



CARDINAL MANAGEMENT GROUP, INC.

The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
 Statement of Income and Operations
 9/1/2024 - 9/30/2024

9/1/2024 - 9/30/2024

1/1/2024 - 9/30/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Income							
30100 - ASSESSMENT INCOME	\$33,238.50	\$33,238.92	(\$0.42)	\$299,146.50	\$299,150.28	(\$3.78)	\$398,867.00
30104 - ASSESS INC MASTER FEES	\$47,952.00	\$47,952.00	\$0.00	\$431,568.00	\$431,568.00	\$0.00	\$575,424.00
30171 - LATE FEES	\$0.00	\$41.67	(\$41.67)	\$35.00	\$375.03	(\$340.03)	\$500.00
30270 - INTEREST INCOME	\$280.24	\$41.67	\$238.57	\$16,327.78	\$375.03	\$15,952.75	\$500.00
30274 - INTEREST INCOME OWNER	\$0.00	\$16.67	(\$16.67)	\$0.00	\$150.03	(\$150.03)	\$200.00
Total Income	\$81,470.74	\$81,290.93		\$179.81	\$747,077.28	\$731,618.37	\$15,458.91
Total Income	\$81,470.74	\$81,290.93		\$179.81	\$747,077.28	\$731,618.37	\$15,458.91
Expense							
Administrative							
51030 - OFFICE EXPENSE	\$40.72	\$225.00	\$184.28	\$1,279.21	\$2,025.00	\$745.79	\$2,700.00
51044 - ADMIN PAYROLL	\$680.00	\$750.00	\$70.00	\$7,214.29	\$6,750.00	(\$464.29)	\$9,000.00
51067 - ANNUAL FEES - CORPORATION	\$0.00	\$0.00	\$0.00	\$61.25	\$62.00	\$0.75	\$62.00
51069 - ANNUAL FEES - CONDO DIVISION	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00	\$600.00
51079 - MASTER ASSOC FEES	\$47,952.00	\$47,952.00	\$0.00	\$431,568.00	\$431,568.00	\$0.00	\$575,424.00
51110 - AUDIT/TAX RETURNS	\$0.00	\$0.00	\$0.00	\$2,400.00	\$3,000.00	\$600.00	\$3,000.00
51111 - ACCOUNTING FEES	\$1,055.58	\$1,060.25	\$4.67	\$9,284.97	\$9,542.25	\$257.28	\$12,723.00
51120 - MANAGEMENT FEE CONTRACT	\$1,239.15	\$1,195.58	(\$43.57)	\$10,899.72	\$10,760.22	(\$139.50)	\$14,347.00
Total Administrative	\$50,967.45	\$51,182.83		\$215.38	\$462,707.44	\$464,307.47	\$1,600.03
Total Administrative	\$50,967.45	\$51,182.83		\$215.38	\$462,707.44	\$464,307.47	\$1,600.03
Insurance							
71050 - INSURANCE COVERAGE	\$24,776.80	\$25,992.92	\$1,216.12	\$213,923.64	\$233,936.28	\$20,012.64	\$311,915.00
71054 - INSURANCE DIRECTORS & OFFICERS	\$213.59	\$191.25	(\$22.34)	\$1,796.31	\$1,721.25	(\$75.06)	\$2,295.00
71057 - INSURANCE FIDELITY BONDING	\$268.24	\$328.33	\$60.09	\$2,615.82	\$2,954.97	\$339.15	\$3,940.00
71067 - INSURANCE UMBRELLA	\$197.15	\$212.92	\$15.77	\$1,761.11	\$1,916.28	\$155.17	\$2,555.00
71090 - INSURANCE WORKMANS COMPENSATION	\$42.42	\$47.08	\$4.66	\$400.46	\$423.72	\$23.26	\$565.00
71091 - INSURANCE GENERAL LIABILITY	\$844.16	\$697.08	(\$147.08)	\$7,695.11	\$6,273.72	(\$1,421.39)	\$8,365.00
Total Insurance	\$26,342.36	\$27,469.58		\$1,127.22	\$228,192.45	\$247,226.22	\$19,033.77
Total Insurance	\$26,342.36	\$27,469.58		\$1,127.22	\$228,192.45	\$247,226.22	\$19,033.77
Legal / Bad Debt							
50400 - BAD DEBTS EXPENSE	\$0.00	\$625.00	\$625.00	\$0.00	\$5,625.00	\$5,625.00	\$7,500.00
51090 - LEGAL FEES	\$1,283.00	\$625.00	(\$658.00)	\$5,478.82	\$5,625.00	\$146.18	\$7,500.00
51092 - LEGAL FEE REIMBURSEMENT	\$0.00	(\$83.33)	(\$83.33)	\$0.00	(\$749.97)	(\$749.97)	(\$1,000.00)
Total Legal / Bad Debt	\$1,283.00	\$1,166.67	(\$116.33)	\$5,478.82	\$10,500.03	\$5,021.21	\$14,000.00
Total Legal / Bad Debt	\$1,283.00	\$1,166.67	(\$116.33)	\$5,478.82	\$10,500.03	\$5,021.21	\$14,000.00
Maintenance							
61278 - BUILDING MAINTENANCE & REPAIR	\$0.00	\$1,166.67	\$1,166.67	\$2,716.00	\$10,500.03	\$7,784.03	\$14,000.00
Total Maintenance	\$0.00	\$1,166.67	\$1,166.67	\$2,716.00	\$10,500.03	\$7,784.03	\$14,000.00
Other							
78005 - HURRICANE IAN	\$0.00	\$0.00	\$0.00	\$748.37	\$0.00	(\$748.37)	\$0.00
Total Other	\$0.00	\$0.00	\$0.00	\$748.37	\$0.00	(\$748.37)	\$0.00
Total Expense	\$78,592.81	\$80,985.75		\$2,392.94	\$699,843.08	\$732,533.75	\$32,690.67
Operating Net Income	\$2,877.93	\$305.18	\$2,572.75	\$47,234.20	(\$915.38)	\$48,149.58	\$0.00
Reserve Income							
Income							
30120 - REPLACEMENT ASSESSMENTS	\$18,559.50	\$18,559.17	\$0.33	\$167,035.50	\$167,032.53	\$2.97	\$222,710.00
30273 - INTEREST INCOME RESERVES	\$13,140.42	\$5,833.33	\$7,307.09	\$58,874.37	\$52,499.97	\$6,374.40	\$70,000.00
Total Income	\$31,699.92	\$24,392.50		\$7,307.42	\$225,909.87	\$219,532.50	\$6,377.37
Total Reserve Income	\$31,699.92	\$24,392.50		\$7,307.42	\$225,909.87	\$219,532.50	\$6,377.37
Reserve Expense							
Transfer to Reserve							
90000 - TRANSFER TO RESERVE ACCRUAL	\$18,559.17	\$18,559.17	\$0.00	\$167,032.53	\$167,032.53	\$0.00	\$222,710.00
90008 - TRANSFER RESERVE INTEREST	\$13,140.42	\$5,833.33	(\$7,307.09)	\$58,874.37	\$52,499.97	(\$6,374.40)	\$70,000.00
Total Transfer to Reserve	\$31,699.59	\$24,392.50	(\$7,307.09)	\$225,906.90	\$219,532.50	(\$6,374.40)	\$292,710.00



