

Balance Sheet Report

G.B. Resort Condominium Key Biscayne

As of January 31, 2025

	<u>Balance Jan 31, 2025</u>	<u>Balance Dec 31, 2024</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - BU OPER #0115	101,720.85	145,617.42	(43,896.57)
1001 - BU OPER WIRE #0174	11,820.48	0.06	11,820.42
Total Operating Funds	113,541.33	145,617.48	(32,076.15)
Reserve Funds			
1325 - BU RSRV #0166	1,588,798.49	1,537,004.54	51,793.95
Total Reserve Funds	1,588,798.49	1,537,004.54	51,793.95
Accounts Receivable			
1500 - Accounts Receivable	68,442.25	32,802.75	35,639.50
Total Accounts Receivable	68,442.25	32,802.75	35,639.50
Prepaid Expenses			
1600 - Prepaid Property & Liability Ins	20,762.68	24,915.21	(4,152.53)
Total Prepaid Expenses	20,762.68	24,915.21	(4,152.53)
Other Current Assets			
1760 - Transition In - Homeowner Balances	1.05	1.05	0.00
1799 - Clearing Account	(850.00)	(850.00)	0.00
Total Other Current Assets	(848.95)	(848.95)	0.00
Total Assets	1,790,695.80	1,739,491.03	51,204.77
<u>Liabilities</u>			
Accrued Expenses			
2395 - General Accruals	0.00	800.00	(800.00)
Total Accrued Expenses	0.00	800.00	(800.00)

Balance Sheet Report

G.B. Resort Condominium Key Biscayne

As of January 31, 2025

	<u>Balance Jan 31, 2025</u>	<u>Balance Dec 31, 2024</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Payroll			
2495 - Other Current Liabilities	1,355.91	1,355.91	0.00
Total Accrued Payroll	1,355.91	1,355.91	0.00
Prepaid Assessments			
2550 - Prepaid Assessments	17,834.77	18,604.77	(770.00)
2598 - Deferred Revenue-Reserves	1,263,873.78	1,263,873.78	0.00
Total Prepaid Assessments	1,281,708.55	1,282,478.55	(770.00)
Total Liabilities	1,283,064.46	1,284,634.46	(1,570.00)
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Retained Earnings - Operating Fund	181,725.82	181,725.82	0.00
3005 - Equity Adjustments - Prior Periods	(7,626.57)	0.00	(7,626.57)
Total Owners Equity - Prior Years	174,099.25	181,725.82	(7,626.57)
Capital Reserves - Prior Years			
3194 - Retained Earnings - Replacement Fund	273,130.75	273,130.75	0.00
Total Capital Reserves - Prior Years	273,130.75	273,130.75	0.00
Total Owners' Equity	447,230.00	454,856.57	(7,626.57)
Net Income / (Loss)	60,401.34	0.00	60,401.34
Total Liabilities and Equity	1,790,695.80	1,739,491.03	51,204.77

Income Statement Report

G.B. Resort Condominium Key Biscayne

Operating

January 01, 2025 thru January 31, 2025

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4000 - CAM Income	321,593.08	234,843.00	86,750.08	321,593.08	234,843.00	86,750.08	2,818,121.00	2,496,527.92
4590 - Prior Year Surplus	4,688.58	4,689.00	(0.42)	4,688.58	4,689.00	(0.42)	56,263.00	51,574.42
4825 - Misc. Income	229.60	230.00	(0.40)	229.60	230.00	(0.40)	1,150.00	920.40
4900 - Interest Revenue - Operations	176.19	0.00	176.19	176.19	0.00	176.19	0.00	(176.19)
Total Assessment Income	326,687.45	239,762.00	86,925.45	326,687.45	239,762.00	86,925.45	2,875,534.00	2,548,846.55
Total Operating Income	326,687.45	239,762.00	86,925.45	326,687.45	239,762.00	86,925.45	2,875,534.00	2,548,846.55
<u>Expense</u>								
Administrative								
5020 - Shared - Op Supplies	6,981.60	6,982.00	(0.40)	6,981.60	6,982.00	(0.40)	34,910.00	27,928.40
5055 - Master Assoc Fees	10,800.00	10,800.00	0.00	10,800.00	10,800.00	0.00	129,600.00	118,800.00
5090 - Office Supplies	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
5150 - Contingency	328.80	1,667.00	(1,338.20)	328.80	1,667.00	(1,338.20)	20,000.00	19,671.20
5196 - Miscellaneous Admin Expenses	0.00	342.00	(342.00)	0.00	342.00	(342.00)	4,105.00	4,105.00
Total Administrative	18,110.40	19,874.00	(1,763.60)	18,110.40	19,874.00	(1,763.60)	189,615.00	171,504.60
Payroll & Benefits								
5301 - S&W - Admin	23,106.17	23,106.00	0.17	23,106.17	23,106.00	0.17	277,274.00	254,167.83
5310 - Shared Services -Administrative	2,996.67	2,997.00	(0.33)	2,996.67	2,997.00	(0.33)	35,960.00	32,963.33
5311 - SharedServ- Security	5,669.42	5,669.00	0.42	5,669.42	5,669.00	0.42	68,033.00	62,363.58
5312 - SharedServ- Engineer	20,809.00	20,809.00	0.00	20,809.00	20,809.00	0.00	104,045.00	83,236.00
5316 - SharedServ- Pool	5,092.80	5,093.00	(0.20)	5,092.80	5,093.00	(0.20)	25,464.00	20,371.20
5320 - SharedServ- PTEB	27,075.94	27,076.00	(0.06)	27,075.94	27,076.00	(0.06)	219,465.00	192,389.06
5323 - Concierge Payroll	13,942.20	13,942.00	0.20	13,942.20	13,942.00	0.20	69,711.00	55,768.80
Total Payroll & Benefits	98,692.20	98,692.00	0.20	98,692.20	98,692.00	0.20	799,952.00	701,259.80
Utilities								
6000 - Electricity	22,844.67	22,845.00	(0.33)	22,844.67	22,845.00	(0.33)	274,136.00	251,291.33
6005 - Gas Service	3,918.80	3,919.00	(0.20)	3,918.80	3,919.00	(0.20)	19,594.00	15,675.20

