



BELLACINA

by Casey Key

AN ESPLANADE COMMUNITY

FINANCIAL STATEMENTS

FOR THE PERIOD ENDING

9/30/2019

PREPARED BY:



POPE PROPERTIES

Community Management • Lifestyle • Golf

438 INTERSTATE COURT

SARASOTA FL 34240

941.444.6600

Balance Sheet

Monday, October 21, 2019

13:58

Period 09/30/2019

Bellacina by Casey Key Homeowners Association, Inc.

	Operating	reserves	Total
Assets			
<u>Current Asset</u>			
CASH - OPERATING MOI	61,726.10		61,726.10
CASH - RESERVE MOB		33,443.03	33,443.03
ASSESSMENT RECEIVABLE	4,226.92		4,226.92
ACCOUNTS RECEIVABLE	1,120.73		1,120.73
DUE FROM VOTT PARTNERS	3,411.90		3,411.90
DUE FROM VOTT A,B,C,I	11,620.15		11,620.15
DUE FROM OPERATING		3,123.30	3,123.30
DEPOSITS - UTILITY	4,692.00		4,692.00
<u>Total Current Asset</u>	<u>86,797.80</u>	<u>36,566.33</u>	<u>123,364.13</u>
<u>Total Assets</u>	<u>86,797.80</u>	<u>36,566.33</u>	<u>123,364.13</u>
Liabilities & Equity			
<u>Current Liability</u>			
ACCOUNTS PAYABLE	170,141.82		170,141.82
PREPAID ASSESSMENTS	91,175.22		91,175.22
ARCHITECTURAL DEPOSITS	9,500.00		9,500.00
RENTAL DEPOSITS	250.00		250.00
ACCRUED EXPENSES	5,673.80		5,673.80
DUE TO RESERVES	3,123.30		3,123.30
<u>Total Current Liability</u>	<u>279,864.14</u>		<u>279,864.14</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	(344,209.21)		(344,209.21)
<u>Total Fund Balance</u>	<u>(1,714,544.69)</u>		<u>(1,714,544.69)</u>
<u>Reserve</u>			
RESERVES		36,443.35	36,443.35
RESERVE UNALLOCATED		122.98	122.98
<u>Total Reserve</u>		<u>36,566.33</u>	<u>36,566.33</u>
<u>Total Liabilities & Equity</u>	<u>86,797.80</u>	<u>36,566.33</u>	<u>123,364.13</u>

Bellacina by Casey Key Homeowners Association, Inc.

