

Bell Tower Park Property Owners' Association, Inc.
Statement of Income and Operations
4/1/2022 - 4/30/2022

Accounts	4/1/2022 - 4/30/2022			1/1/2022 - 4/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
30100 - ASSESSMENT INCOME	\$131,937.56	\$131,938.33	(\$0.77)	\$527,750.24	\$527,753.32	(\$3.08)	\$1,583,260.00
30158 - CLUBHOUSE INCOME	\$75.00	\$50.00	\$25.00	\$900.00	\$200.00	\$700.00	\$600.00
30270 - INTEREST INCOME	\$9.40	\$5.00	\$4.40	\$50.76	\$20.00	\$30.76	\$60.00
30347 - GATE/DOOR OPENERS	\$612.00	\$291.67	\$320.33	\$2,367.00	\$1,166.68	\$1,200.32	\$3,500.00
<u>Total Income</u>	\$132,633.96	\$132,285.00	\$348.96	\$531,068.00	\$529,140.00	\$1,928.00	\$1,587,420.00
Total Income	\$132,633.96	\$132,285.00	\$348.96	\$531,068.00	\$529,140.00	\$1,928.00	\$1,587,420.00
Expense							
<u>Administrative</u>							
51000 - TELEPHONE/ALARM MONITORING	\$506.84	\$583.33	\$76.49	\$2,012.32	\$2,333.32	\$321.00	\$7,000.00
51030 - OFFICE EXPENSE	\$649.54	\$1,054.17	\$404.63	\$6,718.58	\$4,216.68	(\$2,501.90)	\$12,650.00
51044 - ADMIN PAYROLL	\$1,960.24	\$2,135.42	\$175.18	\$8,205.69	\$8,541.68	\$335.99	\$25,625.00
51060 - LICENSES & PERMITS	\$0.00	\$62.92	\$62.92	\$0.00	\$251.68	\$251.68	\$755.00
51062 - CONSULTING FEES	\$0.00	\$208.33	\$208.33	\$0.00	\$833.32	\$833.32	\$2,500.00
51067 - ANNUAL FEES CORPORATION	\$61.25	\$362.00	\$300.75	\$61.25	\$362.00	\$300.75	\$362.00
51110 - AUDIT/TAX RETURN	\$0.00	\$187.50	\$187.50	\$0.00	\$750.00	\$750.00	\$2,250.00
51120 - MANAGEMENT FEE CONTRACT	\$6,690.90	\$6,783.75	\$92.85	\$26,763.60	\$27,135.00	\$371.40	\$81,405.00
51277 - SOCIAL COMMITTEE EXPENSE	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00
<u>Total Administrative</u>	\$9,868.77	\$11,544.09	\$1,675.32	\$43,761.44	\$45,090.36	\$1,328.92	\$134,547.00
<u>Legal / Bad Debt</u>							
50400 - BAD DEBTS EXPENSE	\$0.00	\$666.67	\$666.67	\$2,415.29	\$2,666.68	\$251.39	\$8,000.00
51090 - LEGAL FEES	\$0.00	\$500.00	\$500.00	\$195.00	\$2,000.00	\$1,805.00	\$6,000.00
<u>Total Legal / Bad Debt</u>	\$0.00	\$1,166.67	\$1,166.67	\$2,610.29	\$4,666.68	\$2,056.39	\$14,000.00
<u>Maintenance</u>							
61060 - JANITORIAL SUPPLIES	\$391.60	\$250.00	(\$141.60)	\$1,014.90	\$1,000.00	(\$14.90)	\$3,000.00
61090 - MAINTENANCE & BUILDING SUPPLIES	\$0.00	\$83.33	\$83.33	\$3.48	\$333.32	\$329.84	\$1,000.00
61134 - POOL EQUIPMENT REPAIRS	\$1,111.00	\$1,291.67	\$180.67	\$4,911.00	\$5,166.68	\$255.68	\$15,500.00
61150 - POOL/SPA CONTRACT	\$1,735.00	\$1,653.75	(\$81.25)	\$6,940.00	\$6,615.00	(\$325.00)	\$19,845.00
61180 - GROUNDS CONTRACT	\$26,780.00	\$27,584.00	\$804.00	\$107,120.00	\$110,336.00	\$3,216.00	\$331,008.00
