



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
<b>Income</b>							
<b>Income</b>							
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
<b>Total Income</b>	<b>\$100,042.84</b>	<b>\$81,290.93</b>	<b>\$18,751.91</b>	<b>\$847,120.12</b>	<b>\$812,909.30</b>	<b>\$34,210.82</b>	<b>\$975,491.00</b>
<b>Total Income</b>	<b>\$100,042.84</b>	<b>\$81,290.93</b>	<b>\$18,751.91</b>	<b>\$847,120.12</b>	<b>\$812,909.30</b>	<b>\$34,210.82</b>	<b>\$975,491.00</b>
<b>Expense</b>							
<b>Administrative</b>							
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
<b>Total Administrative</b>	<b>\$51,033.56</b>	<b>\$51,182.83</b>	<b>\$149.27</b>	<b>\$513,741.00</b>	<b>\$515,490.30</b>	<b>\$1,749.30</b>	<b>\$617,856.00</b>
<b>Insurance</b>							
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
<b>Total Insurance</b>	<b>\$26,342.36</b>	<b>\$27,469.58</b>	<b>\$1,127.22</b>	<b>\$254,534.81</b>	<b>\$274,695.80</b>	<b>\$20,160.99</b>	<b>\$329,635.00</b>
<b>Legal / Bad Debt</b>							
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)
<b>Total Legal / Bad Debt</b>	<b>(\$1,519.43)</b>	<b>\$1,166.67</b>	<b>\$2,686.10</b>	<b>\$3,959.39</b>	<b>\$11,666.70</b>	<b>\$7,707.31</b>	<b>\$14,000.00</b>
<b>Maintenance</b>							
61278 - BUILDING MAINTENANCE & REPAIR	\$421.50	\$1,166.67	\$745.17	\$3,137.50	\$11,666.70	\$8,529.20	\$14,000.00
<b>Total Maintenance</b>	<b>\$421.50</b>	<b>\$1,166.67</b>	<b>\$745.17</b>	<b>\$3,137.50</b>	<b>\$11,666.70</b>	<b>\$8,529.20</b>	<b>\$14,000.00</b>
<b>Other</b>							
78005 - HURRICANE IAN	\$0.00	\$0.00	\$0.00	\$748.37	\$0.00	(\$748.37)	\$0.00
<b>Total Other</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$748.37</b>	<b>\$0.00</b>	<b>(\$748.37)</b>	<b>\$0.00</b>
<b>Total Expense</b>	<b>\$76,277.99</b>	<b>\$80,985.75</b>	<b>\$4,707.76</b>	<b>\$776,121.07</b>	<b>\$813,519.50</b>	<b>\$37,398.43</b>	<b>\$975,491.00</b>
Operating Net Income	\$23,764.85	\$305.18	\$23,459.67	\$70,999.05	(\$610.20)	\$71,609.25	\$0.00
<b>Reserve Income</b>							
<b>Income</b>							
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
<b>Total Income</b>	<b>\$18,574.29</b>	<b>\$24,392.50</b>	<b>(\$5,818.21)</b>	<b>\$244,484.16</b>	<b>\$243,925.00</b>	<b>\$559.16</b>	<b>\$292,710.00</b>
<b>Total Reserve Income</b>	<b>\$18,574.29</b>	<b>\$24,392.50</b>	<b>(\$5,818.21)</b>	<b>\$244,484.16</b>	<b>\$243,925.00</b>	<b>\$559.16</b>	<b>\$292,710.00</b>
<b>Reserve Expense</b>							
<b>Transfer to Reserve</b>							
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
<b>Total Transfer to Reserve</b>	<b>\$18,573.96</b>	<b>\$24,392.50</b>	<b>\$5,818.54</b>	<b>\$244,480.86</b>	<b>\$243,925.00</b>	<b>(\$555.86)</b>	<b>\$292,710.00</b>



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10/1/2024 - 10/31/2024

CARDINAL MANAGEMENT GROUP, INC.

