

Bell Tower Park Property Owners' Association, Inc.
Comparative Statement of Income and Operations

Through Month Ending:			Year to Date					Variance% to Budget	Comments
	Jan	Feb	1/1/2025 - 12/31/2025						
Accounts	Actual	Actual	YTD Actual	YTD Budget	YTD Variance	Annual Budget			
Income									
Income									
30100 - ASSESSMENT INCOME	151,320.46	151,320.46	302,640.92	\$ 302,640	1.09	\$ 1,815,839	0.00%		
30158 - CLUBHOUSE INCOME	75.00	50.00	125.00	\$ 200	(75.00)	\$ 1,200	-37.50%		
30260 - MISCELLANEOUS INCOME			0.00	\$ -	0.00	\$ -	0.00%		
30270 - INTEREST INCOME	7.00	2.84	9.84	\$ 17	(6.83)	\$ 100	-40.97%		
30340 - IAN INSURANCE			0.00	\$ -	0.00	\$ -	0.00%		
30347 - GATE/DOOR OPENERS	680.00	360.00	1,040.00	\$ 833	206.67	\$ 5,000	24.80%		
Total Income	\$152,082.46	\$151,733.30	303,815.76	303,690	125.93	\$ 1,822,139	0.04%		
Total Income	\$152,082.46	\$151,733.30	303,815.76	303,690	125.93	\$ 1,822,139	0.04%		
Expense									
Administrative									
51000 - TELEPHONE & RELATED	927.93	0.00	927.93	\$ 1,167	238.74	\$ 7,000	20.46%		
51030 - OFFICE EXPENSE	1,675.05	6,506.88	8,181.93	\$ 2,833	(5,348.60)	\$ 17,000	-188.77%		
51032 - GATE/DOOR OPENERS	4,808.48	0.00	4,808.48	\$ -	(4,808.48)	\$ -	0.00%		
51044 - ADMIN PAYROLL	5,817.14	5,728.11	11,545.25	\$ 11,131	(414.58)	\$ 66,784	-3.72%		
51060 - LICENSES & PERMITS	0.00	0.00	0.00	\$ 167	166.67	\$ 1,000	100.00%		
51062 - CONSULTING FEES	0.00	0.00	0.00	\$ -	0.00	\$ -	0.00%		
51065 - WEB SITE EXPENSES	685.00	1,683.00	2,368.00	\$ 150	(2,218.00)	\$ 900	-1478.67%		
51067 - ANNUAL FEES CORPORATION	0.00	0.00	0.00	\$ -	0.00	\$ 65	0.00%		
51110 - AUDITING, TAXES & ACCOUNTING	0.00	0.00	0.00	\$ -	0.00	\$ 5,500	0.00%		
51120 - MANAGEMENT FEE CONTRACT	2,868.00	2,868.00	5,736.00	\$ 5,808	71.67	\$ 34,846	1.23%		
51277 - SOCIAL EXPENSES	196.86	771.98	968.84	\$ 583	(385.51)	\$ 3,500	-66.09%		
Total Administrative	\$ 16,978.46	\$ 17,557.97	34,536.43	21,838	(12,698.09)	\$ 136,595	-58.15%		
Landscaping									
61180 - GROUNDS CONTRACT	35,859.08	35,859.09	71,718.17	\$ 73,592	1,873.50	\$ 441,550	2.55%		
61182 - MULCHING	0.00	0.00	0.00	\$ -	0.00	\$ 50,000	0.00%		
61197 - ANNUAL FLOWERS	0.00	0.00	0.00	\$ 1,333	1,333.33	\$ 8,000	100.00%		
61387 - PRUNING/SPRAYING	4,050.00	0.00	4,050.00	\$ -	(4,050.00)	\$ 70,000	0.00%		
61570 - LANDSCAPE REPLACEMENT/IMPROVEMENT	1,796.92	0.00	1,796.92	\$ 11,667	9,869.75	\$ 70,000	84.60%		
61771 - IRRIGATION REPAIRS/MAINTEN	3,061.84	12,028.84	15,090.68	\$ 10,000	(5,090.68)	\$ 60,000	-50.91%		
