



CARDINAL MANAGEMENT GROUP, INC.

The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
Statement of Income and Operations
11/1/2024 - 11/30/2024

11/1/2024 - 11/30/2024

1/1/2024 - 11/30/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
30100 - ASSESSMENT INCOME	\$33,238.50	\$33,238.92	(\$0.42)	\$365,623.50	\$365,628.12	(\$4.62)	\$398,867.00
30104 - ASSESS INC MASTER FEES	\$47,952.00	\$47,952.00	\$0.00	\$527,472.00	\$527,472.00	\$0.00	\$575,424.00
30171 - LATE FEES	\$50.00	\$41.67	\$8.33	\$400.00	\$458.37	(\$58.37)	\$500.00
30270 - INTEREST INCOME	\$258.25	\$41.67	\$216.58	\$16,598.73	\$458.37	\$16,140.36	\$500.00
30274 - INTEREST INCOME OWNER	\$759.41	\$16.67	\$742.74	\$19,284.05	\$183.37	\$19,100.68	\$200.00
<u>Total Income</u>	\$82,258.16	\$81,290.93	\$967.23	\$929,378.28	\$894,200.23	\$35,178.05	\$975,491.00
Total Income	\$82,258.16	\$81,290.93	\$967.23	\$929,378.28	\$894,200.23	\$35,178.05	\$975,491.00
Expense							
<u>Administrative</u>							
51030 - OFFICE EXPENSE	\$211.53	\$225.00	\$13.47	\$1,569.36	\$2,475.00	\$905.64	\$2,700.00
51044 - ADMIN PAYROLL	\$551.34	\$750.00	\$198.66	\$8,473.84	\$8,250.00	(\$223.84)	\$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	\$527,472.00	\$527,472.00	\$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	\$11,396.13	\$11,662.75	\$266.62	\$12,723.00
51120 - MANAGEMENT FEE CONTRACT	\$1,239.15	\$1,195.58	(\$43.57)	\$13,378.02	\$13,151.38	(\$226.64)	\$14,347.00
<u>Total Administrative</u>	\$51,009.60	\$51,182.83	\$173.23	\$564,750.60	\$566,673.13	\$1,922.53	\$617,856.00
<u>Insurance</u>							
71050 - INSURANCE COVERAGE	\$24,776.80	\$25,992.92	\$1,216.12	\$263,477.24	\$285,922.12	\$22,444.88	\$311,915.00
71054 - INSURANCE DIRECTORS & OFFICERS	\$213.59	\$191.25	(\$22.34)	\$2,223.49	\$2,103.75	(\$119.74)	\$2,295.00
71057 - INSURANCE FIDELITY BONDING	\$268.24	\$328.33	\$60.09	\$3,152.30	\$3,611.63	\$459.33	\$3,940.00
71067 - INSURANCE UMBRELLA	\$197.15	\$212.92	\$15.77	\$2,155.41	\$2,342.12	\$186.71	\$2,555.00
71090 - INSURANCE WORKMANS							
COMPENSATION	\$42.42	\$47.08	\$4.66	\$485.30	\$517.88	\$32.58	\$565.00
71091 - INSURANCE GENERAL LIABILITY	\$844.16	\$697.08	(\$147.08)	\$9,383.43	\$7,667.88	(\$1,715.55)	\$8,365.00
<u>Total Insurance</u>	\$26,342.36	\$27,469.58	\$1,127.22	\$280,877.17	\$302,165.38	\$21,288.21	\$329,635.00
<u>Legal / Bad Debt</u>							
50400 - BAD DEBTS EXPENSE	\$0.00	\$625.00	\$625.00	\$5,193.00	\$6,875.00	\$1,682.00	\$7,500.00
51090 - LEGAL FEES	\$2,056.75	\$625.00	(\$1,431.75)	\$7,986.82	\$6,875.00	(\$1,111.82)	\$7,500.00
51092 - LEGAL FEE REIMBURSEMENT	(\$170.00)	(\$83.33)	\$86.67	(\$7,333.68)	(\$916.63)	\$6,417.05	(\$1,000.00)
<u>Total Legal / Bad Debt</u>	\$1,886.75	\$1,166.67	(\$720.08)	\$5,846.14	\$12,833.37	\$6,987.23	\$14,000.00
<u>Maintenance</u>							
61278 - BUILDING MAINTENANCE & REPAIR	\$0.00	\$1,166.67	\$1,166.67	\$3,137.50	\$12,833.37	\$9,695.87	\$14,000.00
<u>Total Maintenance</u>	\$0.00	\$1,166.67	\$1,166.67	\$3,137.50	\$12,833.37	\$9,695.87	\$14,000.00
<u>Other</u>							
78005 - HURRICANE IAN	\$11,570.56	\$0.00	(\$11,570.56)	\$12,318.93	\$0.00	(\$12,318.93)	\$0.00
<u>Total Other</u>	\$11,570.56	\$0.00	(\$11,570.56)	\$12,318.93	\$0.00	(\$12,318.93)	\$0.00
Total Expense	\$90,809.27	\$80,985.75	(\$9,823.52)	\$866,930.34	\$894,505.25	\$27,574.91	\$975,491.00
Operating Net Income	(\$8,551.11)	\$305.18	(\$8,856.29)	\$62,447.94	(\$305.02)	\$62,752.96	\$0.00
Reserve Income							
<u>Income</u>							
30120 - REPLACEMENT ASSESSMENTS	\$18,559.50	\$18,559.17	\$0.33	\$204,154.50	\$204,150.87	\$3.63	\$222,710.00
30273 - INTEREST INCOME RESERVES	\$15,198.77	\$5,833.33	\$9,365.44	\$74,087.93	\$64,166.63	\$9,921.30	\$70,000.00
<u>Total Income</u>	\$33,758.27	\$24,392.50	\$9,365.77	\$278,242.43	\$268,317.50	\$9,924.93	\$292,710.00
Total Reserve Income	\$33,758.27	\$24,392.50	\$9,365.77	\$278,242.43	\$268,317.50	\$9,924.93	\$292,710.00
Reserve Expense							
<u>Transfer to Reserve</u>							
90000 - TRANSFER TO RESERVE ACCRUAL	\$18,559.17	\$18,559.17	\$0.00	\$204,150.87	\$204,150.87	\$0.00	\$222,710.00
90008 - TRANSFER RESERVE INTEREST	\$15,198.77	\$5,833.33	(\$9,365.44)	\$74,087.93	\$64,166.63	(\$9,921.30)	\$70,000.00
<u>Total Transfer to Reserve</u>	\$33,757.94	\$24,392.50	(\$9,365.44)	\$278,238.80	\$268,317.50	(\$9,921.30)	\$292,710.00



CARDINAL MANAGEMENT GROUP, INC.

The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
Statement of Income and Operations
11/1/2024 - 11/30/2024

11/1/2024 - 11/30/2024

1/1/2024 - 11/30/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Reserve Expense	\$33,757.94	\$24,392.50	(\$9,365.44)	\$278,238.80	\$268,317.50	(\$9,921.30)	\$292,710.00
Reserve Net Income	\$0.33	\$0.00	\$0.33	\$3.63	\$0.00	\$3.63	\$0.00
Net Income	(\$8,550.78)	\$305.18	(\$8,855.96)	\$62,451.57	(\$305.02)	\$62,756.59	\$0.00



CARDINAL MANAGEMENT GROUP, INC.

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

Balance Sheet

11/30/2024

Assets

Operating Cash & Investments - Schedule A

10005 - FIRST CITIZENS - OPERATING	\$407,849.64
10060 - MORGAN STANLEY - OPERATING 3027	\$33,984.77
10133 - FIRST CITIZENS - CDAR SHADOW ACCOUNT	\$287.84
<u>Operating Cash & Investments - Schedule A Total</u>	<u>\$442,122.25</u>

Reserve Cash & Investments

10116 - FIRST CITIZENS - RESERVE MM	\$79,191.93
10117 - MORGAN STANLEY - RESERVE 3806	\$822,565.37
10141 - MORGAN STANLEY - RESERVE 7596	\$1,119,383.76
<u>Reserve Cash & Investments Total</u>	<u>\$2,021,141.06</u>

Other Asset

10160 - ASSESSMENTS RECEIVABLE	\$12,075.70
10165 - ALLOW DOUBT ACCTS	(\$35,768.61)
10240 - PREPAID INSURANCE	\$131,711.70
10278 - ACCTS REC - THINK UTILITY SERVICES	\$17,751.32
<u>Other Asset Total</u>	<u>\$125,770.11</u>

Assets Total **\$2,589,033.42**

Liabilities and Equity

Liability

20100 - ACCOUNTS PAYABLE	\$3,503.09
20101 - BELL TOWER POA SPECIAL ASSESSMENT	\$600.00
20103 - TAXES PAYABLE	\$79.44
20120 - PREPAID ASSESSMENTS	\$24,241.66
20129 - DUE TO MASTER ASSOC	\$47,952.00
20160 - ACCRUED EXPENSES	\$228,026.47
20350 - HURRICANE IRMA INSURANCE CLAIM PROCEEDS	\$7,188,748.82
20351 - HURRICANE IRMA INSURANCE EXPENSE	(\$1,929,847.83)
<u>Liability Total</u>	<u>\$5,563,303.65</u>

Equity

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

Replacement Reserves - Schedule B

25500 - RESERVE/REPLACEMENT	(\$3,222,137.96)
<u>Replacement Reserves - Schedule B Total</u>	<u>(\$3,222,137.96)</u>

