

Bell Tower Park Property Owners' Association, Inc.
Statement of Income and Operations
11/1/2022 - 11/30/2022

Accounts	11/1/2022 - 11/30/2022			1/1/2022 - 11/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
30100 - ASSESSMENT INCOME	\$131,937.56	\$131,938.33	(\$0.77)	\$1,451,313.16	\$1,451,321.63	(\$8.47)	\$1,583,260.00
30158 - CLUBHOUSE INCOME	\$0.00	\$50.00	(\$50.00)	\$1,525.00	\$550.00	\$975.00	\$600.00
30270 - INTEREST INCOME	\$8.44	\$5.00	\$3.44	\$98.84	\$55.00	\$43.84	\$60.00
30347 - GATE/DOOR OPENERS	\$0.00	\$291.67	(\$291.67)	(\$1,610.55)	\$3,208.37	(\$4,818.92)	\$3,500.00
<u>Total Income</u>	\$131,946.00	\$132,285.00	(\$339.00)	\$1,451,326.45	\$1,455,135.00	(\$3,808.55)	\$1,587,420.00
Total Income	\$131,946.00	\$132,285.00	(\$339.00)	\$1,451,326.45	\$1,455,135.00	(\$3,808.55)	\$1,587,420.00
Expense							
<u>Administrative</u>							
51000 - TELEPHONE/ALARM MONITORING	\$514.95	\$583.33	\$68.38	\$5,606.90	\$6,416.63	\$809.73	\$7,000.00
51030 - OFFICE EXPENSE	\$436.94	\$1,054.17	\$617.23	\$8,816.33	\$11,595.87	\$2,779.54	\$12,650.00
51044 - ADMIN PAYROLL	\$2,101.64	\$2,135.42	\$33.78	\$23,580.53	\$23,489.62	(\$90.91)	\$25,625.00
51060 - LICENSES & PERMITS	\$0.00	\$62.92	\$62.92	\$951.40	\$692.12	(\$259.28)	\$755.00
51062 - CONSULTING FEES	\$0.00	\$208.33	\$208.33	\$0.00	\$2,291.63	\$2,291.63	\$2,500.00
51067 - ANNUAL FEES CORPORATION	\$0.00	\$0.00	\$0.00	\$61.25	\$362.00	\$300.75	\$362.00
51110 - AUDIT/TAX RETURN	\$0.00	\$187.50	\$187.50	\$0.00	\$2,062.50	\$2,062.50	\$2,250.00
51120 - MANAGEMENT FEE CONTRACT	\$6,891.63	\$6,783.75	(\$107.88)	\$74,402.82	\$74,621.25	\$218.43	\$81,405.00
51277 - SOCIAL COMMITTEE EXPENSE	\$100.00	\$166.67	\$66.67	\$843.21	\$1,833.37	\$990.16	\$2,000.00
<u>Total Administrative</u>	\$10,045.16	\$11,182.09	\$1,136.93	\$114,262.44	\$123,364.99	\$9,102.55	\$134,547.00
<u>Legal / Bad Debt</u>							
50400 - BAD DEBTS EXPENSE	\$0.00	\$666.67	\$666.67	\$2,415.29	\$7,333.37	\$4,918.08	\$8,000.00
51090 - LEGAL FEES	\$0.00	\$500.00	\$500.00	\$280.50	\$5,500.00	\$5,219.50	\$6,000.00
<u>Total Legal / Bad Debt</u>	\$0.00	\$1,166.67	\$1,166.67	\$2,695.79	\$12,833.37	\$10,137.58	\$14,000.00
<u>Maintenance</u>							
61060 - JANITORIAL SUPPLIES	\$461.67	\$250.00	(\$211.67)	\$2,875.06	\$2,750.00	(\$125.06)	\$3,000.00
61090 - MAINTENANCE & BUILDING SUPPLIES	\$0.00	\$83.33	\$83.33	\$3.48	\$916.63	\$913.15	\$1,000.00