10/1/2024 - 10/31/2024

1/1/2024 - 10/31/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Total Reserve Expense</b>	\$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
<b>Net Income</b>	<b>\$23,765.18</b>	<b>\$305.18</b>	<b>\$23,460.00</b>	<b>\$71,002.35</b>	<b>(\$610.20)</b>	<b>\$71,612.55</b>	<b>\$0.00</b>



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

CARDINAL MANAGEMENT GROUP, 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 &amp; 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 &amp; 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



**Cardinal Management Group, Inc.**  
**AP Aging - New**  
**Period Through: 10/31/2024**

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 Reconstruction Experts, Inc.	333818	10/25/2024	10/25/2024	Sep Misc. Business	\$451.25	\$0.00	\$0.00	\$0.00	\$451.25
	INV-00003	4/15/2024	5/15/2024	Apr permitting invoice	\$0.00	\$0.00	\$0.00	\$486.00	\$486.00
					<b>\$96,433.87</b>	<b>\$0.00</b>	<b>\$665.00</b>	<b>\$716.00</b>	<b>\$97,814.87</b>



**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: 10005 - FIRST CITIZENS - OPERATING

Account Category: Operating Cash & Investments -  
 Schedule A

Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					<b>\$245,581.42</b>
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
<b>Account Total</b>			<b>\$116,662.27</b>	<b>\$67,470.18</b>	<b>\$294,773.51</b>
<b>Beginning Balance</b>					<b>\$245,581.42</b>
<b>Net Change</b>					<b>\$49,192.09</b>

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
<b>Beginning Balance</b>					<b>\$33,741.44</b>
<b>Account Total</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$33,741.44</b>



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

**General Ledger Report**

**10/1/2024 - 10/31/2024**

CARDINAL MANAGEMENT GROUP, INC.

<b>Beginning</b>				<b>\$33,741.44</b>
<b>Balance</b>				
<b>Net Change</b>				<b>\$0.00</b>

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

Account: 10116 - FIRST CITIZENS - RESERVE MM

<b>Posting Date</b>	<b>Source</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning</b>					
<b>Balance</b>					<b>\$79,162.82</b>
10/31/2024		Bank Statement Interest	\$14.79		<b>\$79,177.61</b>
<b>Account</b>					
<b>Total</b>			<b>\$14.79</b>	<b>\$0.00</b>	<b>\$79,177.61</b>
<b>Beginning</b>					
<b>Balance</b>					<b>\$79,162.82</b>
<b>Net Change</b>					<b>\$14.79</b>

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

Account: 10117 - MORGAN STANLEY - RESERVE 3806

<b>Posting Date</b>	<b>Source</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning</b>					
<b>Balance</b>					<b>\$814,830.62</b>
<b>Account</b>					
<b>Total</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$814,830.62</b>
<b>Beginning</b>					
<b>Balance</b>					<b>\$814,830.62</b>
<b>Net Change</b>					<b>\$0.00</b>

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

Account: 10133 - FIRST CITIZENS - CDAR SHADOW ACCOUNT

<b>Posting Date</b>	<b>Source</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning</b>					
<b>Balance</b>					<b>\$287.84</b>
<b>Account</b>					
<b>Total</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$287.84</b>
<b>Beginning</b>					
<b>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: 10141 - MORGAN STANLEY - RESERVE 7596

<b>Posting Date</b>	<b>Source</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning</b>					
<b>Balance</b>					<b>\$1,112,978.92</b>
<b>Account</b>					
<b>Total</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,112,978.92</b>
<b>Beginning</b>					
<b>Balance</b>					<b>\$1,112,978.92</b>
<b>Net Change</b>					<b>\$0.00</b>