Retained Earnings \$130,777.75

Net Income \$62,451.57

Liabilities & Equity Total **\$2,589,033.42**



CARDINAL MANAGEMENT GROUP, INC.

e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
AP Aging - New
Period Through: 11/30/2024

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
Cardinal Management Group of Florida Inc.	11/30/24PR	11/30/2024	12/6/2024	Payroll Reimbursement November - Bell Tower Park Admin	\$551.34	\$0.00	\$0.00	\$0.00	\$551.34
Pamela Bullyan	Refund	8/22/2024	8/22/2024	[REFUND] - Acct #: 104301450- 1 - ACH Payment	\$0.00	\$0.00	\$0.00	\$319.68	\$319.68
Pamela Bullyan	Refund	8/22/2024	8/22/2024	[REFUND] - Acct #: 104301450- 1 - ACH Payment	\$0.00	\$0.00	\$0.00	\$123.73	\$123.73
Pamela Bullyan	Refund	8/22/2024	8/22/2024	[REFUND] - Acct #: 104301450- 1 - ACH Payment Sep // Oct RE:	\$0.00	\$0.00	\$0.00	\$221.59	\$221.59
Pavese Law Firm	334058	10/31/2024	10/31/2024	Litigation/Collection - Forrest, Sr. 571 Kensington Loop #102	\$0.00	\$1,831.75	\$0.00	\$0.00	\$1,831.75
Pavese Law Firm	334287	11/5/2024	11/5/2024	file #82518-022 M Sep Misc. Business	\$225.00	\$0.00	\$0.00	\$0.00	\$225.00
					\$776.34	\$1,831.75	\$0.00	\$895.00	\$3,503.09



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

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
Beginning Balance					\$294,773.51
11/1/2024	AP	Payment: Lee County Utilities, On-Line Payment, Invoice #: 1086990-7 9/24-A		\$7,005.02	\$287,768.49
11/1/2024	GL	Management/Accounting Fee		\$66.84	\$287,701.65
11/1/2024	GL	REVERSAL - [Lee County Utilities 9/24-A]	\$7,005.02		\$294,706.67
11/1/2024	AR	Payment	\$665.00		\$295,371.67
11/1/2024	AR	Payment	\$665.00		\$296,036.67
11/1/2024	AR	Lockbox Payment	\$3,325.00		\$299,361.67
11/1/2024	GL	Management/Accounting Fee		\$2,227.89	\$297,133.78
11/3/2024	AR	Payment	\$665.00		\$297,798.78
11/4/2024	AR	Payment	\$665.00		\$298,463.78
11/4/2024	AR	Lockbox Payment	\$1,330.00		\$299,793.78
11/5/2024	AR	Lockbox Payment	\$9,340.00		\$309,133.78
11/6/2024	AR	Lockbox Payment	\$6,640.00		\$315,773.78
11/8/2024	AR	Lockbox Payment	\$1,330.00		\$317,103.78
11/8/2024	AP	Payment: Cardinal Management Group of Florida Inc., API Payment - Check #: 100231, Invoice #: 10/31/24PR, 2024-X3CBT1-00004, 10/31/24X3		\$773.64	\$316,330.14
11/8/2024	AP	Payment: Pavese Law Firm, API Payment - Check #: 100232, Invoice #: 333818		\$451.25	\$315,878.89
11/8/2024	AP	Payment: Reconstruction Experts, Inc., API Payment - Check #: 100233, Invoice #: INV-00003		\$486.00	\$315,392.89
11/10/2024	AR	Payment	\$625.00		\$316,017.89
11/11/2024	AR	Payment	\$665.00		\$316,682.89
11/11/2024	AR	Payment - Certified Title Corporation	\$69,766.73		\$386,449.62
11/11/2024	AR	Payment	\$665.00		\$387,114.62
11/12/2024	AR	Lockbox Payment	\$1,995.00		\$389,109.62
11/12/2024	AR	ACH Payment	\$44,559.00		\$433,668.62
11/13/2024	AR	Lockbox Payment	\$1,330.00		\$434,998.62
11/14/2024	AR	Lockbox Payment	\$1,951.00		\$436,949.62
11/15/2024	AR	Lockbox Payment	\$1,330.00		\$438,279.62
11/18/2024	AR	Lockbox Payment	\$665.00		\$438,944.62
11/19/2024		EOM0924 - Think Utilities	\$8,241.87		\$447,186.49
11/19/2024	AR	Lockbox Payment	\$665.00		\$447,851.49
11/19/2024	AP	Payment: Cardinal Management Group of Florida Inc., API Payment - Check #: 100234, Invoice #: 5/31/24PR -Addtl		\$379.14	\$447,472.35
11/20/2024	AR	Lockbox Payment	\$1,330.00		\$448,802.35
11/21/2024	AR	Lockbox Payment	\$665.00		\$449,467.35
11/22/2024	AP	Payment: Bell Tower Park POA, On-Line Payment, Invoice #: X3CBT1-202410-0002		\$47,952.00	\$401,515.35
11/22/2024	AR	Lockbox Payment	\$1,330.00		\$402,845.35
11/25/2024	AR	Lockbox Payment	\$1,330.00		\$404,175.35
11/25/2024	AP	Payment: Lee County Utilities, On-Line Payment, Invoice #: 1086991-5 10/24-A		\$7,645.63	\$396,529.72
11/26/2024	AR	Payment	\$665.00		\$397,194.72
11/26/2024	AR	Lockbox Payment	\$2,660.00		\$399,854.72
11/27/2024	AR	Payment	\$665.00		\$400,519.72
11/27/2024	AR	Lockbox Payment	\$3,990.00		\$404,509.72
11/28/2024	AR	Payment	\$665.00		\$405,174.72
11/29/2024	AR	Lockbox Payment	\$2,660.00		\$407,834.72
11/30/2024		Bank Statement Interest	\$14.92		\$407,849.64
Account Total			\$180,063.54	\$66,987.41	\$407,849.64
Beginning Balance					\$294,773.51
Net Change					\$113,076.13

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
11/30/2024		Bank Statement Interest	\$243.33		\$33,984.77
Account Total			\$243.33	\$0.00	\$33,984.77



CARDINAL MANAGEMENT GROUP, INC.

e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

Beginning Balance	\$33,741.44
Net Change	\$243.33

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
 Account: 10116 - FIRST CITIZENS - RESERVE MM

Account Category: Reserve Cash & Investments
 Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$79,177.61
11/30/2024	Bank Statement Interest		\$14.32		\$79,191.93
Account Total			\$14.32	\$0.00	\$79,191.93
Beginning Balance					\$79,177.61
Net Change					\$14.32

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
 Account: 10117 - MORGAN STANLEY - RESERVE 3806

Account Category: Reserve Cash & Investments
 Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$814,830.62
11/30/2024	Bank Statement Interest		\$7,734.75		\$822,565.37
Account Total			\$7,734.75	\$0.00	\$822,565.37
Beginning Balance					\$814,830.62
Net Change					\$7,734.75

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
 Account: 10133 - FIRST CITIZENS - CDAR SHADOW ACCOUNT

Account Category: Operating Cash & Investments - Schedule A
 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: 10141 - MORGAN STANLEY - RESERVE 7596

Account Category: Reserve Cash & Investments
 Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$1,112,978.92
11/30/2024	Bank Statement Interest		\$7,449.70		\$1,120,428.62
11/30/2024	Bank Statement Fees			\$1,044.86	\$1,119,383.76
Account Total			\$7,449.70	\$1,044.86	\$1,119,383.76
Beginning Balance					\$1,112,978.92
Net Change					\$6,404.84

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
 Account: 10160 - ASSESSMENTS RECEIVABLE

Account Category: Other Asset
 Account Type: Other Asset

Posting Date	Source	Description	Debit	Credit	Balance
--------------	--------	-------------	-------	--------	---------



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

CARDINAL MANAGEMENT GROUP, INC.