61776 - SOD REPLACEMENT	0.00	0.00	0.00	\$ 2,500	2,500.00	\$ 15,000	100.00%		
Total Landscaping	\$ 44,767.84	\$ 47,887.93	92,655.77	99,092	3,935.90	\$ 714,550	3.97%		
Legal / Bad Debt									
51090 - LEGAL FEES	428.00	2,357.25	2,785.25	\$ 2,500	(285.25)	\$ 15,000	-11.41%		
Total Legal / Bad Debt	\$ 428.00	\$ 2,357.25	2,785.25	2,500	(285.25)	\$ 15,000	-11.41%		
Maintenance									
61060 - JANITORIAL SUPPLIES	0.00	425.07	425.07	\$ 500	74.93	\$ 3,000	14.99%		
61090 - MAINTENANCE SUPPLIES	0.00	0.00	0.00	\$ 500	500.00	\$ 3,000	100.00%		
61134 - POOL EQUIPMENT REPAIRS	839.00	0.00	839.00	\$ 3,333	2,494.33	\$ 20,000	74.83%		
61150 - POOL/SPA CONTRACT	2,350.00	2,350.00	4,700.00	\$ 4,202	(498.00)	\$ 25,212	-11.85%		
61193 - TENNIS COURT MAINTENANCE		99.61	99.61	\$ -	(99.61)	\$ -	0.00%		
61200 - PROPERTY REPAIRS	1,815.47	1,204.50	3,019.97	\$ 10,000	6,980.03	\$ 60,000	69.80%		
61220 - SECURITY CONTRACT	9,543.27	6,086.48	15,629.75	\$ 14,167	(1,463.08)	\$ 85,000	-10.33%		
61238 - GATE MAINTENANCE	2,420.99	2,070.99	4,491.98	\$ 1,333	(3,158.65)	\$ 8,000	-236.90%		
61240 - EXTERMINATION/PEST CONTROL	7,881.23	80.92	7,962.15	\$ 3,605	(4,357.15)	\$ 21,630	-120.86%		
61243 - HOLIDAY DECORATIONS	(55.55)	0.00	(55.55)	\$ 1,000	1,055.55	\$ 6,000	105.56%		
61245 - PROPANE / GAS GRILLS	0.00	446.24	446.24	\$ 167	(279.57)	\$ 1,000	-167.74%		
61250 - TRASH REMOVAL CONTRACT	875.57	0.00	875.57	\$ 694	(181.90)	\$ 4,162	-26.22%		
61262 - LIGHTING REPAIRS/MAINT	0.00	0.00	0.00	\$ 1,333	1,333.33	\$ 8,000	100.00%		
61269 - EXERCISE EQUIPMENT MAINT	0.00	0.00	0.00	\$ 500	500.00	\$ 3,000	100.00%		
61446 - JANITORIAL SERVICE	2,597.77	3,813.40	6,411.17	\$ 5,200	(1,211.17)	\$ 31,200	-23.29%		
61453 - WETLAND & HABITAT PRESERVE MAINT	5,175.00	0.00	5,175.00	\$ 1,500	(3,675.00)	\$ 9,000	-245.00%		
61455 - NATURAL PRESERVE AREA MAINT	0.00	0.00	0.00	\$ 1,167	1,166.67	\$ 7,000	100.00%		
61470 - PRESSURE WASHING/CLEANING	10,830.00	0.00	10,830.00	\$ -	(10,830.00)	\$ 27,000	0.00%		
61633 - FIRE ALARM REPAIRS/MAINT	3,636.88	0.00	3,636.88	\$ 1,000	(2,636.88)	\$ 6,000	-263.69%		
61675 - SIDEWALK & ROAD REPAIRS	0.00	0.00	0.00	\$ 1,333	1,333.33	\$ 8,000	100.00%		
61751 - FOUNTAIN MAINTENANCE	2,102.13	825.00	2,927.13	\$ 833	(2,093.80)	\$ 5,000	-251.26%		
61752 - LAKE CONTRACT (LAKE WATER MAINT)	1,350.00	11,335.00	12,685.00	\$ 2,700	(9,985.00)	\$ 16,200	-369.81%		
Total Maintenance	\$ 51,361.76	\$ 28,737.21	80,098.97	55,067	(25,031.64)	\$ 357,404	-45.46%		

Bell Tower Park Property Owners' Association, Inc.
