



CARDINAL MANAGEMENT GROUP, INC.

The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
Statement of Income and Operations
10/1/2024 - 10/31/2024

10/1/2024 - 10/31/2024

1/1/2024 - 10/31/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
30100 - ASSESSMENT INCOME	\$33,238.50	\$33,238.92	(\$0.42)	\$332,385.00	\$332,389.20	(\$4.20)	\$398,867.00
30104 - ASSESS INC MASTER FEES	\$47,952.00	\$47,952.00	\$0.00	\$479,520.00	\$479,520.00	\$0.00	\$575,424.00
30171 - LATE FEES	\$315.00	\$41.67	\$273.33	\$350.00	\$416.70	(\$66.70)	\$500.00
30270 - INTEREST INCOME	\$12.70	\$41.67	(\$28.97)	\$16,340.48	\$416.70	\$15,923.78	\$500.00
30274 - INTEREST INCOME OWNER	\$18,524.64	\$16.67	\$18,507.97	\$18,524.64	\$166.70	\$18,357.94	\$200.00
<u>Total Income</u>	\$100,042.84	\$81,290.93	\$18,751.91	\$847,120.12	\$812,909.30	\$34,210.82	\$975,491.00
Total Income	\$100,042.84	\$81,290.93	\$18,751.91	\$847,120.12	\$812,909.30	\$34,210.82	\$975,491.00
Expense							
<u>Administrative</u>							
51030 - OFFICE EXPENSE	\$78.62	\$225.00	\$146.38	\$1,357.83	\$2,250.00	\$892.17	\$2,700.00
51044 - ADMIN PAYROLL	\$708.21	\$750.00	\$41.79	\$7,922.50	\$7,500.00	(\$422.50)	\$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	\$479,520.00	\$479,520.00	\$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	\$10,340.55	\$10,602.50	\$261.95	\$12,723.00
51120 - MANAGEMENT FEE CONTRACT	\$1,239.15	\$1,195.58	(\$43.57)	\$12,138.87	\$11,955.80	(\$183.07)	\$14,347.00
<u>Total Administrative</u>	\$51,033.56	\$51,182.83	\$149.27	\$513,741.00	\$515,490.30	\$1,749.30	\$617,856.00
<u>Insurance</u>							
71050 - INSURANCE COVERAGE	\$24,776.80	\$25,992.92	\$1,216.12	\$238,700.44	\$259,929.20	\$21,228.76	\$311,915.00
71054 - INSURANCE DIRECTORS & OFFICERS	\$213.59	\$191.25	(\$22.34)	\$2,009.90	\$1,912.50	(\$97.40)	\$2,295.00
71057 - INSURANCE FIDELITY BONDING	\$268.24	\$328.33	\$60.09	\$2,884.06	\$3,283.30	\$399.24	\$3,940.00
71067 - INSURANCE UMBRELLA	\$197.15	\$212.92	\$15.77	\$1,958.26	\$2,129.20	\$170.94	\$2,555.00
71090 - INSURANCE WORKMANS COMPENSATION	\$42.42	\$47.08	\$4.66	\$442.88	\$470.80	\$27.92	\$565.00
71091 - INSURANCE GENERAL LIABILITY	\$844.16	\$697.08	(\$147.08)	\$8,539.27	\$6,970.80	(\$1,568.47)	\$8,365.00
<u>Total Insurance</u>	\$26,342.36	\$27,469.58	\$1,127.22	\$254,534.81	\$274,695.80	\$20,160.99	\$329,635.00
<u>Legal / Bad Debt</u>							
50400 - BAD DEBTS EXPENSE	\$5,193.00	\$625.00	(\$4,568.00)	\$5,193.00	\$6,250.00	\$1,057.00	\$7,500.00
51090 - LEGAL FEES	\$451.25	\$625.00	\$173.75	\$5,930.07	\$6,250.00	\$319.93	\$7,500.00
51092 - LEGAL FEE REIMBURSEMENT	(\$7,163.68)	(\$83.33)	\$7,080.35	(\$7,163.68)	(\$833.30)	\$6,330.38	(\$1,000.00)
<u>Total Legal / Bad Debt</u>	(\$1,519.43)	\$1,166.67	\$2,686.10	\$3,959.39	\$11,666.70	\$7,707.31	\$14,000.00
<u>Maintenance</u>							
61278 - BUILDING MAINTENANCE & REPAIR	\$421.50	\$1,166.67	\$745.17	\$3,137.50	\$11,666.70	\$8,529.20	\$14,000.00
<u>Total Maintenance</u>	\$421.50	\$1,166.67	\$745.17	\$3,137.50	\$11,666.70	\$8,529.20	\$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
Total Expense	\$76,277.99	\$80,985.75	\$4,707.76	\$776,121.07	\$813,519.50	\$37,398.43	\$975,491.00
Operating Net Income	\$23,764.85	\$305.18	\$23,459.67	\$70,999.05	(\$610.20)	\$71,609.25	\$0.00
Reserve Income							
<u>Income</u>							
30120 - REPLACEMENT ASSESSMENTS	\$18,559.50	\$18,559.17	\$0.33	\$185,595.00	\$185,591.70	\$3.30	\$222,710.00
30273 - INTEREST INCOME RESERVES	\$14.79	\$5,833.33	(\$5,818.54)	\$58,889.16	\$58,333.30	\$555.86	\$70,000.00
<u>Total Income</u>	\$18,574.29	\$24,392.50	(\$5,818.21)	\$244,484.16	\$243,925.00	\$559.16	\$292,710.00
Total Reserve Income	\$18,574.29	\$24,392.50	(\$5,818.21)	\$244,484.16	\$243,925.00	\$559.16	\$292,710.00
Reserve Expense							
<u>Transfer to Reserve</u>							
90000 - TRANSFER TO RESERVE ACCRUAL	\$18,559.17	\$18,559.17	\$0.00	\$185,591.70	\$185,591.70	\$0.00	\$222,710.00
90008 - TRANSFER RESERVE INTEREST	\$14.79	\$5,833.33	\$5,818.54	\$58,889.16	\$58,333.30	(\$555.86)	\$70,000.00
<u>Total Transfer to Reserve</u>	\$18,573.96	\$24,392.50	\$5,818.54	\$244,480.86	\$243,925.00	(\$555.86)	\$292,710.00