Beginning Balance						\$77,448.02
11/1/2024	AR	Payment Application		\$4,655.00		\$72,793.02
11/1/2024	AR	Payment Application		\$3,325.00		\$69,468.02
11/1/2024	AR	Payment Application		\$1,615.18		\$67,852.84
11/1/2024	AR	Payment Application		\$2,080.00		\$65,772.84
11/1/2024	AR	Payment Application		\$10,376.82		\$55,396.02
11/1/2024	AR	Assessment Monthly	\$33,238.50			\$88,634.52
11/1/2024	AR	Reserve Assessment Monthly	\$18,559.50			\$107,194.02
11/1/2024	AR	Master Assess Monthly	\$47,952.00			\$155,146.02
11/3/2024	AR	Payment Application		\$665.00		\$154,481.02
11/4/2024	AR	Payment Application		\$1,330.00		\$153,151.02
11/5/2024	AR	Payment Application		\$8,655.00		\$144,496.02
11/6/2024	AR	Payment Application		\$5,975.00		\$138,521.02
11/8/2024	AR	Payment Application		\$859.00		\$137,662.02
11/10/2024	AR	Payment Application		\$625.00		\$137,037.02
11/11/2024	AR	Payment Application		\$221.59		\$136,815.43
11/11/2024	AR	Payment Application		\$380.00		\$136,435.43
11/11/2024	AR	Payment Application		\$319.68		\$136,115.75
11/11/2024	AR	Payment Application		\$221.59		\$135,894.16
11/11/2024	AR	Payment Application		\$319.68		\$135,574.48
11/11/2024	AR	Payment Application		\$221.59		\$135,352.89
11/11/2024	AR	Payment Application		\$319.68		\$135,033.21
11/11/2024	AR	Payment Application		\$221.59		\$134,811.62
11/11/2024	AR	Payment Application		\$319.68		\$134,491.94
11/11/2024	AR	Payment Application		\$221.59		\$134,270.35
11/11/2024	AR	Payment Application		\$319.68		\$133,950.67
11/11/2024	AR	Payment Application		\$221.59		\$133,729.08
11/11/2024	AR	Payment Application		\$319.68		\$133,409.40
11/11/2024	AR	Payment Application		\$221.59		\$133,187.81
11/11/2024	AR	Payment Application		\$665.00		\$132,522.81
11/11/2024	AR	Payment Application		\$319.68		\$132,203.13
11/11/2024	AR	Payment Application		\$221.59		\$131,981.54
11/11/2024	AR	Payment Application		\$319.68		\$131,661.86
11/11/2024	AR	Payment Application		\$221.59		\$131,440.27
11/11/2024	AR	Payment Application		\$319.68		\$131,120.59
11/11/2024	AR	Payment Application		\$319.68		\$130,800.91
11/11/2024	AR	Payment Application		\$221.59		\$130,579.32
11/11/2024	AR	Payment Application		\$319.68		\$130,259.64
11/11/2024	AR	Payment Application		\$221.59		\$130,038.05
11/11/2024	AR	Payment Application		\$310.92		\$129,727.13
11/11/2024	AR	Payment Application		\$181.58		\$129,545.55
11/11/2024	AR	Payment Application		\$310.92		\$129,234.63
11/11/2024	AR	Payment Application		\$181.58		\$129,053.05
11/11/2024	AR	Payment Application		\$310.92		\$128,742.13
11/11/2024	AR	Payment Application		\$181.58		\$128,560.55
11/11/2024	AR	Payment Application		\$310.92		\$128,249.63
11/11/2024	AR	Payment Application		\$181.58		\$128,068.05
11/11/2024	AR	Payment Application		\$310.92		\$127,757.13
11/11/2024	AR	Payment Application		\$181.58		\$127,575.55
11/11/2024	AR	Payment Application		\$310.92		\$127,264.63
11/11/2024	AR	Payment Application		\$181.58		\$127,083.05
11/11/2024	AR	Payment Application		\$310.92		\$126,772.13
11/11/2024	AR	Payment Application		\$181.58		\$126,590.55
11/11/2024	AR	Payment Application		\$360.00		\$126,230.55
11/11/2024	AR	Payment Application		\$181.58		\$126,048.97
11/11/2024	AR	Payment Application		\$310.92		\$125,738.05
11/11/2024	AR	Payment Application		\$310.92		\$125,427.13
11/11/2024	AR	Payment Application		\$181.58		\$125,245.55
11/11/2024	AR	Payment Application		\$310.92		\$124,934.63
11/11/2024	AR	Payment Application		\$181.58		\$124,753.05
11/11/2024	AR	Payment Application		\$310.92		\$124,442.13
11/11/2024	AR	Payment Application		\$181.58		\$124,260.55
11/11/2024	AR	Payment Application		\$310.92		\$123,949.63
11/11/2024	AR	Payment Application		\$181.58		\$123,768.05
11/11/2024	AR	Payment Application		\$285.35		\$123,482.70
11/11/2024	AR	Payment Application		\$163.46		\$123,319.24
11/11/2024	AR	Payment Application		\$285.35		\$123,033.89
11/11/2024	AR	Payment Application		\$163.46		\$122,870.43
11/11/2024	AR	Payment Application		\$285.35		\$122,585.08
11/11/2024	AR	Payment Application		\$163.46		\$122,421.62
11/11/2024	AR	Payment Application		\$163.46		\$122,258.16



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

CARDINAL MANAGEMENT GROUP, INC.

11/11/2024	AR	Payment Application	\$285.35	\$121,972.81
11/11/2024	AR	Payment Application	\$163.46	\$121,809.35
11/11/2024	AR	Payment Application	\$285.35	\$121,524.00
11/11/2024	AR	Payment Application	\$163.46	\$121,360.54
11/11/2024	AR	Payment Application	\$285.35	\$121,075.19
11/11/2024	AR	Payment Application	\$163.46	\$120,911.73
11/11/2024	AR	Payment Application	\$285.35	\$120,626.38
11/11/2024	AR	Payment Application	\$163.46	\$120,462.92
11/11/2024	AR	Payment Application	\$285.35	\$120,177.57
11/11/2024	AR	Payment Application	\$163.46	\$120,014.11
11/11/2024	AR	Payment Application	\$285.35	\$119,728.76
11/11/2024	AR	Payment Application	\$163.46	\$119,565.30
11/11/2024	AR	Payment Application	\$285.35	\$119,279.95
11/11/2024	AR	Payment Application	\$163.46	\$119,116.49
11/11/2024	AR	Payment Application	\$285.35	\$118,831.14
11/11/2024	AR	Payment Application	\$163.46	\$118,667.68
11/11/2024	AR	Payment Application	\$285.35	\$118,382.33
11/11/2024	AR	Payment Application	\$276.86	\$118,105.47
11/11/2024	AR	Payment Application	\$132.50	\$117,972.97
11/11/2024	AR	Payment Application	\$276.86	\$117,696.11
11/11/2024	AR	Payment Application	\$132.50	\$117,563.61
11/11/2024	AR	Payment Application	\$276.86	\$117,286.75
11/11/2024	AR	Payment Application	\$132.50	\$117,154.25
11/11/2024	AR	Payment Application	\$276.86	\$116,877.39
11/11/2024	AR	Payment Application	\$132.50	\$116,744.89
11/11/2024	AR	Payment Application	\$276.86	\$116,468.03
11/11/2024	AR	Payment Application	\$132.50	\$116,335.53
11/11/2024	AR	Payment Application	\$132.50	\$116,203.03
11/11/2024	AR	Payment Application	\$276.86	\$115,926.17
11/11/2024	AR	Payment Application	\$132.50	\$115,793.67
11/11/2024	AR	Payment Application	\$276.86	\$115,516.81
11/11/2024	AR	Payment Application	\$132.50	\$115,384.31
11/11/2024	AR	Payment Application	\$276.86	\$115,107.45
11/11/2024	AR	Payment Application	\$132.50	\$114,974.95
11/11/2024	AR	Payment Application	\$276.86	\$114,698.09
11/11/2024	AR	Payment Application	\$132.50	\$114,565.59
11/11/2024	AR	Payment Application	\$276.86	\$114,288.73
11/11/2024	AR	Payment Application	\$276.86	\$114,011.87
11/11/2024	AR	Payment Application	\$132.50	\$113,879.37
11/11/2024	AR	Payment Application	\$276.86	\$113,602.51
11/11/2024	AR	Payment Application	\$132.50	\$113,470.01
11/11/2024	AR	Payment Application	\$274.90	\$113,195.11
11/11/2024	AR	Payment Application	\$130.46	\$113,064.65
11/11/2024	AR	Payment Application	\$274.90	\$112,789.75
11/11/2024	AR	Payment Application	\$130.46	\$112,659.29
11/11/2024	AR	Payment Application	\$274.90	\$112,384.39
11/11/2024	AR	Payment Application	\$130.46	\$112,253.93
11/11/2024	AR	Payment Application	\$274.90	\$111,979.03
11/11/2024	AR	Payment Application	\$130.46	\$111,848.57
11/11/2024	AR	Payment Application	\$274.90	\$111,573.67
11/11/2024	AR	Payment Application	\$130.46	\$111,443.21
11/11/2024	AR	Payment Application	\$274.90	\$111,168.31
11/11/2024	AR	Payment Application	\$130.46	\$111,037.85
11/11/2024	AR	Payment Application	\$274.90	\$110,762.95
11/11/2024	AR	Payment Application	\$130.46	\$110,632.49
11/11/2024	AR	Payment Application	\$274.90	\$110,357.59
11/11/2024	AR	Payment Application	\$130.46	\$110,227.13
11/11/2024	AR	Payment Application	\$274.90	\$109,952.23
11/11/2024	AR	Payment Application	\$130.46	\$109,821.77
11/11/2024	AR	Payment Application	\$274.90	\$109,546.87
11/11/2024	AR	Payment Application	\$130.46	\$109,416.41
11/11/2024	AR	Payment Application	\$274.90	\$109,141.51
11/11/2024	AR	Payment Application	\$130.46	\$109,011.05
11/11/2024	AR	Payment Application	\$274.90	\$108,736.15
11/11/2024	AR	Payment Application	\$130.46	\$108,605.69
11/11/2024	AR	Payment Application	\$262.08	\$108,343.61
11/11/2024	AR	Payment Application	\$117.77	\$108,225.84
11/11/2024	AR	Payment Application	\$117.77	\$108,108.07
11/11/2024	AR	Payment Application	\$262.08	\$107,845.99
11/11/2024	AR	Payment Application	\$117.77	\$107,728.22
11/11/2024	AR	Payment Application	\$262.08	\$107,466.14
11/11/2024	AR	Payment Application	\$117.77	\$107,348.37



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

CARDINAL MANAGEMENT GROUP, INC.

