

Bell Tower Park Property Owners' Association, Inc.
 Statement of Income and Operations
 4/1/2023 - 4/30/2023

4/1/2023 - 4/30/2023 1/1/2023 - 4/30/2023

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
30100 - ASSESSMENT INCOME	\$141,287.24	\$141,286.42	\$0.82	\$565,148.96	\$565,145.68	\$3.28	\$1,695,437.00
30158 - CLUBHOUSE INCOME	\$0.00	\$83.33	(\$83.33)	\$450.00	\$333.32	\$116.68	\$1,000.00
30270 - INTEREST INCOME	\$5.85	\$8.33	(\$2.48)	\$20.04	\$33.32	(\$13.28)	\$100.00
30340 - HURRICANE IAN INSURANCE CLAIM PROCEEDS	\$19,508.46	\$0.00	\$19,508.46	\$19,508.46	\$0.00	\$19,508.46	\$0.00
30347 - GATE/DOOR OPENERS	\$0.00	\$291.67	(\$291.67)	\$153.75	\$1,166.68	(\$1,012.93)	\$3,500.00
<u>Total Income</u>	\$160,801.55	\$141,669.75	\$19,131.80	\$585,281.21	\$566,679.00	\$18,602.21	\$1,700,037.00
Total Income	\$160,801.55	\$141,669.75	\$19,131.80	\$585,281.21	\$566,679.00	\$18,602.21	\$1,700,037.00
Expense							
<u>Administrative</u>							
51000 - TELEPHONE/ALARM MONITORING	\$535.38	\$583.33	\$47.95	\$2,123.63	\$2,333.32	\$209.69	\$7,000.00
51030 - OFFICE EXPENSE	\$2,924.65	\$1,054.17	(\$1,870.48)	\$6,253.93	\$4,216.68	(\$2,037.25)	\$12,650.00
51044 - ADMIN PAYROLL	\$1,821.95	\$2,383.33	\$561.38	\$8,206.59	\$9,533.32	\$1,326.73	\$28,600.00
51060 - LICENSES & PERMITS	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
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	\$1,125.00	\$1,125.00	\$0.00	\$1,125.00	\$1,125.00	\$2,250.00
51120 - MANAGEMENT FEE CONTRACT	\$6,891.63	\$6,987.25	\$95.62	\$27,566.52	\$27,949.00	\$382.48	\$83,847.00
51277 - SOCIAL COMMITTEE EXPENSE	\$167.74	\$183.33	\$15.59	\$366.30	\$733.32	\$367.02	\$2,200.00
<u>Total Administrative</u>	\$12,402.60	\$12,970.07	\$567.47	\$44,578.22	\$47,419.28	\$2,841.06	\$140,409.00
<u>Legal / Bad Debt</u>							
50400 - BAD DEBTS EXPENSE	\$10,016.84	\$666.67	(\$9,350.17)	\$10,016.84	\$2,666.68	(\$7,350.16)	\$8,000.00
51090 - LEGAL FEES	\$0.00	\$500.00	\$500.00	\$1,151.57	\$2,000.00	\$848.43	\$6,000.00
<u>Total Legal / Bad Debt</u>	\$10,016.84	\$1,166.67	(\$8,850.17)	\$11,168.41	\$4,666.68	(\$6,501.73)	\$14,000.00
<u>Maintenance</u>							
61060 - JANITORIAL SUPPLIES	\$0.00	\$250.00	\$250.00	\$1,098.89	\$1,000.00	(\$98.89)	\$3,000.00
61090 - MAINTENANCE & BUILDING SUPPLIES	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
61134 - POOL EQUIPMENT REPAIRS	\$1,469.12	\$1,291.67	(\$177.45)	\$4,349.82	\$5,166.68	\$816.86	\$15,500.00
61150 - POOL/SPA CONTRACT	\$1,910.00	\$1,791.67	(\$118.33)	\$7,640.00	\$7,166.68	(\$473.32)	\$21,500.00
61180 - GROUNDS CONTRACT	\$29,994.00	\$29,994.00	\$0.00	\$119,976.00	\$119,976.00	\$0.00	\$359,928.00
61182 - MULCHING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67,000.00
61193 - TENNIS COURT MAINTENANCE	\$1,100.00	\$1,166.67	\$66.67	\$4,600.00	\$4,666.68	\$66.68	\$14,000.00
61197 - ANNUAL FLOWERS	\$0.00	\$666.67	\$666.67	\$0.00	\$2,666.68	\$2,666.68	\$8,000.00
61200 - PROPERTY REPAIRS	\$0.00	\$5,416.67	\$5,416.67	\$1,150.36	\$21,666.68	\$20,516.32	\$65,000.00
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	\$110.00	\$333.33	\$223.33	\$3,780.68	\$1,333.32	(\$2,447.36)	\$4,000.00
61240 - EXTERMINATION/PEST CONTROL	\$1,410.15	\$1,750.00	\$339.85	\$6,180.15	\$7,000.00	\$819.85	\$21,000.00
61243 - HOLIDAY DECORATIONS	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$6,000.00
61245 - PROPANE / GAS GRILLS	\$0.00	\$104.17	\$104.17	\$139.29	\$416.68	\$277.39	\$1,250.00
61250 - TRASH REMOVAL CONTRACT	\$326.19	\$333.33	\$7.14	\$1,314.17	\$1,333.32	\$19.15	\$4,000.00
61262 - LIGHTING REPAIRS/MAINTENANCE	\$0.00	\$833.33	\$833.33	\$0.00	\$3,333.32	\$3,333.32	\$10,000.00
61269 - EXERCISE EQUIPMENT MAINTENANCE	\$0.00	\$250.00	\$250.00	\$667.59	\$1,000.00	\$332.41	\$3,000.00
61387 - PRUNING/SPRAYING	\$2,560.00	\$0.00	(\$2,560.00)	\$2,560.00	\$0.00	(\$2,560.00)	\$56,000.00
61446 - JANITORIAL SERVICE	\$2,361.75	\$2,375.00	\$13.25	\$9,484.56	\$9,500.00	\$15.44	\$28,500.00
61453 - PRESERVE MAINTENANCE CONTRACT	\$0.00	\$1,125.00	\$1,125.00	\$4,442.00	\$4,500.00	\$58.00	\$13,500.00
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	\$0.00	\$0.00	\$0.00	\$22,000.00	\$24,000.00	\$2,000.00	\$24,000.00
61570 - LANDSCAPE REPLACE/IMPROVE	\$0.00	\$4,750.00	\$4,750.00	\$0.00	\$19,000.00	\$19,000.00	\$57,000.00
61633 - FIRE ALARM REPAIRS & MAINTENANCE	\$0.00	\$291.67	\$291.67	\$2,236.18	\$1,166.68	(\$1,069.50)	\$3,500.00
61675 - SIDEWALK & ROAD REPAIRS	\$0.00	\$833.33	\$833.33	\$0.00	\$3,333.32	\$3,333.32	\$10,000.00
61699 - DRAINAGE SWALE MAINTENANCE	\$0.00	\$708.33	\$708.33	\$0.00	\$2,833.32	\$2,833.32	\$8,500.00
61751 - FOUNTAIN MAINTENANCE	\$0.00	\$416.67	\$416.67	\$695.25	\$1,666.68	\$971.43	\$5,000.00
61752 - LAKE CONTRACT - WATER MAINT	\$970.26	\$1,500.00	\$529.74	\$3,881.04	\$6,000.00	\$2,118.96	\$18,000.00
61771 - IRRIGATION REPAIRS	\$3,450.50	\$4,166.67	\$716.17	\$20,205.99	\$16,666.68	(\$3,539.31)	\$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

