.00	(238,194.33)	826,524.00
4105 RESERVE ASSESS	1,735.06	2,908.00	(1,172.94)	10,248.13	20,356.00	(10,107.87)	34,900.00
4110 BENEFIT ASSESSM	18,508.83	31,021.00	(12,512.17)	109,276.26	217,147.00	(107,870.74)	372,246.00
4111 MISCELLANEOUS I	941.00	0.00	941.00	3,425.00	0.00	3,425.00	0.00
4112 INTEREST INCOME	4.25	0.00	4.25	21.38	0.00	21.38	0.00
4115 INTEREST RESERV	10.25	0.00	10.25	60.79	0.00	60.79	0.00
4120 LATE FEE	0.00	0.00	0.00	100.00	0.00	100.00	0.00
4130 VOTT PARTNERS -	2,419.26	1,205.00	1,214.25	12,628.33	8,435.00	4,193.33	14,454.32
4140 VOTT A,B,C,D - LAI	2,404.49	1,197.00	1,207.49	14,875.39	8,379.00	6,496.39	14,366.00
4150 VOTT PARTNERS -	892.80	333.00	559.80	3,520.05	2,331.00	1,189.05	3,999.00
4285 FITNESS CLASS IN	774.00	0.00	774.00	4,702.00	0.00	4,702.00	0.00
4287 SPA INCOME	1,075.00	0.00	1,075.00	1,075.00	0.00	1,075.00	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:	140.00	0.00	140.00	1,045.00	0.00	1,045.00	0.00
4860 SOCIAL INCOME	0.00	0.00	0.00	2,852.00	0.00	2,852.00	0.00
TOTAL Income	71,052.12	105,541.00	(34,488.88)	410,806.00	738,787.00	(327,981.00)	1,266,489.32
TOTAL Income	71,052.12	105,541.00	(34,488.88)	410,806.00	738,787.00	(327,981.00)	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	875.00	875.00	1,500.00
5110 STAFF/PAYROLL	10,972.74	6,523.00	(4,449.74)	84,570.33	45,661.00	(38,909.33)	78,280.00
5115 MANAGEMENT FEI	2,502.90	4,728.00	2,225.10	16,716.90	33,096.00	16,379.10	56,732.40
5120 MANAGEMENT FEI	4,291.67	4,292.00	0.33	30,041.69	30,044.00	2.31	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	11,494.00	11,494.00	19,700.00
5135 LICENSE FEES	0.00	402.00	402.00	675.00	2,814.00	2,139.00	4,825.00
5140 COMPUTER SUPPL	108.78	120.00	11.22	537.68	840.00	302.32	1,438.20
5145 BANK CHARGES C	36.00	49.00	13.00	175.50	343.00	167.50	585.00
5150 WEBSITE AND MAI	669.00	273.00	(396.00)	2,686.67	1,911.00	(775.67)	3,276.00
5155 OFFICE OPERATIC	561.66	458.00	(103.66)	4,876.36	3,206.00	(1,670.36)	5,500.00
TOTAL Administrative	19,142.75	18,612.00	(530.75)	141,030.13	132,359.00	(8,671.13)	227,911.60
Amenities							
5401 BUILDING MAINTEN	0.00	483.00	483.00	6,679.08	3,381.00	(3,298.08)	5,800.00
5405 BUILDING SUPPLIE	59.45	150.00	90.55	1,433.24	1,050.00	(383.24)	1,800.00
5410 PEST CONTROL	318.86	186.00	(132.86)	1,050.74	1,302.00	251.26	2,235.00
5415 JANITORIAL SERVI	963.00	963.00	0.00	6,741.00	6,741.00	0.00	11,556.00
5420 JANITORIAL SUPPL	45.00	183.00	138.00	1,244.71	1,281.00	36.29	2,200.00
5425 LINENS/TOWELS	4,999.01	1,667.00	(3,332.01)	14,481.64	11,669.00	(2,812.64)	20,000.00
5430 DECORATIONS	0.00	333.00	333.00	225.00	2,331.00	2,106.00	4,000.00
5432 SOCIAL EVENTS/S	382.20	1,250.00	867.80	9,387.40	8,750.00	(637.40)	15,000.00

