



BELLACINA

by Casey Key

AN ESPLANADE COMMUNITY

FINANCIAL STATEMENTS

FOR THE PERIOD ENDING

8/31/2019

PREPARED BY:



POPE PROPERTIES

Community Management • Lifestyle • Golf

438 INTERSTATE COURT
SARASOTA FL 34240
941.444.6600

Balance Sheet

Monday, September 23, 2019

9:34

Period 08/31/2019

Bellacina by Casey Key Homeowners Association, Inc.

	Operating	reserves	Total
Assets			
<u>Current Asset</u>			
CASH - OPERATING MOI	18,545.20		18,545.20
CASH - RESERVE MOB		33,432.04	33,432.04
ASSESSMENT RECEIVAI	5,275.34		5,275.34
ACCOUNTS RECEIVABLI	85.73		85.73
DUE FROM VOTT PARTN	5,795.25		5,795.25
DUE FROM VOTT A,B,C,I	11,914.83		11,914.83
DUE FROM OPERATING		1,574.36	1,574.36
DEPOSITS - UTILITY	4,692.00		4,692.00
<u>Total Current Asset</u>	<u>46,308.35</u>	<u>35,006.40</u>	<u>81,314.75</u>
<u>Total Assets</u>	<u>46,308.35</u>	<u>35,006.40</u>	<u>81,314.75</u>
Liabilities & Equity			
<u>Current Liability</u>			
UNEARNED REVENUE	54,249.48		54,249.48
ACCOUNTS PAYABLE	101,660.43		101,660.43
PREPAID ASSESSMENT!	19,672.25		19,672.25
ARCHITECTURAL DEPO!	10,500.00		10,500.00
RENTAL DEPOSITS	250.00		250.00
DUE TO RESERVES	1,574.36		1,574.36
<u>Total Current Liability</u>	<u>187,906.52</u>		<u>187,906.52</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	(292,741.04)		(292,741.04)
<u>Total Fund Balance</u>	<u>(1,663,076.52)</u>		<u>(1,663,076.52)</u>
<u>Reserve</u>			
RESERVES		34,894.41	34,894.41
RESERVE UNALLOCATE		111.99	111.99
<u>Total Reserve</u>		<u>35,006.40</u>	<u>35,006.40</u>
<u>Total Liabilities & Equity</u>	<u>46,308.35</u>	<u>35,006.40</u>	<u>81,314.75</u>

Bellacina by Casey Key Homeowners Association, Inc.