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

Account: 10160 - ASSESSMENTS RECEIVABLE

<b>Posting Date</b>	<b>Source</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning</b>					
<b>Balance</b>					<b>\$56,167.70</b>
10/1/2024	AR	Master Assess Monthly	\$47,952.00		<b>\$104,119.70</b>
10/1/2024	AR	Reserve Assessment Monthly	\$18,559.50		<b>\$122,679.20</b>
10/1/2024	AR	Assessment Monthly	\$33,238.50		<b>\$155,917.70</b>
10/1/2024	AR	Payment Application		\$4,684.82	<b>\$151,232.88</b>
10/1/2024	AR	Payment Application		\$665.00	<b>\$150,567.88</b>
10/1/2024	AR	Payment Application		\$471.00	<b>\$150,096.88</b>



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

**General Ledger Report**

**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

<b>Account</b>					
<b>Total</b>					<b>\$144,247.96</b>
<b>Beginning</b>					<b>\$122,967.64</b>
<b>Balance</b>					<b>\$77,448.02</b>
<b>Net Change</b>					<b>\$56,167.70</b>
					<b>\$21,280.32</b>

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

Account: 10165 - ALLOW DOUBT ACCTS

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

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

Account: 10240 - PREPAID INSURANCE

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

<b>Posting Date</b>	<b>Source</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
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**The Courtyard Homes at Bell Tower Park Condominium Association, Inc.**

**General Ledger Report**

**10/1/2024 - 10/31/2024**

CARDINAL MANAGEMENT GROUP, INC.

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

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

Account: 20100 - ACCOUNTS PAYABLE

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

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

Account: 20101 - BELL TOWER POA SPECIAL ASSESSMENT

<b>Posting Date</b>	<b>Source</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning Balance</b>					<b>(\$600.00)</b>
<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

<b>Posting Date</b>	<b>Source</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning Balance</b>					<b>(\$79.44)</b>
<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 Category: Liability



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

**General Ledger Report**

**10/1/2024 - 10/31/2024**

CARDINAL MANAGEMENT GROUP, INC.

Account: 20120 - PREPAID ASSESSMENTS

Posting Date Source

Beginning

Balance

			Description	Account Type: Liability	Debit	Credit	Balance
10/1/2024	AR	Payment Application			\$4,684.82		(\$22,105.10)
10/1/2024	AR	Payment Application			\$665.00		(\$17,420.28)
10/1/2024	AR	Payment Application			\$471.00		(\$16,755.28)
10/1/2024	AR	Payment Application			\$661.00		(\$16,284.28)
10/1/2024	AR	Payment Application			\$665.00		(\$15,623.28)
10/1/2024	AR	Payment Application			\$285.18		(\$14,958.28)
10/1/2024	AR	Payment Application			\$285.00		(\$14,673.10)
10/1/2024	AR	Payment Application			\$2,280.00		(\$14,388.10)
10/1/2024	AR	Payment Application			\$665.00		(\$12,108.10)
10/1/2024	AR	Payment Application			\$1,330.00		(\$11,443.10)
10/1/2024	AR	Payment Application			\$1,995.00		(\$10,113.10)
10/1/2024	AR	Payment Application			\$1,995.00		(\$8,118.10)
10/1/2024	AR	Payment Application			\$7,950.00		(\$6,123.10)
10/1/2024	AR	Payment Application					\$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			\$1,995.00		(\$15,455.10)
10/28/2024	AR	Payment Application			\$1,995.00		(\$18,780.10)
10/29/2024	AR	Lockbox Payment			\$665.00		(\$18,115.10)
10/29/2024	AR	Payment Application			\$1,330.00		(\$19,445.10)
10/30/2024	AR	Lockbox Payment			\$6,096.56		(\$25,541.66)
10/31/2024	AR	Lockbox Payment			\$665.00		(\$24,876.66)
10/31/2024	AR	Payment Application			\$665.00		(\$25,541.66)
10/31/2024	AR	Payment					

Account  
Total

\$104,473.00 \$107,909.56 (\$25,541.66)



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

**General Ledger Report**

**10/1/2024 - 10/31/2024**

CARDINAL MANAGEMENT GROUP, INC.