The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
Statement of Income and Operations
9/1/2024 - 9/30/2024

CARDINAL MANAGEMENT GROUP, INC.

9/1/2024 - 9/30/2024

1/1/2024 - 9/30/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Reserve Expense	\$31,699.59	\$24,392.50	(\$7,307.09)	\$225,906.90	\$219,532.50	(\$6,374.40)	\$292,710.00
Reserve Net Income	\$0.33	\$0.00	\$0.33	\$2.97	\$0.00	\$2.97	\$0.00
Net Income	\$2,878.26	\$305.18	\$2,573.08	\$47,237.17	(\$915.38)	\$48,152.55	\$0.00



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.

CARDINAL MANAGEMENT GROUP, INC.

Balance Sheet

9/30/2024

Assets

Operating Cash & Investments - Schedule A

10005 - FIRST CITIZENS - OPERATING	\$245,581.42
10060 - MORGAN STANLEY - OPERATING 3027	\$33,741.44
10133 - FIRST CITIZENS - CDAR SHADOW ACCOUNT	\$287.84
<u>Operating Cash & Investments - Schedule A Total</u>	<u>\$279,610.70</u>

Reserve Cash & Investments

10116 - FIRST CITIZENS - RESERVE MM	\$79,162.82
10117 - MORGAN STANLEY - RESERVE 3806	\$814,830.62
10141 - MORGAN STANLEY - RESERVE 7596	\$1,112,978.92
<u>Reserve Cash & Investments Total</u>	<u>\$2,006,972.36</u>

Other Asset

10160 - ASSESSMENTS RECEIVABLE	\$56,167.70
10165 - ALLOW DOUBT ACCTS	(\$35,768.61)
10240 - PREPAID INSURANCE	\$184,396.42
10278 - ACCTS REC - THINK UTILITY SERVICES	\$18,270.53
<u>Other Asset Total</u>	<u>\$223,066.04</u>

Assets Total

\$2,509,649.10

Liabilities and Equity

Liability

20100 - ACCOUNTS PAYABLE	\$2,218.72
20101 - BELL TOWER POA SPECIAL ASSESSMENT	\$600.00
20103 - TAXES PAYABLE	\$79.44
20120 - PREPAID ASSESSMENTS	\$22,105.10
20129 - DUE TO MASTER ASSOC	\$47,952.00
20160 - ACCRUED EXPENSES	\$218,564.52
20350 - HURRICANE IRMA INSURANCE CLAIM PROCEEDS	\$7,188,748.82
20351 - HURRICANE IRMA INSURANCE EXPENSE	(\$1,929,847.83)
<u>Liability Total</u>	<u>\$5,550,420.77</u>

Equity

20300 - CONTRIBUTED CAPITAL	\$54,638.41
<u>Equity Total</u>	<u>\$54,638.41</u>

Replacement Reserves - Schedule B

25500 - RESERVE/REPLACEMENT	(\$3,273,425.00)
<u>Replacement Reserves - Schedule B Total</u>	<u>(\$3,273,425.00)</u>

Retained Earnings

\$130,777.75

Net Income

\$47,237.17

Liabilities & Equity Total

\$2,509,649.10

**Le Courtyard Homes at Bell Tower Park Condominium Association, Inc.****AP Aging - New****Period Through: 9/30/2024**

CARDINAL MANAGEMENT GROUP, INC.