Income and Expense Statement

Period 8/1/2019 To 8/31/2019 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	36,296.81	68,877.00	(32,580.19)	280,241.48	551,016.00	(270,774.52)	826,524.00
4105 RESERVE ASSESS	1,574.36	2,908.00	(1,333.64)	11,822.49	23,264.00	(11,441.51)	34,900.00
4110 BENEFIT ASSESSA	16,793.98	31,021.00	(14,227.02)	126,070.24	248,168.00	(122,097.76)	372,246.00
4111 MISCELLANEOUS I	0.00	0.00	0.00	3,425.00	0.00	3,425.00	0.00
4112 INTEREST INCOME	2.26	0.00	2.26	23.64	0.00	23.64	0.00
4115 INTEREST RESERV	10.72	0.00	10.72	71.51	0.00	71.51	0.00
4120 LATE FEE	175.00	0.00	175.00	275.00	0.00	275.00	0.00
4130 VOTT PARTNERS -	785.81	1,205.00	(419.19)	13,414.14	9,640.00	3,774.14	14,454.32
4140 VOTT A,B,C,D - LAI	790.63	1,197.00	(406.37)	15,666.02	9,576.00	6,090.02	14,366.00
4150 VOTT PARTNERS -	468.72	333.00	135.72	3,988.77	2,664.00	1,324.77	3,999.00
4285 FITNESS CLASS IN	0.00	0.00	0.00	4,702.00	0.00	4,702.00	0.00
4287 SPA INCOME	0.00	0.00	0.00	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:	175.00	0.00	175.00	1,220.00	0.00	1,220.00	0.00
4860 SOCIAL INCOME	0.00	0.00	0.00	2,852.00	0.00	2,852.00	0.00
TOTAL Income	<u>57,073.29</u>	<u>105,541.00</u>	<u>(48,467.71)</u>	<u>467,879.29</u>	<u>844,328.00</u>	<u>(376,448.71)</u>	<u>1,266,489.32</u>
TOTAL Income	<u>57,073.29</u>	<u>105,541.00</u>	<u>(48,467.71)</u>	<u>467,879.29</u>	<u>844,328.00</u>	<u>(376,448.71)</u>	<u>1,266,489.32</u>
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	1,000.00	1,000.00	1,500.00
5110 STAFF/PAYROLL	10,848.36	6,523.00	(4,325.36)	95,418.69	52,184.00	(43,234.69)	78,280.00
5115 MANAGEMENT FEI	2,611.05	4,728.00	2,116.95	19,327.95	37,824.00	18,496.05	56,732.40
5120 MANAGEMENT FEI	4,291.67	4,292.00	0.33	34,333.36	34,336.00	2.64	51,500.00
5125 ANNUAL CORPORV	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	13,136.00	13,136.00	19,700.00
5135 LICENSE FEES	0.00	402.00	402.00	675.00	3,216.00	2,541.00	4,825.00
5140 COMPUTER SUPPL	80.03	120.00	39.97	617.71	960.00	342.29	1,438.20
5145 BANK CHARGES C	36.00	49.00	13.00	211.50	392.00	180.50	585.00
5150 WEBSITE AND MAI	387.00	273.00	(114.00)	3,073.67	2,184.00	(889.67)	3,276.00
5155 OFFICE OPERATIC	461.83	458.00	(3.83)	5,338.19	3,664.00	(1,674.19)	6,500.00
TOTAL Administrative	<u>18,715.94</u>	<u>18,612.00</u>	<u>(103.94)</u>	<u>159,746.07</u>	<u>150,971.00</u>	<u>(8,775.07)</u>	<u>227,911.60</u>
<u>Amenities</u>							
5401 BUILDING MAINTEN	0.00	483.00	483.00	6,679.08	3,864.00	(2,815.08)	5,800.00
5405 BUILDING SUPPLIE	493.32	150.00	(343.32)	1,926.56	1,200.00	(726.56)	1,800.00
5410 PEST CONTROL	159.43	186.00	26.57	1,210.17	1,488.00	277.83	2,235.00
5415 JANITORIAL SERVI	1,487.50	963.00	(524.50)	8,228.50	7,704.00	(524.50)	11,556.00
5420 JANITORIAL SUPPL	263.52	183.00	(80.52)	1,508.23	1,464.00	(44.23)	2,200.00
5425 LINENS/TOWELS	3,453.64	1,667.00	(1,786.64)	17,935.28	13,336.00	(4,599.28)	20,000.00
5430 DECORATIONS	0.00	333.00	333.00	225.00	2,664.00	2,439.00	4,000.00
5432 SOCIAL EVENTS/S	245.43	1,250.00	1,004.57	9,632.83	10,000.00	367.17	15,000.00