The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
Statement of Income and Operations
10/1/2024 - 10/31/2024

Accounts	10/1/2024 - 10/31/2024			1/1/2024 - 10/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Reserve Expense	\$18,573.96	\$24,392.50	\$5,818.54	\$244,480.86	\$243,925.00	(\$555.86)	\$292,710.00
Reserve Net Income	\$0.33	\$0.00	\$0.33	\$3.30	\$0.00	\$3.30	\$0.00
Net Income	\$23,765.18	\$305.18	\$23,460.00	\$71,002.35	(\$610.20)	\$71,612.55	\$0.00



CARDINAL MANAGEMENT GROUP, INC.

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

Balance Sheet

10/31/2024

Assets

Operating Cash & Investments - Schedule A

10005 - FIRST CITIZENS - OPERATING	\$294,773.51
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>\$328,802.79</u>

Reserve Cash & Investments

10116 - FIRST CITIZENS - RESERVE MM	\$79,177.61
10117 - MORGAN STANLEY - RESERVE 3806	\$814,830.62
10141 - MORGAN STANLEY - RESERVE 7596	\$1,112,978.92
<u>Reserve Cash & Investments Total</u>	<u>\$2,006,987.15</u>

Other Asset

10160 - ASSESSMENTS RECEIVABLE	\$77,448.02
10165 - ALLOW DOUBT ACCTS	(\$35,768.61)
10240 - PREPAID INSURANCE	\$158,054.06
10278 - ACCTS REC - THINK UTILITY SERVICES	\$18,347.56
<u>Other Asset Total</u>	<u>\$218,081.03</u>

Assets Total \$2,553,870.97

Liabilities and Equity

Liability

20100 - ACCOUNTS PAYABLE	\$97,814.87
20101 - BELL TOWER POA SPECIAL ASSESSMENT	\$600.00
20103 - TAXES PAYABLE	\$79.44
20120 - PREPAID ASSESSMENTS	\$25,541.66
20129 - DUE TO MASTER ASSOC	(\$47,952.00)
20160 - ACCRUED EXPENSES	\$217,318.54
20350 - HURRICANE IRMA INSURANCE CLAIM PROCEEDS	\$7,188,748.82
20351 - HURRICANE IRMA INSURANCE EXPENSE	(\$1,929,847.83)
<u>Liability Total</u>	<u>\$5,552,303.50</u>

Equity

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

Replacement Reserves - Schedule B

25500 - RESERVE/REPLACEMENT	(\$3,254,851.04)
<u>Replacement Reserves - Schedule B Total</u>	<u>(\$3,254,851.04)</u>

Retained Earnings \$130,777.75

Net Income \$71,002.35

Liabilities & Equity Total \$2,553,870.97



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

AP Aging - New

Period Through: 10/31/2024

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
Bell Tower Park POA	X3CBT1-202409-0001	10/28/2024	10/28/2024	Due to POA - Sep	\$47,952.00	\$0.00	\$0.00	\$0.00	\$47,952.00
Bell Tower Park POA	X3CBT1-202410-0001	10/28/2024	10/28/2024	Due to POA - Sep	\$47,952.00	\$0.00	\$0.00	\$0.00	\$47,952.00
Cardinal Management Group of Florida Inc.	10/31/24X3	10/31/2024	11/8/2024	Oct Extra Charges	\$78.62	\$0.00	\$0.00	\$0.00	\$78.62
Pamela Bullyan	Refund	8/22/2024	8/22/2024	[REFUND] - Acct #: 104301450-1 - ACH Payment	\$0.00	\$0.00	\$319.68	\$0.00	\$319.68
Pamela Bullyan	Refund	8/22/2024	8/22/2024	[REFUND] - Acct #: 104301450-1 - ACH Payment	\$0.00	\$0.00	\$123.73	\$0.00	\$123.73
Pamela Bullyan	Refund	8/22/2024	8/22/2024	[REFUND] - Acct #: 104301450-1 - ACH Payment	\$0.00	\$0.00	\$221.59	\$0.00	\$221.59
Pavese Law Firm	333818	10/25/2024	10/25/2024	Sep Misc. Business	\$451.25	\$0.00	\$0.00	\$0.00	\$451.25
Reconstruction Experts, Inc.	INV-00003	4/15/2024	5/15/2024	Apr permitting invoice	\$0.00	\$0.00	\$0.00	\$486.00	\$486.00
					\$96,433.87	\$0.00	\$665.00	\$716.00	\$97,814.87