Payee	Invoice	Invoice Date	Due Date	Description	Current	30 Days	60 Days	90 Days	Total
Advanced Inc, Advanced Roofing & Sheetmetal Cardinal Management Group of Florida Inc.	37631	12/10/2019	12/24/2019	Dec Roof Repair 5763 Kensington Loop	\$0.00	\$0.00	\$0.00	\$230.00	\$230.00
Pamela Bullyan	Refund	8/22/2024	8/22/2024	[REFUND] - Acct #: 104301450-1 - ACH Payment	\$0.00	\$319.68	\$0.00	\$0.00	\$319.68
Pamela Bullyan	Refund	8/22/2024	8/22/2024	[REFUND] - Acct #: 104301450-1 - ACH Payment	\$0.00	\$123.73	\$0.00	\$0.00	\$123.73
Pamela Bullyan	Refund	8/22/2024	8/22/2024	[REFUND] - Acct #: 104301450-1 - ACH Payment	\$0.00	\$221.59	\$0.00	\$0.00	\$221.59
Pavese Law Firm	331676	8/29/2024	8/29/2024	Aug Misc. Business	\$0.00	\$950.00	\$0.00	\$0.00	\$950.00
Pavese Law Firm	333147	9/30/2024	9/30/2024	Aug // Sep RE: Litigation/Collection - Forrest, Sr. 571 Kensington Loop #102 file #82518-022 M	\$333.00	\$0.00	\$0.00	\$0.00	\$333.00
					\$373.72	\$1,615.00	\$0.00	\$230.00	\$2,218.72



The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
9/1/2024 - 9/30/2024

CARDINAL MANAGEMENT GROUP, INC.

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 10005 - FIRST CITIZENS - OPERATING

Account Category: Operating Cash & Investments - Schedule A

Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$203,396.05
9/1/2024	AR	Payment	\$665.00		\$204,061.05
9/1/2024	AR	Payment	\$665.00		\$204,726.05
9/3/2024	AR	Payment	\$665.00		\$205,391.05
9/3/2024	AR	Payment	\$665.00		\$206,056.05
9/3/2024	AR	Lockbox Payment	\$11,305.00		\$217,361.05
9/3/2024	GL	Management/Accounting Fee		\$2,227.89	\$215,133.16
9/3/2024	GL	Management/Accounting Fee		\$66.84	\$215,066.32
9/4/2024	AR	Lockbox Payment	\$3,325.00		\$218,391.32
9/5/2024	AR	Lockbox Payment	\$4,645.00		\$223,036.32
9/9/2024	AR	Lockbox Payment	\$1,330.00		\$224,366.32
9/10/2024	AR	ACH Payment	\$43,894.00		\$268,260.32
9/10/2024	AR	Payment	\$625.00		\$268,885.32
9/10/2024	AR	Lockbox Payment	\$1,995.00		\$270,880.32
9/11/2024	AR	Lockbox Payment	\$1,330.00		\$272,210.32
9/12/2024	AR	Lockbox Payment	\$1,326.00		\$273,536.32
9/13/2024	AR	Lockbox Payment	\$1,330.00		\$274,866.32
9/14/2024	AR	Payment	\$665.00		\$275,531.32
9/16/2024		EOM0724 - Think Utilities	\$6,622.08		\$282,153.40
9/16/2024	AR	Lockbox Payment	\$1,290.00		\$283,443.40
9/17/2024	AR	Payment	\$1,330.00		\$284,773.40
9/17/2024	AR	Lockbox Payment	\$2,660.00		\$287,433.40
9/18/2024	AR	Lockbox Payment	\$2,660.00		\$290,093.40
9/20/2024	AP	Payment: Cardinal Management Group of Florida Inc., API Payment - Check #: 100225, Invoice #: 8/31/24X3		\$214.35	\$289,879.05
9/23/2024	AR	Lockbox Payment	\$665.00		\$290,544.05
9/24/2024	AR	Payment	\$1,330.00		\$291,874.05
9/24/2024	AR	Lockbox Payment	\$2,660.00		\$294,534.05
9/24/2024	AP	Payment: Lee County Utilities, On-Line Payment, Invoice #: 1086998-0 8/24-A		\$6,272.52	\$288,261.53
9/25/2024	AR	Lockbox Payment	\$665.00		\$288,926.53
9/26/2024	AP	Payment: Bell Tower Park POA, On-Line Payment, Invoice #: X3CBT1-202408-0001		\$47,952.00	\$240,974.53
9/26/2024	AR	Lockbox Payment	\$1,330.00		\$242,304.53
9/27/2024	AR	Lockbox Payment	\$1,995.00		\$244,299.53
9/30/2024	AR	Payment	\$665.00		\$244,964.53
9/30/2024	AR	Lockbox Payment	\$1,330.00		\$246,294.53
9/30/2024	AP	Payment: Lee County Utilities, On-Line Payment, Invoice #: 1058528-9 8/24-A		\$723.57	\$245,570.96
9/30/2024		Bank Statement Interest	\$10.46		\$245,581.42
Account Total			\$99,642.54	\$57,457.17	\$245,581.42
Beginning Balance					\$203,396.05
Net Change					\$42,185.37

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 10060 - MORGAN STANLEY - OPERATING 3027

Account Category: Operating Cash & Investments - Schedule A

Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$33,471.66
9/30/2024		Bank Statement Interest	\$269.78		\$33,741.44
Account Total			\$269.78	\$0.00	\$33,741.44
Beginning Balance					\$33,471.66
Net Change					\$269.78

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 10116 - FIRST CITIZENS - RESERVE MM

Account Category: Reserve Cash & Investments

Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
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The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

General Ledger Report

9/1/2024 - 9/30/2024

CARDINAL MANAGEMENT GROUP, INC.

