



CARDINAL MANAGEMENT GROUP, INC.

The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
Statement of Income and Operations
12/1/2024 - 12/31/2024

Accounts	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
30100 - ASSESSMENT INCOME	\$33,238.50	\$33,238.88	(\$0.38)	\$398,862.00	\$398,867.00	(\$5.00)	\$398,867.00
30104 - ASSESS INC MASTER FEES	\$47,952.00	\$47,952.00	\$0.00	\$575,424.00	\$575,424.00	\$0.00	\$575,424.00
30171 - LATE FEES	\$0.00	\$41.63	(\$41.63)	\$400.00	\$500.00	(\$100.00)	\$500.00
30270 - INTEREST INCOME	\$134.32	\$41.63	\$92.69	\$16,733.05	\$500.00	\$16,233.05	\$500.00
30274 - INTEREST INCOME OWNER	\$0.00	\$16.63	(\$16.63)	\$19,284.05	\$200.00	\$19,084.05	\$200.00
30290 - BAD DEBT RECOVERY	\$35,768.61	\$0.00	\$35,768.61	\$35,768.61	\$0.00	\$35,768.61	\$0.00
<u>Total Income</u>	\$117,093.43	\$81,290.77	\$35,802.66	\$1,046,471.71	\$975,491.00	\$70,980.71	\$975,491.00
Total Income	\$117,093.43	\$81,290.77	\$35,802.66	\$1,046,471.71	\$975,491.00	\$70,980.71	\$975,491.00
Expense							
<u>Administrative</u>							
51030 - OFFICE EXPENSE	\$215.78	\$225.00	\$9.22	\$1,785.14	\$2,700.00	\$914.86	\$2,700.00
51044 - ADMIN PAYROLL	\$480.50	\$750.00	\$269.50	\$8,954.34	\$9,000.00	\$45.66	\$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	\$600.00	\$0.00	(\$600.00)	\$600.00	\$600.00	\$0.00	\$600.00
51079 - MASTER ASSOC FEES	\$47,952.00	\$47,952.00	\$0.00	\$575,424.00	\$575,424.00	\$0.00	\$575,424.00
51110 - AUDIT/TAX RETURNS	(\$2,250.00)	\$0.00	\$2,250.00	\$150.00	\$3,000.00	\$2,850.00	\$3,000.00
51111 - ACCOUNTING FEES	\$1,055.58	\$1,060.25	\$4.67	\$12,451.71	\$12,723.00	\$271.29	\$12,723.00
51120 - MANAGEMENT FEE CONTRACT	\$1,239.15	\$1,195.62	(\$43.53)	\$14,617.17	\$14,347.00	(\$270.17)	\$14,347.00
<u>Total Administrative</u>	\$49,293.01	\$51,182.87	\$1,889.86	\$614,043.61	\$617,856.00	\$3,812.39	\$617,856.00
<u>Insurance</u>							
71050 - INSURANCE COVERAGE	\$24,776.80	\$25,992.88	\$1,216.08	\$288,254.04	\$311,915.00	\$23,660.96	\$311,915.00
71054 - INSURANCE DIRECTORS & OFFICERS	\$213.59	\$191.25	(\$22.34)	\$2,437.08	\$2,295.00	(\$142.08)	\$2,295.00
71057 - INSURANCE FIDELITY BONDING	\$268.24	\$328.37	\$60.13	\$3,420.54	\$3,940.00	\$519.46	\$3,940.00
71067 - INSURANCE UMBRELLA	\$197.15	\$212.88	\$15.73	\$2,352.56	\$2,555.00	\$202.44	\$2,555.00
71090 - INSURANCE WORKMANS COMPENSATION	\$42.42	\$47.12	\$4.70	\$527.72	\$565.00	\$37.28	\$565.00
71091 - INSURANCE GENERAL LIABILITY	\$844.16	\$697.12	(\$147.04)	\$10,227.59	\$8,365.00	(\$1,862.59)	\$8,365.00
<u>Total Insurance</u>	\$26,342.36	\$27,469.62	\$1,127.26	\$307,219.53	\$329,635.00	\$22,415.47	\$329,635.00
<u>Legal / Bad Debt</u>							
50400 - BAD DEBTS EXPENSE	\$3,140.88	\$625.00	(\$2,515.88)	\$8,333.88	\$7,500.00	(\$833.88)	\$7,500.00
51090 - LEGAL FEES	\$767.25	\$625.00	(\$142.25)	\$8,754.07	\$7,500.00	(\$1,254.07)	\$7,500.00
51092 - LEGAL FEE REIMBURSEMENT	\$0.00	(\$83.37)	(\$83.37)	(\$7,333.68)	(\$1,000.00)	\$6,333.68	(\$1,000.00)
<u>Total Legal / Bad Debt</u>	\$3,908.13	\$1,166.63	(\$2,741.50)	\$9,754.27	\$14,000.00	\$4,245.73	\$14,000.00
<u>Maintenance</u>							
61278 - BUILDING MAINTENANCE & REPAIR	\$339.00	\$1,166.63	\$827.63	\$3,476.50	\$14,000.00	\$10,523.50	\$14,000.00
61471 - ROOF CLEANING	\$50,625.00	\$0.00	(\$50,625.00)	\$50,625.00	\$0.00	(\$50,625.00)	\$0.00
<u>Total Maintenance</u>	\$50,964.00	\$1,166.63	(\$49,797.37)	\$54,101.50	\$14,000.00	(\$40,101.50)	\$14,000.00
<u>Other</u>							
78005 - HURRICANE IAN	\$0.00	\$0.00	\$0.00	\$12,318.93	\$0.00	(\$12,318.93)	\$0.00
<u>Total Other</u>	\$0.00	\$0.00	\$0.00	\$12,318.93	\$0.00	(\$12,318.93)	\$0.00
Total Expense	\$130,507.50	\$80,985.75	(\$49,521.75)	\$997,437.84	\$975,491.00	(\$21,946.84)	\$975,491.00
Operating Net Income	(\$13,414.07)	\$305.02	(\$13,719.09)	\$49,033.87	\$0.00	\$49,033.87	\$0.00
Reserve Income							
<u>Income</u>							
30120 - REPLACEMENT ASSESSMENTS	\$18,559.50	\$18,559.13	\$0.37	\$222,714.00	\$222,710.00	\$4.00	\$222,710.00
30273 - INTEREST INCOME RESERVES	\$6,874.61	\$5,833.37	\$1,041.24	\$80,962.54	\$70,000.00	\$10,962.54	\$70,000.00
<u>Total Income</u>	\$25,434.11	\$24,392.50	\$1,041.61	\$303,676.54	\$292,710.00	\$10,966.54	\$292,710.00
Total Reserve Income	\$25,434.11	\$24,392.50	\$1,041.61	\$303,676.54	\$292,710.00	\$10,966.54	\$292,710.00
Reserve Expense							
<u>Transfer to Reserve</u>							
90000 - TRANSFER TO RESERVE ACCRUAL	\$18,559.17	\$18,559.13	(\$0.04)	\$222,710.04	\$222,710.00	(\$0.04)	\$222,710.00