<b>Beginning Balance</b>				<b>(\$22,105.10)</b>
<b>Net Change</b>				<b>(\$3,436.56)</b>

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

Account: 20129 - DUE TO MASTER ASSOC

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

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

Account: 20160 - ACCRUED EXPENSES

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

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

Account: 20300 - CONTRIBUTED CAPITAL

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

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

Account: 20350 - HURRICANE IRMA INSURANCE CLAIM PROCEEDS

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

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

Account Category: Liability



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

**General Ledger Report**

**10/1/2024 - 10/31/2024**

CARDINAL MANAGEMENT GROUP, INC.

Account: 20351 - HURRICANE IRMA INSURANCE EXPENSE

<b>Posting Date Source</b>	<b>Description</b>	<b>Account Type: Liability</b>		
		<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning Balance</b>				\$1,929,847.83
<b>Account Total</b>		\$0.00	\$0.00	<b>\$1,929,847.83</b>
<b>Beginning Balance</b>				<b>\$1,929,847.83</b>
<b>Net Change</b>				<b>\$0.00</b>

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

Account: 20410 - MEMBERS EQUITY

<b>Posting Date Source</b>	<b>Description</b>	<b>Account Category: Equity</b>		
		<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning Balance</b>				<b>(\$130,777.75)</b>
<b>Account Total</b>		\$0.00	\$0.00	<b>(\$130,777.75)</b>
<b>Beginning Balance</b>				<b>(\$130,777.75)</b>
<b>Net Change</b>				<b>\$0.00</b>

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

Account: 24500 - RESERVE USE/REPLACEMENT

<b>Posting Date Source</b>	<b>Description</b>	<b>Account Category: Replacement Reserves - Schedule B</b>		
		<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning Balance</b>				\$7,526,440.14
<b>Account Total</b>		\$0.00	\$0.00	<b>\$7,526,440.14</b>
<b>Beginning Balance</b>				<b>\$7,526,440.14</b>
<b>Net Change</b>				<b>\$0.00</b>

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

Account: 25500 - RESERVE/REPLACEMENT

<b>Posting Date Source</b>	<b>Description</b>	<b>Account Category: Replacement Reserves - Schedule B</b>		
		<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning Balance</b>				<b>(\$4,253,015.14)</b>
10/1/2024 GL	MONTHLY RESERVE ACCRUAL	\$18,559.17		<b>(\$4,271,574.31)</b>
10/31/2024 GL	Tran Rsrv Int	\$14.79		<b>(\$4,271,589.10)</b>
<b>Account Total</b>		\$0.00	<b>\$18,573.96</b>	<b>(\$4,271,589.10)</b>
<b>Beginning Balance</b>				<b>(\$4,253,015.14)</b>
<b>Net Change</b>				<b>(\$18,573.96)</b>

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

Account: 30100 - ASSESSMENT INCOME

<b>Posting Date Source</b>	<b>Description</b>	<b>Account Category: Income</b>		
		<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning Balance</b>				<b>(\$299,146.50)</b>
10/1/2024 AR	Assessment Monthly	\$33,238.50		<b>(\$332,385.00)</b>
<b>Account Total</b>		\$0.00	<b>\$33,238.50</b>	<b>(\$332,385.00)</b>
<b>Beginning Balance</b>				<b>(\$299,146.50)</b>
<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

<b>Posting Date Source</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>



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: 30120 - REPLACEMENT ASSESSMENTS

Posting Date	Source	Description	Debit	Credit	Balance
		<b>Beginning Balance</b>			(\$167,035.50)
10/1/2024	AR	Reserve Assessment Monthly	\$18,559.50		(\$185,595.00)
		<b>Account Total</b>	\$0.00	\$18,559.50	(\$185,595.00)
		<b>Beginning Balance</b>			(\$167,035.50)
		<b>Net Change</b>			(\$18,559.50)