Beginning Balance				\$79,143.48
9/30/2024	Bank Statement Interest		\$19.34	\$79,162.82
Account Total			\$19.34	\$0.00
Beginning Balance				\$79,162.82
Net Change				\$79,143.48
				\$19.34

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account Category: Reserve Cash & Investments

Account: 10117 - MORGAN STANLEY - RESERVE 3806

Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$808,762.62
9/30/2024	Bank Statement Interest		\$6,068.00		\$814,830.62
Account Total			\$6,068.00	\$0.00	\$814,830.62
Beginning Balance					\$808,762.62
Net Change					\$6,068.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account Category: Operating Cash & Investments - Schedule A

Account: 10133 - FIRST CITIZENS - CDAR SHADOW ACCOUNT

Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$287.84
Account Total			\$0.00	\$0.00	\$287.84
Beginning Balance					\$287.84
Net Change					\$0.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account Category: Reserve Cash & Investments

Account: 10141 - MORGAN STANLEY - RESERVE 7596

Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$1,106,964.03
9/30/2024	Bank Statement Interest		\$7,053.08		\$1,114,017.11
9/30/2024	Bank Statement Fees			\$1,038.19	\$1,112,978.92
Account Total			\$7,053.08	\$1,038.19	\$1,112,978.92
Beginning Balance					\$1,106,964.03
Net Change					\$6,014.89

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account Category: Other Asset

Account: 10160 - ASSESSMENTS RECEIVABLE

Account Type: Other Asset

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$54,462.70
9/1/2024	AR	Master Assess Monthly	\$47,952.00		\$102,414.70
9/1/2024	AR	Reserve Assessment Monthly	\$18,559.50		\$120,974.20
9/1/2024	AR	Assessment Monthly	\$33,238.50		\$154,212.70
9/1/2024	AR	Payment Application	\$15,012.00		\$139,200.70
9/1/2024	AR	Payment Application	\$665.00		\$138,535.70
9/1/2024	AR	Payment Application	\$2,080.00		\$136,455.70
9/1/2024	AR	Payment Application	\$1,330.00		\$135,125.70
9/1/2024	AR	Payment Application	\$665.00		\$134,460.70
9/1/2024	AR	Payment Application	\$665.00		\$133,795.70
9/3/2024	AR	Payment Application	\$665.00		\$133,130.70
9/3/2024	AR	Payment Application	\$11,970.00		\$121,160.70
9/4/2024	AR	Payment Application	\$2,660.00		\$118,500.70



The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

General Ledger Report

9/1/2024 - 9/30/2024

CARDINAL MANAGEMENT GROUP, INC.

9/5/2024	AR	Payment Application	\$4,645.00	\$113,855.70
9/9/2024	AR	Payment Application	\$1,330.00	\$112,525.70
9/10/2024	AR	Payment Application	\$1,955.00	\$110,570.70
9/10/2024	AR	Payment Application	\$43,894.00	\$66,676.70
9/11/2024	AR	Payment Application	\$859.00	\$65,817.70
9/12/2024	AR	Payment Application	\$665.00	\$65,152.70
9/13/2024	AR	Payment Application	\$1,330.00	\$63,822.70
9/14/2024	AR	Payment Application	\$665.00	\$63,157.70
9/16/2024	AR	Payment Application	\$1,290.00	\$61,867.70
9/17/2024	AR	Payment Application	\$665.00	\$61,202.70
9/17/2024	AR	Payment Application	\$1,995.00	\$59,207.70
9/18/2024	AR	Payment Application	\$1,045.00	\$58,162.70
9/23/2024	AR	Payment Application	\$665.00	\$57,497.70
9/24/2024	AR	Payment Application	\$1,330.00	\$56,167.70
Account Total			\$99,750.00	\$98,045.00
Beginning Balance				\$56,167.70
Net Change				\$54,462.70
				\$1,705.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 10165 - ALLOW DOUBT ACCTS

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$35,768.61)
Account Total			\$0.00	\$0.00	(\$35,768.61)
Beginning Balance					(\$35,768.61)
Net Change					\$0.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 10240 - PREPAID INSURANCE

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$210,738.78
9/30/2024	GL	Prepaid Ins Exp	\$26,342.36		\$184,396.42
Account Total			\$0.00	\$26,342.36	\$184,396.42
Beginning Balance					\$210,738.78
Net Change					(\$26,342.36)

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 10278 - ACCTS REC - THINK UTILITY SERVICES

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$24,892.61
9/16/2024		EOM0724 - Think Utilities	\$6,622.08		\$18,270.53
Account Total			\$0.00	\$6,622.08	\$18,270.53
Beginning Balance					\$24,892.61
Net Change					(\$6,622.08)

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 20100 - ACCOUNTS PAYABLE

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$8,105.44)
9/20/2024	AP	Payment: Cardinal Management Group of Florida Inc., API Payment - Check #: 100225, Invoice #: 8/31/24X3	\$214.35		(\$7,891.09)
9/23/2024	AP	Pavese Law Firm, Invoice #: 331676		\$950.00	(\$8,841.09)
9/24/2024	AP	Payment: Lee County Utilities, On-Line Payment, Invoice #: 1086998-0 8/24-A	\$6,272.52		(\$2,568.57)



The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

General Ledger Report

9/1/2024 - 9/30/2024

CARDINAL MANAGEMENT GROUP, INC.