Bell Tower Park Property Owners' Association, Inc.
Balance Sheet
4/30/2023

Assets

Operating Cash & Investments - Schedule A

10005 - CIT - OPERATING	\$53,211.75
10115 - VALLEY NATIONAL BANK - STARTUP	\$54,166.68

<u>Operating Cash & Investments - Schedule A Total</u>	\$107,378.43
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Reserve Cash & Investments

10116 - CIT - CD RESERVE	\$251,357.06
10119 - BANK UNITED CD - RESERVE	\$258,854.11
10121 - UNITED FIDELITY BANK CD - RESERVE	\$274,555.32
10122 - VALLEY NATIONAL BANK - RESERVE	\$291,210.46

<u>Reserve Cash & Investments Total</u>	\$1,075,976.95
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Other Asset

10160 - ASSESSMENTS RECEIVABLE	\$134,727.68
10165 - ALLOW DOUBT ACCTS	(\$31,838.31)
10170 - MISC RECEIVABLE	\$40.00
10172 - SPECIAL ASSESSMENT RECEIVABLE	\$600.00
10240 - PREPAID INSURANCE	\$13,689.51
10250 - PREPAID EXPENSES	\$41,577.97

<u>Other Asset Total</u>	\$158,796.85
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<i>Assets Total</i>		\$1,342,152.23
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Liabilities and Equity

Liability

20100 - ACCOUNTS PAYABLE	\$13,344.96
20160 - ACCRUED EXPENSES	\$3,331.89

<u>Liability Total</u>	\$16,676.85
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Equity

20300 - CONTRIBUTED CAPITAL	\$52,067.28
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<u>Equity Total</u>	\$52,067.28
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Replacement Reserves - Schedule 2

25500 - RESERVE/REPLACEMENT	\$1,061,156.72
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<u>Replacement Reserves - Schedule 2 Total</u>	\$1,061,156.72
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<u>Retained Earnings</u>	\$182,075.03
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<u>Net Income</u>	\$30,176.35
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<i>Liabilities & Equity Total</i>		\$1,342,152.23
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