11/11/2024	AR	Payment Application	\$262.08	\$107,086.29
11/11/2024	AR	Payment Application	\$117.77	\$106,968.52
11/11/2024	AR	Payment Application	\$262.08	\$106,706.44
11/11/2024	AR	Payment Application	\$117.77	\$106,588.67
11/11/2024	AR	Payment Application	\$262.08	\$106,326.59
11/11/2024	AR	Payment Application	\$117.77	\$106,208.82
11/11/2024	AR	Payment Application	\$262.08	\$105,946.74
11/11/2024	AR	Payment Application	\$25.00	\$105,921.74
11/11/2024	AR	Payment Application	\$6.97	\$105,914.77
11/11/2024	AR	Payment Application	\$752.44	\$105,162.33
11/11/2024	AR	Payment Application	\$15.00	\$105,147.33
11/11/2024	AR	Payment Application	\$155.00	\$104,992.33
11/11/2024	AR	Payment Application	\$25.00	\$104,967.33
11/11/2024	AR	Payment Application	\$123.73	\$104,843.60
11/11/2024	AR	Payment Application	\$18,524.64	\$86,318.96
11/11/2024	AR	Payment Application	\$5,868.00	\$80,450.96
11/11/2024	AR	Payment Application	\$1,295.68	\$79,155.28
11/11/2024	AR	Payment Application	\$315.00	\$78,840.28
11/11/2024	AR	Payment Application	\$123.73	\$78,716.55
11/11/2024	AR	Payment Application	\$123.73	\$78,592.82
11/11/2024	AR	Payment Application	\$123.73	\$78,469.09
11/11/2024	AR	Payment Application	\$123.73	\$78,345.36
11/11/2024	AR	Payment Application	\$123.73	\$78,221.63
11/11/2024	AR	Payment Application	\$123.73	\$78,097.90
11/11/2024	AR	Payment Application	\$123.73	\$77,974.17
11/11/2024	AR	Payment Application	\$123.73	\$77,850.44
11/11/2024	AR	Payment Application	\$123.73	\$77,726.71
11/11/2024	AR	Payment Application	\$123.73	\$77,602.98
11/11/2024	AR	Payment Application	\$172.50	\$77,430.48
11/11/2024	AR	Payment Application	\$172.50	\$77,257.98
11/11/2024	AR	Payment Application	\$172.50	\$77,085.48
11/11/2024	AR	Payment Application	\$172.50	\$76,912.98
11/11/2024	AR	Payment Application	\$172.50	\$76,740.48
11/11/2024	AR	Payment Application	\$172.50	\$76,567.98
11/11/2024	AR	Payment Application	\$172.50	\$76,395.48
11/11/2024	AR	Payment Application	\$1,275.00	\$75,120.48
11/11/2024	AR	Payment Application	\$35.00	\$75,085.48
11/11/2024	AR	Payment Application	\$35.00	\$75,050.48
11/11/2024	AR	Payment Application	\$172.50	\$74,877.98
11/11/2024	AR	Payment Application	\$172.50	\$74,705.48
11/11/2024	AR	Payment Application	\$172.50	\$74,532.98
11/11/2024	AR	Payment Application	\$172.50	\$74,360.48
11/11/2024	AR	Payment Application	\$172.50	\$74,187.98
11/11/2024	AR	Payment Application	\$176.19	\$74,011.79
11/11/2024	AR	Payment Application	\$176.19	\$73,835.60
11/11/2024	AR	Payment Application	\$176.19	\$73,659.41
11/11/2024	AR	Payment Application	\$176.19	\$73,483.22
11/11/2024	AR	Payment Application	\$176.19	\$73,307.03
11/11/2024	AR	Payment Application	\$176.19	\$73,130.84
11/11/2024	AR	Payment Application	\$176.19	\$72,954.65
11/11/2024	AR	Payment Application	\$176.19	\$72,778.46
11/11/2024	AR	Payment Application	\$176.19	\$72,602.27
11/11/2024	AR	Payment Application	\$176.19	\$72,426.08
11/11/2024	AR	Payment Application	\$176.19	\$72,249.89
11/11/2024	AR	Payment Application	\$176.19	\$72,073.70
11/11/2024	AR	Payment Application	\$170.64	\$71,903.06
11/11/2024	AR	Payment Application	\$170.64	\$71,732.42
11/11/2024	AR	Payment Application	\$170.64	\$71,561.78
11/11/2024	AR	Payment Application	\$170.64	\$71,391.14
11/11/2024	AR	Payment Application	\$170.64	\$71,220.50
11/11/2024	AR	Payment Application	\$170.64	\$71,049.86
11/11/2024	AR	Payment Application	\$170.64	\$70,879.22
11/11/2024	AR	Payment Application	\$170.64	\$70,708.58
11/11/2024	AR	Payment Application	\$170.64	\$70,537.94
11/11/2024	AR	Payment Application	\$170.64	\$70,367.30
11/11/2024	AR	Payment Application	\$170.64	\$70,196.66
11/11/2024	AR	Payment Application	\$170.64	\$70,026.02
11/11/2024	AR	Payment Application	\$170.64	\$69,855.38
11/11/2024	AR	Payment Application	\$170.64	\$69,684.74
11/11/2024	AR	Payment Application	\$170.64	\$69,514.10
11/11/2024	AR	Payment Application	\$170.64	\$69,343.46
11/11/2024	AR	Payment Application	\$170.64	\$69,172.82



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

CARDINAL MANAGEMENT GROUP, INC.

11/11/2024	AR	Payment Application		\$170.64	\$69,002.18
11/11/2024	AR	Payment Application		\$170.64	\$68,831.54
11/11/2024	AR	Payment Application		\$170.64	\$68,660.90
11/11/2024	AR	Payment Application		\$170.64	\$68,490.26
11/11/2024	AR	Payment Application		\$170.64	\$68,319.62
11/11/2024	AR	Payment Application		\$170.64	\$68,148.98
11/11/2024	AR	Payment Application		\$170.64	\$67,978.34
11/11/2024	AR	Payment Application		\$196.15	\$67,782.19
11/11/2024	AR	Payment Application		\$196.15	\$67,586.04
11/11/2024	AR	Payment Application		\$196.15	\$67,389.89
11/11/2024	AR	Payment Application		\$196.15	\$67,193.74
11/11/2024	AR	Payment Application		\$196.15	\$66,997.59
11/11/2024	AR	Payment Application		\$196.15	\$66,801.44
11/11/2024	AR	Payment Application		\$196.15	\$66,605.29
11/11/2024	AR	Payment Application		\$665.00	\$65,940.29
11/11/2024	AR	Late Fee November Assessment	\$25.00		\$65,965.29
11/11/2024	AR	Interest October & November 2024 Assessment	\$6.97		\$65,972.26
11/11/2024	AR	REVERSAL - [Interest 10/1/24 - 10/31/24 (October Assessment)]		\$5.27	\$65,966.99
11/11/2024	AR	Interest on Final Judgement Amount through 11/5/24	\$752.44		\$66,719.43
11/11/2024	AR	REVERSAL - [Interest on Final Judgement Amount 9/23-10/31/24]		\$664.89	\$66,054.54
11/11/2024	AR	Legal Fees - Recording Costs	\$15.00		\$66,069.54
11/11/2024	AR	Legal Fees - Publication Costs	\$155.00		\$66,224.54
11/11/2024	AR	Late Fee October Assessment	\$25.00		\$66,249.54
11/11/2024	AR	Interest 10/1/24 - 10/31/24 (October Assessment)	\$5.27		\$66,254.81
11/11/2024	AR	Interest on Final Judgement Amount 9/23-10/31/24	\$664.89		\$66,919.70
11/12/2024	AR	Payment Application		\$1,995.00	\$64,924.70
11/12/2024	AR	Payment Application		\$44,559.00	\$20,365.70
11/12/2024	AR	Payment Application		\$60.32	\$20,305.38
11/12/2024	AR	[REVERSAL] - Payment Application	\$123.73		\$20,429.11
11/12/2024	AR	Payment Application		\$63.41	\$20,365.70
11/13/2024	AR	Payment Application		\$1,330.00	\$19,035.70
11/14/2024	AR	Payment Application		\$1,290.00	\$17,745.70
11/15/2024	AR	Payment Application		\$1,300.00	\$16,445.70
11/18/2024	AR	Payment Application		\$665.00	\$15,780.70
11/20/2024	AR	Payment Application		\$1,045.00	\$14,735.70
11/21/2024	AR	Payment Application		\$665.00	\$14,070.70
11/22/2024	AR	Payment Application		\$665.00	\$13,405.70
11/25/2024	AR	Payment Application		\$665.00	\$12,740.70
11/27/2024	AR	Payment Application		\$665.00	\$12,075.70
Account Total			\$101,523.30	\$166,895.62	\$12,075.70
Beginning Balance					\$77,448.02
Net Change					(\$65,372.32)

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
Beginning Balance					\$0.00
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					\$158,054.06
11/30/2024	GL	Prepaid Ins Exp		\$26,342.36	\$131,711.70
Account Total					\$0.00
Beginning Balance					\$158,054.06



CARDINAL MANAGEMENT GROUP, INC.

e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

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
Beginning Balance					\$18,347.56
11/1/2024	AP	Lee County Utilities (PO Box 60045), Invoice #: 1086990-7 9/24-A; SVC 9/2-10/2/24	\$7,005.02		\$25,352.58
11/1/2024	AP	Lee County Utilities (PO Box 60045), Invoice #: 1086991-5 10/24-A; SVC 10/2-11/1/24	\$7,645.63		\$32,998.21
11/1/2024	GL	REVERSAL - [Lee County Utilities 9/24-A]		\$7,005.02	\$25,993.19
11/19/2024		EOM0924 - Think Utilities		\$8,241.87	\$17,751.32
Account Total			\$14,650.65	\$15,246.89	\$17,751.32
Beginning Balance					\$18,347.56
Net Change					(\$596.24)