9/26/2024	AP	Bell Tower Park POA (4670 Cardinal Way Ste 302), Invoice #: X3CBT1-202408-0001	\$47,952.00	(\$50,520.57)
9/26/2024	AP	Payment: Bell Tower Park POA, On-Line Payment, Invoice #: X3CBT1-202408-0001	\$47,952.00	(\$2,568.57)
9/30/2024	AP	Payment: Lee County Utilities, On-Line Payment, Invoice #: 1058528-9 8/24-A	\$723.57	(\$1,845.00)
9/30/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 9/30/24X3	\$40.72	(\$1,885.72)
9/30/2024	AP	Pavese Law Firm, Invoice #: 333147	\$333.00	(\$2,218.72)
Account Total			\$55,162.44	\$49,275.72 (\$2,218.72)
Beginning Balance				(\$8,105.44)
Net Change				\$5,886.72

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 20101 - BELL TOWER POA SPECIAL ASSESSMENT

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$600.00)
Account Total			\$0.00	\$0.00	(\$600.00)
Beginning Balance					(\$600.00)
Net Change					\$0.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 20103 - TAXES PAYABLE

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$79.44)
Account Total			\$0.00	\$0.00	(\$79.44)
Beginning Balance					(\$79.44)
Net Change					\$0.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 20120 - PREPAID ASSESSMENTS

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$27,140.10)
9/1/2024	AR	Payment Application	\$15,012.00		(\$12,128.10)
9/1/2024	AR	Payment Application	\$665.00		(\$11,463.10)
9/1/2024	AR	Payment Application	\$2,080.00		(\$9,383.10)
9/1/2024	AR	Payment Application	\$1,330.00		(\$8,053.10)
9/1/2024	AR	Payment		\$665.00	(\$8,718.10)
9/1/2024	AR	Payment Application	\$665.00		(\$8,053.10)
9/1/2024	AR	Payment		\$665.00	(\$8,718.10)
9/1/2024	AR	Payment Application	\$665.00		(\$8,053.10)
9/3/2024	AR	Payment Application	\$665.00		(\$7,388.10)
9/3/2024	AR	Payment		\$665.00	(\$8,053.10)
9/3/2024	AR	Lockbox Payment		\$665.00	(\$8,053.10)
9/3/2024	AR	Payment Application	\$11,305.00		(\$19,358.10)
9/3/2024	AR	Payment	\$11,970.00		(\$7,388.10)
9/3/2024	AR	Payment		\$665.00	(\$8,053.10)
9/4/2024	AR	Lockbox Payment		\$3,325.00	(\$11,378.10)
9/4/2024	AR	Payment Application	\$2,660.00		(\$8,718.10)
9/5/2024	AR	Lockbox Payment		\$4,645.00	(\$13,363.10)
9/5/2024	AR	Payment Application	\$4,645.00		(\$8,718.10)
9/9/2024	AR	Lockbox Payment		\$1,330.00	(\$10,048.10)
9/9/2024	AR	Payment Application	\$1,330.00		(\$8,718.10)
9/10/2024	AR	Payment		\$625.00	(\$9,343.10)
9/10/2024	AR	Lockbox Payment		\$1,995.00	(\$11,338.10)
9/10/2024	AR	Payment Application	\$1,995.00		(\$9,383.10)
9/10/2024	AR	ACH Payment		\$43,894.00	(\$53,277.10)
9/10/2024	AR	Payment Application	\$43,894.00		(\$9,383.10)
9/11/2024	AR	Lockbox Payment		\$1,330.00	(\$10,713.10)
9/11/2024	AR	Payment Application	\$1,330.00		(\$9,854.10)
9/12/2024	AR	Lockbox Payment	\$859.00		(\$11,180.10)



The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
9/1/2024 - 9/30/2024

CARDINAL MANAGEMENT GROUP, INC.