Comparative Statement of Income and Operations

Through Month Ending:	Year to Date		11/2025 - 12/31/2025					Variance% to Budget	Comments
	Jan	Feb	YTD Actual	YTD Budget	YTD Variance	Annual Budget			
Accounts	Actual	Actual							
78005 - HURRICANE IAN	\$ -	\$ -	\$ -	\$ -	0.00	\$ -	0.00%		
78010 - TENNIS COURT CONVERSION	0.00	0.00	0.00	\$ -	0.00	\$ -	0.00%		
Utilities / Insurance									
71010 - WATER & SEWER	859.49	850.00	1,709.49	\$ 2,500	790.51	\$ 15,000	31.62%		
71030 - ELECTRIC	8,614.12	7,894.31	16,508.43	\$ 16,333	(175.10)	\$ 98,000	-1.07%		
71036 - CABLE CONTRACT	33,586.19	36,197.49	69,783.68	\$ 73,500	3,716.32	\$ 441,000	5.06%	CMG Revised on 3.21.25	
71050 - INSURANCE COVERAGE	1,594.67	1,491.78	3,086.45	\$ 3,129	42.88	\$ 18,776	1.37%		
71054 - INSURANCE- D&O	145.88	136.47	282.35	\$ 286	3.98	\$ 1,718	1.39%		
71057 - INSURANCE FIDELITY BONDING	74.97	70.14	145.11	\$ 147	2.06	\$ 883	1.40%		
71067 - UMBRELLA INSURANCE	377.80	353.42	731.22	\$ 742	10.28	\$ 4,449	1.39%		
71090 - WORKMANS COMP INSURANCE	43.23	40.44	83.67	\$ 85	1.16	\$ 509	1.37%		
71091 - INSURANCE GENERAL LIABILITY	701.09	655.86	1,356.95	\$ 1,376	18.88	\$ 8,255	1.37%		
79900 - CONTINGENCY	0.00	0.00	0.00	\$ 1,667	1,666.67	\$ 10,000	100.00%		
Total Utilities / Insurance	\$ 45,997.44	\$ 47,689.91	93,687.35	99,765	6,077.64	\$ 598,590	6.09%		
Total Expense	\$ 159,533.50	\$ 144,230.27	303,763.77	278,262	(25,501.44)	\$ 1,822,139	-9.16%		
Operating Net Income	\$ (7,451.04)	\$ 7,503.03	51.99	25,428	(25,375.51)	\$ -	-99.80%		
Reserve Income									
Income									
30120 - REPLACEMENT ASSESSMENTS	9,717.74	9,717.74	19,435.48	\$ 19,437	(1.52)	\$ 116,623	-0.01%		
30273 - INTEREST INCOME RESERVES	846.82	875.39	1,722.21	\$ 2,230	(507.79)	\$ 13,377	-22.77%		
30276 - INTEREST INCOME-STARTUP	167.98	154.61	322.59	\$ -	322.59	\$ -	0.00%		
Total Income	10,732.54	10,747.74	21,480.28	21,667	(186.72)	\$ 130,000	-0.86%		
Total Reserve Income	10,732.54	10,747.74	21,480.28	21,667	(186.72)	\$ 130,000	-0.86%		
Reserve Expense									
Transfer to Reserve									
90000 - TRANSFER RESERVE ACCRUAL	9,718.59	9,718.59	19,437.18	\$ 19,437	(0.18)	\$ 116,623	0.00%		
90008 - TRANSFER RESERVE INTEREST	846.82	875.39	1,722.21	\$ 2,230	507.79	\$ 13,377	22.77%		
Total Transfer to Reserve	\$ 10,565.41	\$ 10,593.98	21,159.39	21,667	507.61	\$ 130,000	2.34%		
Transfer to Startup									
90018 - TRANSFER STARTUP INTEREST	167.98	154.61	322.59	\$ -	(322.59)	\$ -	0.00%		
Total Transfer to Startup	167.98	154.61	322.59	0	(322.59)	\$ -	0.00%		
Total Reserve Expense	\$ 10,733.39	\$ 10,748.59	21,481.98	21,667	185.02	\$ 130,000	0.85%		
Reserve Net Income	(0.85)	(0.85)	(1.70)	0	(1.70)	\$ -	0.00%		
Net Income	\$ (7,451.89)	\$ 7,502.18	50.29	25,428	(25,377.21)	\$ -	-99.80%		

Bell Tower Park Property Owners' Association, Inc.