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					(\$1,910.87)
11/1/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 10/31/24PR		\$502.52	(\$2,413.39)
11/1/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 5/31/24PR -Addtl		\$379.14	(\$2,792.53)
11/1/2024	AP	Lee County Utilities (PO Box 60045); , Invoice #: 1086990-7 9/24-A		\$7,005.02	(\$9,797.55)
11/1/2024	AP	Payment: Lee County Utilities, On-Line Payment, Invoice #: 1086990-7 9/24-A	\$7,005.02		(\$2,792.53)
11/1/2024	AP	Lee County Utilities (PO Box 60045); , Invoice #: 1086991-5 10/24-A		\$7,645.63	(\$10,438.16)
11/5/2024	AP	Pavese Law Firm, Invoice #: 334287		\$225.00	(\$10,663.16)
11/7/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 2024-X3CBT1-00004		\$192.50	(\$10,855.66)
11/8/2024	AP	Payment: Cardinal Management Group of Florida Inc., API Payment - Check #: 100231, Invoice #: 10/31/24PR, 2024-X3CBT1-00004, 10/31/24X3	\$773.64		(\$10,082.02)
11/8/2024	AP	Payment: Pavese Law Firm, API Payment - Check #: 100232, Invoice #: 333818	\$451.25		(\$9,630.77)
11/8/2024	AP	Payment: Reconstruction Experts, Inc., API Payment - Check #: 100233, Invoice #: INV-00003	\$486.00		(\$9,144.77)
11/19/2024	AP	Payment: Cardinal Management Group of Florida Inc., API Payment - Check #: 100234, Invoice #: 5/31/24PR -Addtl	\$379.14		(\$8,765.63)
11/22/2024	AP	Bell Tower Park POA (4670 Cardinal Way Ste 302); , Invoice #: X3CBT1-202410-0002		\$47,952.00	(\$56,717.63)
11/22/2024	AP	Payment: Bell Tower Park POA, On-Line Payment, Invoice #: X3CBT1-202410-0002	\$47,952.00		(\$8,765.63)
11/25/2024	AP	Payment: Lee County Utilities, On-Line Payment, Invoice #: 1086991-5 10/24-A	\$7,645.63		(\$1,120.00)
11/26/2024	AP	Pavese Law Firm, Invoice #: 334058		\$1,831.75	(\$2,951.75)
11/30/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 11/30/24PR		\$551.34	(\$3,503.09)
Account Total			\$64,692.68	\$66,284.90	(\$3,503.09)
Beginning Balance					(\$1,910.87)
Net Change					(\$1,592.22)

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 Category: Liability



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

CARDINAL MANAGEMENT GROUP, INC.

Account: 20103 - TAXES PAYABLE

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

Account: 20120 - PREPAID ASSESSMENTS

Account Type: Liability

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$25,541.66)
11/1/2024	AR	Payment Application	\$10,376.82		(\$15,164.84)
11/1/2024	AR	Payment Application	\$2,080.00		(\$13,084.84)
11/1/2024	AR	Payment Application	\$1,615.18		(\$11,469.66)
11/1/2024	AR	Payment Application	\$3,325.00		(\$8,144.66)
11/1/2024	AR	Payment		\$665.00	(\$8,809.66)
11/1/2024	AR	Payment		\$665.00	(\$9,474.66)
11/1/2024	AR	Lockbox Payment		\$3,325.00	(\$12,799.66)
11/1/2024	AR	Payment Application	\$4,655.00		(\$8,144.66)
11/3/2024	AR	Payment		\$665.00	(\$8,809.66)
11/3/2024	AR	Payment Application	\$665.00		(\$8,144.66)
11/4/2024	AR	Payment		\$665.00	(\$8,809.66)
11/4/2024	AR	Lockbox Payment		\$1,330.00	(\$10,139.66)
11/4/2024	AR	Payment Application	\$1,330.00		(\$8,809.66)
11/5/2024	AR	Lockbox Payment		\$9,340.00	(\$18,149.66)
11/5/2024	AR	Payment Application	\$8,655.00		(\$9,494.66)
11/6/2024	AR	Lockbox Payment		\$6,640.00	(\$16,134.66)
11/6/2024	AR	Payment Application	\$5,975.00		(\$10,159.66)
11/8/2024	AR	Lockbox Payment		\$1,330.00	(\$11,489.66)
11/8/2024	AR	Payment Application	\$859.00		(\$10,630.66)
11/10/2024	AR	Payment		\$625.00	(\$11,255.66)
11/10/2024	AR	Payment Application	\$625.00		(\$10,630.66)
11/11/2024	AR	Payment		\$665.00	(\$11,295.66)
11/11/2024	AR	Bad Debt Write off - Write off balance 10/1/18 - 5/31/19 (5 Year Statute of Limitations per Attorney)		\$5,193.00	(\$16,488.66)
11/11/2024	AR	REVERSAL - [Bad Debt Write off - Write off balance 10/1/18 - 5/31/19 (5 Year Statute of Limitations per Attorney)]	\$5,193.00		(\$11,295.66)
11/11/2024	AR	Bad Debt Write off - Write off balance 10/1/18 - 5/31/19 (5 Year Statute of Limitations per Attorney)		\$5,193.00	(\$16,488.66)
11/11/2024	AR	REVERSAL - [Bad Debt Write off - Write off balance 10/1/18 - 5/31/19 (5 Year Statute of Limitations per Attorney)]	\$5,193.00		(\$11,295.66)
11/11/2024	AR	Payment Application	\$665.00		(\$10,630.66)
11/11/2024	AR	Payment Application	\$196.15		(\$10,434.51)
11/11/2024	AR	Payment Application	\$196.15		(\$10,238.36)
11/11/2024	AR	Payment Application	\$196.15		(\$10,042.21)
11/11/2024	AR	Payment Application	\$196.15		(\$9,846.06)
11/11/2024	AR	Payment Application	\$196.15		(\$9,649.91)
11/11/2024	AR	Payment Application	\$196.15		(\$9,453.76)
11/11/2024	AR	Payment Application	\$196.15		(\$9,257.61)
11/11/2024	AR	Payment Application	\$170.64		(\$9,086.97)
11/11/2024	AR	Payment Application	\$170.64		(\$8,916.33)
11/11/2024	AR	Payment Application	\$170.64		(\$8,745.69)
11/11/2024	AR	Payment Application	\$170.64		(\$8,575.05)
11/11/2024	AR	Payment Application	\$170.64		(\$8,404.41)
11/11/2024	AR	Payment Application	\$170.64		(\$8,233.77)
11/11/2024	AR	Payment Application	\$170.64		(\$8,063.13)
11/11/2024	AR	Payment Application	\$170.64		(\$7,892.49)
11/11/2024	AR	Payment Application	\$170.64		(\$7,721.85)
11/11/2024	AR	Payment Application	\$170.64		(\$7,551.21)
11/11/2024	AR	Payment Application	\$170.64		(\$7,380.57)
11/11/2024	AR	Payment Application	\$170.64		(\$7,209.93)
11/11/2024	AR	Payment Application	\$170.64		(\$7,039.29)
11/11/2024	AR	Payment Application	\$170.64		(\$6,868.65)
11/11/2024	AR	Payment Application	\$170.64		(\$6,698.01)



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

CARDINAL MANAGEMENT GROUP, INC.