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

Account: 30171 - LATE FEES

Account: 30111 - LATE FEES			Account Type: Income		
Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					(\$35.00)
10/1/2024	AR	Late Fees through 9/23/24	\$315.00		(\$350.00)
<b>Account Total</b>			\$0.00	\$315.00	(\$350.00)
<b>Beginning Balance</b>					(\$35.00)
<b>Net Change</b>					(\$315.00)

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

Account: 30270 - INTEREST INCOME

Account: 30270 - INTEREST INCOME		Account Type: Income		
Posting Date	Description	Debit	Credit	Balance
<b>Beginning Balance</b>				(\$16,327.78)
10/31/2024	Bank Statement Interest	\$12.70		(\$16,340.48)
<b>Account Total</b>		\$0.00	\$12.70	(\$16,340.48)
<b>Beginning Balance</b>				(\$16,327.78)
<b>Net Change</b>				(\$12.70)

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

Account: 30273 - INTEREST INCOME RESERVES

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					<b>(\$58,874.37)</b>
10/31/2024		Bank Statement Interest	\$14.79		(\$58,889.16)
<b>Account Total</b>			<b>\$0.00</b>	<b>\$14.79</b>	<b>(\$58,889.16)</b>
<b>Beginning Balance</b>					<b>(\$58,874.37)</b>
<b>Net Change</b>					<b>(\$14.79)</b>

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

Account: 30274 - INTEREST INCOME OWNER

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



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

**General Ledger Report**

**10/1/2024 - 10/31/2024**

CARDINAL MANAGEMENT GROUP, INC.

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

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

Account: 50400 - BAD DEBTS EXPENSE

Account Category: Legal / Bad Debt

Account Type: Expense

<b>Posting Date</b>	<b>Source</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning Balance</b>					<b>\$0.00</b>
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
<b>Account Total</b>			<b>\$5,193.00</b>	<b>\$0.00</b>	<b>\$5,193.00</b>
<b>Beginning Balance</b>					<b>\$0.00</b>
<b>Net Change</b>					<b>\$5,193.00</b>

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

Account: 51030 - OFFICE EXPENSE

Account Category: Administrative

Account Type: Expense

<b>Posting Date</b>	<b>Source</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning Balance</b>					<b>\$1,279.21</b>
10/31/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 10/31/24X3; Oct Extra Charges	\$78.62		\$1,357.83
<b>Account Total</b>			<b>\$78.62</b>	<b>\$0.00</b>	<b>\$1,357.83</b>
<b>Beginning Balance</b>					<b>\$1,279.21</b>
<b>Net Change</b>					<b>\$78.62</b>

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

Account: 51044 - ADMIN PAYROLL

Account Category: Administrative

Account Type: Expense

<b>Posting Date</b>	<b>Source</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning Balance</b>					<b>\$7,214.29</b>
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
<b>Account Total</b>			<b>\$2,542.35</b>	<b>\$1,834.14</b>	<b>\$7,922.50</b>
<b>Beginning Balance</b>					<b>\$7,214.29</b>
<b>Net Change</b>					<b>\$708.21</b>

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

Account: 51067 - ANNUAL FEES - CORPORATION

Account Category: Administrative

Account Type: Expense

<b>Posting Date</b>	<b>Source</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning Balance</b>					<b>\$61.25</b>
<b>Account Total</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$61.25</b>
<b>Beginning Balance</b>					<b>\$61.25</b>
<b>Net Change</b>					<b>\$0.00</b>



