

Bell Tower Park Property Owners' Association, Inc.
Statement of Income and Operations
1/1/2022 - 1/31/2022

Accounts	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
30100 - ASSESSMENT INCOME	\$131,937.56	\$131,938.33	(\$0.77)	\$131,937.56	\$131,938.33	(\$0.77)	\$1,583,260.00
30158 - CLUBHOUSE INCOME	\$325.00	\$50.00	\$275.00	\$325.00	\$50.00	\$275.00	\$600.00
30270 - INTEREST INCOME	\$8.76	\$5.00	\$3.76	\$8.76	\$5.00	\$3.76	\$60.00
30347 - GATE/DOOR OPENERS	\$888.00	\$291.67	\$596.33	\$888.00	\$291.67	\$596.33	\$3,500.00
<u>Total Income</u>	\$133,159.32	\$132,285.00	\$874.32	\$133,159.32	\$132,285.00	\$874.32	\$1,587,420.00
Total Income	\$133,159.32	\$132,285.00	\$874.32	\$133,159.32	\$132,285.00	\$874.32	\$1,587,420.00
Expense							
<u>Administrative</u>							
51000 - TELEPHONE/ALARM MONITORING	\$494.67	\$583.33	\$88.66	\$494.67	\$583.33	\$88.66	\$7,000.00
51030 - OFFICE EXPENSE	\$767.35	\$1,054.17	\$286.82	\$767.35	\$1,054.17	\$286.82	\$12,650.00
51044 - ADMIN PAYROLL	\$2,059.03	\$2,135.42	\$76.39	\$2,059.03	\$2,135.42	\$76.39	\$25,625.00
51060 - LICENSES & PERMITS	\$0.00	\$62.92	\$62.92	\$0.00	\$62.92	\$62.92	\$755.00
51062 - CONSULTING FEES	\$0.00	\$208.33	\$208.33	\$0.00	\$208.33	\$208.33	\$2,500.00
51067 - ANNUAL FEES CORPORATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$362.00
51110 - AUDIT/TAX RETURN	\$0.00	\$187.50	\$187.50	\$0.00	\$187.50	\$187.50	\$2,250.00
51120 - MANAGEMENT FEE CONTRACT	\$6,690.90	\$6,783.75	\$92.85	\$6,690.90	\$6,783.75	\$92.85	\$81,405.00
51277 - SOCIAL COMMITTEE EXPENSE	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
<u>Total Administrative</u>	\$10,011.95	\$11,182.09	\$1,170.14	\$10,011.95	\$11,182.09	\$1,170.14	\$134,547.00
<u>Legal / Bad Debt</u>							
50400 - BAD DEBTS EXPENSE	\$0.00	\$666.67	\$666.67	\$0.00	\$666.67	\$666.67	\$8,000.00
51090 - LEGAL FEES	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
<u>Total Legal / Bad Debt</u>	\$0.00	\$1,166.67	\$1,166.67	\$0.00	\$1,166.67	\$1,166.67	\$14,000.00
<u>Maintenance</u>							
61060 - JANITORIAL SUPPLIES	\$149.58	\$250.00	\$100.42	\$149.58	\$250.00	\$100.42	\$3,000.00
61090 - MAINTENANCE & BUILDING SUPPLIES	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
61134 - POOL EQUIPMENT REPAIRS	\$288.00	\$1,291.67	\$1,003.67	\$288.00	\$1,291.67	\$1,003.67	\$15,500.00
61150 - POOL/SPA CONTRACT	\$1,735.00	\$1,653.75	(\$81.25)	\$1,735.00	\$1,653.75	(\$81.25)	\$19,845.00
61180 - GROUNDS CONTRACT	\$26,780.00	\$27,584.00	\$804.00	\$26,780.00	\$27,584.00	\$804.00	\$331,008.00