11/11/2024	AR	Payment Application	\$170.64	(\$6,527.37)
11/11/2024	AR	Payment Application	\$170.64	(\$6,356.73)
11/11/2024	AR	Payment Application	\$170.64	(\$6,186.09)
11/11/2024	AR	Payment Application	\$170.64	(\$6,015.45)
11/11/2024	AR	Payment Application	\$170.64	(\$5,844.81)
11/11/2024	AR	Payment Application	\$170.64	(\$5,674.17)
11/11/2024	AR	Payment Application	\$170.64	(\$5,503.53)
11/11/2024	AR	Payment Application	\$170.64	(\$5,332.89)
11/11/2024	AR	Payment Application	\$170.64	(\$5,162.25)
11/11/2024	AR	Payment Application	\$176.19	(\$4,986.06)
11/11/2024	AR	Payment Application	\$176.19	(\$4,809.87)
11/11/2024	AR	Payment Application	\$176.19	(\$4,633.68)
11/11/2024	AR	Payment Application	\$176.19	(\$4,457.49)
11/11/2024	AR	Payment Application	\$176.19	(\$4,281.30)
11/11/2024	AR	Payment Application	\$176.19	(\$4,105.11)
11/11/2024	AR	Payment Application	\$176.19	(\$3,928.92)
11/11/2024	AR	Payment Application	\$176.19	(\$3,752.73)
11/11/2024	AR	Payment Application	\$176.19	(\$3,576.54)
11/11/2024	AR	Payment Application	\$176.19	(\$3,400.35)
11/11/2024	AR	Payment Application	\$176.19	(\$3,224.16)
11/11/2024	AR	Payment Application	\$176.19	(\$3,047.97)
11/11/2024	AR	Payment Application	\$172.50	(\$2,875.47)
11/11/2024	AR	Payment Application	\$172.50	(\$2,702.97)
11/11/2024	AR	Payment Application	\$172.50	(\$2,530.47)
11/11/2024	AR	Payment Application	\$172.50	(\$2,357.97)
11/11/2024	AR	Payment Application	\$172.50	(\$2,185.47)
11/11/2024	AR	Payment Application	\$35.00	(\$2,150.47)
11/11/2024	AR	Payment Application	\$35.00	(\$2,115.47)
11/11/2024	AR	Payment Application	\$1,275.00	(\$840.47)
11/11/2024	AR	Payment Application	\$172.50	(\$667.97)
11/11/2024	AR	Payment Application	\$172.50	(\$495.47)
11/11/2024	AR	Payment Application	\$172.50	(\$322.97)
11/11/2024	AR	Payment Application	\$172.50	(\$150.47)
11/11/2024	AR	Payment Application	\$172.50	\$22.03
11/11/2024	AR	Payment Application	\$172.50	\$194.53
11/11/2024	AR	Payment Application	\$172.50	\$367.03
11/11/2024	AR	Payment Application	\$123.73	\$490.76
11/11/2024	AR	Payment Application	\$123.73	\$614.49
11/11/2024	AR	Payment Application	\$123.73	\$738.22
11/11/2024	AR	Payment Application	\$123.73	\$861.95
11/11/2024	AR	Payment Application	\$123.73	\$985.68
11/11/2024	AR	Payment Application	\$123.73	\$1,109.41
11/11/2024	AR	Payment Application	\$123.73	\$1,233.14
11/11/2024	AR	Payment Application	\$123.73	\$1,356.87
11/11/2024	AR	Payment Application	\$123.73	\$1,480.60
11/11/2024	AR	Payment Application	\$123.73	\$1,604.33
11/11/2024	AR	Payment Application	\$315.00	\$1,919.33
11/11/2024	AR	Payment Application	\$1,295.68	\$3,215.01
11/11/2024	AR	Payment Application	\$5,868.00	\$9,083.01
11/11/2024	AR	Payment Application	\$18,524.64	\$27,607.65
11/11/2024	AR	Payment Application	\$123.73	\$27,731.38
11/11/2024	AR	Payment Application	\$25.00	\$27,756.38
11/11/2024	AR	Payment Application	\$155.00	\$27,911.38
11/11/2024	AR	Payment Application	\$15.00	\$27,926.38
11/11/2024	AR	Payment Application	\$752.44	\$28,678.82
11/11/2024	AR	Payment Application	\$6.97	\$28,685.79
11/11/2024	AR	Payment Application	\$25.00	\$28,710.79
11/11/2024	AR	Payment Application	\$262.08	\$28,972.87
11/11/2024	AR	Payment Application	\$117.77	\$29,090.64
11/11/2024	AR	Payment Application	\$262.08	\$29,352.72
11/11/2024	AR	Payment Application	\$117.77	\$29,470.49
11/11/2024	AR	Payment Application	\$262.08	\$29,732.57
11/11/2024	AR	Payment Application	\$117.77	\$29,850.34
11/11/2024	AR	Payment Application	\$262.08	\$30,112.42
11/11/2024	AR	Payment Application	\$117.77	\$30,230.19
11/11/2024	AR	Payment Application	\$262.08	\$30,492.27
11/11/2024	AR	Payment Application	\$117.77	\$30,610.04
11/11/2024	AR	Payment Application	\$262.08	\$30,872.12
11/11/2024	AR	Payment Application	\$117.77	\$30,989.89
11/11/2024	AR	Payment Application	\$117.77	\$31,107.66
11/11/2024	AR	Payment Application	\$262.08	\$31,369.74
11/11/2024	AR	Payment Application	\$130.46	\$31,500.20



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

CARDINAL MANAGEMENT GROUP, INC.

11/11/2024	AR	Payment Application	\$274.90	\$31,775.10
11/11/2024	AR	Payment Application	\$130.46	\$31,905.56
11/11/2024	AR	Payment Application	\$274.90	\$32,180.46
11/11/2024	AR	Payment Application	\$130.46	\$32,310.92
11/11/2024	AR	Payment Application	\$274.90	\$32,585.82
11/11/2024	AR	Payment Application	\$130.46	\$32,716.28
11/11/2024	AR	Payment Application	\$274.90	\$32,991.18
11/11/2024	AR	Payment Application	\$130.46	\$33,121.64
11/11/2024	AR	Payment Application	\$274.90	\$33,396.54
11/11/2024	AR	Payment Application	\$130.46	\$33,527.00
11/11/2024	AR	Payment Application	\$274.90	\$33,801.90
11/11/2024	AR	Payment Application	\$130.46	\$33,932.36
11/11/2024	AR	Payment Application	\$274.90	\$34,207.26
11/11/2024	AR	Payment Application	\$130.46	\$34,337.72
11/11/2024	AR	Payment Application	\$274.90	\$34,612.62
11/11/2024	AR	Payment Application	\$130.46	\$34,743.08
11/11/2024	AR	Payment Application	\$274.90	\$35,017.98
11/11/2024	AR	Payment Application	\$130.46	\$35,148.44
11/11/2024	AR	Payment Application	\$274.90	\$35,423.34
11/11/2024	AR	Payment Application	\$130.46	\$35,553.80
11/11/2024	AR	Payment Application	\$274.90	\$35,828.70
11/11/2024	AR	Payment Application	\$130.46	\$35,959.16
11/11/2024	AR	Payment Application	\$274.90	\$36,234.06
11/11/2024	AR	Payment Application	\$132.50	\$36,366.56
11/11/2024	AR	Payment Application	\$276.86	\$36,643.42
11/11/2024	AR	Payment Application	\$132.50	\$36,775.92
11/11/2024	AR	Payment Application	\$276.86	\$37,052.78
11/11/2024	AR	Payment Application	\$276.86	\$37,329.64
11/11/2024	AR	Payment Application	\$132.50	\$37,462.14
11/11/2024	AR	Payment Application	\$276.86	\$37,739.00
11/11/2024	AR	Payment Application	\$132.50	\$37,871.50
11/11/2024	AR	Payment Application	\$276.86	\$38,148.36
11/11/2024	AR	Payment Application	\$132.50	\$38,280.86
11/11/2024	AR	Payment Application	\$276.86	\$38,557.72
11/11/2024	AR	Payment Application	\$132.50	\$38,690.22
11/11/2024	AR	Payment Application	\$276.86	\$38,967.08
11/11/2024	AR	Payment Application	\$132.50	\$39,099.58
11/11/2024	AR	Payment Application	\$132.50	\$39,232.08
11/11/2024	AR	Payment Application	\$276.86	\$39,508.94
11/11/2024	AR	Payment Application	\$132.50	\$39,641.44
11/11/2024	AR	Payment Application	\$276.86	\$39,918.30
11/11/2024	AR	Payment Application	\$132.50	\$40,050.80
11/11/2024	AR	Payment Application	\$276.86	\$40,327.66
11/11/2024	AR	Payment Application	\$132.50	\$40,460.16
11/11/2024	AR	Payment Application	\$276.86	\$40,737.02
11/11/2024	AR	Payment Application	\$132.50	\$40,869.52
11/11/2024	AR	Payment Application	\$276.86	\$41,146.38
11/11/2024	AR	Payment Application	\$285.35	\$41,431.73
11/11/2024	AR	Payment Application	\$163.46	\$41,595.19
11/11/2024	AR	Payment Application	\$285.35	\$41,880.54
11/11/2024	AR	Payment Application	\$163.46	\$42,044.00
11/11/2024	AR	Payment Application	\$285.35	\$42,329.35
11/11/2024	AR	Payment Application	\$163.46	\$42,492.81
11/11/2024	AR	Payment Application	\$285.35	\$42,778.16
11/11/2024	AR	Payment Application	\$163.46	\$42,941.62
11/11/2024	AR	Payment Application	\$285.35	\$43,226.97
11/11/2024	AR	Payment Application	\$163.46	\$43,390.43
11/11/2024	AR	Payment Application	\$285.35	\$43,675.78
11/11/2024	AR	Payment Application	\$163.46	\$43,839.24
11/11/2024	AR	Payment Application	\$285.35	\$44,124.59
11/11/2024	AR	Payment Application	\$163.46	\$44,288.05
11/11/2024	AR	Payment Application	\$285.35	\$44,573.40
11/11/2024	AR	Payment Application	\$163.46	\$44,736.86
11/11/2024	AR	Payment Application	\$285.35	\$45,022.21
11/11/2024	AR	Payment Application	\$163.46	\$45,185.67
11/11/2024	AR	Payment Application	\$163.46	\$45,349.13
11/11/2024	AR	Payment Application	\$285.35	\$45,634.48
11/11/2024	AR	Payment Application	\$163.46	\$45,797.94
11/11/2024	AR	Payment Application	\$285.35	\$46,083.29
11/11/2024	AR	Payment Application	\$163.46	\$46,246.75
11/11/2024	AR	Payment Application	\$285.35	\$46,532.10
11/11/2024	AR	Payment Application	\$181.58	\$46,713.68



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

CARDINAL MANAGEMENT GROUP, INC.