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
10/1/2024 - 10/31/2024

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
Beginning Balance					\$245,581.42
10/1/2024	AR	Payment	\$665.00		\$246,246.42
10/1/2024	AR	Lockbox Payment	\$9,300.00		\$255,546.42
10/1/2024	GL	Management/Accounting Fee		\$2,227.89	\$253,318.53
10/1/2024	GL	Management/Accounting Fee		\$66.84	\$253,251.69
10/2/2024	AR	Payment	\$665.00		\$253,916.69
10/2/2024	AR	Payment	\$665.00		\$254,581.69
10/2/2024	AR	Lockbox Payment	\$1,995.00		\$256,576.69
10/3/2024	AR	Payment	\$1,330.00		\$257,906.69
10/3/2024	AR	Payment	\$665.00		\$258,571.69
10/3/2024	AR	Lockbox Payment	\$3,325.00		\$261,896.69
10/4/2024	AR	Lockbox Payment	\$3,990.00		\$265,886.69
10/7/2024	AR	Lockbox Payment	\$5,985.00		\$271,871.69
10/7/2024	AP	Payment: Pavese Law Firm, API Payment - Check #: 100226, Invoice #: 331676		\$950.00	\$270,921.69
10/8/2024	AR	Lockbox Payment	\$1,330.00		\$272,251.69
10/9/2024	AR	Lockbox Payment	\$1,995.00		\$274,246.69
10/10/2024	AR	Payment	\$625.00		\$274,871.69
10/10/2024	AR	Lockbox Payment	\$665.00		\$275,536.69
10/11/2024	AR	Payment	\$950.00		\$276,486.69
10/11/2024	AR	ACH Payment	\$43,894.00		\$320,380.69
10/15/2024	AR	Lockbox Payment	\$1,995.00		\$322,375.69
10/16/2024	AR	Lockbox Payment	\$661.00		\$323,036.69
10/17/2024	AP	Payment: Cardinal Management Group of Florida Inc., API Payment - Check #: 100227, Invoice #: 9/30/24X3		\$40.72	\$322,995.97
10/17/2024	AP	Payment: Pavese Law Firm, API Payment - Check #: 100228, Invoice #: 333147		\$333.00	\$322,662.97
10/18/2024		EOM0824 - Think Utilities	\$6,927.99		\$329,590.96
10/18/2024	AR	Lockbox Payment	\$665.00		\$330,255.96
10/20/2024	AR	Payment	\$665.00		\$330,920.96
10/21/2024	AR	Lockbox Payment	\$1,290.00		\$332,210.96
10/23/2024	AR	Lockbox Payment	\$1,995.00		\$334,205.96
10/24/2024	AP	Payment: Cardinal Management Group of Florida Inc., API Payment - Check #: 100229, Invoice #: 8/31/24PR, 9/30/24PR		\$1,660.69	\$332,545.27
10/24/2024	AP	Payment: Kenneth Lee Cutlip, Inc., API Payment - Check #: 100230, Invoice #: 45807		\$229.00	\$332,316.27
10/24/2024	AR	Lockbox Payment	\$1,330.00		\$333,646.27
10/24/2024	GL	Lee County Utilities 9/24-A	\$7,005.02		\$340,651.29
10/24/2024	GL	REVERSAL - [Lee County Utilities 9/24-A]		\$7,005.02	\$333,646.27
10/24/2024	GL	Lee County Utilities 9/24-A		\$7,005.02	\$326,641.25
10/25/2024	AR	Lockbox Payment	\$665.00		\$327,306.25
10/25/2024	AR	ACH Payment	\$665.00		\$327,971.25
10/28/2024	GL	Sep Due to Master -Courtyard I		\$47,952.00	\$280,019.25
10/28/2024	AR	Lockbox Payment	\$3,325.00		\$283,344.25
10/29/2024	AR	Lockbox Payment	\$3,325.00		\$286,669.25
10/30/2024	AR	Lockbox Payment	\$1,330.00		\$287,999.25
10/31/2024	AR	Lockbox Payment	\$6,096.56		\$294,095.81
10/31/2024		Bank Statement Interest	\$12.70		\$294,108.51
10/31/2024	AR	Payment	\$665.00		\$294,773.51
Account Total			\$116,662.27	\$67,470.18	\$294,773.51
Beginning Balance					\$245,581.42
Net Change					\$49,192.09

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
Beginning Balance					\$33,741.44
Account Total			\$0.00	\$0.00	\$33,741.44



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General Ledger Report
10/1/2024 - 10/31/2024

Beginning Balance	\$33,741.44
Net Change	\$0.00

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
Beginning Balance					\$79,162.82
10/31/2024	Bank Statement Interest		\$14.79		\$79,177.61
Account Total			\$14.79	\$0.00	\$79,177.61
Beginning Balance					\$79,162.82
Net Change					\$14.79