61182 - MULCHING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00
61193 - TENNIS COURT MAINTENANCE	\$0.00	\$1,040.00	\$1,040.00	\$0.00	\$1,040.00	\$1,040.00	\$12,480.00
61197 - ANNUAL FLOWERS	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
61200 - PROPERTY REPAIRS	\$2,975.49	\$4,500.00	\$1,524.51	\$2,975.49	\$4,500.00	\$1,524.51	\$54,000.00
61220 - SECURITY CONTRACT	\$10,447.66	\$6,833.33	(\$3,614.33)	\$10,447.66	\$6,833.33	(\$3,614.33)	\$82,000.00
61238 - GATE MAINTENANCE	\$1,149.29	\$291.67	(\$857.62)	\$1,149.29	\$291.67	(\$857.62)	\$3,500.00
61240 - EXTERMINATION/PEST CONTROL	\$1,521.00	\$1,750.00	\$229.00	\$1,521.00	\$1,750.00	\$229.00	\$21,000.00
61243 - HOLIDAY DECORATIONS	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
61245 - PROPANE / GAS GRILLS	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
61250 - TRASH REMOVAL CONTRACT	\$276.90	\$275.00	(\$1.90)	\$276.90	\$275.00	(\$1.90)	\$3,300.00
61262 - LIGHTING REPAIRS/MAINTENANCE	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
61269 - EXERCISE EQUIPMENT MAINTENANCE	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
61387 - PRUNING/SPRAYING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00
61446 - JANITORIAL SERVICE	\$2,158.20	\$2,150.00	(\$8.20)	\$2,158.20	\$2,150.00	(\$8.20)	\$25,800.00
61453 - PRESERVE MAINTENANCE CONTRACT	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$1,083.33	\$1,083.33	\$13,000.00
61455 - NATURAL PRESERVE AREA MAINTENANCE	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
61470 - PRESSURE WASHING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24,000.00
61570 - LANDSCAPE REPLACE/IMPROVE	\$0.00	\$4,750.00	\$4,750.00	\$0.00	\$4,750.00	\$4,750.00	\$57,000.00
61633 - FIRE ALARM REPAIRS & MAINTENANCE	\$998.37	\$291.67	(\$706.70)	\$998.37	\$291.67	(\$706.70)	\$3,500.00
61675 - SIDEWALK & ROAD REPAIRS	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
61699 - DRAINAGE SWALE MAINTENANCE	\$0.00	\$533.33	\$533.33	\$0.00	\$533.33	\$533.33	\$6,400.00
61751 - FOUNTAIN MAINTENANCE	\$882.13	\$416.67	(\$465.46)	\$882.13	\$416.67	(\$465.46)	\$5,000.00
61752 - LAKE CONTRACT - WATER MAINT	\$1,212.00	\$1,500.00	\$288.00	\$1,212.00	\$1,500.00	\$288.00	\$18,000.00
61771 - IRRIGATION REPAIRS	\$589.00	\$4,166.67	\$3,577.67	\$589.00	\$4,166.67	\$3,577.67	\$50,000.00
61776 - SOD REPLACEMENT	\$0.00	\$1,041.67	\$1,041.67	\$0.00	\$1,041.67	\$1,041.67	\$12,500.00
<u>Total Maintenance</u>	\$51,162.62	\$64,402.76	\$13,240.14	\$51,162.62	\$64,402.76	\$13,240.14	\$916,833.00