Income Statement Report

G.B. Resort Condominium Key Biscayne

Operating

January 01, 2025 thru January 31, 2025

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6025 - Water & Sewer	13,610.08	13,610.00	0.08	13,610.08	13,610.00	0.08	163,321.00	149,710.92
6040 - Bundled Telecom Services	3,370.00	3,370.00	0.00	3,370.00	3,370.00	0.00	16,850.00	13,480.00
6045 - Cable Service	2,965.60	2,966.00	(0.40)	2,965.60	2,966.00	(0.40)	14,830.00	11,864.40
Total Utilities	46,709.15	46,710.00	(0.85)	46,709.15	46,710.00	(0.85)	488,731.00	442,021.85
Operations								
5400 - Insurance Premiums	61,296.25	61,296.00	0.25	61,296.25	61,296.00	0.25	735,555.00	674,258.75
5402 - Insurance D&O	4,152.53	3,690.00	462.53	4,152.53	3,690.00	462.53	44,275.00	40,122.47
6300 - Licenses & Fees	752.00	63.00	689.00	752.00	63.00	689.00	756.00	4.00
6416 - Health Club/Amenities Expense	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	25,000.00	20,000.00
6420 - Uniforms	3,548.80	3,549.00	(0.20)	3,548.80	3,549.00	(0.20)	17,744.00	14,195.20
6424 - Misc Usage Charges -Tennis	3,600.00	3,600.00	0.00	3,600.00	3,600.00	0.00	18,000.00	14,400.00
6426 - Plant Maintenance	1,914.00	1,914.00	0.00	1,914.00	1,914.00	0.00	9,570.00	7,656.00
6432 - Janitor & Cleaning Contract	5,888.20	5,888.00	0.20	5,888.20	5,888.00	0.20	29,441.00	23,552.80
6442 - Landscaping/Grounds	12,415.00	12,415.00	0.00	12,415.00	12,415.00	0.00	62,075.00	49,660.00
6530 - General Maintenance Shared	40,387.60	40,388.00	(0.40)	40,387.60	40,388.00	(0.40)	201,938.00	161,550.40
7000 - Audit Fees	0.00	888.00	(888.00)	0.00	888.00	(888.00)	10,660.00	10,660.00
7001 - Accounting Fees	0.00	2,549.00	(2,549.00)	0.00	2,549.00	(2,549.00)	30,589.00	30,589.00
7010 - Professional Development	(800.00)	125.00	(925.00)	(800.00)	125.00	(925.00)	1,500.00	2,300.00
7020 - Legal Fees	440.00	583.00	(143.00)	440.00	583.00	(143.00)	7,000.00	6,560.00
7040 - Management Fees	11,930.00	11,930.00	0.00	11,930.00	11,930.00	0.00	143,155.00	131,225.00
Total Operations	150,524.38	153,878.00	(3,353.62)	150,524.38	153,878.00	(3,353.62)	1,337,258.00	1,186,733.62
Repair & Maintenance								
5408 - Rubbish Removal	4,044.00	4,044.00	0.00	4,044.00	4,044.00	0.00	20,220.00	16,176.00
5420 - Fire Prevention/Contract	0.00	230.00	(230.00)	0.00	230.00	(230.00)	2,760.00	2,760.00
Total Repair & Maintenance	4,044.00	4,274.00	(230.00)	4,044.00	4,274.00	(230.00)	22,980.00	18,936.00

Income Statement Report
G.B. Resort Condominium Key Biscayne
Operating

January 01, 2025 thru January 31, 2025

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
8800 Expenses								
8902 - Programs & Services Bundle	0.00	3,083.00	(3,083.00)	0.00	3,083.00	(3,083.00)	37,000.00	37,000.00
Total 8800 Expenses	0.00	3,083.00	(3,083.00)	0.00	3,083.00	(3,083.00)	37,000.00	37,000.00
Total Operating Expense	318,080.13	326,511.00	(8,430.87)	318,080.13	326,511.00	(8,430.87)	2,875,536.00	2,557,455.87
Total Operating Income / (Loss)	8,607.32	(86,749.00)	95,356.32	8,607.32	(86,749.00)	95,356.32	(2.00)	(8,609.32)

Income Statement Report G.B. Resort Condominium Key Biscayne Reserves

January 01, 2025 thru January 31, 2025

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4025 - Reserve Assessments	50,808.49	50,808.00	0.49	50,808.49	50,808.00	0.49	609,701.00	558,892.51
4910 - Reserve Assessment - Interest Inc.	985.53	0.00	985.53	985.53	0.00	985.53	0.00	(985.53)
Total Assessment Income	51,794.02	50,808.00	986.02	51,794.02	50,808.00	986.02	609,701.00	557,906.98
Total Reserves Income	51,794.02	50,808.00	986.02	51,794.02	50,808.00	986.02	609,701.00	557,906.98
Total Reserves Income / (Loss)	51,794.02	50,808.00	986.02	51,794.02	50,808.00	986.02	609,701.00	557,906.98
Total Association Net Income / (Loss)	60,401.34	(35,941.00)	96,342.34	60,401.34	(35,941.00)	96,342.34	609,699.00	549,297.66