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					\$814,830.62
Account Total			\$0.00	\$0.00	\$814,830.62
Beginning Balance					\$814,830.62
Net Change					\$0.00

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					\$1,112,978.92
Account Total			\$0.00	\$0.00	\$1,112,978.92
Beginning Balance					\$1,112,978.92
Net Change					\$0.00

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					\$56,167.70
10/1/2024	AR	Master Assess Monthly	\$47,952.00		\$104,119.70
10/1/2024	AR	Reserve Assessment Monthly	\$18,559.50		\$122,679.20
10/1/2024	AR	Assessment Monthly	\$33,238.50		\$155,917.70
10/1/2024	AR	Payment Application		\$4,684.82	\$151,232.88
10/1/2024	AR	Payment Application		\$665.00	\$150,567.88
10/1/2024	AR	Payment Application		\$471.00	\$150,096.88



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10/1/2024 - 10/31/2024

CARDINAL MANAGEMENT GROUP, INC.

10/1/2024	AR	Payment Application		\$661.00	\$149,435.88
10/1/2024	AR	Payment Application		\$2,280.00	\$147,155.88
10/1/2024	AR	Payment Application		\$665.00	\$146,490.88
10/1/2024	AR	Payment Application		\$1,995.00	\$144,495.88
10/1/2024	AR	Payment Application		\$7,950.00	\$136,545.88
10/1/2024	AR	Payment Application		\$5,193.00	\$131,352.88
10/1/2024	AR	Late Fees through 9/23/24	\$315.00		\$131,667.88
10/1/2024	AR	Interest through 9/23/24	\$18,494.64		\$150,162.52
10/1/2024	AR	Collection Costs through 9/23/24	\$7,163.68		\$157,326.20
10/1/2024	AR	REVERSAL - [Interest through 9/23/24]		\$18,494.64	\$138,831.56
10/1/2024	AR	Interest through 9/23/24	\$18,524.64		\$157,356.20
10/1/2024	AR	Payment Application		\$1,995.00	\$155,361.20
10/1/2024	AR	Payment Application		\$1,330.00	\$154,031.20
10/1/2024	AR	Payment Application		\$285.00	\$153,746.20
10/1/2024	AR	Payment Application		\$285.18	\$153,461.02
10/1/2024	AR	Payment Application		\$665.00	\$152,796.02
10/2/2024	AR	Payment Application		\$1,330.00	\$151,466.02
10/2/2024	AR	Payment Application		\$1,415.00	\$150,051.02
10/3/2024	AR	Payment Application		\$5,320.00	\$144,731.02
10/4/2024	AR	Payment Application		\$3,990.00	\$140,741.02
10/7/2024	AR	Payment Application		\$5,985.00	\$134,756.02
10/8/2024	AR	Payment Application		\$1,330.00	\$133,426.02
10/9/2024	AR	Payment Application		\$1,330.00	\$132,096.02
10/10/2024	AR	Payment Application		\$819.00	\$131,277.02
10/11/2024	AR	Payment Application		\$950.00	\$130,327.02
10/11/2024	AR	Payment Application		\$43,894.00	\$86,433.02
10/15/2024	AR	Payment Application		\$1,330.00	\$85,103.02
10/18/2024	AR	Payment Application		\$380.00	\$84,723.02
10/20/2024	AR	Payment Application		\$665.00	\$84,058.02
10/21/2024	AR	Payment Application		\$1,290.00	\$82,768.02
10/23/2024	AR	Payment Application		\$1,330.00	\$81,438.02
10/25/2024	AR	Payment Application		\$665.00	\$80,773.02
10/28/2024	AR	Payment Application		\$1,995.00	\$78,778.02
10/29/2024	AR	Payment Application		\$665.00	\$78,113.02
10/31/2024	AR	Payment Application		\$665.00	\$77,448.02
Account Total			\$144,247.96	\$122,967.64	\$77,448.02
Beginning Balance					\$56,167.70
Net Change					\$21,280.32

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
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

Account Category: Other Asset
Account Type: Other Asset

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$184,396.42
10/31/2024	GL	Prepaid Ins Exp		\$26,342.36	\$158,054.06
Account Total					
			\$0.00	\$26,342.36	\$158,054.06
Beginning Balance					\$184,396.42
Net Change					(\$26,342.36)

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
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e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
10/1/2024 - 10/31/2024

CARDINAL MANAGEMENT GROUP, INC.