Bell Tower Park Property Owners' Association, Inc.
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 1/1/2022 - 1/31/2022

Accounts	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Utilities / Insurance							
71010 - WATER & SEWER	\$1,835.88	\$1,500.00	(\$335.88)	\$1,835.88	\$1,500.00	(\$335.88)	\$18,000.00
71030 - ELECTRIC	\$7,407.74	\$7,250.00	(\$157.74)	\$7,407.74	\$7,250.00	(\$157.74)	\$87,000.00
71036 - CABLE CONTRACT	\$26,991.11	\$31,758.33	\$4,767.22	\$26,991.11	\$31,758.33	\$4,767.22	\$381,100.00
71050 - INSURANCE COVERAGE	\$1,045.36	\$1,116.67	\$71.31	\$1,045.36	\$1,116.67	\$71.31	\$13,400.00
71054 - INSURANCE-DIRECTORS & OFFICERS	\$107.95	\$98.33	(\$9.62)	\$107.95	\$98.33	(\$9.62)	\$1,180.00
71057 - INSURANCE FIDELITY BONDING	\$74.23	\$71.67	(\$2.56)	\$74.23	\$71.67	(\$2.56)	\$860.00
71067 - UMBRELLA INSURANCE	\$145.49	\$191.67	\$46.18	\$145.49	\$191.67	\$46.18	\$2,300.00
71090 - WORKMANS COMPENSATION INSURANCE	\$52.32	\$66.67	\$14.35	\$52.32	\$66.67	\$14.35	\$800.00
71091 - INSURANCE GENERAL LIABILITY	\$645.99	\$616.67	(\$29.32)	\$645.99	\$616.67	(\$29.32)	\$7,400.00
79900 - CONTINGENCY	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
Total Utilities / Insurance	\$38,306.07	\$43,503.34	\$5,197.27	\$38,306.07	\$43,503.34	\$5,197.27	\$522,040.00
Total Expense	\$99,480.64	\$120,254.86	\$20,774.22	\$99,480.64	\$120,254.86	\$20,774.22	\$1,587,420.00
Operating Net Income	\$33,678.68	\$12,030.14	\$21,648.54	\$33,678.68	\$12,030.14	\$21,648.54	\$0.00
Reserve Income							
Income							
30120 - REPLACEMENT ASSESSMENTS	\$4,459.74	\$4,458.33	\$1.41	\$4,459.74	\$4,458.33	\$1.41	\$53,500.00
30273 - INTEREST INCOME RESERVES	\$42.80	\$375.00	(\$332.20)	\$42.80	\$375.00	(\$332.20)	\$4,500.00
30276 - INTEREST INCOME-STARTUP	\$3.70	\$0.00	\$3.70	\$3.70	\$0.00	\$3.70	\$0.00
Total Income	\$4,506.24	\$4,833.33	(\$327.09)	\$4,506.24	\$4,833.33	(\$327.09)	\$58,000.00
Total Reserve Income	\$4,506.24	\$4,833.33	(\$327.09)	\$4,506.24	\$4,833.33	(\$327.09)	\$58,000.00
Reserve Expense							
Transfer to Reserve							
90000 - TRANSFER RESERVE ACCRUAL	\$4,458.33	\$4,458.33	\$0.00	\$4,458.33	\$4,458.33	\$0.00	\$53,500.00
90008 - TRANSFER RESERVE INTEREST	\$42.80	\$375.00	\$332.20	\$42.80	\$375.00	\$332.20	\$4,500.00
Total Transfer to Reserve	\$4,501.13	\$4,833.33	\$332.20	\$4,501.13	\$4,833.33	\$332.20	\$58,000.00
Transfer to Startup							
90018 - TRANSFER STARTUP INTEREST	\$3.70	\$0.00	(\$3.70)	\$3.70	\$0.00	(\$3.70)	\$0.00
Total Transfer to Startup	\$3.70	\$0.00	(\$3.70)	\$3.70	\$0.00	(\$3.70)	\$0.00
Total Reserve Expense	\$4,504.83	\$4,833.33	\$328.50	\$4,504.83	\$4,833.33	\$328.50	\$58,000.00
Reserve Net Income	\$1.41	\$0.00	\$1.41	\$1.41	\$0.00	\$1.41	\$0.00
Net Income	\$33,680.09	\$12,030.14	\$21,649.95	\$33,680.09	\$12,030.14	\$21,649.95	\$0.00

Bell Tower Park Property Owners' Association, Inc.
Balance Sheet
1/31/2022

Assets

Operating Cash & Investments - Schedule A

10005 - CIT - OPERATING	\$208,019.39
10115 - VALLEY NATIONAL BANK - STARTUP	\$49,150.58

<u>Operating Cash & Investments - Schedule A Total</u>	\$257,169.97
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Reserve Cash & Investments

10119 - BANK UNITED CD - RESERVE	\$258,615.87
10121 - UNITED FIDELITY BANK CD - RESERVE	\$273,278.21
10122 - VALLEY NATIONAL BANK - RESERVE	\$423,819.91

<u>Reserve Cash & Investments Total</u>	\$955,713.99
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Other Asset

10160 - ASSESSMENTS RECEIVABLE	\$167,708.88
10165 - ALLOW DOUBT ACCTS	(\$19,406.18)
10170 - MISC RECEIVABLE	\$40.00
10172 - SPECIAL ASSESSMENT RECEIVABLE	\$600.00
10180 - DEPOSITS	\$253.00
10190 - ACCESS CONTROL INVENTORY	\$1,212.22
10240 - PREPAID INSURANCE	\$19,243.34
10250 - PREPAID EXPENSES	\$7,241.59

<u>Other Asset Total</u>	\$176,892.85
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<i>Assets Total</i>		\$1,389,776.81
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Liabilities and Equity

Liability

20100 - ACCOUNTS PAYABLE	\$12,858.99
20160 - ACCRUED EXPENSES	\$4,844.42

<u>Liability Total</u>	\$17,703.41
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Equity

20300 - CONTRIBUTED CAPITAL	\$47,051.18
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<u>Equity Total</u>	\$47,051.18
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Replacement Reserves - Schedule 2

25500 - RESERVE/REPLACEMENT	\$985,943.99
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<u>Replacement Reserves - Schedule 2 Total</u>	\$985,943.99
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<u>Retained Earnings</u>	\$305,398.14
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<u>Net Income</u>	\$33,680.09
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<i>Liabilities & Equity Total</i>		\$1,389,776.81
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