9/12/2024	AR	Payment Application	\$665.00	(\$10,515.10)
9/13/2024	AR	Lockbox Payment	\$1,330.00	(\$11,845.10)
9/13/2024	AR	Payment Application	\$1,330.00	(\$10,515.10)
9/14/2024	AR	Payment	\$665.00	(\$11,180.10)
9/14/2024	AR	Payment Application	\$665.00	(\$10,515.10)
9/16/2024	AR	Lockbox Payment	\$1,290.00	(\$11,805.10)
9/16/2024	AR	Payment Application	\$1,290.00	(\$10,515.10)
9/17/2024	AR	Payment Application	\$665.00	(\$9,850.10)
9/17/2024	AR	Lockbox Payment	\$2,660.00	(\$12,510.10)
9/17/2024	AR	Payment Application	\$1,995.00	(\$10,515.10)
9/17/2024	AR	Payment	\$1,330.00	(\$11,845.10)
9/18/2024	AR	Lockbox Payment	\$2,660.00	(\$14,505.10)
9/18/2024	AR	Payment Application	\$1,045.00	(\$13,460.10)
9/23/2024	AR	Lockbox Payment	\$665.00	(\$14,125.10)
9/23/2024	AR	Payment Application	\$665.00	(\$13,460.10)
9/24/2024	AR	Payment	\$1,330.00	(\$14,790.10)
9/24/2024	AR	Payment Application	\$1,330.00	(\$13,460.10)
9/24/2024	AR	Lockbox Payment	\$2,660.00	(\$16,120.10)
9/25/2024	AR	Lockbox Payment	\$665.00	(\$16,785.10)
9/26/2024	AR	Lockbox Payment	\$1,330.00	(\$18,115.10)
9/27/2024	AR	Lockbox Payment	\$1,995.00	(\$20,110.10)
9/30/2024	AR	Payment	\$665.00	(\$20,775.10)
9/30/2024	AR	Lockbox Payment	\$1,330.00	(\$22,105.10)
Account Total			\$98,045.00	\$93,010.00 (\$22,105.10)
Beginning Balance				(\$27,140.10)
Net Change				\$5,035.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 20129 - DUE TO MASTER ASSOC

Account Category: Liability

Account Type: Liability

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$47,952.00)
9/1/2024	GL	Due to Master	\$47,952.00		(\$95,904.00)
9/26/2024	AP	Bell Tower Park POA (4670 Cardinal Way Ste 302), Invoice #: X3CBT1-202408-0001; Due to POA - Aug	\$47,952.00		(\$47,952.00)
Account Total			\$47,952.00	\$47,952.00	(\$47,952.00)
Beginning Balance					(\$47,952.00)
Net Change					\$0.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 20160 - ACCRUED EXPENSES

Account Category: Liability

Account Type: Liability

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$217,884.52)
9/1/2024	GL	[REVERSAL] - Acc Aug Service: Cardinal Management Extra Charges	\$214.35		(\$217,670.17)
9/1/2024	GL	[REVERSAL] - Acc Additional May Admin P/R	\$379.14		(\$217,291.03)
9/1/2024	GL	[REVERSAL] - Acc EST Aug Admin P/R	\$775.00		(\$216,516.03)
9/1/2024	GL	[REVERSAL] - Acc Apr Service: Reconstruction Experts, Inv #: 23120081	\$1,710.54		(\$214,805.49)
9/1/2024	GL	[REVERSAL] - Acc Apr Service: Reconstruction Experts, Inv #: INV-00003	\$486.00		(\$214,319.49)
9/1/2024	GL	[REVERSAL] - Acc Apr Service: Reconstruction Experts, Inv #: INV-00003	\$486.00		(\$213,833.49)
9/1/2024	GL	REVERSAL - [[REVERSAL] - Acc Apr Service: Reconstruction Experts, Inv #: INV-00003]	\$486.00		(\$214,319.49)
9/1/2024	GL	REVERSAL - [[REVERSAL] - Acc Aug Service: Cardinal Management Extra Charges]	\$214.35		(\$214,533.84)
9/30/2024	GL	Acc Apr Service: Reconstruction Experts, Inv #: 23120081	\$1,710.54		(\$216,244.38)
9/30/2024	GL	Acc Apr Service: Reconstruction Experts, Inv #: INV-00003	\$486.00		(\$216,730.38)
9/30/2024	GL	Acc Additional May Admin P/R	\$379.14		(\$217,109.52)
9/30/2024	GL	Acc EST Aug Admin P/R	\$775.00		(\$217,884.52)
9/30/2024	GL	Acc EST Sep Admin P/R	\$680.00		(\$218,564.52)
Account Total			\$4,051.03	\$4,731.03	(\$218,564.52)
Beginning Balance					(\$217,884.52)
Net Change					(\$680.00)



The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

General Ledger Report

9/1/2024 - 9/30/2024

CARDINAL MANAGEMENT GROUP, INC.

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 20300 - CONTRIBUTED CAPITAL

Posting Date	Source	Description	Debit	Credit	Balance
Beginning					(\$54,638.41)
Balance					
Account					
Total			\$0.00	\$0.00	(\$54,638.41)
Beginning					(\$54,638.41)
Balance					
Net Change					\$0.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 20350 - HURRICANE IRMA INSURANCE CLAIM PROCEEDS

Posting Date	Source	Description	Debit	Credit	Balance
Beginning					(\$7,188,748.82)
Balance					
Account					
Total			\$0.00	\$0.00	(\$7,188,748.82)
Beginning					(\$7,188,748.82)
Balance					
Net Change					\$0.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 20351 - HURRICANE IRMA INSURANCE EXPENSE

Posting Date	Source	Description	Debit	Credit	Balance
Beginning					\$1,929,847.83
Balance					
Account					
Total			\$0.00	\$0.00	\$1,929,847.83
Beginning					\$1,929,847.83
Balance					
Net Change					\$0.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 20410 - MEMBERS EQUITY

Posting Date	Source	Description	Debit	Credit	Balance
Beginning					(\$130,777.75)
Balance					
Account					
Total			\$0.00	\$0.00	(\$130,777.75)
Beginning					(\$130,777.75)
Balance					
Net Change					\$0.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 24500 - RESERVE USE/REPLACEMENT

Posting Date	Source	Description	Debit	Credit	Balance
Beginning					\$7,526,440.14
Balance					
Account					
Total			\$0.00	\$0.00	\$7,526,440.14
Beginning					\$7,526,440.14
Balance					
Net Change					\$0.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 25500 - RESERVE/REPLACEMENT

Posting Date	Source	Description	Debit	Credit	Balance
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© Courtyard Homes at Bell Tower Park Condominium Association, Inc.