Beginning Balance					\$18,270.53
10/18/2024		EOM0824 - Think Utilities		\$6,927.99	\$11,342.54
10/24/2024	GL	Lee County Utilities 9/24-A		\$7,005.02	\$4,337.52
10/24/2024	GL	REVERSAL - [Lee County Utilities 9/24-A]	\$7,005.02		\$11,342.54
10/24/2024	GL	Lee County Utilities 9/24-A	\$7,005.02		\$18,347.56
Account Total			\$14,010.04	\$13,933.01	\$18,347.56
Beginning Balance					\$18,270.53
Net Change					\$77.03

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
Beginning Balance					(\$2,218.72)
10/1/2024	AP	Reconstruction Experts, Inc., Invoice #: INV-00003		\$486.00	(\$2,704.72)
10/7/2024	AP	Payment: Pavese Law Firm, API Payment - Check #: 100226, Invoice #: 331676	\$950.00		(\$1,754.72)
10/17/2024	AP	Payment: Cardinal Management Group of Florida Inc., API Payment - Check #: 100227, Invoice #: 9/30/24X3	\$40.72		(\$1,714.00)
10/17/2024	AP	Payment: Pavese Law Firm, API Payment - Check #: 100228, Invoice #: 333147	\$333.00		(\$1,381.00)
10/22/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 9/30/24PR		\$965.61	(\$2,346.61)
10/22/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 8/31/24PR		\$695.08	(\$3,041.69)
10/23/2024	AP	Kenneth Lee Cutlip, Inc., Invoice #: 45807		\$229.00	(\$3,270.69)
10/24/2024	AP	Payment: Cardinal Management Group of Florida Inc., API Payment - Check #: 100229, Invoice #: 8/31/24PR, 9/30/24PR	\$1,660.69		(\$1,610.00)
10/24/2024	AP	Payment: Kenneth Lee Cutlip, Inc., API Payment - Check #: 100230, Invoice #: 45807	\$229.00		(\$1,381.00)
10/25/2024	AP	Pavese Law Firm, Invoice #: 333818		\$451.25	(\$1,832.25)
10/28/2024	AP	Bell Tower Park POA (4670 Cardinal Way Ste 302), Invoice #: X3CBT1-202409-0001		\$47,952.00	(\$49,784.25)
10/28/2024	AP	Bell Tower Park POA (4670 Cardinal Way Ste 302), Invoice #: X3CBT1-202410-0001		\$47,952.00	(\$97,736.25)
10/31/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 10/31/24X3		\$78.62	(\$97,814.87)
Account Total			\$3,213.41	\$98,809.56	(\$97,814.87)
Beginning Balance					(\$2,218.72)
Net Change					(\$95,596.15)

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
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

Account Category: Liability
 Account Type: Liability

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 Category: Liability



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
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CARDINAL MANAGEMENT GROUP, INC.

Account: 20120 - PREPAID ASSESSMENTS

Account Type: Liability

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$22,105.10)
10/1/2024	AR	Payment Application	\$4,684.82		(\$17,420.28)
10/1/2024	AR	Payment Application	\$665.00		(\$16,755.28)
10/1/2024	AR	Payment Application	\$471.00		(\$16,284.28)
10/1/2024	AR	Payment Application	\$661.00		(\$15,623.28)
10/1/2024	AR	Payment Application	\$665.00		(\$14,958.28)
10/1/2024	AR	Payment Application	\$285.18		(\$14,673.10)
10/1/2024	AR	Payment Application	\$285.00		(\$14,388.10)
10/1/2024	AR	Payment Application	\$2,280.00		(\$12,108.10)
10/1/2024	AR	Payment Application	\$665.00		(\$11,443.10)
10/1/2024	AR	Payment Application	\$1,330.00		(\$10,113.10)
10/1/2024	AR	Payment Application	\$1,995.00		(\$8,118.10)
10/1/2024	AR	Payment Application	\$1,995.00		(\$6,123.10)
10/1/2024	AR	Payment Application	\$7,950.00		\$1,826.90
10/1/2024	AR	Payment		\$665.00	\$1,161.90
10/1/2024	AR	Lockbox Payment		\$9,300.00	(\$8,138.10)
10/1/2024	AR	Bad Debt Write off - Write off balance 10/1/18 - 5/31/19 (5 Year Statute of Limitations per Attorney)		\$5,193.00	(\$13,331.10)
10/1/2024	AR	Payment Application	\$5,193.00		(\$8,138.10)
10/2/2024	AR	Payment		\$665.00	(\$8,803.10)
10/2/2024	AR	Payment Application	\$1,330.00		(\$7,473.10)
10/2/2024	AR	Lockbox Payment		\$1,995.00	(\$9,468.10)
10/2/2024	AR	Payment Application	\$1,415.00		(\$8,053.10)
10/2/2024	AR	Payment		\$665.00	(\$8,718.10)
10/3/2024	AR	Payment		\$1,330.00	(\$10,048.10)
10/3/2024	AR	Payment		\$665.00	(\$10,713.10)
10/3/2024	AR	Lockbox Payment		\$3,325.00	(\$14,038.10)
10/3/2024	AR	Payment Application	\$5,320.00		(\$8,718.10)
10/4/2024	AR	Lockbox Payment		\$3,990.00	(\$12,708.10)
10/4/2024	AR	Payment Application	\$3,990.00		(\$8,718.10)
10/7/2024	AR	Lockbox Payment		\$5,985.00	(\$14,703.10)
10/7/2024	AR	Payment Application	\$5,985.00		(\$8,718.10)
10/8/2024	AR	Lockbox Payment		\$1,330.00	(\$10,048.10)
10/8/2024	AR	Payment Application	\$1,330.00		(\$8,718.10)
10/9/2024	AR	Lockbox Payment		\$1,995.00	(\$10,713.10)
10/9/2024	AR	Payment Application	\$1,330.00		(\$9,383.10)
10/10/2024	AR	Payment		\$625.00	(\$10,008.10)
10/10/2024	AR	Lockbox Payment		\$665.00	(\$10,673.10)
10/10/2024	AR	Payment Application	\$819.00		(\$9,854.10)
10/11/2024	AR	Payment		\$950.00	(\$10,804.10)
10/11/2024	AR	Payment Application	\$950.00		(\$9,854.10)
10/11/2024	AR	ACH Payment		\$43,894.00	(\$53,748.10)
10/11/2024	AR	Payment Application	\$43,894.00		(\$9,854.10)
10/15/2024	AR	Lockbox Payment		\$1,995.00	(\$11,849.10)
10/15/2024	AR	Payment Application	\$1,330.00		(\$10,519.10)
10/16/2024	AR	Lockbox Payment		\$661.00	(\$11,180.10)
10/18/2024	AR	Lockbox Payment		\$665.00	(\$11,845.10)
10/18/2024	AR	Payment Application	\$380.00		(\$11,465.10)
10/20/2024	AR	Payment		\$665.00	(\$12,130.10)
10/20/2024	AR	Payment Application	\$665.00		(\$11,465.10)
10/21/2024	AR	Lockbox Payment		\$1,290.00	(\$12,755.10)
10/21/2024	AR	Payment Application	\$1,290.00		(\$11,465.10)
10/23/2024	AR	Lockbox Payment		\$1,995.00	(\$13,460.10)
10/23/2024	AR	Payment Application	\$1,330.00		(\$12,130.10)
10/24/2024	AR	Lockbox Payment		\$1,330.00	(\$13,460.10)
10/25/2024	AR	Lockbox Payment		\$665.00	(\$14,125.10)
10/25/2024	AR	ACH Payment		\$665.00	(\$14,790.10)
10/25/2024	AR	Payment Application	\$665.00		(\$14,125.10)
10/28/2024	AR	Lockbox Payment		\$3,325.00	(\$17,450.10)
10/28/2024	AR	Payment Application	\$1,995.00		(\$15,455.10)
10/29/2024	AR	Lockbox Payment		\$3,325.00	(\$18,780.10)
10/29/2024	AR	Payment Application	\$665.00		(\$18,115.10)
10/30/2024	AR	Lockbox Payment		\$1,330.00	(\$19,445.10)
10/31/2024	AR	Lockbox Payment		\$6,096.56	(\$25,541.66)
10/31/2024	AR	Payment Application	\$665.00		(\$24,876.66)
10/31/2024	AR	Payment		\$665.00	(\$25,541.66)
Account Total			\$104,473.00	\$107,909.56	(\$25,541.66)