11/11/2024	AR	Payment Application	\$310.92		\$47,024.60
11/11/2024	AR	Payment Application	\$181.58		\$47,206.18
11/11/2024	AR	Payment Application	\$310.92		\$47,517.10
11/11/2024	AR	Payment Application	\$181.58		\$47,698.68
11/11/2024	AR	Payment Application	\$310.92		\$48,009.60
11/11/2024	AR	Payment Application	\$181.58		\$48,191.18
11/11/2024	AR	Payment Application	\$310.92		\$48,502.10
11/11/2024	AR	Payment Application	\$310.92		\$48,813.02
11/11/2024	AR	Payment Application	\$181.58		\$48,994.60
11/11/2024	AR	Payment Application	\$360.00		\$49,354.60
11/11/2024	AR	Payment Application	\$181.58		\$49,536.18
11/11/2024	AR	Payment Application	\$310.92		\$49,847.10
11/11/2024	AR	Payment Application	\$181.58		\$50,028.68
11/11/2024	AR	Payment Application	\$310.92		\$50,339.60
11/11/2024	AR	Payment Application	\$181.58		\$50,521.18
11/11/2024	AR	Payment Application	\$310.92		\$50,832.10
11/11/2024	AR	Payment Application	\$181.58		\$51,013.68
11/11/2024	AR	Payment Application	\$310.92		\$51,324.60
11/11/2024	AR	Payment Application	\$181.58		\$51,506.18
11/11/2024	AR	Payment Application	\$310.92		\$51,817.10
11/11/2024	AR	Payment Application	\$181.58		\$51,998.68
11/11/2024	AR	Payment Application	\$310.92		\$52,309.60
11/11/2024	AR	Payment Application	\$181.58		\$52,491.18
11/11/2024	AR	Payment Application	\$310.92		\$52,802.10
11/11/2024	AR	Payment Application	\$221.59		\$53,023.69
11/11/2024	AR	Payment Application	\$319.68		\$53,343.37
11/11/2024	AR	Payment Application	\$221.59		\$53,564.96
11/11/2024	AR	Payment Application	\$319.68		\$53,884.64
11/11/2024	AR	Payment Application	\$319.68		\$54,204.32
11/11/2024	AR	Payment Application	\$221.59		\$54,425.91
11/11/2024	AR	Payment Application	\$319.68		\$54,745.59
11/11/2024	AR	Payment Application	\$221.59		\$54,967.18
11/11/2024	AR	Payment Application	\$319.68		\$55,286.86
11/11/2024	AR	Payment Application	\$221.59		\$55,508.45
11/11/2024	AR	Payment Application	\$380.00		\$55,888.45
11/11/2024	AR	Payment Application	\$319.68		\$56,208.13
11/11/2024	AR	Payment Application	\$221.59		\$56,429.72
11/11/2024	AR	Payment Application	\$319.68		\$56,749.40
11/11/2024	AR	Payment Application	\$221.59		\$56,970.99
11/11/2024	AR	Payment Application	\$319.68		\$57,290.67
11/11/2024	AR	Payment Application	\$221.59		\$57,512.26
11/11/2024	AR	Payment Application	\$319.68		\$57,831.94
11/11/2024	AR	Payment Application	\$221.59		\$58,053.53
11/11/2024	AR	Payment Application	\$319.68		\$58,373.21
11/11/2024	AR	Payment Application	\$221.59		\$58,594.80
11/11/2024	AR	Payment Application	\$319.68		\$58,914.48
11/11/2024	AR	Payment Application	\$221.59		\$59,136.07
11/11/2024	AR	Payment - Certified Title Corporation		\$69,766.73	(\$10,630.66)
11/11/2024	AR	Payment		\$665.00	(\$11,295.66)
11/11/2024	AR	Payment Application	\$665.00		(\$10,630.66)
11/12/2024	AR	Lockbox Payment		\$1,995.00	(\$12,625.66)
11/12/2024	AR	Payment Application	\$1,995.00		(\$10,630.66)
11/12/2024	AR	ACH Payment		\$44,559.00	(\$55,189.66)
11/12/2024	AR	Payment Application	\$44,559.00		(\$10,630.66)
11/12/2024	AR	Payment Application	\$60.32		(\$10,570.34)
11/12/2024	AR	[REVERSAL] - Payment Application		\$123.73	(\$10,694.07)
11/12/2024	AR	Payment Application	\$63.41		(\$10,630.66)
11/13/2024	AR	Lockbox Payment		\$1,330.00	(\$11,960.66)
11/13/2024	AR	Payment Application	\$1,330.00		(\$10,630.66)
11/14/2024	AR	Lockbox Payment		\$1,951.00	(\$12,581.66)
11/14/2024	AR	Payment Application	\$1,290.00		(\$11,291.66)
11/15/2024	AR	Lockbox Payment		\$1,330.00	(\$12,621.66)
11/15/2024	AR	Payment Application	\$1,300.00		(\$11,321.66)
11/18/2024	AR	Lockbox Payment		\$665.00	(\$11,986.66)
11/18/2024	AR	Payment Application	\$665.00		(\$11,321.66)
11/19/2024	AR	Lockbox Payment		\$665.00	(\$11,986.66)
11/20/2024	AR	Lockbox Payment		\$1,330.00	(\$13,316.66)
11/20/2024	AR	Payment Application	\$1,045.00		(\$12,271.66)
11/21/2024	AR	Lockbox Payment		\$665.00	(\$12,936.66)
11/21/2024	AR	Payment Application	\$665.00		(\$12,271.66)
11/22/2024	AR	Lockbox Payment		\$1,330.00	(\$13,601.66)
11/22/2024	AR	Payment Application	\$665.00		(\$12,936.66)



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

CARDINAL MANAGEMENT GROUP, INC.

11/25/2024	AR	Lockbox Payment		\$1,330.00	(\$14,266.66)
11/25/2024	AR	Payment Application	\$665.00		(\$13,601.66)
11/26/2024	AR	Payment		\$665.00	(\$14,266.66)
11/26/2024	AR	Lockbox Payment		\$2,660.00	(\$16,926.66)
11/27/2024	AR	Payment		\$665.00	(\$17,591.66)
11/27/2024	AR	Payment Application	\$665.00		(\$16,926.66)
11/27/2024	AR	Lockbox Payment		\$3,990.00	(\$20,916.66)
11/28/2024	AR	Payment		\$665.00	(\$21,581.66)
11/29/2024	AR	Lockbox Payment		\$2,660.00	(\$24,241.66)
Account Total			\$176,611.46	\$175,311.46	(\$24,241.66)
Beginning Balance					(\$25,541.66)
Net Change					\$1,300.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
Account: 20129 - DUE TO MASTER ASSOC

Account Category: Liability
Account Type: Liability

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$47,952.00)
11/1/2024	GL	Due to Master		\$47,952.00	(\$95,904.00)
11/22/2024	AP	Bell Tower Park POA (4670 Cardinal Way Ste 302), Invoice #: X3CBT1-202410-0002; Due to POA - Oct	\$47,952.00		(\$47,952.00)
Account Total			\$47,952.00	\$47,952.00	(\$47,952.00)
Beginning Balance					(\$47,952.00)
Net Change					\$0.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
Account: 20160 - ACCRUED EXPENSES

Account Category: Liability
Account Type: Liability

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$217,318.54)
11/1/2024	GL	[REVERSAL] - Acc Apr Service: Reconstruction Experts, Inv #: 23120081	\$1,710.54		(\$215,608.00)
11/1/2024	GL	[REVERSAL] - Acc Oct Admin P/R	\$502.52		(\$215,105.48)
11/1/2024	GL	[REVERSAL] - Acc Additional May Admin P/R	\$379.14		(\$214,726.34)
11/1/2024	GL	[REVERSAL] - Acc Oct Service: CMG CL, Inv #: 2024-X3CBT1-00004	\$192.50		(\$214,533.84)
11/30/2024	GL	Acc Apr Service: Reconstruction Experts, Inv #: 23120081		\$1,710.54	(\$216,244.38)
11/30/2024	GL	Acc Nov Service: Cardinal Management Extra Charges		\$211.53	(\$216,455.91)
11/30/2024	GL	Acc Jul Service: Reconstruction Experts, Inv #: 5		\$9,260.26	(\$225,716.17)
11/30/2024	GL	Acc Oct Service: Reconstruction Experts, Inv #: 6		\$2,310.30	(\$228,026.47)
Account Total			\$2,784.70	\$13,492.63	(\$228,026.47)
Beginning Balance					(\$217,318.54)
Net Change					(\$10,707.93)

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



CARDINAL MANAGEMENT GROUP, INC.

e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

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: 24500 - RESERVE USE/REPLACEMENT

Account Category: Replacement Reserves - Schedule B
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: 25500 - RESERVE/REPLACEMENT

Account Category: Replacement Reserves - Schedule B
Account Type: Equity

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$4,271,589.10)
11/1/2024	GL	MONTHLY RESERVE ACCRUAL		\$18,559.17	(\$4,290,148.27)
11/30/2024		Bank Statement Fees	\$1,044.86		(\$4,289,103.41)
11/30/2024	GL	Tran Rsrv Int - Morgan Stanley Nov		\$7,617.94	(\$4,296,721.35)
11/30/2024	GL	Tran Rsrv Int - Morgan Stanley Oct		\$7,566.51	(\$4,304,287.86)
11/30/2024	GL	Tran Rsrv Int		\$14.32	(\$4,304,302.18)
Account Total			\$1,044.86	\$33,757.94	(\$4,304,302.18)
Beginning Balance					(\$4,271,589.10)
Net Change					(\$32,713.08)



CARDINAL MANAGEMENT GROUP, INC.

e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

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
Beginning Balance					(\$332,385.00)
11/1/2024	AR	Assessment Monthly		\$33,238.50	(\$365,623.50)
Account Total			\$0.00	\$33,238.50	(\$365,623.50)
Beginning Balance					(\$332,385.00)
Net Change					(\$33,238.50)