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Operating

As of January 31, 2025

Account Description	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Assessment Income														
4000 - CAM Income	321,593	234,844	234,843	234,844	234,843	234,844	234,843	234,843	234,844	234,843	234,844	234,843	2,904,871	2,818,121
4590 - Prior Year Surplus	4,689	4,688	4,689	4,688	4,689	4,689	4,688	4,689	4,688	4,689	4,688	4,689	56,263	56,263
4825 - Misc. Income	230	230	230	230	0	0	0	0	0	0	0	230	1,150	1,150
4900 - Interest Revenue - Operations	176	0	0	0	0	0	0	0	0	0	0	0	176	0
Total Assessment Income	326,687	239,762	239,762	239,762	239,532	239,533	239,531	239,532	239,532	239,532	239,532	239,762	2,962,459	2,875,534
Total Income	326,687	239,762	239,762	239,762	239,532	239,533	239,531	239,532	239,532	239,532	239,532	239,762	2,962,459	2,875,534
Administrative														
5020 - Shared - Op Supplies	6,982	6,982	6,982	6,982	0	0	0	0	0	0	0	6,982	34,910	34,910
5055 - Master Assoc Fees	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	129,600	129,600
5090 - Office Supplies	0	84	83	83	84	83	83	84	83	83	84	83	917	1,000
5150 - Contingency	329	1,666	1,667	1,667	1,666	1,667	1,667	1,666	1,667	1,667	1,666	1,667	18,662	20,000
5196 - Miscellaneous Admin Expenses	0	342	342	342	342	343	342	342	342	342	342	342	3,763	4,105
Total Administrative	18,110	19,874	19,874	19,874	12,892	12,893	12,892	12,892	12,892	12,892	12,892	19,874	187,851	189,615
Payroll & Benefits														
5301 - S&W - Admin	23,106	23,106	23,107	23,106	23,106	23,106	23,106	23,106	23,107	23,106	23,106	23,106	277,274	277,274
5310 - Shared Services -Administrative	2,997	2,996	2,997	2,997	2,996	2,997	2,997	2,996	2,997	2,997	2,996	2,997	35,960	35,960
5311 - SharedServ- Security	5,669	5,670	5,669	5,670	5,669	5,670	5,669	5,669	5,670	5,669	5,670	5,669	68,033	68,033
5312 - SharedServ- Engineer	20,809	20,809	20,809	20,809	0	0	0	0	0	0	0	20,809	104,045	104,045
5316 - SharedServ- Pool	5,093	5,093	5,093	5,093	0	0	0	0	0	0	0	5,092	25,464	25,464
5320 - SharedServ- PTEB	27,076	27,076	27,076	27,076	12,012	12,012	12,012	12,012	12,012	12,012	12,012	27,077	219,465	219,465
5323 - Concierge Payroll	13,942	13,942	13,942	13,942	0	0	0	0	0	0	0	13,943	69,711	69,711
Total Payroll & Benefits	98,692	98,692	98,693	98,693	43,783	43,785	43,784	43,783	43,786	43,784	43,784	98,693	799,952	799,952
Utilities														
6000 - Electricity	22,845	22,844	22,845	22,845	22,844	22,845	22,845	22,844	22,845	22,845	22,844	22,845	274,136	274,136
6005 - Gas Service	3,919	3,919	3,919	3,919	0	0	0	0	0	0	0	3,918	19,594	19,594
6025 - Water & Sewer	13,610	13,610	13,610	13,610	13,610	13,611	13,610	13,610	13,610	13,610	13,610	13,610	163,321	163,321
6040 - Bundled Telecom Services	3,370	3,370	3,370	3,370	0	0	0	0	0	0	0	3,370	16,850	16,850

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Operating

As of January 31, 2025

Account Description	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Utilities														
6045 - Cable Service	2,966	2,966	2,966	2,966	0	0	0	0	0	0	0	2,966	14,830	14,830
Total Utilities	46,709	46,709	46,710	46,710	36,454	36,456	36,455	36,454	36,455	36,455	36,454	46,709	488,730	488,731
Operations														
5400 - Insurance Premiums	61,296	61,297	61,296	61,296	61,296	61,297	61,296	61,296	61,296	61,297	61,296	61,296	735,555	735,555
5402 - Insurance D&O	4,153	3,689	3,690	3,689	3,690	3,690	3,689	3,690	3,689	3,690	3,689	3,690	44,738	44,275
6300 - Licenses & Fees	752	63	63	63	63	63	63	63	63	63	63	63	1,445	756
6416 - Health Club/Amenities Expense	5,000	5,000	5,000	5,000	0	0	0	0	0	0	0	5,000	25,000	25,000
6420 - Uniforms	3,549	3,549	3,549	3,549	0	0	0	0	0	0	0	3,548	17,744	17,744
6424 - Misc Usage Charges -Tennis	3,600	3,600	3,600	3,600	0	0	0	0	0	0	0	3,600	18,000	18,000
6426 - Plant Maintenance	1,914	1,914	1,914	1,914	0	0	0	0	0	0	0	1,914	9,570	9,570
6432 - Janitor & Cleaning Contract	5,888	5,888	5,888	5,888	0	0	0	0	0	0	0	5,889	29,441	29,441
6442 - Landscaping/Grounds	12,415	12,415	12,415	12,415	0	0	0	0	0	0	0	12,415	62,075	62,075
6530 - General Maintenance Shared	40,388	40,388	40,388	40,388	0	0	0	0	0	0	0	40,386	201,938	201,938
7000 - Audit Fees	0	889	888	888	889	888	888	889	888	888	889	888	9,772	10,660
7001 - Accounting Fees	0	2,549	2,549	2,549	2,549	2,550	2,549	2,549	2,549	2,549	2,549	2,549	28,040	30,589
7010 - Professional Development	(800)	125	125	125	125	125	125	125	125	125	125	125	575	1,500
7020 - Legal Fees	440	584	583	583	584	583	583	584	583	583	584	583	6,857	7,000
7040 - Management Fees	11,930	11,929	11,930	11,929	11,930	11,930	11,929	11,930	11,929	11,930	11,929	11,930	143,155	143,155
Total Operations	150,524	153,879	153,878	153,876	81,126	81,126	81,122	81,126	81,122	81,125	81,124	153,876	1,333,904	1,337,258
Repair & Maintenance														
5408 - Rubbish Removal	4,044	4,044	4,044	4,044	0	0	0	0	0	0	0	4,044	20,220	20,220
5420 - Fire Prevention/Contract	0	230	230	230	230	230	230	230	230	230	230	230	2,530	2,760
Total Repair & Maintenance	4,044	4,274	4,274	4,274	230	230	230	230	230	230	230	4,274	22,750	22,980