61182 - MULCHING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00
61193 - TENNIS COURT MAINTENANCE	\$1,360.00	\$1,040.00	(\$320.00)	\$4,502.85	\$4,160.00	(\$342.85)	\$12,480.00
61197 - ANNUAL FLOWERS	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00
61200 - PROPERTY REPAIRS	\$950.00	\$4,500.00	\$3,550.00	\$27,072.99	\$18,000.00	(\$9,072.99)	\$54,000.00
61220 - SECURITY CONTRACT	\$9,543.47	\$6,833.33	(\$2,710.14)	\$30,355.71	\$27,333.32	(\$3,022.39)	\$82,000.00
61238 - GATE MAINTENANCE	\$238.03	\$291.67	\$53.64	\$1,923.70	\$1,166.68	(\$757.02)	\$3,500.00
61240 - EXTERMINATION/PEST CONTROL	\$1,675.00	\$1,750.00	\$75.00	\$4,539.00	\$7,000.00	\$2,461.00	\$21,000.00
61243 - HOLIDAY DECORATIONS	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
61245 - PROPANE / GAS GRILLS	\$0.00	\$41.67	\$41.67	\$141.53	\$166.68	\$25.15	\$500.00
61250 - TRASH REMOVAL CONTRACT	\$284.03	\$275.00	(\$9.03)	\$1,249.87	\$1,100.00	(\$149.87)	\$3,300.00
61262 - LIGHTING REPAIRS/MAINTENANCE	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$6,000.00
61269 - EXERCISE EQUIPMENT MAINTENANCE	\$0.00	\$250.00	\$250.00	\$428.09	\$1,000.00	\$571.91	\$3,000.00
61387 - PRUNING/SPRAYING	\$0.00	\$0.00	\$0.00	\$565.00	\$0.00	(\$565.00)	\$60,000.00
61446 - JANITORIAL SERVICE	\$2,207.25	\$2,150.00	(\$57.25)	\$8,730.90	\$8,600.00	(\$130.90)	\$25,800.00
61453 - PRESERVE MAINTENANCE CONTRACT	\$0.00	\$1,083.33	\$1,083.33	\$4,230.00	\$4,333.32	\$103.32	\$13,000.00
61455 - NATURAL PRESERVE AREA MAINTENANCE	\$0.00	\$833.33	\$833.33	\$0.00	\$3,333.32	\$3,333.32	\$10,000.00
61470 - PRESSURE WASHING	\$550.00	\$0.00	(\$550.00)	\$550.00	\$0.00	(\$550.00)	\$24,000.00
61570 - LANDSCAPE REPLACE/IMPROVE	\$9,790.00	\$4,750.00	(\$5,040.00)	\$9,925.00	\$19,000.00	\$9,075.00	\$57,000.00
61633 - FIRE ALARM REPAIRS & MAINTENANCE	\$0.00	\$291.67	\$291.67	\$998.37	\$1,166.68	\$168.31	\$3,500.00
61675 - SIDEWALK & ROAD REPAIRS	\$0.00	\$833.33	\$833.33	\$6,450.00	\$3,333.32	(\$3,116.68)	\$10,000.00
61699 - DRAINAGE SWALE MAINTENANCE	\$0.00	\$533.33	\$533.33	\$0.00	\$2,133.32	\$2,133.32	\$6,400.00
61751 - FOUNTAIN MAINTENANCE	\$0.00	\$416.67	\$416.67	\$882.13	\$1,666.68	\$784.55	\$5,000.00
61752 - LAKE CONTRACT - WATER MAINT	\$970.26	\$1,500.00	\$529.74	\$4,094.52	\$6,000.00	\$1,905.48	\$18,000.00
61771 - IRRIGATION REPAIRS	\$9,208.49	\$4,166.67	(\$5,041.82)	\$15,446.49	\$16,666.68	\$1,220.19	\$50,000.00
61776 - SOD REPLACEMENT	\$0.00	\$1,041.67	\$1,041.67	\$0.00	\$4,166.68	\$4,166.68	\$12,500.00
<u>Total Maintenance</u>	\$66,794.13	\$64,402.76	(\$2,391.37)	\$242,075.53	\$257,611.04	\$15,535.51	\$916,833.00