61134 - POOL EQUIPMENT REPAIRS	\$506.00	\$1,291.67	\$785.67	\$10,639.27	\$14,208.37	\$3,569.10	\$15,500.00
61150 - POOL/SPA CONTRACT	\$1,735.00	\$1,653.75	(\$81.25)	\$19,085.00	\$18,191.25	(\$893.75)	\$19,845.00
61180 - GROUNDS CONTRACT	\$26,780.00	\$27,584.00	\$804.00	\$294,580.00	\$303,424.00	\$8,844.00	\$331,008.00
61182 - MULCHING	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$60,000.00	\$60,000.00	\$60,000.00
61193 - TENNIS COURT MAINTENANCE	\$1,100.00	\$1,040.00	(\$60.00)	\$12,302.85	\$11,440.00	(\$862.85)	\$12,480.00
61197 - ANNUAL FLOWERS	\$0.00	\$416.67	\$416.67	\$3,126.50	\$4,583.37	\$1,456.87	\$5,000.00
61200 - PROPERTY REPAIRS	\$1,419.00	\$4,500.00	\$3,081.00	\$45,406.46	\$49,500.00	\$4,093.54	\$54,000.00
61220 - SECURITY CONTRACT	\$6,086.48	\$6,833.33	\$746.85	\$78,295.65	\$75,166.63	(\$3,129.02)	\$82,000.00
61238 - GATE MAINTENANCE	\$148.49	\$291.67	\$143.18	\$5,463.66	\$3,208.37	(\$2,255.29)	\$3,500.00
61240 - EXTERMINATION/PEST CONTROL	\$1,675.00	\$1,750.00	\$75.00	\$17,020.00	\$19,250.00	\$2,230.00	\$21,000.00
61243 - HOLIDAY DECORATIONS	\$0.00	\$41.67	\$41.67	\$5,964.00	\$458.37	(\$5,505.63)	\$500.00
61245 - PROPANE / GAS GRILLS	\$0.00	\$41.67	\$41.67	\$734.84	\$458.37	(\$276.47)	\$500.00
61250 - TRASH REMOVAL CONTRACT	\$326.05	\$275.00	(\$51.05)	\$3,459.17	\$3,025.00	(\$434.17)	\$3,300.00
61262 - LIGHTING REPAIRS/MAINTENANCE	\$0.00	\$500.00	\$500.00	\$0.00	\$5,500.00	\$5,500.00	\$6,000.00
61269 - EXERCISE EQUIPMENT MAINTENANCE	\$0.00	\$250.00	\$250.00	\$571.87	\$2,750.00	\$2,178.13	\$3,000.00
61387 - PRUNING/SPRAYING	\$0.00	\$30,000.00	\$30,000.00	\$41,575.00	\$60,000.00	\$18,425.00	\$60,000.00
61446 - JANITORIAL SERVICE	\$2,158.20	\$2,150.00	(\$8.20)	\$23,985.45	\$23,650.00	(\$335.45)	\$25,800.00
61453 - PRESERVE MAINTENANCE CONTRACT	\$0.00	\$1,083.33	\$1,083.33	\$4,230.00	\$11,916.63	\$7,686.63	\$13,000.00
61455 - NATURAL PRESERVE AREA MAINTENANCE	\$0.00	\$833.33	\$833.33	\$7,590.00	\$9,166.63	\$1,576.63	\$10,000.00
61470 - PRESSURE WASHING	\$0.00	\$24,000.00	\$24,000.00	\$550.00	\$24,000.00	\$23,450.00	\$24,000.00
61570 - LANDSCAPE REPLACE/IMPROVE	\$790.00	\$4,750.00	\$3,960.00	\$24,650.40	\$52,250.00	\$27,599.60	\$57,000.00
61633 - FIRE ALARM REPAIRS & MAINTENANCE	\$0.00	\$291.67	\$291.67	\$998.37	\$3,208.37	\$2,210.00	\$3,500.00