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Operating

As of January 31, 2025

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Projected	Budget
8800 Expenses														
8902 - Programs & Services Bundle	0	3,084	3,083	3,083	3,084	3,083	3,083	3,084	3,083	3,083	3,084	3,083	33,917	37,000
Total 8800 Expenses	0	3,084	3,083	3,083	3,084	3,083	3,083	3,084	3,083	3,083	3,084	3,083	33,917	37,000
Total Expense	318,080	326,512	326,512	326,510	177,569	177,573	177,566	177,569	177,568	177,569	177,568	326,509	2,867,105	2,875,536
Total Operating	8,607	(86,750)	(86,750)	(86,748)	61,963	61,960	61,965	61,963	61,964	61,963	61,964	(86,747)	95,354	(2)

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Reserves

As of January 31, 2025

Account Description	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Assessment Income														
4025 - Reserve Assessments	50,808	50,809	50,808	50,809	50,808	50,809	50,808	50,808	50,809	50,808	50,809	50,808	609,701	609,701
4910 - Reserve Assessment - Interest Inc.	986	0	0	0	0	0	0	0	0	0	0	0	986	0
Total Assessment Income	51,794	50,809	50,808	50,809	50,808	50,809	50,808	50,808	50,809	50,808	50,809	50,808	610,687	609,701
Total Income	51,794	50,809	50,808	50,809	50,808	50,809	50,808	50,808	50,809	50,808	50,809	50,808	610,687	609,701
Total Reserves	51,794	50,809	50,808	50,809	50,808	50,809	50,808	50,808	50,809	50,808	50,809	50,808	610,687	609,701

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of January 31, 2025

Account Description	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Assessment Income														
4000 - CAM Income	321,593	234,844	234,843	234,844	234,843	234,844	234,843	234,843	234,844	234,843	234,844	234,843	2,904,871	2,818,121
4025 - Reserve Assessments	50,808	50,809	50,808	50,809	50,808	50,809	50,808	50,808	50,809	50,808	50,809	50,808	609,701	609,701
4590 - Prior Year Surplus	4,689	4,688	4,689	4,688	4,689	4,689	4,688	4,689	4,688	4,689	4,688	4,689	56,263	56,263
4825 - Misc. Income	230	230	230	230	0	0	0	0	0	0	0	230	1,150	1,150
4900 - Interest Revenue - Operations	176	0	0	0	0	0	0	0	0	0	0	0	176	0
4910 - Reserve Assessment - Interest Inc.	986	0	0	0	0	0	0	0	0	0	0	0	986	0
Total Assessment Income	378,481	290,571	290,570	290,571	290,340	290,342	290,339	290,340	290,341	290,340	290,341	290,570	3,573,146	3,485,235
Total Income	378,481	290,571	290,570	290,571	290,340	290,342	290,339	290,340	290,341	290,340	290,341	290,570	3,573,146	3,485,235
Administrative														
5020 - Shared - Op Supplies	6,982	6,982	6,982	6,982	0	0	0	0	0	0	0	6,982	34,910	34,910
5055 - Master Assoc Fees	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	129,600	129,600
5090 - Office Supplies	0	84	83	83	84	83	83	84	83	83	84	83	917	1,000
5150 - Contingency	329	1,666	1,667	1,667	1,666	1,667	1,667	1,666	1,667	1,667	1,666	1,667	18,662	20,000
5196 - Miscellaneous Admin Expenses	0	342	342	342	342	343	342	342	342	342	342	342	3,763	4,105
Total Administrative	18,110	19,874	19,874	19,874	12,892	12,893	12,892	12,892	12,892	12,892	12,892	19,874	187,851	189,615
Payroll & Benefits														
5301 - S&W - Admin	23,106	23,106	23,107	23,106	23,106	23,106	23,106	23,106	23,107	23,106	23,106	23,106	277,274	277,274
5310 - Shared Services -Administrative	2,997	2,996	2,997	2,997	2,996	2,997	2,997	2,996	2,997	2,997	2,996	2,997	35,960	35,960
5311 - SharedServ- Security	5,669	5,670	5,669	5,670	5,669	5,670	5,669	5,669	5,670	5,669	5,670	5,669	68,033	68,033
5312 - SharedServ- Engineer	20,809	20,809	20,809	20,809	0	0	0	0	0	0	0	20,809	104,045	104,045
5316 - SharedServ- Pool	5,093	5,093	5,093	5,093	0	0	0	0	0	0	0	5,092	25,464	25,464
5320 - SharedServ- PTEB	27,076	27,076	27,076	27,076	12,012	12,012	12,012	12,012	12,012	12,012	12,012	27,077	219,465	219,465
5323 - Concierge Payroll	13,942	13,942	13,942	13,942	0	0	0	0	0	0	0	13,943	69,711	69,711
Total Payroll & Benefits	98,692	98,692	98,693	98,693	43,783	43,785	43,784	43,783	43,786	43,784	43,784	98,693	799,952	799,952
Utilities														
6000 - Electricity	22,845	22,844	22,845	22,845	22,844	22,845	22,845	22,844	22,845	22,845	22,844	22,845	274,136	274,136
6005 - Gas Service	3,919	3,919	3,919	3,919	0	0	0	0	0	0	0	3,918	19,594	19,594
6025 - Water & Sewer	13,610	13,610	13,610	13,610	13,610	13,611	13,610	13,610	13,610	13,610	13,610	13,610	163,321	163,321