Bell Tower Park Property Owners' Association, Inc.
 Statement of Income and Operations
 4/1/2022 - 4/30/2022

4/1/2022 - 4/30/2022

1/1/2022 - 4/30/2022

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Utilities / Insurance</u>							
71010 - WATER & SEWER	\$1,411.30	\$1,500.00	\$88.70	\$6,001.86	\$6,000.00	(\$1.86)	\$18,000.00
71030 - ELECTRIC	\$7,655.48	\$7,250.00	(\$405.48)	\$31,309.29	\$29,000.00	(\$2,309.29)	\$87,000.00
71036 - CABLE CONTRACT	\$32,591.78	\$31,758.33	(\$833.45)	\$161,926.08	\$127,033.32	(\$34,892.76)	\$381,100.00
71050 - INSURANCE COVERAGE	\$1,011.64	\$1,116.67	\$105.03	\$4,080.28	\$4,466.68	\$386.40	\$13,400.00
71054 - INSURANCE-DIRECTORS & OFFICERS	\$104.47	\$98.33	(\$6.14)	\$421.35	\$393.32	(\$28.03)	\$1,180.00
71057 - INSURANCE FIDELITY BONDING	\$71.84	\$71.67	(\$0.17)	\$289.74	\$286.68	(\$3.06)	\$860.00
71067 - UMBRELLA INSURANCE	\$140.79	\$191.67	\$50.88	\$567.87	\$766.68	\$198.81	\$2,300.00
71090 - WORKMANS COMPENSATION INSURANCE	\$50.63	\$66.67	\$16.04	\$204.21	\$266.68	\$62.47	\$800.00
71091 - INSURANCE GENERAL LIABILITY	\$625.15	\$616.67	(\$8.48)	\$2,521.44	\$2,466.68	(\$54.76)	\$7,400.00
79900 - CONTINGENCY	\$0.00	\$833.33	\$833.33	\$0.00	\$3,333.32	\$3,333.32	\$10,000.00
<u>Total Utilities / Insurance</u>	\$43,663.08	\$43,503.34	(\$159.74)	\$207,322.12	\$174,013.36	(\$33,308.76)	\$522,040.00
Total Expense	\$120,325.98	\$120,616.86	\$290.88	\$495,769.38	\$481,381.44	(\$14,387.94)	\$1,587,420.00
Operating Net Income	\$12,307.98	\$11,668.14	\$639.84	\$35,298.62	\$47,758.56	(\$12,459.94)	\$0.00
Reserve Income							
<u>Income</u>							
30120 - REPLACEMENT ASSESSMENTS	\$4,459.74	\$4,458.33	\$1.41	\$17,838.96	\$17,833.32	\$5.64	\$53,500.00
30273 - INTEREST INCOME RESERVES	\$41.43	\$375.00	(\$333.57)	\$167.10	\$1,500.00	(\$1,332.90)	\$4,500.00
30276 - INTEREST INCOME-STARTUP	\$3.61	\$0.00	\$3.61	\$14.58	\$0.00	\$14.58	\$0.00
<u>Total Income</u>	\$4,504.78	\$4,833.33	(\$328.55)	\$18,020.64	\$19,333.32	(\$1,312.68)	\$58,000.00
Total Reserve Income	\$4,504.78	\$4,833.33	(\$328.55)	\$18,020.64	\$19,333.32	(\$1,312.68)	\$58,000.00
Reserve Expense							
<u>Transfer to Reserve</u>							
90000 - TRANSFER RESERVE ACCRUAL	\$4,458.33	\$4,458.33	\$0.00	\$17,833.32	\$17,833.32	\$0.00	\$53,500.00
90008 - TRANSFER RESERVE INTEREST	\$41.43	\$375.00	\$333.57	\$167.10	\$1,500.00	\$1,332.90	\$4,500.00
<u>Total Transfer to Reserve</u>	\$4,499.76	\$4,833.33	\$333.57	\$18,000.42	\$19,333.32	\$1,332.90	\$58,000.00
<u>Transfer to Startup</u>							
90018 - TRANSFER STARTUP INTEREST	\$3.61	\$0.00	(\$3.61)	\$14.58	\$0.00	(\$14.58)	\$0.00
<u>Total Transfer to Startup</u>	\$3.61	\$0.00	(\$3.61)	\$14.58	\$0.00	(\$14.58)	\$0.00
Total Reserve Expense	\$4,503.37	\$4,833.33	\$329.96	\$18,015.00	\$19,333.32	\$1,318.32	\$58,000.00
Reserve Net Income	\$1.41	\$0.00	\$1.41	\$5.64	\$0.00	\$5.64	\$0.00
Net Income	\$12,309.39	\$11,668.14	\$641.25	\$35,304.26	\$47,758.56	(\$12,454.30)	\$0.00

Bell Tower Park Property Owners' Association, Inc.
Balance Sheet
4/30/2022

Assets

Operating Cash & Investments - Schedule A

10005 - CIT - OPERATING	\$174,825.62
10115 - VALLEY NATIONAL BANK - STARTUP	\$52,361.46

<u>Operating Cash & Investments - Schedule A Total</u>	\$227,187.08
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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	\$437,319.20

<u>Reserve Cash & Investments Total</u>	\$969,213.28
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Other Asset

10160 - ASSESSMENTS RECEIVABLE	\$257,031.27
10165 - ALLOW DOUBT ACCTS	(\$21,821.47)
10170 - MISC RECEIVABLE	\$40.00
10172 - SPECIAL ASSESSMENT RECEIVABLE	\$600.00
10180 - DEPOSITS	\$253.00
10240 - PREPAID INSURANCE	\$13,229.79
10250 - PREPAID EXPENSES	\$1,735.00

<u>Other Asset Total</u>	\$251,067.59
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<i>Assets Total</i>		\$1,447,467.95
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Liabilities and Equity

Liability

20100 - ACCOUNTS PAYABLE	\$91,009.42
20102 - MISC PAYABLE	\$6,330.00
20160 - ACCRUED EXPENSES	\$2,244.27

<u>Liability Total</u>	\$99,583.69
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Equity

20300 - CONTRIBUTED CAPITAL	\$42,135.04
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<u>Equity Total</u>	\$42,135.04
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Replacement Reserves - Schedule 2

25500 - RESERVE/REPLACEMENT	\$965,046.82
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<u>Replacement Reserves - Schedule 2 Total</u>	\$965,046.82
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<u>Retained Earnings</u>	\$305,398.14
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<u>Net Income</u>	\$35,304.26
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<i>Liabilities & Equity Total</i>		\$1,447,467.95
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