General Ledger Report

9/1/2024 - 9/30/2024

CARDINAL MANAGEMENT GROUP, INC.

Beginning Balance				(\$16,047.54)
9/30/2024	Bank Statement Interest		\$10.46	(\$16,058.00)
9/30/2024	Bank Statement Interest		\$269.78	(\$16,327.78)
Account Total			\$0.00	\$280.24
Beginning Balance				(\$16,047.54)
Net Change				(\$280.24)

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 30273 - INTEREST INCOME RESERVES

Account Category: Income

Account Type: Reserve Income

Posting Date	Source	Description	Debit	Credit	Balance
		Beginning Balance			(\$45,733.95)
9/30/2024		Bank Statement Interest	\$19.34	(\$45,753.29)	
9/30/2024		Bank Statement Interest	\$6,068.00	(\$51,821.29)	
9/30/2024		Bank Statement Interest	\$7,053.08	(\$58,874.37)	
		Account Total	\$0.00	\$13,140.42	(\$58,874.37)
		Beginning Balance			(\$45,733.95)
		Net Change			(\$13,140.42)

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 51030 - OFFICE EXPENSE

Account Category: Administrative

Account Type: Expense

Account: 51030 - OFFICE EXPENSE			Account Type: Expense		
Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$1,238.49
9/1/2024	GL	[REVERSAL] - Acc Aug Service: Cardinal Management Extra Charges		\$214.35	\$1,024.14
9/1/2024	GL	REVERSAL - [[REVERSAL] - Acc Aug Service: Cardinal Management Extra Charges]	\$214.35		\$1,238.49
9/30/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 9/30/24X3; Sep Extra Charges	\$40.72		\$1,279.21
Account Total			\$255.07	\$214.35	\$1,279.21
Beginning Balance					\$1,238.49
Net Change					\$40.72

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 51044 - ADMIN PAYROLL

Account Category: Administrative

Account Type: Expense

Posting Date	Source	Description	Debit	Credit	Balance
Beginning					
Balance					\$6,534.29
9/1/2024	GL	[REVERSAL] - Acc Additional May Admin P/R		\$379.14	\$6,155.15
9/1/2024	GL	[REVERSAL] - Acc EST Aug Admin P/R		\$775.00	\$5,380.15
9/30/2024	GL	Acc Additional May Admin P/R	\$379.14		\$5,759.29
9/30/2024	GL	Acc EST Aug Admin P/R	\$775.00		\$6,534.29
9/30/2024	GL	Acc EST Sep Admin P/R	\$680.00		\$7,214.29
Account					
Total			\$1,834.14	\$1,154.14	\$7,214.29
Beginning					
Balance					\$6,534.29
Net Change					\$680.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 51067 - ANNUAL FEES - CORPORATION

Account Category: Administrative

Account Type: Expense

Posting Date	Source	Description	Debit	Credit	Balance
Beginning					
Balance					\$61.25
Account					
Total			\$0.00	\$0.00	\$61.25
Beginning					
Balance					\$61.25



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.

General Ledger Report

9/1/2024 - 9/30/2024

CARDINAL MANAGEMENT GROUP, INC.

Net Change	\$0.00
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Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 51079 - MASTER ASSOC FEES

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$383,616.00
9/1/2024	GL	Due to Master	\$47,952.00		\$431,568.00
Account Total			\$47,952.00	\$0.00	\$431,568.00
Beginning Balance					\$383,616.00
Net Change					\$47,952.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 51090 - LEGAL FEES

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$4,195.82
9/23/2024	AP	Pavese Law Firm, Invoice #: 331676; Aug Misc. Business	\$950.00		\$5,145.82
9/30/2024	AP	Pavese Law Firm, Invoice #: 333147; Aug // Sep RE: Litigation/Collection - Forrest, Sr. 571 Kensington Loop #102 file #82518-022 M	\$333.00		\$5,478.82
Account Total			\$1,283.00	\$0.00	\$5,478.82
Beginning Balance					\$4,195.82
Net Change					\$1,283.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 51110 - AUDIT/TAX RETURNS

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$2,400.00
Account Total			\$0.00	\$0.00	\$2,400.00
Beginning Balance					\$2,400.00
Net Change					\$0.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 51111 - ACCOUNTING FEES

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$8,229.39
9/3/2024	GL	Accounting Fee	\$1,024.83		\$9,254.22
9/3/2024	GL	Accounting Fee	\$30.75		\$9,284.97
Account Total			\$1,055.58	\$0.00	\$9,284.97
Beginning Balance					\$8,229.39
Net Change					\$1,055.58

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 51120 - MANAGEMENT FEE CONTRACT

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$9,660.57
9/3/2024	GL	Management Fee	\$1,203.06		\$10,863.63
9/3/2024	GL	Management Fee	\$36.09		\$10,899.72
Account Total			\$1,239.15	\$0.00	\$10,899.72
Beginning Balance					\$9,660.57
Net Change					\$1,239.15



The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

General Ledger Report

9/1/2024 - 9/30/2024

CARDINAL MANAGEMENT GROUP, INC.