CARDINAL MANAGEMENT GROUP, INC.

The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
 Statement of Income and Operations
 12/1/2024 - 12/31/2024

12/1/2024 - 12/31/2024

1/1/2024 - 12/31/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
90008 - TRANSFER RESERVE INTEREST	\$6,874.61	\$5,833.37	(\$1,041.24)	\$80,962.54	\$70,000.00	(\$10,962.54)	\$70,000.00
<u>Total Transfer to Reserve</u>	\$25,433.78	\$24,392.50	(\$1,041.28)	\$303,672.58	\$292,710.00	(\$10,962.58)	\$292,710.00
Total Reserve Expense	\$25,433.78	\$24,392.50	(\$1,041.28)	\$303,672.58	\$292,710.00	(\$10,962.58)	\$292,710.00
Reserve Net Income	\$0.33	\$0.00	\$0.33	\$3.96	\$0.00	\$3.96	\$0.00
Net Income	(\$13,413.74)	\$305.02	(\$13,718.76)	\$49,037.83	\$0.00	\$49,037.83	\$0.00



CARDINAL MANAGEMENT GROUP, INC.

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

Balance Sheet

12/31/2024

AssetsOperating Cash & Investments - Schedule A

10005 - FIRST CITIZENS - OPERATING	\$421,800.22
10060 - MORGAN STANLEY - OPERATING 3027	\$34,101.87
10133 - FIRST CITIZENS - CDAR ACCOUNT	\$287.84

<u>Operating Cash & Investments - Schedule A Total</u>	\$456,189.93
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Reserve Cash & Investments

10116 - FIRST CITIZENS - RESERVE MM	\$79,206.73
10117 - MORGAN STANLEY - RESERVE 3806	\$825,390.21
10141 - MORGAN STANLEY - RESERVE 7596	\$1,122,885.74
10191 - DUE FROM OPERATING	\$136,872.74

<u>Reserve Cash & Investments Total</u>	\$2,164,355.42
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Other Asset

10160 - ASSESSMENTS RECEIVABLE	\$11,589.74
10165 - ALLOW DOUBT ACCTS	(\$2,659.92)
10240 - PREPAID INSURANCE	\$105,369.34
10278 - ACCTS REC - THINK UTILITY SERVICES	\$16,946.01

<u>Other Asset Total</u>	\$131,245.17
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Assets Total

\$2,751,790.52

Liabilities and EquityLiability

20100 - ACCOUNTS PAYABLE	\$895.00
20101 - BELL TOWER POA SPECIAL ASSESSMENT	\$600.00
20102 - ACCOUNTS PAYABLE OTHER	\$97,684.92
20103 - TAXES PAYABLE	\$79.44
20120 - PREPAID ASSESSMENTS	\$16,471.66
20129 - DUE TO MASTER ASSOC	\$47,952.00
20160 - ACCRUED EXPENSES	\$52,425.35
20321 - DUE TO RESERVES	\$136,872.74

<u>Liability Total</u>	\$352,981.11
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Equity

20300 - CONTRIBUTED CAPITAL	\$54,638.41
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<u>Equity Total</u>	\$54,638.41
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Replacement Reserves - Schedule B

25500 - RESERVE/REPLACEMENT	\$2,164,355.42
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<u>Replacement Reserves - Schedule B Total</u>	\$2,164,355.42
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Retained Earnings

\$130,777.75

Net Income

\$49,037.83

Liabilities & Equity Total

\$2,751,790.52



CARDINAL MANAGEMENT GROUP, INC.

e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
AP Aging - New
Period Through: 12/31/2024

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
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	\$0.00	\$0.00	\$0.00	\$221.59	\$221.59
					\$0.00	\$0.00	\$0.00	\$895.00	\$895.00



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
12/1/2024 - 12/31/2024

CARDINAL MANAGEMENT GROUP, INC.