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of January 31, 2025

Account Description	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Utilities														
6040 - Bundled Telecom Services	3,370	3,370	3,370	3,370	0	0	0	0	0	0	0	3,370	16,850	16,850
6045 - Cable Service	2,966	2,966	2,966	2,966	0	0	0	0	0	0	0	2,966	14,830	14,830
Total Utilities	46,709	46,709	46,710	46,710	36,454	36,456	36,455	36,454	36,455	36,455	36,454	46,709	488,730	488,731
Operations														
5400 - Insurance Premiums	61,296	61,297	61,296	61,296	61,296	61,297	61,296	61,296	61,296	61,297	61,296	61,296	735,555	735,555
5402 - Insurance D&O	4,153	3,689	3,690	3,689	3,690	3,690	3,689	3,690	3,689	3,690	3,689	3,690	44,738	44,275
6300 - Licenses & Fees	752	63	63	63	63	63	63	63	63	63	63	63	1,445	756
6416 - Health Club/Amenities Expense	5,000	5,000	5,000	5,000	0	0	0	0	0	0	0	5,000	25,000	25,000
6420 - Uniforms	3,549	3,549	3,549	3,549	0	0	0	0	0	0	0	3,548	17,744	17,744
6424 - Misc Usage Charges -Tennis	3,600	3,600	3,600	3,600	0	0	0	0	0	0	0	3,600	18,000	18,000
6426 - Plant Maintenance	1,914	1,914	1,914	1,914	0	0	0	0	0	0	0	1,914	9,570	9,570
6432 - Janitor & Cleaning Contract	5,888	5,888	5,888	5,888	0	0	0	0	0	0	0	5,889	29,441	29,441
6442 - Landscaping/Grounds	12,415	12,415	12,415	12,415	0	0	0	0	0	0	0	12,415	62,075	62,075
6530 - General Maintenance Shared	40,388	40,388	40,388	40,388	0	0	0	0	0	0	0	40,386	201,938	201,938
7000 - Audit Fees	0	889	888	888	889	888	888	889	888	888	889	888	9,772	10,660
7001 - Accounting Fees	0	2,549	2,549	2,549	2,549	2,550	2,549	2,549	2,549	2,549	2,549	2,549	28,040	30,589
7010 - Professional Development	(800)	125	125	125	125	125	125	125	125	125	125	125	575	1,500
7020 - Legal Fees	440	584	583	583	584	583	583	584	583	583	584	583	6,857	7,000
7040 - Management Fees	11,930	11,929	11,930	11,929	11,930	11,930	11,929	11,930	11,929	11,930	11,929	11,930	143,155	143,155
Total Operations	150,524	153,879	153,878	153,876	81,126	81,126	81,122	81,126	81,122	81,125	81,124	153,876	1,333,904	1,337,258
Repair & Maintenance														
5408 - Rubbish Removal	4,044	4,044	4,044	4,044	0	0	0	0	0	0	0	4,044	20,220	20,220
5420 - Fire Prevention/Contract	0	230	230	230	230	230	230	230	230	230	230	230	2,530	2,760
Total Repair & Maintenance	4,044	4,274	4,274	4,274	230	230	230	230	230	230	230	4,274	22,750	22,980

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of January 31, 2025

Account Description	Jan Actual	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
8800 Expenses														
8902 - Programs & Services Bundle	0	3,084	3,083	3,083	3,084	3,083	3,083	3,084	3,083	3,083	3,084	3,083	33,917	37,000
Total 8800 Expenses	0	3,084	3,083	3,083	3,084	3,083	3,083	3,084	3,083	3,083	3,084	3,083	33,917	37,000
Total Expense	318,080	326,512	326,512	326,510	177,569	177,573	177,566	177,569	177,568	177,569	177,568	326,509	2,867,105	2,875,536
All Departments Summary	60,401	(35,941)	(35,942)	(35,939)	112,771	112,769	112,773	112,771	112,773	112,771	112,773	(35,939)	706,041	609,699

Investment Listing Report

G.B. Resort Condominium Key Biscayne

As of Fri Jan 31, 2025

GI Account \ Institution	Bank Account	Investment Type	Current Balance	Rate	Purchase Date	Term	Maturity Date
Operating Funds							
1000 - BU OPER #0115 Bank United	****0115		101,720.85	0.150%	11/30/2023	0	
1001 - BU OPER WIRE #0174 Bank United	****0174		11,820.48	0.150%	11/30/2023	0	
		Total Operating Funds:	113,541.33				
Reserve Funds							
1325 - BU RSRV #0166 Bank United	****0166	Money Market	1,588,798.49	1.500%	11/30/2023	0	
		Total Reserve Funds:	1,588,798.49				
		Total GB Resort:	1,702,339.82				

