



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
<b>Income</b>							
<u>Income</u>							
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
<u>Total Income</u>	\$81,470.74	\$81,290.93	\$179.81	\$747,077.28	\$731,618.37	\$15,458.91	\$975,491.00
<b>Total Income</b>	\$81,470.74	\$81,290.93	\$179.81	\$747,077.28	\$731,618.37	\$15,458.91	\$975,491.00
<b>Expense</b>							
<u>Administrative</u>							
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
<u>Total Administrative</u>	\$50,967.45	\$51,182.83	\$215.38	\$462,707.44	\$464,307.47	\$1,600.03	\$617,856.00
<u>Insurance</u>							
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
<u>Total Insurance</u>	\$26,342.36	\$27,469.58	\$1,127.22	\$228,192.45	\$247,226.22	\$19,033.77	\$329,635.00
<u>Legal / Bad Debt</u>							
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)
<u>Total Legal / Bad Debt</u>	\$1,283.00	\$1,166.67	(\$116.33)	\$5,478.82	\$10,500.03	\$5,021.21	\$14,000.00
<u>Maintenance</u>							
61278 - BUILDING MAINTENANCE & REPAIR	\$0.00	\$1,166.67	\$1,166.67	\$2,716.00	\$10,500.03	\$7,784.03	\$14,000.00
<u>Total Maintenance</u>	\$0.00	\$1,166.67	\$1,166.67	\$2,716.00	\$10,500.03	\$7,784.03	\$14,000.00
<u>Other</u>							
78005 - HURRICANE IAN	\$0.00	\$0.00	\$0.00	\$748.37	\$0.00	(\$748.37)	\$0.00
<u>Total Other</u>	\$0.00	\$0.00	\$0.00	\$748.37	\$0.00	(\$748.37)	\$0.00
<b>Total Expense</b>	\$78,592.81	\$80,985.75	\$2,392.94	\$699,843.08	\$732,533.75	\$32,690.67	\$975,491.00
Operating Net Income	\$2,877.93	\$305.18	\$2,572.75	\$47,234.20	(\$915.38)	\$48,149.58	\$0.00
<b>Reserve Income</b>							
<u>Income</u>							
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
<u>Total Income</u>	\$31,699.92	\$24,392.50	\$7,307.42	\$225,909.87	\$219,532.50	\$6,377.37	\$292,710.00
<b>Total Reserve Income</b>	\$31,699.92	\$24,392.50	\$7,307.42	\$225,909.87	\$219,532.50	\$6,377.37	\$292,710.00
<b>Reserve Expense</b>							
<u>Transfer to Reserve</u>							
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
<u>Total Transfer to Reserve</u>	\$31,699.59	\$24,392.50	(\$7,307.09)	\$225,906.90	\$219,532.50	(\$6,374.40)	\$292,710.00



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
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



CARDINAL MANAGEMENT GROUP, INC.

**e Courtyard Homes at Bell Tower Park Condominium Association, 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 &amp; 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 &amp; 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



**e 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	37631	12/10/2019	12/24/2019	Dec Roof Repair 5763 Kensington Loop	\$0.00	\$0.00	\$0.00	\$230.00	\$230.00
Cardinal Management Group of Florida Inc.	9/30/24X3	9/30/2024	10/7/2024	Sep Extra Charges	\$40.72	\$0.00	\$0.00	\$0.00	\$40.72
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
					<b>\$373.72</b>	<b>\$1,615.00</b>	<b>\$0.00</b>	<b>\$230.00</b>	<b>\$2,218.72</b>



**e 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 Category: Operating Cash & Investments - Schedule A

Account: 10005 - FIRST CITIZENS - OPERATING

Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					\$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
<b>Account Total</b>			<b>\$99,642.54</b>	<b>\$57,457.17</b>	<b>\$245,581.42</b>
<b>Beginning Balance</b>					<b>\$203,396.05</b>
<b>Net Change</b>					<b>\$42,185.37</b>

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

Account Category: Operating Cash & Investments - Schedule A

Account: 10060 - MORGAN STANLEY - OPERATING 3027

Account Type: Bank

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

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

Account Category: Reserve Cash & Investments

Account: 10116 - FIRST CITIZENS - RESERVE MM

Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
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CARDINAL MANAGEMENT GROUP, INC.