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

Account Category: Operating Cash & Investments - Schedule A

Account: 10005 - FIRST CITIZENS - OPERATING

Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$407,849.64
12/1/2024	AR	Payment	\$665.00		\$408,514.64
12/1/2024	GL	Management/Accounting Fee		\$66.84	\$408,447.80
12/2/2024	GL	Management/Accounting Fee		\$2,227.89	\$406,219.91
12/2/2024	AP	Payment: Bell Tower Park POA, On-Line Payment, Invoice #: X3CBT1-202411-0001		\$49,752.00	\$356,467.91
12/2/2024	AP	[VOID] - Payment: Bell Tower Park POA, On-Line Payment, Invoice #: X3CBT1-202411-0001	\$49,752.00		\$406,219.91
12/2/2024	AP	Payment: Bell Tower Park POA, On-Line Payment, Invoice #: X3CBT1-202412-0001		\$47,952.00	\$358,267.91
12/2/2024	AR	Lockbox Payment	\$5,320.00		\$363,587.91
12/2/2024	AR	Payment	\$665.00		\$364,252.91
12/3/2024	AR	Payment	\$665.00		\$364,917.91
12/3/2024	AR	Lockbox Payment	\$3,990.00		\$368,907.91
12/4/2024	AR	Lockbox Payment	\$3,980.00		\$372,887.91
12/5/2024	AR	Lockbox Payment	\$3,990.00		\$376,877.91
12/5/2024	AP	Payment: Cardinal Management Group of Florida Inc., API Payment - Check #: 100235, Invoice #: 11/30/24PR		\$551.34	\$376,326.57
12/5/2024	AP	Payment: Pavese Law Firm, API Payment - Check #: 100236, Invoice #: 334287, 334058		\$2,056.75	\$374,269.82
12/6/2024	AR	Lockbox Payment	\$665.00		\$374,934.82
12/9/2024	AR	Payment	\$665.00		\$375,599.82
12/9/2024	AR	Lockbox Payment	\$3,325.00		\$378,924.82
12/9/2024	AP	Payment: Cardinal Management Group of Florida Inc., API Payment - Check #: 100237, Invoice #: 11/30/24X3		\$211.53	\$378,713.29
12/9/2024	AP	Payment: Reconstruction Experts, Inc., API Payment - Check #: 100238, Invoice #: 4, 5, 6		\$23,141.06	\$355,572.23
12/10/2024	AR	Payment	\$625.00		\$356,197.23
12/10/2024	AR	ACH Payment	\$45,319.00		\$401,516.23
12/11/2024	AR	Lockbox Payment	\$2,660.00		\$404,176.23
12/12/2024	AR	Lockbox Payment	\$1,330.00		\$405,506.23
12/13/2024	AR	Lockbox Payment	\$3,281.00		\$408,787.23
12/17/2024	AR	Lockbox Payment	\$2,660.00		\$411,447.23
12/18/2024	AR	Lockbox Payment	\$665.00		\$412,112.23
12/19/2024	AR	Lockbox Payment	\$695.00		\$412,807.23
12/20/2024	AR	Lockbox Payment	\$665.00		\$413,472.23
12/22/2024	AR	Payment	\$1,360.00		\$414,832.23
12/22/2024	AR	Payment	\$665.00		\$415,497.23
12/23/2024		EOM1024 - Think Utilities	\$8,497.68		\$423,994.91
12/23/2024	AP	Payment: Lee County Utilities, On-Line Payment, Invoice #: 1086982-4 11/24-A		\$7,692.37	\$416,302.54
12/24/2024	AR	Lockbox Payment	\$665.00		\$416,967.54
12/26/2024	AR	Lockbox Payment	\$4,020.00		\$420,987.54
12/27/2024	AR	Lockbox Payment	\$665.00		\$421,652.54
12/27/2024	AP	Payment: Kenneth Lee Cutlip, Inc., API Payment - Check #: 100239, Invoice #: 46565		\$339.00	\$421,313.54
12/27/2024	AP	Payment: Reconstruction Experts, Inc., API Payment - Check #: 100240, Invoice #: 23120081		\$1,710.54	\$419,603.00
12/29/2024	AR	Payment	\$30.00		\$419,633.00
12/30/2024	AR	Lockbox Payment	\$725.00		\$420,358.00
12/30/2024	AP	Payment: Department of Business and Professional Regulation, On-Line Payment, Invoice #: 721398		\$600.00	\$419,758.00
12/31/2024	AR	Lockbox Payment	\$1,330.00		\$421,088.00
12/31/2024		Bank Statement Interest	\$17.22		\$421,105.22
12/31/2024	AR	Payment	\$695.00		\$421,800.22
Account Total			\$150,251.90	\$136,301.32	\$421,800.22
Beginning Balance					\$407,849.64
Net Change					\$13,950.58

Client: The Courtyard Homes at Bell Tower Park Condominium

Account Category: Operating Cash & Investments -



e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
12/1/2024 - 12/31/2024

CARDINAL MANAGEMENT GROUP, INC.

Association, Inc.

Account: 10060 - MORGAN STANLEY - OPERATING 3027

Schedule A

Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$33,984.77
12/31/2024	Bank Statement Interest		\$117.10		\$34,101.87
Account Total			\$117.10	\$0.00	\$34,101.87
Beginning Balance					\$33,984.77
Net Change					\$117.10

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

Account Category: Reserve Cash & Investments

Account: 10116 - FIRST CITIZENS - RESERVE MM

Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$79,191.93
12/31/2024	Bank Statement Interest		\$14.80		\$79,206.73
Account Total			\$14.80	\$0.00	\$79,206.73
Beginning Balance					\$79,191.93
Net Change					\$14.80

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

Account Category: Reserve Cash & Investments

Account: 10117 - MORGAN STANLEY - RESERVE 3806

Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$822,565.37
12/31/2024	Bank Statement Interest		\$2,824.84		\$825,390.21
Account Total			\$2,824.84	\$0.00	\$825,390.21
Beginning Balance					\$822,565.37
Net Change					\$2,824.84

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

Account Category: Operating Cash & Investments - Schedule A

Account: 10133 - FIRST CITIZENS - CDAR ACCOUNT

Account Type: Bank

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

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

Account Category: Reserve Cash & Investments

Account: 10141 - MORGAN STANLEY - RESERVE 7596

Account Type: Bank

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$1,119,383.76



**e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
12/1/2024 - 12/31/2024**

CARDINAL MANAGEMENT GROUP, INC.