Delinquency and Prepaid Report

G.B. Resort Condominium Key Biscayne

As Of: Fri Jan 31, 2025

Outstanding Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0057	Zbn Investments Corp.	455 Grand Bay Drive #1464	UB-0001	4,266.52	0.00	2,686.10	0.00	0.00	6,952.62
00101-0170	11730 Annapolis Road Two, Llc	455 Grand Bay Drive #1255	UB-0001	1,255.39	0.00	0.00	0.00	0.00	1,255.39
00101-0206	1119 Llc	455 Grand Bay Drive #1160	UB-0001	1,255.39	0.00	0.00	0.00	0.00	1,255.39
00101-0251	Zbn Investments Corp	455 Grand Bay Drive #1064	UB-0001	1,571.78	0.00	0.00	0.00	0.00	1,571.78
00101-0280	Thierry Viac	455 Grand Bay Drive #1059	UB-0001	1,261.39	0.00	0.00	0.00	0.00	1,261.39
00101-0374	Cynthia Caridad	455 Grand Bay Drive #957	UB-0001	1,255.39	0.00	0.00	0.00	929.26	2,184.65
00101-0400	Haim Lalo	455 Grand Bay Drive #884	UB-0001	1,261.39	0.00	938.17	0.00	244.50	2,444.06
00101-0426	Amram Llc	455 Grand Bay Drive #882	UB-0001	2,768.45	0.00	0.00	0.00	2,850.57	5,619.02
00101-0439	Tigre Investments	455 Grand Bay Drive #881	UB-0001	2,768.45	0.00	0.00	0.00	0.00	2,768.45
00101-0468	Roykin Services, Inc.	455 Grand Bay Drive #878	UB-0001	1,255.39	0.00	1,177.05	1,177.05	1,435.15	5,044.64
00101-0552	Raul Rivero	455 Grand Bay Drive #862	UB-0001	0.01	0.00	0.00	0.00	22.89	22.90
00101-0727	Terranostral Ltd.	455 Grand Bay Drive #772	UB-0001	3,038.10	0.00	0.00	0.00	0.12	3,038.22
00101-0730	Terranostral Ltd.	455 Grand Bay Drive #0770	UB-0001	1,195.37	0.00	0.00	0.00	0.00	1,195.37
00101-0811	Pre Group Llc	455 Grand Bay Drive #757	UB-0001	2,681.93	0.00	0.00	0.00	0.00	2,681.93
00101-0882	Nathan Halegua	455 Grand Bay Drive #682	UB-0001	172.75	0.00	0.00	0.00	0.00	172.75
00101-0989	Tammy Caress-Zelman	455 Grand Bay Drive #668	UB-0001	74.59	0.00	0.00	0.00	0.00	74.59
00101-1085	Cpz Investments Corp	455 Grand Bay Drive #585	UB-0001	3,394.82	0.00	0.00	0.00	0.00	3,394.82
00101-1140	502 Ritz 502 Ritz Llc	455 Grand Bay Drive #579	UB-0001	2,768.45	0.00	0.00	0.00	0.00	2,768.45
00101-1205	Put It On The Ritz, Llc	455 Grand Bay Drive #570	UB-0001	74.59	0.00	0.00	0.00	0.00	74.59
00101-1247	Dr. Angela Ehrman	455 Grand Bay Drive #560	UB-0001	2,516.77	0.00	2,359.72	0.00	0.00	4,876.49
00101-1289	Egio Llc	455 Grand Bay Drive #554	UB-0001	656.81	0.00	0.00	0.00	0.00	656.81
00101-1302	Keybis Corporation	455 Grand Bay Drive #487	UB-0001	0.01	0.00	0.00	0.00	0.00	0.01
00101-1328	Settled - Juan Gonzalez	455 Grand Bay Drive #484	UB-0001	1,261.39	0.00	0.00	0.00	0.00	1,261.39
00101-1360	Leon Avayu	455 Grand Bay Drive #480	UB-0001	2,550.21	0.00	0.00	0.00	0.00	2,550.21
00101-1386	Leon Avayu	455 Grand Bay Drive #478	UB-0001	1,255.39	0.00	0.00	0.00	0.00	1,255.39
00101-1467	Francisco Ortega	455 Grand Bay Drive #464	UB-0001	1,737.77	0.00	1,629.34	890.32	0.00	4,257.43
00101-1496	Pre Group Llc	455 Grand Bay Drive #458	UB-0001	2,432.50	0.00	0.00	0.00	0.00	2,432.50
00101-1535	Twin A And B Corp	455 Grand Bay Drive #387	UB-0001	90.88	0.00	0.00	0.00	0.00	90.88
00101-1807	Green Field One Llc	455 Grand Bay Drive #282	UB-0001	5,454.15	0.00	0.00	0.00	0.00	5,454.15
00101-1878	Cpz Investments Corp	455 Grand Bay Drive #274	UB-0001	1,825.92	0.00	0.00	0.00	0.00	1,825.92
00113-8971	Settled - The JEN Trust	455 Grand Bay Drive #1464	UB-0001	0.00	0.00	0.00	0.00	0.05	0.05
00116-1867	Ross Hollman	455 Grand Bay Drive #768	UB-0001	0.01	0.00	0.00	0.00	0.00	0.01
Outstanding Balance:				52,101.96	0.00	8,790.38	2,067.37	5,482.54	68,442.25
Percentage of Balance:				76.13%	0.00%	12.84%	3.02%	8.01%	100.00%
Total Accounts:				22	0	2	1	7	32

Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0248	Anthony Dellomo Ira	455 Grand Bay Drive #1155	UB-0001	-1,177.05	-971.33	0.00	0.00	0.00	-2,148.38
00101-0361	Keybis Corporation	455 Grand Bay Drive #958	UB-0001	-754.07	0.00	0.00	0.00	0.00	-754.07

Delinquency and Prepaid Report
G.B. Resort Condominium Key Biscayne
 As Of: Fri Jan 31, 2025

Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0442	Roykin Services, Inc.	455 Grand Bay Drive #0880	UB-0001	-9,051.98	0.00	0.00	0.00	0.00	-9,051.98
00101-0536	Settled - Evasun76 Llc	455 Grand Bay Drive #866	UB-0001	0.00	0.00	0.00	0.00	-0.02	-0.02
00101-0633	Keybis Corporation	455 Grand Bay Drive #783	UB-0001	-757.65	0.00	0.00	0.00	0.00	-757.65
00101-0905	Monro Llc	455 Grand Bay Drive #0680	UB-0001	-2,768.40	-0.05	0.00	0.00	0.00	-2,768.45
00101-0921	Monro Llc	455 Grand Bay Drive #678	UB-0001	-1,255.39	0.00	0.00	0.00	0.00	-1,255.39
00101-1519	Sepehr Sajjad	455 Grand Bay Drive #454	UB-0001	0.00	-1,098.71	0.00	0.00	0.00	-1,098.71
00113-8997	Settled - King Rental Properties,	455 Grand Bay Drive #768	UB-0001	0.00	0.00	0.00	0.00	-0.12	-0.12
Prepaid Balance:				-15,764.54	-2,070.09	0.00	0.00	-0.14	-17,834.77
Percentage of Balance:				88.39%	11.61%	0.00%	0.00%	0.00%	100.00%
Total Accounts:				4	3	0	0	2	9
Balance:				36,337.42	-2,070.09	8,790.38	2,067.37	5,482.40	50,607.48
Percentage of Total Balance:				71.80%	-4.09%	17.37%	4.09%	10.83%	100.00%

Accounts Payable Open Items
G.B. Resort Condominium Key Biscayne
As of Fri Jan 31, 2025

Period	Inv Date	Invoice No	Dept	Account	Project	Trans Date	Paid Date	Comment	Reference	Amount
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There are no open items selected as of the date of this report.