Income and Expense Statement

Period 9/1/2019 To 9/30/2019 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	36,685.26	68,877.00	(32,191.74)	316,926.74	619,893.00	(302,966.26)	826,524.00
4105 RESERVE ASSESS	1,548.94	2,908.00	(1,359.06)	13,371.43	26,172.00	(12,800.57)	34,900.00
4110 BENEFIT ASSESSM	16,521.74	31,021.00	(14,499.26)	142,591.98	279,189.00	(136,597.02)	372,246.00
4111 MISCELLANEOUS I	390.00	0.00	390.00	3,815.00	0.00	3,815.00	0.00
4112 INTEREST INCOME	1.14	0.00	1.14	24.78	0.00	24.78	0.00
4115 INTEREST RESERV	10.99	0.00	10.99	82.50	0.00	82.50	0.00
4120 LATE FEE	0.00	0.00	0.00	275.00	0.00	275.00	0.00
4130 VOTT PARTNERS -	928.70	1,205.00	(276.30)	14,342.84	10,845.00	3,497.84	14,454.32
4140 VOTT A,B,C,D - LAI	923.03	1,197.00	(273.97)	16,589.05	10,773.00	5,816.05	14,366.00
4150 VOTT PARTNERS -	0.00	333.00	(333.00)	3,988.77	2,997.00	991.77	3,999.00
4285 FITNESS CLASS IN	660.00	0.00	660.00	5,362.00	0.00	5,362.00	0.00
4287 SPA INCOME	435.00	0.00	435.00	1,510.00	0.00	1,510.00	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:	35.00	0.00	35.00	1,255.00	0.00	1,255.00	0.00
4860 SOCIAL INCOME	0.00	0.00	0.00	2,852.00	0.00	2,852.00	0.00
TOTAL Income	58,139.80	105,541.00	(47,401.20)	526,019.09	949,869.00	(423,849.91)	1,266,489.32
TOTAL Income	58,139.80	105,541.00	(47,401.20)	526,019.09	949,869.00	(423,849.91)	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	1,125.00	1,125.00	1,500.00
5110 STAFF/PAYROLL	11,100.27	6,523.00	(4,577.27)	106,518.96	58,707.00	(47,811.96)	78,280.00
5115 MANAGEMENT FEI	2,672.85	4,728.00	2,055.15	22,000.80	42,552.00	20,551.20	56,732.40
5120 MANAGEMENT FEI	4,291.67	4,292.00	0.33	38,625.03	38,628.00	2.97	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	14,778.00	14,778.00	19,700.00
5135 LICENSE FEES	105.00	402.00	297.00	780.00	3,618.00	2,838.00	4,825.00
5140 COMPUTER SUPPL	51.28	120.00	68.72	668.99	1,080.00	411.01	1,438.20
5145 BANK CHARGES C	9.00	49.00	40.00	220.50	441.00	220.50	585.00
5150 WEBSITE AND MAI	0.00	273.00	273.00	3,073.67	2,457.00	(616.67)	3,276.00
5155 OFFICE OPERATIC	412.15	458.00	45.85	5,750.34	4,122.00	(1,628.34)	5,500.00
TOTAL Administrative	18,642.22	18,612.00	(30.22)	178,388.29	169,583.00	(8,805.29)	227,911.60
<u>Amenities</u>							
5401 BUILDING MAINTEN	630.00	483.00	(147.00)	7,309.08	4,347.00	(2,962.08)	5,800.00
5405 BUILDING SUPPLIE	714.60	150.00	(564.60)	2,641.16	1,350.00	(1,291.16)	1,800.00
5410 PEST CONTROL	159.43	186.00	26.57	1,369.60	1,674.00	304.40	2,235.00
5415 JANITORIAL SERVI	963.00	963.00	0.00	9,191.50	8,667.00	(524.50)	11,556.00
5420 JANITORIAL SUPPL	49.21	183.00	133.79	1,567.44	1,647.00	89.56	2,200.00
5425 LINENS/TOWELS	1,855.48	1,667.00	(188.48)	19,790.76	15,003.00	(4,787.76)	20,000.00
5430 DECORATIONS	0.00	333.00	333.00	225.00	2,997.00	2,772.00	4,000.00
5432 SOCIAL EVENTS/S	376.32	1,250.00	873.68	10,009.15	11,250.00	1,240.85	15,000.00