12/31/2024	Bank Statement Interest	\$4,034.97		\$1,123,418.73
12/31/2024	Bank Statement Fees		\$532.99	\$1,122,885.74
Account Total		\$4,034.97	\$532.99	\$1,122,885.74
Beginning Balance				\$1,119,383.76
Net Change				\$3,501.98

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
Beginning Balance					\$12,075.70
12/1/2024	AR	REVERSAL - [Master Assess Monthly]		\$319.68	\$11,756.02
12/1/2024	AR	Master Assess Monthly	\$319.68		\$12,075.70
12/1/2024	AR	REVERSAL - [Reserve Assessment Monthly]		\$123.73	\$11,951.97
12/1/2024	AR	Reserve Assessment Monthly	\$123.73		\$12,075.70
12/1/2024	AR	REVERSAL - [Assessment Monthly]		\$221.59	\$11,854.11
12/1/2024	AR	Assessment Monthly	\$221.59		\$12,075.70
12/1/2024	AR	Payment Application		\$8,126.82	\$3,948.88
12/1/2024	AR	Payment Application		\$285.00	\$3,663.88
12/1/2024	AR	Payment Application		\$665.00	\$2,998.88
12/1/2024	AR	Payment Application		\$3,325.00	(\$326.12)
12/1/2024	AR	Payment Application		\$3,990.00	(\$4,316.12)
12/1/2024	AR	Payment Application		\$665.00	(\$4,981.12)
12/1/2024	AR	Payment Application		\$2,280.18	(\$7,261.30)
12/1/2024	AR	Payment Application		\$665.00	(\$7,926.30)
12/1/2024	AR	Assessment Monthly	\$33,238.50		\$25,312.20
12/1/2024	AR	Reserve Assessment Monthly	\$18,559.50		\$43,871.70
12/1/2024	AR	Master Assess Monthly	\$47,952.00		\$91,823.70
12/2/2024	AR	Payment Application		\$5,985.00	\$85,838.70
12/3/2024	AR	Payment Application		\$4,055.00	\$81,783.70
12/4/2024	AR	Payment Application		\$3,980.00	\$77,803.70
12/5/2024	AR	Payment Application		\$3,990.00	\$73,813.70
12/6/2024	AR	Payment Application		\$665.00	\$73,148.70
12/9/2024	AR	Payment Application		\$665.00	\$72,483.70
12/9/2024	AR	Payment Application		\$319.68	\$72,164.02
12/9/2024	AR	[REVERSAL] - Payment Application	\$319.68		\$72,483.70
12/9/2024	AR	Payment Application		\$319.68	\$72,164.02
12/9/2024	AR	[REVERSAL] - Payment Application	\$319.68		\$72,483.70
12/9/2024	AR	Payment Application		\$60.32	\$72,423.38
12/9/2024	AR	[REVERSAL] - Payment Application	\$123.73		\$72,547.11
12/9/2024	AR	Payment Application		\$63.41	\$72,483.70
12/9/2024	AR	Payment Application		\$2,660.00	\$69,823.70
12/10/2024	AR	Payment Application		\$625.00	\$69,198.70
12/10/2024	AR	Payment Application		\$45,319.00	\$23,879.70
12/11/2024	AR	Payment Application		\$1,524.00	\$22,355.70
12/12/2024	AR	Payment Application		\$1,330.00	\$21,025.70
12/13/2024	AR	Payment Application		\$2,620.00	\$18,405.70
12/17/2024	AR	Payment Application		\$2,660.00	\$15,745.70
12/18/2024	AR	Payment Application		\$380.00	\$15,365.70
12/19/2024	AR	Payment Application		\$635.00	\$14,730.70
12/20/2024	AR	Payment Application		\$665.00	\$14,065.70
12/22/2024	AR	Payment Application		\$1,330.00	\$12,735.70
12/26/2024	AR	Payment Application		\$665.00	\$12,070.70
12/31/2024	AR	Payment Application		\$480.96	\$11,589.74
Account Total			\$101,178.09	\$101,664.05	\$11,589.74
Beginning Balance					\$12,075.70
Net Change					(\$485.96)

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
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**e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
12/1/2024 - 12/31/2024**

CARDINAL MANAGEMENT GROUP, INC.

12/1/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 11/30/24X3	\$211.53		(\$26,855.68)
12/1/2024	AP	Reconstruction Experts, Inc., Invoice #: 23120081	\$1,710.54		(\$28,566.22)
12/1/2024	AP	Lee County Utilities (PO Box 60045); , Invoice #: 1086982-4 11/24-A	\$7,692.37		(\$36,258.59)
12/2/2024	AP	Bell Tower Park POA (4670 Cardinal Way Ste 302); , Invoice #: X3CBT1-202411-0001	\$49,752.00		(\$86,010.59)
12/2/2024	AP	Payment: Bell Tower Park POA, On-Line Payment, Invoice #: X3CBT1-202411-0001	\$49,752.00		(\$36,258.59)
12/2/2024	AP	[VOID] - Payment: Bell Tower Park POA, On-Line Payment, Invoice #: X3CBT1-202411-0001	\$49,752.00		(\$86,010.59)
12/2/2024	AP	[VOID] - Bell Tower Park POA (4670 Cardinal Way Ste 302); , Invoice #: X3CBT1-202411-0001	\$49,752.00		(\$36,258.59)
12/2/2024	AP	Bell Tower Park POA (4670 Cardinal Way Ste 302); , Invoice #: X3CBT1-202412-0001	\$47,952.00		(\$84,210.59)
12/2/2024	AP	Payment: Bell Tower Park POA, On-Line Payment, Invoice #: X3CBT1-202412-0001	\$47,952.00		(\$36,258.59)
12/5/2024	AP	Payment: Cardinal Management Group of Florida Inc., API Payment - Check #: 100235, Invoice #: 11/30/24PR	\$551.34		(\$35,707.25)
12/5/2024	AP	Payment: Pavese Law Firm, API Payment - Check #: 100236, Invoice #: 334287, 334058	\$2,056.75		(\$33,650.50)
12/9/2024	AP	Payment: Cardinal Management Group of Florida Inc., API Payment - Check #: 100237, Invoice #: 11/30/24X3	\$211.53		(\$33,438.97)
12/9/2024	AP	Payment: Reconstruction Experts, Inc., API Payment - Check #: 100238, Invoice #: 4, 5, 6	\$23,141.06		(\$10,297.91)
12/19/2024	AP	Kenneth Lee Cutlip, Inc., Invoice #: 46565	\$339.00		(\$10,636.91)
12/23/2024	AP	Payment: Lee County Utilities, On-Line Payment, Invoice #: 1086982-4 11/24-A	\$7,692.37		(\$2,944.54)
12/27/2024	AP	Payment: Kenneth Lee Cutlip, Inc., API Payment - Check #: 100239, Invoice #: 46565	\$339.00		(\$2,605.54)
12/27/2024	AP	Payment: Reconstruction Experts, Inc., API Payment - Check #: 100240, Invoice #: 23120081	\$1,710.54		(\$895.00)
12/30/2024	AP	Department of Business and Professional Regulation (Division of FL Condos Timeshares and Mobile Homes); , Invoice #: 721398	\$600.00		(\$1,495.00)
12/30/2024	AP	Payment: Department of Business and Professional Regulation, On-Line Payment, Invoice #: 721398	\$600.00		(\$895.00)
Account Total			\$183,758.59	\$181,150.50	(\$895.00)
Beginning Balance					(\$3,503.09)
Net Change					\$2,608.09