Cash Disbursement by Vendor

G.B. Resort Condominium Key Biscayne

Wed Jan 01, 2025 thru Fri Jan 31, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Associa Client Shared Services, inc</u>					
Check Date: 01/29/2025	Bank: Bank United Operating	Check Number: 02000021	Check Amount: 45.00		
	51 - 2015 - Returned Check Fee Payable	01/28/2025	NSF Fee		45.00
Total for Associa Client Shared Services, inc					45.00
<u>GB Resort BU RES 0166</u>					
Check Date: 01/21/2025	Bank: Bank United Operating	Check Number: 02000019	Check Amount: 50,808.42		
	51 - 1325 - BU RSRV #0166	01/10/2025	Op to Reserve per 2025 Budget	HS#7981048	50,808.42
Total for GB Resort BU RES 0166					50,808.42
<u>Haber Law, LLP</u>					
Check Date: 01/23/2025	Bank: Bank United Operating	Check Number: 01000047	Check Amount: 440.00		
	51 - 7020 - Legal Fees	01/16/2025	Legal Fees		440.00
Total for Haber Law, LLP					440.00
<u>Marriott Business Services</u>					
Check Date: 01/24/2025	Bank: Bank United Operating	Check Number: 02000020	Check Amount: 296,358.62		
	51 - 4590 - Prior Year Surplus	01/13/2025	Prior year Assessment/Credit		(4,688.58)
	51 - 4825 - Misc. Income	01/13/2025	Avendra/P-Card Rebate		(229.60)
	51 - 5020 - Shared - Op Supplies	01/13/2025	Operating Supplies		6,981.60
	51 - 5055 - Master Assoc Fees	01/13/2025	GB Master Assoc		10,800.00
	51 - 5301 - S&W - Admin	01/13/2025	S&W Admin/Res Office		23,106.17
	51 - 5310 - Shared Services -Administrative	01/13/2025	Manager's & Asst		2,996.67
	51 - 5311 - SharedServ- Security	01/13/2025	Security Officer		5,669.42
	51 - 5312 - SharedServ- Engineer	01/13/2025	Engineers		20,809.00
	51 - 5316 - SharedServ- Pool	01/13/2025	Pool Attendant		5,092.80
	51 - 5320 - SharedServ- PTEB	01/13/2025	payroll taxes & Benefits		27,075.94
	51 - 5323 - Concierge Payroll	01/13/2025	Rooms/FOH		13,942.20
	51 - 5400 - Insurance Premiums	01/13/2025	Insurance-Casualty		61,296.25
	51 - 5408 - Rubbish Removal	01/13/2025	Trash Removal		4,044.00
	51 - 6000 - Electricity	01/13/2025	Electrical		22,844.67
	51 - 6005 - Gas Service	01/13/2025	Gas		3,918.80
	51 - 6025 - Water & Sewer	01/13/2025	Water & Sewer		13,610.08
	51 - 6040 - Bundled Telecom Services	01/13/2025	Telephone Expenses-Condo		3,370.00
	51 - 6045 - Cable Service	01/13/2025	TV/Cable System		2,965.60
	51 - 6416 - Health Club/Amenities Expense	01/13/2025	Spa		5,000.00
	51 - 6420 - Uniforms	01/13/2025	Uniforms		3,548.80

Cash Disbursement by Vendor

G.B. Resort Condominium Key Biscayne

Wed Jan 01, 2025 thru Fri Jan 31, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Marriott Business Services</u>					
Check Date: 01/24/2025 Bank: Bank United Operating		Check Number: 02000020		Check Amount: 296,358.62	
	51 - 6424 - Misc Usage Charges -Tennis	01/13/2025	Tennis		3,600.00
	51 - 6426 - Plant Maintenance	01/13/2025	Decorations		1,914.00
	51 - 6432 - Janitor & Cleaning Contract	01/13/2025	Contract Cleaning		5,888.20
	51 - 6442 - Landscaping/Grounds	01/13/2025	Landscaping		12,415.00
	51 - 6530 - General Maintenance Shared	01/13/2025	General R&M		40,387.60
Total for Marriott Business Services					296,358.62
<u>RCR Inner Harbor Baltimore AAB OP 4198</u>					
Check Date: 01/23/2025 Bank: Bank United Operating		Check Number: 01000048		Check Amount: 7,626.57	
	51 - 5196 - Miscellaneous Admin Expenses	01/17/2025	miscellaneous admin expense	840112646	62.00
	51 - 7001 - Accounting Fees	01/17/2025	ACCOUNTING FEES	840112646	2,588.00
	51 - 7006 - Consulting/Professional Fees/Dues	01/17/2025	consulting/professional fees/dues	840112646	4,700.00
	51 - 7010 - Professional Development	01/17/2025	Professional Development	840112646	(814.83)
	51 - 7010 - Professional Development	01/17/2025	professional development	840112646	188.00
	51 - 7010 - Professional Development	01/17/2025	professional development	840112646	800.00
	51 - 7010 - Professional Development	01/17/2025	professional development	840112646	103.40
Total for RCR Inner Harbor Baltimore AAB OP 4198					7,626.57
<u>The Ritz-Carlton Hotel Company, LLC</u>					
Check Date: 01/15/2025 Bank: Bank United Operating		Check Number: 03000033		Check Amount: 11,930.00	
	51 - 7040 - Management Fees	01/03/2025	Management fee 01/25	8450112926	11,930.00
Total for The Ritz-Carlton Hotel Company, LLC					11,930.00
<u>The Ritz-Carlton Key Biscayne</u>					
Check Date: 01/29/2025 Bank: Bank United Operating		Check Number: 01000049		Check Amount: 1,080.80	
	51 - 5150 - Contingency	01/22/2025	annual meeting copies		19.26
	51 - 5150 - Contingency	01/22/2025	office candy		26.73
	51 - 5150 - Contingency	01/22/2025	CMCA Re-certification		135.00
	51 - 5150 - Contingency	01/22/2025	Days welcome flowers		12.82
	51 - 5150 - Contingency	01/22/2025	Dellomo flowers		9.61
	51 - 5150 - Contingency	01/22/2025	Xmas decor		13.21
	51 - 5150 - Contingency	01/22/2025	Fleck flowers		10.69
	51 - 5150 - Contingency	01/22/2025	Andy Kaplan flowers		12.84
	51 - 5150 - Contingency	01/22/2025	Jeff Kaplan flowers		15.49
	51 - 5150 - Contingency	01/22/2025	Mirza flowers		10.69