Balance Sheet

	2/28/2025	1/31/2025	12/31/2024	12/31/2023
Assets				
<i>Operating Cash & Investments - Schedule A</i>				
10005 - FIRST CITIZENS (FKA CIT) - OPERATING	\$55,478.55	\$8,761.37	\$4,877.30	\$280,622.25
10115 - VALLEY NATIONAL BANK - STARTUP	81,030.68	80,476.07	79,108.09	66,340.09
<i>Operating Cash & Investments - Schedule A Total</i>	<u>\$136,509.23</u>	<u>\$89,237.44</u>	<u>\$83,985.39</u>	<u>\$346,962.34</u>
<i>Reserve Cash & Investments</i>				
10116 - FIRST CITIZENS (FKA CIT) - CD RESERVE	\$0.00	\$0.00	\$263,640.23	\$0.00
10119 - BANK UNITED CD - RESERVE	270,891.07	270,891.07	270,891.07	268,627.42
10121 - UNITED FIDELITY BANK CD - RESERVE	0.00	0.00	274,555.32	274,555.32
10122 - VALLEY NATIONAL BANK - RESERVE	1,441.68	1,438.92	1,435.86	297,908.05
10123 - EDWARD JONES - RESERVE	871,420.95	870,548.32	306,129.20	
10176 - ACCRUED INTEREST			545.85	
<i>Reserve Cash & Investments Total</i>	<u>\$1,143,753.70</u>	<u>\$1,142,878.31</u>	<u>\$1,117,197.53</u>	<u>\$841,090.79</u>
<i>Other Asset</i>				
10160 - ASSESSMENTS RECEIVABLE	\$0.00	\$0.00	\$152,807.04	\$389,861.16
10165 - ALLOW DOUBT ACCTS	(31,838.31)	(31,838.31)	(31,838.31)	(31,838.31)
10170 - MISC RECEIVABLE	40.01	40.01	97,724.93	40.01
10172 - SPECIAL ASSESSMENT RECEIVABLE	1,360.00	1,360.00	1,360.00	5,280.00
10240 - PREPAID INSURANCE	24,543.45	27,291.56	30,229.20	24,937.23
10250 - PREPAID EXPENSES	5,182.29	42,121.15	11,893.27	11,683.47
<i>Other Asset Total</i>	<u>(712.56)</u>	<u>\$38,974.41</u>	<u>\$262,176.13</u>	<u>\$399,963.56</u>
Assets Total	<u>\$1,279,550.37</u>	<u>\$1,271,090.16</u>	<u>\$1,463,359.05</u>	<u>\$1,588,016.69</u>
Liabilities and Equity				
<i>Liability</i>				
20100 - ACCOUNTS PAYABLE	29,066.91	22,147.66	201,349.79	64,927.35
20102 - MISC PAYABLE	0.00	0.00	0.00	0.00
20120 - PREPAID ASSESSMENTS	0.00	0.00	0.00	0.00
20160 - ACCRUED EXPENSES	21,797.31	3,207.12	16,172.60	50,942.94
<i>Liability Total</i>	<u>\$50,864.22</u>	<u>\$25,354.78</u>	<u>\$217,522.39</u>	<u>\$115,870.29</u>
Equity				
20300 - CONTRIBUTED CAPITAL	\$78,931.28	\$78,376.67	\$77,008.69	\$64,240.69
<i>Equity Total</i>	<u>\$78,931.28</u>	<u>\$78,376.67</u>	<u>\$77,008.69</u>	<u>\$64,240.69</u>
<i>Replacement Reserves - Schedule 2</i>				
25500 - RESERVE/REPLACEMENT	\$943,241.47	\$968,347.49	\$836,641.48	\$1,053,976.66
<i>Replacement Reserves - Schedule 2 Total</i>	<u>943,241.47</u>	<u>968,347.49</u>	<u>836,641.48</u>	<u>1,053,976.66</u>
Retained Earnings	206,463.11	206,463.11	182,075.03	182,075.03
Net Income or (Loss)	50.29	(7,451.89)	150,111.46	171,854.02
Liabilities & Equity Total	<u>\$1,279,550.37</u>	<u>\$1,271,090.16</u>	<u>\$1,463,359.05</u>	<u>\$1,588,016.69</u>