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: 20102 - ACCOUNTS PAYABLE OTHER

Account Category: Liability
Account Type: Liability

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$0.00
12/1/2024	GL	Payable to POA - Disaster Restoration Squad, Inc., Invoice #: 4842; Oct exterior repaint - 16 bldgs complete		\$81,824.00	(\$81,824.00)
12/1/2024	GL	Payable to POA - Disaster Restoration Squad, Inc., Invoice #: 4852; Nov stucco repairs - first 21 bldgs		\$15,860.92	(\$97,684.92)
Account Total			\$0.00	\$97,684.92	(\$97,684.92)
Beginning Balance					\$0.00



**e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
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12/1/2024 - 12/31/2024**

CARDINAL MANAGEMENT GROUP, INC.

Net Change **(\$97,684.92)**

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

Account Category: Liability
Account Type: Liability

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

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

Account Category: Liability
Account Type: Liability

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$24,241.66)
12/1/2024	AR	Payment Application	\$665.00		(\$23,576.66)
12/1/2024	AR	Payment Application	\$8,126.82		(\$15,449.84)
12/1/2024	AR	Payment Application	\$285.00		(\$15,164.84)
12/1/2024	AR	Payment Application	\$665.00		(\$14,499.84)
12/1/2024	AR	Payment Application	\$3,325.00		(\$11,174.84)
12/1/2024	AR	Payment Application	\$3,990.00		(\$7,184.84)
12/1/2024	AR	Payment Application	\$665.00		(\$6,519.84)
12/1/2024	AR	Payment Application	\$2,280.18		(\$4,239.66)
12/1/2024	AR	Payment		\$665.00	(\$4,904.66)
12/2/2024	AR	Lockbox Payment		\$5,320.00	(\$10,224.66)
12/2/2024	AR	Payment		\$665.00	(\$10,889.66)
12/2/2024	AR	Payment Application	\$5,985.00		(\$4,904.66)
12/3/2024	AR	Payment		\$665.00	(\$5,569.66)
12/3/2024	AR	Lockbox Payment		\$3,990.00	(\$9,559.66)
12/3/2024	AR	Payment Application	\$4,055.00		(\$5,504.66)
12/4/2024	AR	Lockbox Payment		\$3,980.00	(\$9,484.66)
12/4/2024	AR	Payment Application	\$3,980.00		(\$5,504.66)
12/5/2024	AR	Lockbox Payment		\$3,990.00	(\$9,494.66)
12/5/2024	AR	Payment Application	\$3,990.00		(\$5,504.66)
12/6/2024	AR	Lockbox Payment		\$665.00	(\$6,169.66)
12/6/2024	AR	Payment Application	\$665.00		(\$5,504.66)
12/9/2024	AR	Payment		\$665.00	(\$6,169.66)
12/9/2024	AR	Payment Application	\$665.00		(\$5,504.66)
12/9/2024	AR	Payment Application	\$319.68		(\$5,184.98)
12/9/2024	AR	[REVERSAL] - Payment Application		\$319.68	(\$5,504.66)
12/9/2024	AR	Payment Application	\$319.68		(\$5,184.98)
12/9/2024	AR	[REVERSAL] - Payment Application		\$319.68	(\$5,504.66)
12/9/2024	AR	Payment Application	\$60.32		(\$5,444.34)
12/9/2024	AR	[REVERSAL] - Payment Application		\$123.73	(\$5,568.07)
12/9/2024	AR	Payment Application	\$63.41		(\$5,504.66)
12/9/2024	AR	Lockbox Payment		\$3,325.00	(\$8,829.66)
12/9/2024	AR	Payment Application	\$2,660.00		(\$6,169.66)
12/10/2024	AR	Payment		\$625.00	(\$6,794.66)
12/10/2024	AR	Payment Application	\$625.00		(\$6,169.66)
12/10/2024	AR	ACH Payment		\$45,319.00	(\$51,488.66)
12/10/2024	AR	Payment Application	\$45,319.00		(\$6,169.66)
12/11/2024	AR	Lockbox Payment		\$2,660.00	(\$8,829.66)
12/11/2024	AR	Payment Application	\$1,524.00		(\$7,305.66)
12/12/2024	AR	Lockbox Payment		\$1,330.00	(\$8,635.66)
12/12/2024	AR	Payment Application	\$1,330.00		(\$7,305.66)
12/13/2024	AR	Lockbox Payment		\$3,281.00	(\$10,586.66)
12/13/2024	AR	Payment Application	\$2,620.00		(\$7,966.66)
12/17/2024	AR	Lockbox Payment		\$2,660.00	(\$10,626.66)
12/17/2024	AR	Payment Application	\$2,660.00		(\$7,966.66)
12/18/2024	AR	Lockbox Payment		\$665.00	(\$8,631.66)
12/18/2024	AR	Payment Application	\$380.00		(\$8,251.66)
12/19/2024	AR	Lockbox Payment		\$695.00	(\$8,946.66)



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CARDINAL MANAGEMENT GROUP, INC.