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	Current Month Operating			Year to Date Operating			Annual
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5433 FITNESS INSTRUC	455.00	458.00	3.00	3,356.73	3,206.00	(150.73)	5,500.00
5434 SPA SUPPLIES	273.00	175.00	(98.00)	2,698.50	1,225.00	(1,473.50)	2,100.00
5435 SIGNATURE EVEN'	0.00	4,167.00	4,167.00	20,546.84	29,169.00	8,622.16	50,000.00
5436 COFFEE BAR SUPI	870.23	300.00	(570.23)	3,210.98	2,100.00	(1,110.98)	3,600.00
5438 KITCHEN SUPPLIE	0.00	8.00	8.00	0.00	56.00	56.00	100.00
5439 LIFESTYLE NEWSL	323.14	375.00	51.86	2,334.74	2,625.00	290.26	4,500.00
5440 FITNESS EQUIP M/	0.00	150.00	150.00	2,155.31	1,050.00	(1,105.31)	1,800.00
5445 POOL MAINTENAN	850.00	850.00	0.00	5,950.00	5,950.00	0.00	10,200.00
5450 POOL SUPPLIES, F	1,017.27	233.00	(784.27)	7,117.03	1,631.00	(5,486.03)	2,800.00
5455 SPORTS COURT M	2,302.87	667.00	(1,635.87)	9,363.56	4,669.00	(4,694.56)	8,000.00
5460 PARK MAINTENAN	2,658.50	225.00	(2,433.50)	11,363.47	1,575.00	(9,788.47)	2,700.00
TOTAL Amenities	15,517.53	12,823.00	(2,694.53)	109,339.97	89,761.00	(19,578.97)	153,891.00
<u>Gate Maintenance</u>							
5301 GATE MAINT. & DA	4,505.25	3,905.00	(600.25)	30,773.87	27,335.00	(3,438.87)	46,860.00
5305 GATE CAMERA/TE	820.52	391.00	(429.52)	4,099.43	2,737.00	(1,362.43)	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	5,325.77	4,296.00	(1,029.77)	36,596.30	30,072.00	(6,524.30)	51,552.00
<u>Maintenance</u>							
5501 GROUNDS MAINT -	7,848.68	15,083.00	7,234.32	47,536.76	105,591.00	58,044.24	181,000.00
5503 RESIDENTIAL LANI	14,939.75	27,323.00	12,383.25	97,110.69	191,261.00	94,150.31	327,876.00
5505 GROUNDS REPAIR	0.00	350.00	350.00	7,958.13	2,450.00	(5,508.13)	4,200.00
5510 GROUNDS - SOD/F	11,904.50	667.00	(11,237.50)	61,737.00	4,669.00	(57,068.00)	8,000.00
5515 GROUNDS - TREE	75.00	167.00	92.00	3,065.00	1,169.00	(1,896.00)	2,000.00
5520 COMMON AREA MI	420.00	2,667.00	2,247.00	3,210.00	18,669.00	15,459.00	32,000.00
5525 RESIDENTIAL MUL	0.00	3,698.00	3,698.00	0.00	25,886.00	25,886.00	44,370.00
5527 LAKE MAINTENAN	175.54	471.00	295.46	3,609.28	3,297.00	(312.28)	5,648.88
5530 IRRIG PUMP MAIN'	8,184.68	417.00	(7,767.68)	18,311.08	2,919.00	(15,392.08)	5,000.00
5535 IRRIGATION MAINI	1,181.27	1,000.00	(181.27)	25,334.88	7,000.00	(18,334.88)	12,000.00
5540 SECURITY/ALARM	0.00	150.00	150.00	0.00	1,050.00	1,050.00	1,800.00
5545 ENTRY MONUMEN	0.00	150.00	150.00	0.00	1,050.00	1,050.00	1,800.00
6010 INTERNAL RD/LAN	14,488.24	7,345.00	(7,143.24)	62,177.21	51,415.00	(762.21)	88,136.12
6020 PRESERVE & WET	2,000.00	1,792.00	(208.00)	18,000.00	12,544.00	(5,456.00)	21,500.00
TOTAL Maintenance	61,217.66	61,280.00	62.34	338,050.03	428,960.00	90,909.97	735,331.00
<u>Reserve</u>							
8000 RESERVE - GENE	1,735.06	2,908.00	1,172.94	10,248.13	20,356.00	10,107.87	34,900.00
8005 RESERVE INTERE	10.25	0.00	(10.25)	60.79	0.00	(60.79)	0.00
TOTAL Reserve	1,745.31	2,908.00	1,162.69	10,308.92	20,356.00	10,047.08	34,900.00
<u>Utilities</u>							
5601 ELECTRIC - COMM	0.00	1,000.00	1,000.00	5,602.95	7,000.00	1,397.05	12,000.00
5605 ELECTRIC - GATES	14.33	250.00	235.67	1,107.66	1,750.00	642.34	3,000.00
5610 ELECTRIC - STREE	0.00	1,333.00	1,333.00	10,269.33	9,331.00	(938.33)	16,000.00
5613 GAS - POOL, FIRE	202.81	1,250.00	1,047.19	9,925.74	8,750.00	(1,175.74)	15,000.00
5615 WATER & SEWER	511.41	542.00	30.59	3,502.24	3,794.00	291.76	6,500.00
5620 TELEPHONE - SITE	657.27	530.00	(127.27)	4,950.16	3,710.00	(1,240.16)	6,360.00

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Income and Expense Statement

Period 7/1/2019 To 7/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
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5626 TRASH REMOVAL	559.76	337.00	(222.76)	2,801.86	2,359.00	(442.86)	4,044.00
TOTAL Utilities	1,945.58	5,242.00	3,296.42	38,159.94	36,694.00	(1,465.94)	62,904.00
TOTAL Expense	104,894.60	105,161.00	266.40	673,485.29	738,202.00	64,716.71	1,266,489.60
Excess Revenue / Expense	(33,842.48)	380.00	(34,222.48)	(262,679.29)	585.00	(263,264.29)	(0.28)