CARDINAL MANAGEMENT GROUP, INC.

e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
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Beginning Balance	(\$22,105.10)
Net Change	(\$3,436.56)

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)
10/1/2024	GL	Due to Master		\$47,952.00	(\$95,904.00)
10/28/2024	AP	Bell Tower Park POA (4670 Cardinal Way Ste 302), Invoice #: X3CBT1-202409-0001; Due to POA - Sep	\$47,952.00		(\$47,952.00)
10/28/2024	AP	Bell Tower Park POA (4670 Cardinal Way Ste 302), Invoice #: X3CBT1-202410-0001; Due to POA - Sep	\$47,952.00		\$0.00
10/28/2024	GL	Sep Due to Master -Courtyard I	\$47,952.00		\$47,952.00
Account Total			\$143,856.00	\$47,952.00	\$47,952.00
Beginning Balance					(\$47,952.00)
Net Change					\$95,904.00

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					(\$218,564.52)
10/1/2024	GL	[REVERSAL] - Acc Apr Service: Reconstruction Experts, Inv #: 23120081	\$1,710.54		(\$216,853.98)
10/1/2024	GL	[REVERSAL] - Acc Apr Service: Reconstruction Experts, Inv #: INV-00003	\$486.00		(\$216,367.98)
10/1/2024	GL	[REVERSAL] - Acc Additional May Admin P/R	\$379.14		(\$215,988.84)
10/1/2024	GL	[REVERSAL] - Acc EST Aug Admin P/R	\$775.00		(\$215,213.84)
10/1/2024	GL	[REVERSAL] - Acc EST Sep Admin P/R	\$680.00		(\$214,533.84)
10/31/2024	GL	Acc Apr Service: Reconstruction Experts, Inv #: 23120081		\$1,710.54	(\$216,244.38)
10/31/2024	GL	Acc Oct Admin P/R		\$502.52	(\$216,746.90)
10/31/2024	GL	Acc Additional May Admin P/R		\$379.14	(\$217,126.04)
10/31/2024	GL	Acc Oct Service: CMG CL, Inv #: 2024-X3CBT1-00004		\$192.50	(\$217,318.54)
Account Total			\$4,030.68	\$2,784.70	(\$217,318.54)
Beginning Balance					(\$218,564.52)
Net Change					\$1,245.98

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 Category: Liability



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
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CARDINAL MANAGEMENT GROUP, INC.