12/19/2024 AR	Payment Application	\$635.00		(\$8,311.66)
12/20/2024 AR	Lockbox Payment		\$665.00	(\$8,976.66)
12/20/2024 AR	Payment Application	\$665.00		(\$8,311.66)
12/22/2024 AR	Payment		\$1,360.00	(\$9,671.66)
12/22/2024 AR	Payment		\$665.00	(\$10,336.66)
12/22/2024 AR	Payment Application	\$1,330.00		(\$9,006.66)
12/24/2024 AR	Lockbox Payment		\$665.00	(\$9,671.66)
12/26/2024 AR	Lockbox Payment		\$4,020.00	(\$13,691.66)
12/26/2024 AR	Payment Application	\$665.00		(\$13,026.66)
12/27/2024 AR	Lockbox Payment		\$665.00	(\$13,691.66)
12/29/2024 AR	Payment		\$30.00	(\$13,721.66)
12/30/2024 AR	Lockbox Payment		\$725.00	(\$14,446.66)
12/31/2024 AR	Lockbox Payment		\$1,330.00	(\$15,776.66)
12/31/2024 AR	Payment Application	\$480.96		(\$15,295.70)
12/31/2024 AR	Bad Debt Write off		\$480.96	(\$15,776.66)
12/31/2024 AR	Payment		\$695.00	(\$16,471.66)
Account Total		\$100,999.05	\$93,229.05	(\$16,471.66)
Beginning Balance				(\$24,241.66)
Net Change				\$7,770.00

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)
12/1/2024	GL	Due to Master		\$47,952.00	(\$95,904.00)
12/2/2024	AP	Bell Tower Park POA (4670 Cardinal Way Ste 302), Invoice #: X3CBT1-202411-0001; Due to POA - Nov	\$49,752.00		(\$46,152.00)
12/2/2024	AP	[VOID] - Bell Tower Park POA (4670 Cardinal Way Ste 302), Invoice #: X3CBT1-202411-0001; Due to POA - Nov		\$49,752.00	(\$95,904.00)
12/2/2024	AP	Bell Tower Park POA (4670 Cardinal Way Ste 302), Invoice #: X3CBT1-202412-0001; Due to POA - Nov	\$47,952.00		(\$47,952.00)
Account Total			\$97,704.00	\$97,704.00	(\$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					(\$228,026.47)
12/1/2024	GL	REVERSAL - [Acc - Cardinal Management Group of Florida Inc., Invoice #: 7/31/21X3; Jul Extra Charges]	\$336.82		(\$227,689.65)
12/1/2024	GL	Rcls Acc Advance Roofing & Sheetmetal 2020 invoices in AVID	\$71,431.68		(\$156,257.97)
12/1/2024	GL	Rcls Acc 2021 Advanced Roofing	\$64,466.18		(\$91,791.79)
12/1/2024	GL	Rcls Acc Advanced Roofing Inv Jan thru Nov	\$76,049.16		(\$15,742.63)
12/1/2024	GL	[REVERSAL] - Acc Apr Service: Reconstruction Experts, Inv #: 23120081	\$1,710.54		(\$14,032.09)
12/1/2024	GL	[REVERSAL] - Acc Nov Service: Cardinal Management Extra Charges	\$211.53		(\$13,820.56)
12/1/2024	GL	[REVERSAL] - Acc Jul Service: Reconstruction Experts, Inv #: 5	\$9,260.26		(\$4,560.30)
12/1/2024	GL	[REVERSAL] - Acc Oct Service: Reconstruction Experts, Inv #: 6	\$2,310.30		(\$2,250.00)
12/31/2024	GL	Acc Dec Extra Charges		\$552.60	(\$2,802.60)
12/31/2024	GL	Acc Dec Payroll		\$480.50	(\$3,283.10)
12/31/2024	GL	Acc Nov Svc: Pavese		\$767.25	(\$4,050.35)
12/31/2024	GL	REVERSAL - [Acc Stroemer & Co 2018 Audit remaining 50% deposit]	\$2,250.00		(\$1,800.35)
12/31/2024	GL	Acc Roof Cleaning		\$50,625.00	(\$52,425.35)
Account Total			\$228,026.47	\$52,425.35	(\$52,425.35)
Beginning Balance					(\$228,026.47)



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

Net Change **\$175,601.12**

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: 20321 - DUE TO RESERVES

Account Category: Liability
Account Type: Liability

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$0.00
12/31/2024	GL	Due to / Due from		\$136,872.74	(\$136,872.74)
Account Total			\$0.00	\$136,872.74	(\$136,872.74)
Beginning Balance					\$0.00
Net Change					(\$136,872.74)

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

Account Category: Liability
Account Type: Liability

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$7,188,748.82)
12/1/2024	GL	Rcls Balnace to Reserves per BOD	\$7,188,748.82		\$0.00
Account Total			\$7,188,748.82	\$0.00	\$0.00
Beginning Balance					(\$7,188,748.82)
Net Change					\$7,188,748.82

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
12/1/2024	GL	Rcls Acc Advance Roofing & Sheetmetal 2020 invoices in AVID		\$71,431.68	\$1,858,416.15
12/1/2024	GL	Rcls Acc 2021 Advanced Roofing		\$64,466.18	\$1,793,949.97
12/1/2024	GL	Rcls Acc Advanced Roofing Inv Jan thru Nov		\$76,049.16	\$1,717,900.81
12/1/2024	GL	Rcls Balance to Reserves		\$1,717,900.81	\$0.00
Account Total			\$0.00	\$1,929,847.83	\$0.00
Beginning Balance					\$1,929,847.83
Net Change					(\$1,929,847.83)

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

Account Category: Equity
Account Type: Equity



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

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

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

Account Category: Replacement Reserves - Schedule B

Account: 24500 - RESERVE USE/REPLACEMENT

Account Type: Equity

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$7,526,440.14
12/1/2024	AP	Reconstruction Experts, Inc., Invoice #: 4; Jun pay app #4	\$11,570.50		\$7,538,010.64
12/1/2024	GL	Payable to POA - Disaster Restoration Squad, Inc., Invoice #: 4852; Nov stucco repairs - first 21 bldgs	\$15,860.92		\$7,553,871.56
12/1/2024	GL	Payable to POA - Disaster Restoration Squad, Inc., Invoice #: 4842; Oct exterior repaint - 16 bldgs complete	\$81,824.00		\$7,635,695.56
Account Total			\$109,255.42	\$0.00	\$7,635,695.56
Beginning Balance					\$7,526,440.14
Net Change					\$109,255.42