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 61278 - BUILDING MAINTENANCE & REPAIR

Posting Date	Source	Description	Debit	Credit	Balance
Beginning					\$2,716.00
Balance					
Account					
Total			\$0.00	\$0.00	\$2,716.00
Beginning					\$2,716.00
Balance					
Net Change					\$0.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 71050 - INSURANCE COVERAGE

Posting Date	Source	Description	Debit	Credit	Balance
Beginning					\$189,146.84
Balance					
9/30/2024	GL	Prepaid Ins Exp	\$24,776.80		\$213,923.64
Account					
Total			\$24,776.80	\$0.00	\$213,923.64
Beginning					\$189,146.84
Balance					
Net Change					\$24,776.80

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 71054 - INSURANCE DIRECTORS & OFFICERS

Posting Date	Source	Description	Debit	Credit	Balance
Beginning					\$1,582.72
Balance					
9/30/2024	GL	Prepaid Ins Exp	\$213.59		\$1,796.31
Account					
Total			\$213.59	\$0.00	\$1,796.31
Beginning					\$1,582.72
Balance					
Net Change					\$213.59

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 71057 - INSURANCE FIDELITY BONDING

Posting Date	Source	Description	Debit	Credit	Balance
Beginning					\$2,347.58
Balance					
9/30/2024	GL	Prepaid Ins Exp	\$268.24		\$2,615.82
Account					
Total			\$268.24	\$0.00	\$2,615.82
Beginning					\$2,347.58
Balance					
Net Change					\$268.24

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 71067 - INSURANCE UMBRELLA

Posting Date	Source	Description	Debit	Credit	Balance
Beginning					\$1,563.96
Balance					
9/30/2024	GL	Prepaid Ins Exp	\$197.15		\$1,761.11
Account					
Total			\$197.15	\$0.00	\$1,761.11
Beginning					\$1,563.96
Balance					
Net Change					\$197.15

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account: 71090 - INSURANCE WORKMANS COMPENSATION

Account Category: Insurance

Account Type: Expense



The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

General Ledger Report

9/1/2024 - 9/30/2024

CARDINAL MANAGEMENT GROUP, INC.

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$358.04
9/30/2024	GL	Prepaid Ins Exp	\$42.42		\$400.46
Account Total			\$42.42	\$0.00	\$400.46
Beginning Balance					\$358.04
Net Change					\$42.42

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
Account: 71091 - INSURANCE GENERAL LIABILITY

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$6,850.95
9/30/2024	GL	Prepaid Ins Exp - Machine Breakdown	\$188.00		\$7,038.95
9/30/2024	GL	Prepaid Ins Exp	\$656.16		\$7,695.11
Account Total			\$844.16	\$0.00	\$7,695.11
Beginning Balance					\$6,850.95
Net Change					\$844.16

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
Account: 78005 - HURRICANE IAN

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$748.37
9/1/2024	GL	[REVERSAL] - Acc Apr Service: Reconstruction Experts, Inv #: 23120081	\$1,710.54		(\$962.17)
9/1/2024	GL	[REVERSAL] - Acc Apr Service: Reconstruction Experts, Inv #: INV-00003	\$486.00		(\$1,448.17)
9/1/2024	GL	[REVERSAL] - Acc Apr Service: Reconstruction Experts, Inv #: INV-00003	\$486.00		(\$1,934.17)
9/1/2024	GL	REVERSAL - [[REVERSAL] - Acc Apr Service: Reconstruction Experts, Inv #: INV-00003]	\$486.00		(\$1,448.17)
9/30/2024	GL	Acc Apr Service: Reconstruction Experts, Inv #: 23120081	\$1,710.54		\$262.37
9/30/2024	GL	Acc Apr Service: Reconstruction Experts, Inv #: INV-00003	\$486.00		\$748.37
Account Total			\$2,682.54	\$2,682.54	\$748.37
Beginning Balance					\$748.37
Net Change					\$0.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
Account: 90000 - TRANSFER TO RESERVE ACCRUAL

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$148,473.36
9/1/2024	GL	MONTHLY RESERVE ACCRUAL	\$18,559.17		\$167,032.53
Account Total			\$18,559.17	\$0.00	\$167,032.53
Beginning Balance					\$148,473.36
Net Change					\$18,559.17

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
Account: 90008 - TRANSFER RESERVE INTEREST

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$45,733.95
9/30/2024	GL	Tran Rsrv Int	\$19.34		\$45,753.29
9/30/2024	GL	Tran Rsrv Int - Morgan Stanley Sep	\$6,570.69		\$52,323.98
9/30/2024	GL	Tran Rsrv Int - Morgan Stanley Aug	\$6,550.39		\$58,874.37
Account Total			\$13,140.42	\$0.00	\$58,874.37
Beginning Balance					\$45,733.95
Net Change					\$13,140.42