Account: 20351 - HURRICANE IRMA INSURANCE EXPENSE

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 Category: Equity

Account: 20410 - MEMBERS 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
Beginning Balance				(\$4,253,015.14)
10/1/2024 GL MONTHLY RESERVE ACCRUAL			\$18,559.17	(\$4,271,574.31)
10/31/2024 GL Tran Rsrv Int			\$14.79	(\$4,271,589.10)
Account Total		\$0.00	\$18,573.96	(\$4,271,589.10)
Beginning Balance				(\$4,253,015.14)
Net Change				(\$18,573.96)

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

Account Category: Income

Account: 30100 - ASSESSMENT INCOME

Account Type: Income

Posting Date Source	Description	Debit	Credit	Balance
Beginning Balance				(\$299,146.50)
10/1/2024 AR Assessment Monthly			\$33,238.50	(\$332,385.00)
Account Total		\$0.00	\$33,238.50	(\$332,385.00)
Beginning Balance				(\$299,146.50)
Net Change				(\$33,238.50)

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

Account Category: Income

Account: 30104 - ASSESS INC MASTER FEES

Account Type: Income

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
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Beginning Balance					(\$431,568.00)
10/1/2024	AR	Master Assess Monthly		\$47,952.00	(\$479,520.00)
Account Total			\$0.00	\$47,952.00	(\$479,520.00)
Beginning Balance					(\$431,568.00)
Net Change					(\$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	Debit	Credit	Balance
Beginning Balance					(\$167,035.50)
10/1/2024	AR	Reserve Assessment Monthly		\$18,559.50	(\$185,595.00)
Account Total			\$0.00	\$18,559.50	(\$185,595.00)
Beginning Balance					(\$167,035.50)
Net Change					(\$18,559.50)

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)
10/1/2024	AR	Late Fees through 9/23/24		\$315.00	(\$350.00)
Account Total			\$0.00	\$315.00	(\$350.00)
Beginning Balance					(\$35.00)
Net Change					(\$315.00)

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
Beginning Balance					(\$16,327.78)
10/31/2024		Bank Statement Interest		\$12.70	(\$16,340.48)
Account Total			\$0.00	\$12.70	(\$16,340.48)
Beginning Balance					(\$16,327.78)
Net Change					(\$12.70)

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					(\$58,874.37)
10/31/2024		Bank Statement Interest		\$14.79	(\$58,889.16)
Account Total			\$0.00	\$14.79	(\$58,889.16)
Beginning Balance					(\$58,874.37)
Net Change					(\$14.79)

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
 Account: 30274 - INTEREST INCOME OWNER

Account Category: Income
 Account Type: Income

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$0.00
10/1/2024	AR	Interest through 9/23/24		\$18,494.64	(\$18,494.64)
10/1/2024	AR	REVERSAL - [Interest through 9/23/24]	\$18,494.64		\$0.00



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
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CARDINAL MANAGEMENT GROUP, INC.

10/1/2024	AR	Interest through 9/23/24		\$18,524.64	(\$18,524.64)
Account Total			\$18,494.64	\$37,019.28	(\$18,524.64)
Beginning Balance					\$0.00
Net Change					(\$18,524.64)

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
 Account: 50400 - BAD DEBTS EXPENSE

Account Category: Legal / Bad Debt
 Account Type: Expense

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$0.00
10/1/2024	AR	Bad Debt Write off - Write off balance 10/1/18 - 5/31/19 (5 Year Statute of Limitations per Attorney)	\$5,193.00		\$5,193.00
Account Total			\$5,193.00	\$0.00	\$5,193.00
Beginning Balance					\$0.00
Net Change					\$5,193.00

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
Beginning Balance					\$1,279.21
10/31/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 10/31/24X3; Oct Extra Charges	\$78.62		\$1,357.83
Account Total			\$78.62	\$0.00	\$1,357.83
Beginning Balance					\$1,279.21
Net Change					\$78.62

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					\$7,214.29
10/1/2024	GL	[REVERSAL] - Acc Additional May Admin P/R		\$379.14	\$6,835.15
10/1/2024	GL	[REVERSAL] - Acc EST Aug Admin P/R		\$775.00	\$6,060.15
10/1/2024	GL	[REVERSAL] - Acc EST Sep Admin P/R		\$680.00	\$5,380.15
10/22/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 9/30/24PR; September Admin Payroll	\$965.61		\$6,345.76
10/22/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 8/31/24PR; August Admin Payroll	\$695.08		\$7,040.84
10/31/2024	GL	Acc Oct Admin P/R	\$502.52		\$7,543.36
10/31/2024	GL	Acc Additional May Admin P/R	\$379.14		\$7,922.50
Account Total			\$2,542.35	\$1,834.14	\$7,922.50
Beginning Balance					\$7,214.29
Net Change					\$708.21

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
Net Change					\$0.00



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General Ledger Report
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CARDINAL MANAGEMENT GROUP, INC.