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Period 9/1/2019 To 9/30/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
5433 FITNESS INSTRUC	385.00	458.00	73.00	4,178.70	4,122.00	(56.70)	5,500.00
5434 SPA SUPPLIES	207.00	175.00	(32.00)	3,063.00	1,575.00	(1,488.00)	2,100.00
5435 SIGNATURE EVEN	8,608.06	4,167.00	(4,441.06)	29,154.90	37,503.00	8,348.10	50,000.00
5436 COFFEE BAR SUP	692.97	300.00	(392.97)	4,210.28	2,700.00	(1,510.28)	3,600.00
5438 KITCHEN SUPPLIE	0.00	8.00	8.00	0.00	72.00	72.00	100.00
5439 LIFESTYLE NEWSL	365.94	375.00	9.06	3,039.87	3,375.00	335.13	4,500.00
5440 FITNESS EQUIP M/	0.00	150.00	150.00	2,155.31	1,350.00	(805.31)	1,800.00
5445 POOL MAINTENAN	850.00	850.00	0.00	7,650.00	7,650.00	0.00	10,200.00
5450 POOL SUPPLIES, F	972.94	233.00	(739.94)	9,114.95	2,097.00	(7,017.95)	2,800.00
5455 SPORTS COURT M	1,165.00	667.00	(498.00)	13,152.06	6,003.00	(7,149.06)	8,000.00
5460 PARK MAINTENAN	460.00	225.00	(235.00)	13,344.47	2,025.00	(11,319.47)	2,700.00
TOTAL Amenities	18,454.95	12,823.00	(5,631.95)	141,157.23	115,407.00	(25,750.23)	153,891.00
<u>Gate Maintenance</u>							
5301 GATE MAINT. & DA	8,795.36	3,905.00	(4,890.36)	43,756.88	35,145.00	(8,611.88)	46,860.00
5305 GATE CAMERA/TE	608.12	391.00	(217.12)	8,655.67	3,519.00	(5,136.67)	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	9,403.48	4,296.00	(5,107.48)	54,135.55	38,664.00	(15,471.55)	51,552.00
<u>Maintenance</u>							
5501 GROUNDS MAINT	6,534.68	15,083.00	8,548.32	60,606.12	135,747.00	75,140.88	181,000.00
5503 RESIDENTIAL LANI	16,736.60	27,323.00	10,586.40	129,206.42	245,907.00	116,700.58	327,876.00
5505 GROUNDS REPAIR	0.00	350.00	350.00	7,958.13	3,150.00	(4,808.13)	4,200.00
5510 GROUNDS - SOD/F	18,864.50	667.00	(18,197.50)	80,687.50	6,003.00	(74,684.50)	8,000.00
5515 GROUNDS - TREE	0.00	167.00	167.00	3,265.00	1,503.00	(1,762.00)	2,000.00
5520 COMMON AREA MI	0.00	2,667.00	2,667.00	3,210.00	24,003.00	20,793.00	32,000.00
5525 RESIDENTIAL MUL	0.00	3,698.00	3,698.00	0.00	33,282.00	33,282.00	44,370.00
5527 LAKE MAINTENAN	322.34	471.00	148.66	4,500.76	4,239.00	(261.76)	5,648.88
5530 IRRIG PUMP MAIN	0.00	417.00	417.00	21,819.84	3,753.00	(18,066.84)	5,000.00
5535 IRRIGATION MAIN	8,658.37	1,000.00	(7,658.37)	37,875.60	9,000.00	(28,875.60)	12,000.00
5540 SECURITY/ALARM	0.00	150.00	150.00	0.00	1,350.00	1,350.00	1,800.00
5545 ENTRY MONUMEN	0.00	150.00	150.00	0.00	1,350.00	1,350.00	1,800.00
6010 INTERNAL RD/LAN	5,662.76	7,345.00	1,682.24	62,660.86	66,105.00	3,444.14	88,136.12
6020 PRESERVE & WET	0.00	1,792.00	1,792.00	20,520.00	16,128.00	(4,392.00)	21,500.00
TOTAL Maintenance	56,779.25	61,280.00	4,500.75	432,310.23	551,520.00	119,209.77	735,331.00
<u>Reserve</u>							
8000 RESERVE - GENE	1,548.94	2,908.00	1,359.06	13,371.43	26,172.00	12,800.57	34,900.00
8005 RESERVE INTERE	10.99	0.00	(10.99)	82.50	0.00	(82.50)	0.00
TOTAL Reserve	1,559.93	2,908.00	1,348.07	13,453.93	26,172.00	12,718.07	34,900.00
<u>Utilities</u>							
5601 ELECTRIC - COMM	1,116.92	1,000.00	(116.92)	8,784.09	9,000.00	215.91	12,000.00
5605 ELECTRIC - GATES	189.80	250.00	60.20	1,715.62	2,250.00	534.38	3,000.00
5610 ELECTRIC - STREE	1,688.31	1,333.00	(355.31)	15,333.46	11,997.00	(3,336.46)	16,000.00
5613 GAS - POOL, FIRE	199.77	1,250.00	1,050.23	10,317.10	11,250.00	932.90	15,000.00
5615 WATER & SEWER	516.88	542.00	25.12	4,534.36	4,878.00	343.64	6,500.00
5620 TELEPHONE - SITE	637.27	530.00	(107.27)	6,369.15	4,770.00	(1,599.15)	6,360.00

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Income and Expense Statement

Period 9/1/2019 To 9/30/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
5625 TRASH REMOVAL	419.19	337.00	(82.19)	3,729.29	3,033.00	(696.29)	4,044.00
TOTAL Utilities	4,768.14	5,242.00	473.86	50,783.07	47,178.00	(3,605.07)	62,904.00
TOTAL Expense	109,607.97	105,161.00	(4,446.97)	870,228.30	948,524.00	78,295.70	1,266,489.60
Excess Revenue / Expense	(51,468.17)	380.00	(51,848.17)	(344,209.21)	1,345.00	(345,554.21)	(0.28)