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

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

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

Account Category: Reserve Cash &amp; Investments

Account: 10117 - MORGAN STANLEY - RESERVE 3806

Account Type: Bank

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

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

Account Category: Operating Cash &amp; Investments - Schedule A

Account: 10133 - FIRST CITIZENS - CDAR SHADOW ACCOUNT

Account Type: Bank

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

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

Account Category: Reserve Cash &amp; Investments

Account: 10141 - MORGAN STANLEY - RESERVE 7596

Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					\$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
<b>Account Total</b>			<b>\$7,053.08</b>	<b>\$1,038.19</b>	<b>\$1,112,978.92</b>
<b>Beginning Balance</b>					<b>\$1,106,964.03</b>
<b>Net Change</b>					<b>\$6,014.89</b>

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
<b>Beginning Balance</b>					\$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



**e 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

<b>Account Total</b>			<b>\$99,750.00</b>	<b>\$98,045.00</b>	<b>\$56,167.70</b>
<b>Beginning Balance</b>					<b>\$54,462.70</b>
<b>Net Change</b>					<b>\$1,705.00</b>

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
Account: 10165 - ALLOW DOUBT ACCTS

Account Category: Other Asset  
Account Type: Other Asset

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

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
Account: 10240 - PREPAID INSURANCE

Account Category: Other Asset  
Account Type: Other Asset

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

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
Account: 10278 - ACCTS REC - THINK UTILITY SERVICES

Account Category: Other Asset  
Account Type: Other Asset

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

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
Account: 20100 - ACCOUNTS PAYABLE

Account Category: Liability  
Account Type: Accounts Payable

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					(\$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)



**e 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)
<b>Account Total</b>			<b>\$55,162.44</b>	<b>\$49,275.72</b>	<b>(\$2,218.72)</b>
<b>Beginning Balance</b>					<b>(\$8,105.44)</b>
<b>Net Change</b>					<b>\$5,886.72</b>

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
Account: 20101 - BELL TOWER POA SPECIAL ASSESSMENT

Account Category: Liability  
Account Type: Liability

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

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
Account: 20103 - TAXES PAYABLE

Account Category: Liability  
Account Type: Liability

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

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
Account: 20120 - PREPAID ASSESSMENTS

Account Category: Liability  
Account Type: Liability

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					(\$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		\$11,305.00	(\$19,358.10)
9/3/2024	AR	Payment Application	\$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	\$1,955.00		(\$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	\$859.00		(\$9,854.10)
9/12/2024	AR	Lockbox Payment		\$1,326.00	(\$11,180.10)





**e 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)
<b>Account Total</b>			<b>\$98,045.00</b>	<b>\$93,010.00</b>	<b>(\$22,105.10)</b>
<b>Beginning Balance</b>					<b>(\$27,140.10)</b>
<b>Net Change</b>					<b>\$5,035.00</b>

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

Account Category: Liability

Account: 20129 - DUE TO MASTER ASSOC

Account Type: Liability

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					(\$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)
<b>Account Total</b>			<b>\$47,952.00</b>	<b>\$47,952.00</b>	<b>(\$47,952.00)</b>
<b>Beginning Balance</b>					<b>(\$47,952.00)</b>
<b>Net Change</b>					<b>\$0.00</b>

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

Account Category: Liability

Account: 20160 - ACCRUED EXPENSES

Account Type: Liability

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					(\$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)
<b>Account Total</b>			<b>\$4,051.03</b>	<b>\$4,731.03</b>	<b>(\$218,564.52)</b>
<b>Beginning Balance</b>					<b>(\$217,884.52)</b>
<b>Net Change</b>					<b>(\$680.00)</b>



CARDINAL MANAGEMENT GROUP, INC.