## The 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: 51079 - MASTER ASSOC FEES

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					\$431,568.00
10/1/2024	GL	Due to Master	\$47,952.00		\$479,520.00
<b>Account Total</b>			<b>\$47,952.00</b>	<b>\$0.00</b>	<b>\$479,520.00</b>
<b>Beginning Balance</b>					\$431,568.00
<b>Net Change</b>					\$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
<b>Beginning Balance</b>					\$5,478.82
10/25/2024	AP	Pavese Law Firm, Invoice #: 333818; Sep Misc. Business	\$451.25		\$5,930.07
<b>Account Total</b>			<b>\$451.25</b>	<b>\$0.00</b>	<b>\$5,930.07</b>
<b>Beginning Balance</b>					\$5,478.82
<b>Net Change</b>					\$451.25

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

Account: 51092 - LEGAL FEE REIMBURSEMENT

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

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

Account: 51110 - AUDIT/TAX RETURNS

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>					\$2,400.00
<b>Net Change</b>					\$0.00

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

Account: 51111 - ACCOUNTING FEES

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					\$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
<b>Account Total</b>			<b>\$1,055.58</b>	<b>\$0.00</b>	<b>\$10,340.55</b>
<b>Beginning Balance</b>					\$9,284.97
<b>Net Change</b>					\$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
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## The Courtyard Homes at Bell Tower Park Condominium Association, Inc.

### General Ledger Report

10/1/2024 - 10/31/2024

CARDINAL MANAGEMENT GROUP, INC.

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

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

Account: 61278 - BUILDING MAINTENANCE & REPAIR

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					<b>\$2,716.00</b>
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
<b>Account Total</b>			<b>\$421.50</b>	<b>\$0.00</b>	<b>\$3,137.50</b>
<b>Beginning Balance</b>					<b>\$2,716.00</b>
<b>Net Change</b>					<b>\$421.50</b>

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

Account: 71050 - INSURANCE COVERAGE

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					<b>\$213,923.64</b>
10/31/2024	GL	Prepaid Ins Exp	\$24,776.80		\$238,700.44
<b>Account Total</b>			<b>\$24,776.80</b>	<b>\$0.00</b>	<b>\$238,700.44</b>
<b>Beginning Balance</b>					<b>\$213,923.64</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

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					<b>\$1,796.31</b>
10/31/2024	GL	Prepaid Ins Exp	\$213.59		\$2,009.90
<b>Account Total</b>			<b>\$213.59</b>	<b>\$0.00</b>	<b>\$2,009.90</b>
<b>Beginning Balance</b>					<b>\$1,796.31</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

Posting Date	Source	Description	Debit	Credit	Balance
<b>Beginning Balance</b>					<b>\$2,615.82</b>
10/31/2024	GL	Prepaid Ins Exp	\$268.24		\$2,884.06
<b>Account Total</b>			<b>\$268.24</b>	<b>\$0.00</b>	<b>\$2,884.06</b>
<b>Beginning Balance</b>					<b>\$2,615.82</b>
<b>Net Change</b>					<b>\$268.24</b>

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

Account: 71067 - INSURANCE UMBRELLA

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

**General Ledger Report**

**10/1/2024 - 10/31/2024**

CARDINAL MANAGEMENT GROUP, INC.

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

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

Account: 71090 - INSURANCE WORKMANS COMPENSATION

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

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

Account: 71091 - INSURANCE GENERAL LIABILITY

<b>Posting Date</b>	<b>Source</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning Balance</b>					\$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
<b>Account Total</b>			<b>\$844.16</b>	<b>\$0.00</b>	<b>\$8,539.27</b>
<b>Beginning Balance</b>					\$7,695.11
<b>Net Change</b>					<b>\$844.16</b>

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

Account: 78005 - HURRICANE IAN

<b>Posting Date</b>	<b>Source</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Beginning Balance</b>					\$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
<b>Account Total</b>			<b>\$2,196.54</b>	<b>\$2,196.54</b>	<b>\$748.37</b>
<b>Beginning Balance</b>					\$748.37
<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

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

<b>Posting Date</b>	<b>Source</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
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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.

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