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

Account Category: Replacement Reserves - Schedule B

Account: 25500 - RESERVE/REPLACEMENT

Account Type: Equity

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$4,304,302.18)
12/1/2024	GL	Rcls Balnace to Reserves per BOD		\$7,188,748.82	(\$11,493,051.00)
12/1/2024	GL	Rcls Balance to Reserves	\$1,717,900.81		(\$9,775,150.19)
12/1/2024	GL	MONTHLY RESERVE ACCRUAL		\$18,559.17	(\$9,793,709.36)
12/31/2024	GL	Tran Rsrv Int		\$14.80	(\$9,793,724.16)
12/31/2024		Bank Statement Fees	\$532.99		(\$9,793,191.17)
12/31/2024	GL	Tran Rsrv Int		\$6,859.81	(\$9,800,050.98)
Account Total			\$1,718,433.80	\$7,214,182.60	(\$9,800,050.98)
Beginning Balance					(\$4,304,302.18)
Net Change					(\$5,495,748.80)

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

Account Category: Income

Account: 30100 - ASSESSMENT INCOME

Account Type: Income

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$365,623.50)
12/1/2024	AR	Assessment Monthly		\$33,238.50	(\$398,862.00)
12/1/2024	AR	REVERSAL - [Assessment Monthly]	\$221.59		(\$398,640.41)
12/1/2024	AR	Assessment Monthly		\$221.59	(\$398,862.00)
Account Total			\$221.59	\$33,460.09	(\$398,862.00)
Beginning Balance					(\$365,623.50)
Net Change					(\$33,238.50)



**e Courtyard Homes at Bell Tower Park Condominium Association, Inc.
General Ledger Report
12/1/2024 - 12/31/2024**

CARDINAL MANAGEMENT GROUP, INC.

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					(\$527,472.00)
12/1/2024	AR	Master Assess Monthly		\$47,952.00	(\$575,424.00)
12/1/2024	AR	REVERSAL - [Master Assess Monthly]	\$319.68		(\$575,104.32)
12/1/2024	AR	Master Assess Monthly		\$319.68	(\$575,424.00)
Account Total			\$319.68	\$48,271.68	(\$575,424.00)
Beginning Balance					(\$527,472.00)
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					(\$204,154.50)
12/1/2024	AR	Reserve Assessment Monthly		\$18,559.50	(\$222,714.00)
12/1/2024	AR	REVERSAL - [Reserve Assessment Monthly]	\$123.73		(\$222,590.27)
12/1/2024	AR	Reserve Assessment Monthly		\$123.73	(\$222,714.00)
Account Total			\$123.73	\$18,683.23	(\$222,714.00)
Beginning Balance					(\$204,154.50)
Net Change					(\$18,559.50)

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

Account Category: Income
Account Type: Income

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

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

Account Category: Income
Account Type: Income

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$16,598.73)
12/31/2024		Bank Statement Interest		\$17.22	(\$16,615.95)
12/31/2024		Bank Statement Interest		\$117.10	(\$16,733.05)
Account Total			\$0.00	\$134.32	(\$16,733.05)
Beginning Balance					(\$16,598.73)
Net Change					(\$134.32)

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

Beginning Balance					(\$74,087.93)
12/31/2024	Bank Statement Interest			\$14.80	(\$74,102.73)
12/31/2024	Bank Statement Interest			\$2,824.84	(\$76,927.57)
12/31/2024	Bank Statement Interest			\$4,034.97	(\$80,962.54)
Account Total			\$0.00	\$6,874.61	(\$80,962.54)
Beginning Balance					(\$74,087.93)
Net Change					(\$6,874.61)

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					(\$19,284.05)
Account Total			\$0.00	\$0.00	(\$19,284.05)
Beginning Balance					(\$19,284.05)
Net Change					\$0.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc.
Account: 30290 - BAD DEBT RECOVERY

Account Category: Income
Account Type: Income

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$0.00
12/31/2024	GL	Rcls Balance - Receivables has been cleared/ Collected		\$35,768.61	(\$35,768.61)
Account Total			\$0.00	\$35,768.61	(\$35,768.61)
Beginning Balance					\$0.00
Net Change					(\$35,768.61)

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
12/31/2024	GL	Bad Debt for 13891 Bently Circle #101	\$2,659.92		\$7,852.92
12/31/2024	AR	Bad Debt Write off	\$480.96		\$8,333.88
Account Total			\$3,140.88	\$0.00	\$8,333.88
Beginning Balance					\$5,193.00
Net Change					\$3,140.88

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					\$1,569.36
12/1/2024	AP	Cardinal Management Group of Florida Inc., Invoice #: 11/30/24X3; Nov Extra Charges	\$211.53		\$1,780.89
12/1/2024	GL	[REVERSAL] - Acc Nov Service: Cardinal Management Extra Charges		\$211.53	\$1,569.36
12/1/2024	GL	REVERSAL - [Acc - Cardinal Management Group of Florida Inc., Invoice #: 7/31/21X3; Jul Extra Charges]		\$336.82	\$1,232.54



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CARDINAL MANAGEMENT GROUP, INC.

12/31/2024 GL	Acc Dec Extra Charges		\$552.60		\$1,785.14
Account Total			\$764.13	\$548.35	\$1,785.14
Beginning Balance					\$1,569.36
Net Change					\$215.78

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc. Account Category: Administrative
Account: 51044 - ADMIN PAYROLL Account Type: Expense

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$8,473.84
12/31/2024 GL	Acc Dec Payroll		\$480.50		\$8,954.34
Account Total			\$480.50	\$0.00	\$8,954.34
Beginning Balance					\$8,473.84
Net Change					\$480.50

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc. Account Category: Administrative
Account: 51067 - ANNUAL FEES - CORPORATION 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 Category: Administrative
Account: 51069 - ANNUAL FEES - CONDO DIVISION Account Type: Expense

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$0.00
12/30/2024 AP		Department of Business and Professional Regulation (Division of FL Condos Timeshares and Mobile Homes), Invoice #: 721398; Annual fee statement - project# PR1P026449 - MA00024835	\$600.00		\$600.00
Account Total			\$600.00	\$0.00	\$600.00
Beginning Balance					\$0.00
Net Change					\$600.00

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

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$527,472.00
12/1/2024 GL	Due to Master		\$47,952.00		\$575,424.00
Account Total			\$47,952.00	\$0.00	\$575,424.00
Beginning Balance					\$527,472.00
Net Change					\$47,952.00



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CARDINAL MANAGEMENT GROUP, INC.