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

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
 Account: 20300 - CONTRIBUTED CAPITAL

Account Category: Equity  
 Account Type: Equity

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

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
 Account: 20350 - HURRICANE IRMA INSURANCE CLAIM PROCEEDS

Account Category: Liability  
 Account Type: Liability

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

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
 Account: 20351 - HURRICANE IRMA INSURANCE EXPENSE

Account Category: Liability  
 Account Type: Liability

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

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
 Account: 20410 - MEMBERS EQUITY

Account Category: Equity  
 Account Type: Equity

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

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

Account Category: Replacement Reserves - Schedule B

Account: 24500 - RESERVE USE/REPLACEMENT

Account Type: Equity

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

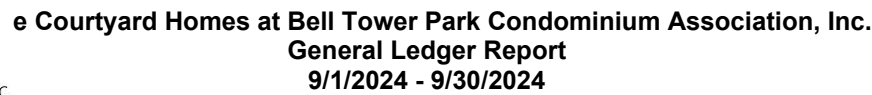
Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

Account Category: Replacement Reserves - Schedule B

Account: 25500 - RESERVE/REPLACEMENT

Account Type: Equity

Posting Date	Source	Description	Debit	Credit	Balance
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CARDINAL MANAGEMENT GROUP, INC.

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Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
Account: 30100 - ASSESSMENT INCOME

Account Category: Income  
Account Type: Income

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					(\$265,908.00)
9/1/2024	AR	Assessment Monthly		\$33,238.50	(\$299,146.50)
<b>Account Total</b>			<b>\$0.00</b>	<b>\$33,238.50</b>	<b>(\$299,146.50)</b>
<b>Beginning Balance</b>					(\$265,908.00)
<b>Net Change</b>					<b>(\$33,238.50)</b>

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
Account: 30104 - ASSESS INC MASTER FEES

Account Category: Income  
Account Type: Income

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					(\$383,616.00)
9/1/2024	AR	Master Assess Monthly		\$47,952.00	(\$431,568.00)
<b>Account Total</b>			<b>\$0.00</b>	<b>\$47,952.00</b>	<b>(\$431,568.00)</b>
<b>Beginning Balance</b>					(\$383,616.00)
<b>Net Change</b>					(\$47,952.00)

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
Account: 30120 - REPLACEMENT ASSESSMENTS

Account Category: Income  
Account Type: Reserve Income

Posting Date			Source	Description	Account Type	Debit	Credit	Balance
<b>Beginning Balance</b>								(\$148,476.00)
9/1/2024	AR		Reserve Assessment Monthly				\$18,559.50	(\$167,035.50)
<b>Account Total</b>						<b>\$0.00</b>	<b>\$18,559.50</b>	<b>(\$167,035.50)</b>
<b>Beginning Balance</b>								<b>(\$148,476.00)</b>
<b>Net Change</b>								<b>(\$18,559.50)</b>

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
Account: 30171 - LATE FEES

Account Category: Income  
Account Type: Income

Posting Date	Source	Description	Debit	Credit	Balance
		Beginning Balance			(\$35.00)
	Account	Total	\$0.00	\$0.00	(\$35.00)
		Beginning Balance			(\$35.00)
		Net Change			\$0.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
Account: 30270 - INTEREST INCOME

Account Category: Income  
Account Type: Income

Posting Date	Source	Description	Debit	Credit	Balance
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**e Courtyard Homes at Bell Tower Park Condominium Association, Inc.**  
**General Ledger Report**  
**9/1/2024 - 9/30/2024**

CARDINAL MANAGEMENT GROUP, INC.

<b>Beginning Balance</b>					(\$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)
<b>Account Total</b>			<b>\$0.00</b>	<b>\$280.24</b>	<b>(\$16,327.78)</b>
<b>Beginning Balance</b>					<b>(\$16,047.54)</b>
<b>Net Change</b>					<b>(\$280.24)</b>

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
<b>Beginning Balance</b>					(\$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)
<b>Account Total</b>			<b>\$0.00</b>	<b>\$13,140.42</b>	<b>(\$58,874.37)</b>
<b>Beginning Balance</b>					<b>(\$45,733.95)</b>
<b>Net Change</b>					<b>(\$13,140.42)</b>

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
Account: 51030 - OFFICE EXPENSE

Account Category: Administrative  
Account Type: Expense

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					\$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
<b>Account Total</b>			<b>\$255.07</b>	<b>\$214.35</b>	<b>\$1,279.21</b>
<b>Beginning Balance</b>					<b>\$1,238.49</b>
<b>Net Change</b>					<b>\$40.72</b>

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
<b>Beginning Balance</b>					\$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
<b>Account Total</b>			<b>\$1,834.14</b>	<b>\$1,154.14</b>	<b>\$7,214.29</b>
<b>Beginning Balance</b>					<b>\$6,534.29</b>
<b>Net Change</b>					<b>\$680.00</b>

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
<b>Beginning Balance</b>					\$61.25
<b>Account Total</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$61.25</b>
<b>Beginning Balance</b>					<b>\$61.25</b>



CARDINAL MANAGEMENT GROUP, INC.