Bell Tower Park Property Owners' Association, Inc.
Statement of Income and Operations
11/1/2022 - 11/30/2022

Accounts	11/1/2022 - 11/30/2022			1/1/2022 - 11/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
61675 - SIDEWALK & ROAD REPAIRS	\$0.00	\$833.33	\$833.33	\$6,450.00	\$9,166.63	\$2,716.63	\$10,000.00
61699 - DRAINAGE SWALE MAINTENANCE	\$0.00	\$533.33	\$533.33	\$8,115.00	\$5,866.63	(\$2,248.37)	\$6,400.00
61751 - FOUNTAIN MAINTENANCE	\$0.00	\$416.67	\$416.67	\$2,297.77	\$4,583.37	\$2,285.60	\$5,000.00
61752 - LAKE CONTRACT - WATER MAINT	\$970.26	\$1,500.00	\$529.74	\$11,164.44	\$16,500.00	\$5,335.56	\$18,000.00
61771 - IRRIGATION REPAIRS	\$0.00	\$4,166.67	\$4,166.67	\$33,983.47	\$45,833.37	\$11,849.90	\$50,000.00
61776 - SOD REPLACEMENT	\$0.00	\$1,041.67	\$1,041.67	\$0.00	\$11,458.37	\$11,458.37	\$12,500.00
Total Maintenance	\$44,156.15	\$148,402.76	\$104,246.61	\$665,117.71	\$852,430.36	\$187,312.65	\$916,833.00
Other							
78005 - HURRICANE IAN	\$8,141.97	\$0.00	(\$8,141.97)	\$173,821.97	\$0.00	(\$173,821.97)	\$0.00
Total Other	\$8,141.97	\$0.00	(\$8,141.97)	\$173,821.97	\$0.00	(\$173,821.97)	\$0.00
Utilities / Insurance							
71010 - WATER & SEWER	\$1,200.00	\$1,500.00	\$300.00	\$14,237.22	\$16,500.00	\$2,262.78	\$18,000.00
71030 - ELECTRIC	\$6,871.63	\$7,250.00	\$378.37	\$77,163.72	\$79,750.00	\$2,586.28	\$87,000.00
71036 - CABLE CONTRACT	\$33,702.62	\$31,758.33	(\$1,944.29)	\$381,009.10	\$349,341.63	(\$31,667.47)	\$381,100.00
71050 - INSURANCE COVERAGE	\$1,006.81	\$1,116.67	\$109.86	\$11,291.81	\$12,283.37	\$991.56	\$13,400.00
71054 - INSURANCE-DIRECTORS & OFFICERS	\$104.49	\$98.33	(\$6.16)	\$1,166.58	\$1,081.63	(\$84.95)	\$1,180.00
71057 - INSURANCE FIDELITY BONDING	\$69.68	\$71.67	\$1.99	\$800.02	\$788.37	(\$11.65)	\$860.00
71067 - UMBRELLA INSURANCE	\$141.51	\$191.67	\$50.16	\$1,572.92	\$2,108.37	\$535.45	\$2,300.00
71090 - WORKMANS COMPENSATION INSURANCE	\$48.23	\$66.67	\$18.44	\$562.98	\$733.37	\$170.39	\$800.00
71091 - INSURANCE GENERAL LIABILITY	\$601.75	\$616.67	\$14.92	\$6,957.45	\$6,783.37	(\$174.08)	\$7,400.00
79900 - CONTINGENCY	\$0.00	\$833.33	\$833.33	\$0.00	\$9,166.63	\$9,166.63	\$10,000.00
Total Utilities / Insurance	\$43,746.72	\$43,503.34	(\$243.38)	\$494,761.80	\$478,536.74	(\$16,225.06)	\$522,040.00
Total Expense	\$106,090.00	\$204,254.86	\$98,164.86	\$1,450,659.71	\$1,467,165.46	\$16,505.75	\$1,587,420.00
Operating Net Income	\$25,856.00	(\$71,969.86)	\$97,825.86	\$666.74	(\$12,030.46)	\$12,697.20	\$0.00
Reserve Income							
Income							
30120 - REPLACEMENT ASSESSMENTS	\$4,459.74	\$4,458.33	\$1.41	\$49,057.14	\$49,041.63	\$15.51	\$53,500.00
30273 - INTEREST INCOME RESERVES	\$138.35	\$375.00	(\$236.65)	\$984.15	\$4,125.00	(\$3,140.85)	\$4,500.00
30276 - INTEREST INCOME-STARTUP	\$0.00	\$0.00	\$0.00	\$37.44	\$0.00	\$37.44	\$0.00
Total Income	\$4,598.09	\$4,833.33	(\$235.24)	\$50,078.73	\$53,166.63	(\$3,087.90)	\$58,000.00
Total Reserve Income	\$4,598.09	\$4,833.33	(\$235.24)	\$50,078.73	\$53,166.63	(\$3,087.90)	\$58,000.00
Reserve Expense							
Transfer to Reserve							
90000 - TRANSFER RESERVE ACCRUAL	\$4,458.33	\$4,458.33	\$0.00	\$49,041.63	\$49,041.63	\$0.00	\$53,500.00
90008 - TRANSFER RESERVE INTEREST	\$138.35	\$375.00	\$236.65	\$984.15	\$4,125.00	\$3,140.85	\$4,500.00
Total Transfer to Reserve	\$4,596.68	\$4,833.33	\$236.65	\$50,025.78	\$53,166.63	\$3,140.85	\$58,000.00
Transfer to Startup							
90018 - TRANSFER STARTUP INTEREST	\$0.00	\$0.00	\$0.00	\$37.44	\$0.00	(\$37.44)	\$0.00
Total Transfer to Startup	\$0.00	\$0.00	\$0.00	\$37.44	\$0.00	(\$37.44)	\$0.00
Total Reserve Expense	\$4,596.68	\$4,833.33	\$236.65	\$50,063.22	\$53,166.63	\$3,103.41	\$58,000.00
Reserve Net Income	\$1.41	\$0.00	\$1.41	\$15.51	\$0.00	\$15.51	\$0.00
Net Income	\$25,857.41	(\$71,969.86)	\$97,827.27	\$682.25	(\$12,030.46)	\$12,712.71	\$0.00