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
Beginning Balance					(\$479,520.00)
11/1/2024	AR	Master Assess Monthly		\$47,952.00	(\$527,472.00)
Account Total			\$0.00	\$47,952.00	(\$527,472.00)
Beginning Balance					(\$479,520.00)
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					(\$185,595.00)
11/1/2024	AR	Reserve Assessment Monthly		\$18,559.50	(\$204,154.50)
Account Total			\$0.00	\$18,559.50	(\$204,154.50)
Beginning Balance					(\$185,595.00)
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					(\$350.00)
11/11/2024	AR	Late Fee October Assessment		\$25.00	(\$375.00)
11/11/2024	AR	Late Fee November Assessment		\$25.00	(\$400.00)
Account Total			\$0.00	\$50.00	(\$400.00)
Beginning Balance					(\$350.00)
Net Change					(\$50.00)

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					(\$16,340.48)
11/30/2024		Bank Statement Interest		\$14.92	(\$16,355.40)
11/30/2024		Bank Statement Interest		\$243.33	(\$16,598.73)
Account Total			\$0.00	\$258.25	(\$16,598.73)



CARDINAL MANAGEMENT GROUP, INC.

e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

Beginning Balance	(\$16,340.48)
Net Change	(\$258.25)

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					(\$58,889.16)
11/30/2024	Bank Statement Interest			\$14.32	(\$58,903.48)
11/30/2024	Bank Statement Interest			\$7,734.75	(\$66,638.23)
11/30/2024	Bank Statement Interest			\$7,449.70	(\$74,087.93)
Account Total			\$0.00	\$15,198.77	(\$74,087.93)
Beginning Balance					(\$58,889.16)
Net Change					(\$15,198.77)

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					(\$18,524.64)
11/11/2024	AR	Interest on Final Judgement Amount 9/23-10/31/24		\$664.89	(\$19,189.53)
11/11/2024	AR	Interest 10/1/24 -10/31/24 (October Assessment)		\$5.27	(\$19,194.80)
11/11/2024	AR	REVERSAL - [Interest on Final Judgement Amount 9/23-10/31/24]	\$664.89		(\$18,529.91)
11/11/2024	AR	Interest on Final Judgement Amount through 11/5/24		\$752.44	(\$19,282.35)
11/11/2024	AR	REVERSAL - [Interest 10/1/24 -10/31/24 (October Assessment)]	\$5.27		(\$19,277.08)
11/11/2024	AR	Interest October & November 2024 Assessment		\$6.97	(\$19,284.05)
Account Total			\$670.16	\$1,429.57	(\$19,284.05)
Beginning Balance					(\$18,524.64)
Net Change					(\$759.41)

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					\$5,193.00
11/11/2024	AR	Bad Debt Write off - Write off balance 10/1/18 - 5/31/19 (5 Year Statute of Limitations per Attorney)	\$5,193.00		\$10,386.00
11/11/2024	AR	REVERSAL - [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
11/11/2024	AR	Bad Debt Write off - Write off balance 10/1/18 - 5/31/19 (5 Year Statute of Limitations per Attorney)	\$5,193.00		\$10,386.00
11/11/2024	AR	REVERSAL - [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			\$10,386.00	\$10,386.00	\$5,193.00
Beginning Balance					\$5,193.00
Net Change					\$0.00

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					\$1,357.83
11/30/2024	GL	Acc Nov Service: Cardinal Management Extra Charges	\$211.53		\$1,569.36



CARDINAL MANAGEMENT GROUP, INC.

e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

Account Total	\$211.53	\$0.00	\$1,569.36
Beginning Balance			\$1,357.83
Net Change			\$211.53

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					\$7,922.50
11/1/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 10/31/24PR; Reimb Admin PR October	\$502.52		\$8,425.02
11/1/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 5/31/24PR -Addtl; Reimb Additional May PR not collected	\$379.14		\$8,804.16
11/1/2024	GL	[REVERSAL] - Acc Oct Admin P/R		\$502.52	\$8,301.64
11/1/2024	GL	[REVERSAL] - Acc Additional May Admin P/R		\$379.14	\$7,922.50
11/30/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 11/30/24PR; Payroll Reimbursement November - Bell Tower Park Admin	\$551.34		\$8,473.84
Account Total			\$1,433.00	\$881.66	\$8,473.84
Beginning Balance					\$7,922.50
Net Change					\$551.34

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

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					\$479,520.00
11/1/2024	GL	Due to Master	\$47,952.00		\$527,472.00
Account Total			\$47,952.00	\$0.00	\$527,472.00
Beginning Balance					\$479,520.00
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					\$5,930.07
11/5/2024	AP	Pavese Law Firm, Invoice #: 334287; Sep Misc. Business	\$225.00		\$6,155.07
11/26/2024	AP	Pavese Law Firm, Invoice #: 334058; Sep // Oct RE: Litigation/Collection - Forrest, Sr. 571 Kensington Loop #102 file #82518-022 M	\$1,831.75		\$7,986.82
Account Total			\$2,056.75	\$0.00	\$7,986.82
Beginning Balance					\$5,930.07
Net Change					\$2,056.75



CARDINAL MANAGEMENT GROUP, INC.

e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

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					(\$7,163.68)
11/11/2024	AR	Legal Fees - Publication Costs		\$155.00	(\$7,318.68)
11/11/2024	AR	Legal Fees - Recording Costs		\$15.00	(\$7,333.68)
Account Total			\$0.00	\$170.00	(\$7,333.68)
Beginning Balance					(\$7,163.68)
Net Change					(\$170.00)

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					\$10,340.55
11/1/2024	GL	Accounting Fee	\$1,024.83		\$11,365.38
11/1/2024	GL	Accounting Fee	\$30.75		\$11,396.13
Account Total			\$1,055.58	\$0.00	\$11,396.13
Beginning Balance					\$10,340.55
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
Beginning Balance					\$12,138.87
11/1/2024	GL	Management Fee	\$1,203.06		\$13,341.93
11/1/2024	GL	Management Fee	\$36.09		\$13,378.02
Account Total			\$1,239.15	\$0.00	\$13,378.02
Beginning Balance					\$12,138.87
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					\$3,137.50
11/1/2024	GL	[REVERSAL] - Acc Oct Service: CMG CL, Inv #: 2024-X3CBT1-00004		\$192.50	\$2,945.00
11/7/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 2024-X3CBT1-00004; Oct CL week 5 - drywall needs repairing after roof leak	\$192.50		\$3,137.50



CARDINAL MANAGEMENT GROUP, INC.

e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

Account Total				\$192.50	\$192.50	\$3,137.50
Beginning Balance						\$3,137.50
Net Change						\$0.00

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					\$238,700.44
11/30/2024	GL	Prepaid Ins Exp	\$24,776.80		\$263,477.24
Account Total			\$24,776.80	\$0.00	\$263,477.24
Beginning Balance					\$238,700.44
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					\$2,009.90
11/30/2024	GL	Prepaid Ins Exp	\$213.59		\$2,223.49
Account Total			\$213.59	\$0.00	\$2,223.49
Beginning Balance					\$2,009.90
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					\$2,884.06
11/30/2024	GL	Prepaid Ins Exp	\$268.24		\$3,152.30
Account Total			\$268.24	\$0.00	\$3,152.30
Beginning Balance					\$2,884.06
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
Beginning Balance					\$1,958.26
11/30/2024	GL	Prepaid Ins Exp	\$197.15		\$2,155.41
Account Total			\$197.15	\$0.00	\$2,155.41
Beginning Balance					\$1,958.26
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					\$442.88



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
11/1/2024 - 11/30/2024

CARDINAL MANAGEMENT GROUP, INC.

11/30/2024	GL	Prepaid Ins Exp	\$42.42		\$485.30
Account Total			\$42.42	\$0.00	\$485.30
Beginning Balance					\$442.88
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					\$8,539.27
11/30/2024	GL	Prepaid Ins Exp - Machine Breakdown	\$188.00		\$8,727.27
11/30/2024	GL	Prepaid Ins Exp	\$656.16		\$9,383.43
Account Total			\$844.16	\$0.00	\$9,383.43
Beginning Balance					\$8,539.27
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
11/1/2024	GL	[REVERSAL] - Acc Apr Service: Reconstruction Experts, Inv #: 23120081		\$1,710.54	(\$962.17)
11/30/2024	GL	Acc Apr Service: Reconstruction Experts, Inv #: 23120081	\$1,710.54		\$748.37
11/30/2024	GL	Acc Jul Service: Reconstruction Experts, Inv #: 5	\$9,260.26		\$10,008.63
11/30/2024	GL	Acc Oct Service: Reconstruction Experts, Inv #: 6	\$2,310.30		\$12,318.93
Account Total			\$13,281.10	\$1,710.54	\$12,318.93
Beginning Balance					\$748.37
Net Change					\$11,570.56

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					\$185,591.70
11/1/2024	GL	MONTHLY RESERVE ACCRUAL	\$18,559.17		\$204,150.87
Account Total			\$18,559.17	\$0.00	\$204,150.87
Beginning Balance					\$185,591.70
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
Beginning Balance					\$58,889.16
11/30/2024	GL	Tran Rsrv Int - Morgan Stanley Nov	\$7,617.94		\$66,507.10
11/30/2024	GL	Tran Rsrv Int - Morgan Stanley Oct	\$7,566.51		\$74,073.61
11/30/2024	GL	Tran Rsrv Int	\$14.32		\$74,087.93
Account Total			\$15,198.77	\$0.00	\$74,087.93
Beginning Balance					\$58,889.16
Net Change					\$15,198.77