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

**Net Change** **\$0.00**

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
 Account: 51079 - MASTER ASSOC FEES

Account Category: Administrative  
 Account Type: Expense

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

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
 Account: 51090 - LEGAL FEES

Account Category: Legal / Bad Debt  
 Account Type: Expense

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					\$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
<b>Account Total</b>			<b>\$1,283.00</b>	<b>\$0.00</b>	<b>\$5,478.82</b>
<b>Beginning Balance</b>					<b>\$4,195.82</b>
<b>Net Change</b>					<b>\$1,283.00</b>

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
 Account: 51110 - AUDIT/TAX RETURNS

Account Category: Administrative  
 Account Type: Expense

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

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
 Account: 51111 - ACCOUNTING FEES

Account Category: Administrative  
 Account Type: Expense

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					\$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
<b>Account Total</b>			<b>\$1,055.58</b>	<b>\$0.00</b>	<b>\$9,284.97</b>
<b>Beginning Balance</b>					<b>\$8,229.39</b>
<b>Net Change</b>					<b>\$1,055.58</b>

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
 Account: 51120 - MANAGEMENT FEE CONTRACT

Account Category: Administrative  
 Account Type: Expense

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					\$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
<b>Account Total</b>			<b>\$1,239.15</b>	<b>\$0.00</b>	<b>\$10,899.72</b>
<b>Beginning Balance</b>					<b>\$9,660.57</b>
<b>Net Change</b>					<b>\$1,239.15</b>



CARDINAL MANAGEMENT GROUP, INC.

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

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
 Account: 61278 - BUILDING MAINTENANCE & REPAIR

Account Category: Maintenance  
 Account Type: Expense

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

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
 Account: 71050 - INSURANCE COVERAGE

Account Category: Insurance  
 Account Type: Expense

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

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
 Account: 71054 - INSURANCE DIRECTORS & OFFICERS

Account Category: Insurance  
 Account Type: Expense

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

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
 Account: 71057 - INSURANCE FIDELITY BONDING

Account Category: Insurance  
 Account Type: Expense

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

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
 Account: 71067 - INSURANCE UMBRELLA

Account Category: Insurance  
 Account Type: Expense

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

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.  
 Account: 71090 - INSURANCE WORKMANS COMPENSATION

Account Category: Insurance  
 Account Type: Expense



**e 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
<b>Beginning Balance</b>					\$358.04
9/30/2024	GL	Prepaid Ins Exp	\$42.42		\$400.46
<b>Account Total</b>			<b>\$42.42</b>	<b>\$0.00</b>	<b>\$400.46</b>
<b>Beginning Balance</b>					<b>\$358.04</b>
<b>Net Change</b>					<b>\$42.42</b>

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

Account Category: Insurance  
Account Type: Expense

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					\$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
<b>Account Total</b>			<b>\$844.16</b>	<b>\$0.00</b>	<b>\$7,695.11</b>
<b>Beginning Balance</b>					<b>\$6,850.95</b>
<b>Net Change</b>					<b>\$844.16</b>

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

Account Category: Other  
Account Type: Expense

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					\$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
<b>Account Total</b>			<b>\$2,682.54</b>	<b>\$2,682.54</b>	<b>\$748.37</b>
<b>Beginning Balance</b>					<b>\$748.37</b>
<b>Net Change</b>					<b>\$0.00</b>

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

Account Category: Transfer to Reserve  
Account Type: Reserve Expense

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

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

Account Category: Transfer to Reserve  
Account Type: Reserve Expense

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					\$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
<b>Account Total</b>			<b>\$13,140.42</b>	<b>\$0.00</b>	<b>\$58,874.37</b>
<b>Beginning Balance</b>					<b>\$45,733.95</b>
<b>Net Change</b>					<b>\$13,140.42</b>