Bell Tower Park Property Owners' Association, Inc.
Balance Sheet
11/30/2022

Assets

Operating Cash & Investments - Schedule A

10005 - CIT - OPERATING	\$133,382.76
10115 - VALLEY NATIONAL BANK - STARTUP	\$49,457.30

<u>Operating Cash & Investments - Schedule A Total</u>	\$182,840.06
--	--------------

Reserve Cash & Investments

10116 - CIT - CD RESERVE	\$250,682.08
10119 - BANK UNITED CD - RESERVE	\$258,615.87
10121 - UNITED FIDELITY BANK CD - RESERVE	\$273,278.21
10122 - VALLEY NATIONAL BANK - RESERVE	\$269,916.20

<u>Reserve Cash & Investments Total</u>	\$1,052,492.36
---	----------------

Other Asset

10160 - ASSESSMENTS RECEIVABLE	\$256,522.58
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	\$24,198.64
10250 - PREPAID EXPENSES	\$7,318.34

<u>Other Asset Total</u>	\$267,111.09
--------------------------	--------------

<i>Assets Total</i>		\$1,502,443.51
---------------------	--	----------------

Liabilities and Equity

Liability

20100 - ACCOUNTS PAYABLE	\$122,470.81
20102 - MISC PAYABLE	\$6,330.00
20160 - ACCRUED EXPENSES	\$36,392.50

<u>Liability Total</u>	\$165,193.31
------------------------	--------------

Equity

20300 - CONTRIBUTED CAPITAL	\$47,357.90
-----------------------------	-------------

<u>Equity Total</u>	\$47,357.90
---------------------	-------------

Replacement Reserves - Schedule 2

25500 - RESERVE/REPLACEMENT	\$983,811.91
-----------------------------	--------------

<u>Replacement Reserves - Schedule 2 Total</u>	\$983,811.91
--	--------------

<u>Retained Earnings</u>	\$305,398.14
--------------------------	--------------

<u>Net Income</u>	\$682.25
-------------------	----------

<i>Liabilities & Equity Total</i>		\$1,502,443.51
---------------------------------------	--	----------------