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Period 8/1/2019 To 8/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
5433 FITNESS INSTRUC	436.97	458.00	21.03	3,793.70	3,664.00	(129.70)	5,500.00
5434 SPA SUPPLIES	157.50	175.00	17.50	2,856.00	1,400.00	(1,456.00)	2,100.00
5435 SIGNATURE EVEN	0.00	4,167.00	4,167.00	20,546.84	33,336.00	12,789.16	50,000.00
5436 COFFEE BAR SUPI	308.33	300.00	(6.33)	3,517.31	2,400.00	(1,117.31)	3,800.00
5438 KITCHEN SUPPLIE	0.00	8.00	8.00	0.00	84.00	84.00	100.00
5439 LIFESTYLE NEWSL	339.19	375.00	35.81	2,673.93	3,000.00	326.07	4,500.00
5440 FITNESS EQUIP M/	0.00	150.00	150.00	2,155.31	1,200.00	(955.31)	1,800.00
5445 POOL MAINTENAN	850.00	850.00	0.00	6,800.00	6,800.00	0.00	10,200.00
5450 POOL SUPPLIES, F	1,024.98	233.00	(791.98)	8,142.01	1,864.00	(6,278.01)	2,800.00
5455 SPORTS COURT M	2,623.50	667.00	(1,956.50)	11,987.06	5,336.00	(6,651.06)	8,000.00
5460 PARK MAINTENAN	1,521.00	225.00	(1,296.00)	12,884.47	1,800.00	(11,084.47)	2,700.00
TOTAL Amenities	13,362.31	12,823.00	(539.31)	122,702.28	102,584.00	(20,118.28)	153,891.00
<u>Gate Maintenance</u>							
5301 GATE MAINT. & DA	4,187.65	3,905.00	(282.65)	34,961.52	31,240.00	(3,721.52)	46,860.00
5305 GATE CAMERA/TE	3,948.12	391.00	(3,557.12)	8,047.55	3,128.00	(4,919.55)	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	8,135.77	4,296.00	(3,839.77)	44,732.07	34,368.00	(10,364.07)	51,552.00
<u>Maintenance</u>							
5501 GROUNDS MAINT -	6,534.68	15,063.00	8,548.32	54,071.44	120,664.00	66,592.56	181,000.00
5503 RESIDENTIAL LANI	15,358.13	27,323.00	11,963.87	112,469.82	218,584.00	106,114.18	327,876.00
5505 GROUNDS REPAIR	0.00	350.00	350.00	7,958.13	2,800.00	(5,158.13)	4,200.00
5510 GROUNDS - SOD/F	86.00	667.00	581.00	61,823.00	5,336.00	(56,487.00)	8,000.00
5515 GROUNDS - TREE	200.00	167.00	(33.00)	3,265.00	1,336.00	(1,929.00)	2,000.00
5520 COMMON AREA MI	0.00	2,667.00	2,667.00	3,210.00	21,336.00	18,126.00	32,000.00
5525 RESIDENTIAL MUL	0.00	3,698.00	3,698.00	0.00	29,584.00	29,584.00	44,370.00
5527 LAKE MAINTENAN	569.14	471.00	(98.14)	4,178.42	3,768.00	(410.42)	5,648.88
5530 IRRIG PUMP MAIN	3,508.76	417.00	(3,091.76)	21,819.84	3,336.00	(18,483.84)	5,000.00
5535 IRRIGATION MAIN	3,882.35	1,000.00	(2,882.35)	28,217.23	8,000.00	(21,217.23)	12,000.00
5540 SECURITY/ALARM	0.00	150.00	150.00	0.00	1,200.00	1,200.00	1,800.00
5545 ENTRY MONUMEN	0.00	150.00	150.00	0.00	1,200.00	1,200.00	1,800.00
6010 INTERNAL RD/LAN	4,820.89	7,345.00	2,524.11	56,998.10	58,760.00	1,761.90	88,136.12
6020 PRESERVE & WET	2,520.00	1,792.00	(728.00)	20,520.00	14,336.00	(6,184.00)	21,500.00
TOTAL Maintenance	37,480.95	61,280.00	23,799.05	375,530.98	490,240.00	114,709.02	735,331.00
<u>Reserve</u>							
8000 RESERVE - GENE	1,574.36	2,908.00	1,333.64	11,822.49	23,264.00	11,441.51	34,900.00
8005 RESERVE INTERE	10.72	0.00	(10.72)	71.51	0.00	(71.51)	0.00
TOTAL Reserve	1,585.08	2,908.00	1,322.92	11,894.00	23,264.00	11,370.00	34,900.00
<u>Utilities</u>							
5601 ELECTRIC - COMM	1,048.31	1,000.00	(48.31)	7,667.17	8,000.00	332.83	12,000.00
5605 ELECTRIC - GATE	222.95	250.00	27.05	1,525.82	2,000.00	474.18	3,000.00
5610 ELECTRIC - STREE	1,688.31	1,333.00	(355.31)	13,645.15	10,664.00	(2,981.15)	16,000.00
5613 GAS - POOL, FIRE	191.59	1,250.00	1,058.41	10,117.33	10,000.00	(117.33)	15,000.00
5615 WATER & SEWER	515.24	542.00	26.76	4,017.48	4,336.00	318.52	6,500.00
5620 TELEPHONE - SITE	781.72	530.00	(251.72)	5,731.88	4,240.00	(1,491.88)	6,360.00

Bellacina by Casey Key Homeowners Association, Inc.

Income and Expense Statement

Period 8/1/2019 To 8/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
5625 TRASH REMOVAL	508.24	337.00	(171.24)	3,310.10	2,696.00	(614.10)	4,044.00
TOTAL Utilities	4,958.36	5,242.00	285.64	46,014.93	41,936.00	(4,078.93)	62,904.00
TOTAL Expense	84,236.41	105,161.00	20,924.59	760,620.33	843,363.00	82,742.67	1,266,489.60
Excess Revenue / Expense	(27,163.12)	380.00	(27,543.12)	(292,741.04)	965.00	(293,706.04)	(0.28)