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
Beginning Balance					\$431,568.00
10/1/2024	GL	Due to Master	\$47,952.00		\$479,520.00
Account Total			\$47,952.00	\$0.00	\$479,520.00
Beginning Balance					\$431,568.00
Net Change					\$47,952.00

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
Beginning Balance					\$5,478.82
10/25/2024	AP	Pavese Law Firm, Invoice #: 333818; Sep Misc. Business	\$451.25		\$5,930.07
Account Total			\$451.25	\$0.00	\$5,930.07
Beginning Balance					\$5,478.82
Net Change					\$451.25

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
 Account: 51092 - LEGAL FEE REIMBURSEMENT

Account Category: Legal / Bad Debt
 Account Type: Expense

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$0.00
10/1/2024	AR	Collection Costs through 9/23/24		\$7,163.68	(\$7,163.68)
Account Total			\$0.00	\$7,163.68	(\$7,163.68)
Beginning Balance					\$0.00
Net Change					(\$7,163.68)

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
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

Account Category: Administrative
 Account Type: Expense

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$9,284.97
10/1/2024	GL	Accounting Fee	\$1,024.83		\$10,309.80
10/1/2024	GL	Accounting Fee	\$30.75		\$10,340.55
Account Total			\$1,055.58	\$0.00	\$10,340.55
Beginning Balance					\$9,284.97
Net Change					\$1,055.58

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
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e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
10/1/2024 - 10/31/2024

CARDINAL MANAGEMENT GROUP, INC.

Beginning Balance					\$10,899.72
10/1/2024	GL	Management Fee		\$1,203.06	\$12,102.78
10/1/2024	GL	Management Fee		\$36.09	\$12,138.87
Account Total				\$1,239.15	\$0.00
Beginning Balance					\$10,899.72
Net Change					\$1,239.15

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
Beginning Balance					\$2,716.00
10/23/2024	AP	Kenneth Lee Cutlip, Inc., Invoice #: 45807; Oct repair broken pipe in wall at hose bib behind house - 13864 Bentley Cir	\$229.00		\$2,945.00
10/31/2024	GL	Acc Oct Service: CMG CL, Inv #: 2024-X3CBT1-00004	\$192.50		\$3,137.50
Account Total			\$421.50	\$0.00	\$3,137.50
Beginning Balance					\$2,716.00
Net Change					\$421.50

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
Beginning Balance					\$213,923.64
10/31/2024	GL	Prepaid Ins Exp	\$24,776.80		\$238,700.44
Account Total			\$24,776.80	\$0.00	\$238,700.44
Beginning Balance					\$213,923.64
Net Change					\$24,776.80

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
Beginning Balance					\$1,796.31
10/31/2024	GL	Prepaid Ins Exp	\$213.59		\$2,009.90
Account Total			\$213.59	\$0.00	\$2,009.90
Beginning Balance					\$1,796.31
Net Change					\$213.59

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
Beginning Balance					\$2,615.82
10/31/2024	GL	Prepaid Ins Exp	\$268.24		\$2,884.06
Account Total			\$268.24	\$0.00	\$2,884.06
Beginning Balance					\$2,615.82
Net Change					\$268.24

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
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CARDINAL MANAGEMENT GROUP, INC.

e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
10/1/2024 - 10/31/2024

Beginning Balance					\$1,761.11
10/31/2024	GL	Prepaid Ins Exp		\$197.15	\$1,958.26
Account Total				\$197.15	\$0.00
Beginning Balance					\$1,761.11
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

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$400.46
10/31/2024	GL	Prepaid Ins Exp	\$42.42		\$442.88
Account Total			\$42.42	\$0.00	\$442.88
Beginning Balance					\$400.46
Net Change					\$42.42

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
Beginning Balance					\$7,695.11
10/31/2024	GL	Prepaid Ins Exp	\$656.16		\$8,351.27
10/31/2024	GL	Prepaid Ins Exp - Machine Breakdown	\$188.00		\$8,539.27
Account Total			\$844.16	\$0.00	\$8,539.27
Beginning Balance					\$7,695.11
Net Change					\$844.16

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
Beginning Balance					\$748.37
10/1/2024	GL	[REVERSAL] - Acc Apr Service: Reconstruction Experts, Inv #: 23120081		\$1,710.54	(\$962.17)
10/1/2024	GL	[REVERSAL] - Acc Apr Service: Reconstruction Experts, Inv #: INV-00003		\$486.00	(\$1,448.17)
10/1/2024	AP	Reconstruction Experts, Inc., Invoice #: INV-00003; Apr permitting invoice	\$486.00		(\$962.17)
10/31/2024	GL	Acc Apr Service: Reconstruction Experts, Inv #: 23120081	\$1,710.54		\$748.37
Account Total			\$2,196.54	\$2,196.54	\$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

Account Category: Transfer to Reserve
 Account Type: Reserve Expense

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$167,032.53
10/1/2024	GL	MONTHLY RESERVE ACCRUAL	\$18,559.17		\$185,591.70
Account Total			\$18,559.17	\$0.00	\$185,591.70
Beginning Balance					\$167,032.53
Net Change					\$18,559.17

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
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CARDINAL MANAGEMENT GROUP, INC.

e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
10/1/2024 - 10/31/2024

Beginning Balance						\$58,874.37
10/31/2024	GL	Tran Rsrv Int		\$14.79		\$58,889.16
Account Total				\$14.79	\$0.00	\$58,889.16
Beginning Balance						\$58,874.37
Net Change						\$14.79