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					\$7,986.82
12/31/2024	GL	Acc Nov Svc: Pavese	\$767.25		\$8,754.07
Account Total			\$767.25	\$0.00	\$8,754.07
Beginning Balance					\$7,986.82
Net Change					\$767.25

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

Account Category: Legal / Bad Debt
Account Type: Expense

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					(\$7,333.68)
Account Total			\$0.00	\$0.00	(\$7,333.68)
Beginning Balance					(\$7,333.68)
Net Change					\$0.00

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
12/31/2024	GL	REVERSAL - [Acc Stroemer & Co 2018 Audit remaining 50% deposit]		\$2,250.00	\$150.00
Account Total			\$0.00	\$2,250.00	\$150.00
Beginning Balance					\$2,400.00
Net Change					(\$2,250.00)

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					\$11,396.13
12/1/2024	GL	Accounting Fee	\$30.75		\$11,426.88
12/2/2024	GL	Accounting Fee	\$1,024.83		\$12,451.71
Account Total			\$1,055.58	\$0.00	\$12,451.71
Beginning Balance					\$11,396.13
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					\$13,378.02
12/1/2024	GL	Management Fee	\$36.09		\$13,414.11
12/2/2024	GL	Management Fee	\$1,203.06		\$14,617.17



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

Account Total		\$1,239.15	\$0.00	\$14,617.17
Beginning Balance				\$13,378.02
Net Change				\$1,239.15

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

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$3,137.50
12/19/2024	AP	Kenneth Lee Cutlip, Inc., Invoice #: 46565; Dec replace 3/4 main shut off valve for unit & repair meter	\$339.00		\$3,476.50
Account Total			\$339.00	\$0.00	\$3,476.50
Beginning Balance					\$3,137.50
Net Change					\$339.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc. Account Category: Maintenance
Account: 61471 - ROOF CLEANING Account Type: Expense

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$0.00
12/31/2024	GL	Acc Roof Cleaning	\$50,625.00		\$50,625.00
Account Total			\$50,625.00	\$0.00	\$50,625.00
Beginning Balance					\$0.00
Net Change					\$50,625.00

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

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$263,477.24
12/31/2024	GL	Prepaid Ins Exp	\$24,776.80		\$288,254.04
Account Total			\$24,776.80	\$0.00	\$288,254.04
Beginning Balance					\$263,477.24
Net Change					\$24,776.80

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

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$2,223.49
12/31/2024	GL	Prepaid Ins Exp	\$213.59		\$2,437.08
Account Total			\$213.59	\$0.00	\$2,437.08
Beginning Balance					\$2,223.49
Net Change					\$213.59



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CARDINAL MANAGEMENT GROUP, INC.

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					\$3,152.30
12/31/2024	GL	Prepaid Ins Exp	\$268.24		\$3,420.54
Account Total			\$268.24	\$0.00	\$3,420.54
Beginning Balance					\$3,152.30
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					\$2,155.41
12/31/2024	GL	Prepaid Ins Exp	\$197.15		\$2,352.56
Account Total			\$197.15	\$0.00	\$2,352.56
Beginning Balance					\$2,155.41
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					\$485.30
12/31/2024	GL	Prepaid Ins Exp	\$42.42		\$527.72
Account Total			\$42.42	\$0.00	\$527.72
Beginning Balance					\$485.30
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					\$9,383.43
12/31/2024	GL	Prepaid Ins Exp - Machine Breakdown	\$188.00		\$9,571.43
12/31/2024	GL	Prepaid Ins Exp	\$656.16		\$10,227.59
Account Total			\$844.16	\$0.00	\$10,227.59
Beginning Balance					\$9,383.43
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					\$12,318.93
12/1/2024	AP	Reconstruction Experts, Inc., Invoice #: 5; Jul pay app #5	\$9,260.26		\$21,579.19
12/1/2024	AP	Reconstruction Experts, Inc., Invoice #: 6; Oct pay app #6	\$2,310.30		\$23,889.49



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CARDINAL MANAGEMENT GROUP, INC.

12/1/2024	GL	[REVERSAL] - Acc Apr Service: Reconstruction Experts, Inv #: 23120081		\$1,710.54	\$22,178.95
12/1/2024	GL	[REVERSAL] - Acc Jul Service: Reconstruction Experts, Inv #: 5		\$9,260.26	\$12,918.69
12/1/2024	GL	[REVERSAL] - Acc Oct Service: Reconstruction Experts, Inv #: 6		\$2,310.30	\$10,608.39
12/1/2024	AP	Reconstruction Experts, Inc., Invoice #: 23120081; Apr pay app 3	\$1,710.54		\$12,318.93
Account Total			\$13,281.10	\$13,281.10	\$12,318.93
Beginning Balance					\$12,318.93
Net Change					\$0.00

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc. Account Category: Transfer to Reserve
Account: 90000 - TRANSFER TO RESERVE ACCRUAL Account Type: Reserve Expense

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$204,150.87
12/1/2024	GL	MONTHLY RESERVE ACCRUAL	\$18,559.17		\$222,710.04
Account Total			\$18,559.17	\$0.00	\$222,710.04
Beginning Balance					\$204,150.87
Net Change					\$18,559.17

Client: The Courtyard Homes at Bell Tower Park Condominium Association, Inc. Account Category: Transfer to Reserve
Account: 90008 - TRANSFER RESERVE INTEREST Account Type: Reserve Expense

Posting Date	Source	Description	Debit	Credit	Balance
Beginning Balance					\$74,087.93
12/31/2024	GL	Tran Rsrv Int	\$14.80		\$74,102.73
12/31/2024	GL	Tran Rsrv Int	\$6,859.81		\$80,962.54
Account Total			\$6,874.61	\$0.00	\$80,962.54
Beginning Balance					\$74,087.93
Net Change					\$6,874.61