Cash Disbursement by Vendor

G.B. Resort Condominium Key Biscayne

Wed Jan 01, 2025 thru Fri Jan 31, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>The Ritz-Carlton Key Biscayne</u>					
Check Date: 01/29/2025		Bank: Bank United Operating		Check Number: 01000049	
		Check Amount:		1,080.80	
	51 - 5150 - Contingency	01/22/2025	Montilla Flowers		12.84
	51 - 5150 - Contingency	01/22/2025	Rodriguez flowers		9.62
	51 - 5150 - Contingency	01/22/2025	website update		40.00
	51 - 6300 - Licenses & Fees	01/22/2025	fees to the Division		752.00
Total for The Ritz-Carlton Key Biscayne					1,080.80
Total for GB Resort					368,289.41

General Ledger Report
G.B. Resort Condominium Key Biscayne
From January 01, 2025 To January 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1000 - BU OPER #0115 - Operating						Opening Balance: 145,617.42
01/02/2025	211851	C3 Cash Receipts		005 Items on Deposit Slip	Cash Receipts	5,484.63
01/05/2025	210963	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,255.39
	211081	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,255.39
	211170	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	1,261.38
	211243	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	1,195.46
	211320	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,261.39
	211344	C3 ACH Payment		ATGPay Online Payment	ACH Payment	2,768.45
	211615	C3 ACH Payment		ATGPay Online Payment	ACH Payment	2,768.45
01/06/2025	212071	C3 Direct Debit		141 Items on Direct Debit	Direct Debit	286,839.74
01/07/2025	213154	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,120.86
	213155	C3 ACH Payment		ATGPay Online Payment	ACH Payment	2,848.53
	213929	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	1,120.87
01/08/2025	213235	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,507.07
	213470	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1807	AR Adjust Batch	(5,409.15)
01/15/2025	217572	AP Check Run 01-15-2025		The Ritz-Carlton Hotel Company, LLC	Check No 03000033	(11,930.00)
	219361	C3 Lock Box Receipts		003 Items on Lock Box File	Lock Box Receipts	7,700.61
01/16/2025	220530	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	1,177.05
01/17/2025	221056	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	2,595.70
01/20/2025	221064	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	78.34
01/21/2025	221673	AP Check Run 01-21-2025		GB Resort BU RES 0166	Check No 02000019	(50,808.42)
01/23/2025	224521	AP Check Run 01-23-2025		Haber Law, LLP	Check No 01000047	(440.00)
	224522	AP Check Run 01-23-2025		RCR Inner Harbor Baltimore AAB OP 4198	Check No 01000048	(7,626.57)
01/24/2025	225239	AP Check Run 01-24-2025		Marriott Business Services	Check No 02000020	(296,358.62)
	226730	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	3,362.61
01/27/2025	226758	C3 Lock Box Receipts		002 Items on Lock Box File	Lock Box Receipts	4,023.87
01/29/2025	228109	AP Check Run 01-29-2025		Associa Client Shared Services, inc	Check No 02000021	(45.00)
	228110	AP Check Run 01-29-2025		The Ritz-Carlton Key Biscayne	Check No 01000049	(1,080.80)
01/31/2025	229216	JE BU 0115 activity		Wire to Operating	1/7/2025	0.06
				Interest Credit	1/31/2025	7.41
				January Sweep	1/31/2025	168.73
				January Sweep	1/31/2025	(168.73)
				Interest Credit ICS	1/31/2025	168.73
Total January, 2025:						(43,896.57)
Ending Balance 1000 - BU OPER #0115 - Operating:						101,720.85
1001 - BU OPER WIRE #0174 - Operating						Opening Balance: 0.06
01/29/2025	228598	C3 AR Adjustment - Wire Pymnt		Adjust Account 1010442	Wire Pymnt	11,820.43
01/31/2025	229216	JE BU 0115 activity		Wire to Operating	1/7/2025	(0.06)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From January 01, 2025 To January 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1001 - BU OPER WIRE #0174 - Operating						Balance From Previous Page: 11,820.43
01/31/2025	229217	JE	BU WIRE 0174 activity	Interest Credit	1/31/2025	0.05
Total January, 2025:						11,820.42
Ending Balance 1001 - BU OPER WIRE #0174 - Operating:						11,820.48
1325 - BU RSRV #0166 - Operating						Opening Balance: 0.00
01/10/2025	221672	AP	GB Resort BU RES 0166	Op to Reserve per 2025 Budget	HS#7981048	50,808.42
01/31/2025	229220	JE	BU RES 0166 activity	Interest Credit	Dept Reclass	(50,808.42)
Total January, 2025:						0.00
Ending Balance 1325 - BU RSRV #0166 - Operating:						0.00
1325 - BU RSRV #0166 - Reserves						Opening Balance: 1,537,004.54
01/31/2025	229220	JE	BU RES 0166 activity	Interest Credit	1/31/2025	985.53
				Operating to Reserves	Dept Reclass	50,808.42
Total January, 2025:						51,793.95
Ending Balance 1325 - BU RSRV #0166 - Reserves:						1,588,798.49
1500 - Accounts Receivable - Operating						Opening Balance: 32,802.75
01/01/2025	202623	C3	Billing Batch	188 Units, Assessment	Billing Batch	321,593.08
				188 Units, Reserve Assessment	Billing Batch	50,808.49
	215264	RV	System AR to Prepaid Reclassification	Reverse December AR Reclass to Prepaid	Reclass	(18,604.77)
01/02/2025	209947	C3	AR Adjustment - CK#12847860 B#68392	Adjust Account 1011535	CK#12847860 B#68392	1,629.34
	209948	C3	AR Adjustment - CK#12847860 B#68392	Adjust Account 1011467	CK#12847860 B#68392	(1,629.34)
	211851	C3	Cash Receipts	005 Items on Deposit Slip	Cash Receipts	(5,484.63)
01/05/2025	210963	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(1,255.39)
	211081	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(1,255.39)
	211170	C3	Credit Card Payment	ATGPay Online Payment	Credit Card Payment	(1,261.38)
	211243	C3	Credit Card Payment	ATGPay Online Payment	Credit Card Payment	(1,195.46)
	211320	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(1,261.39)
	211344	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(2,768.45)
	211615	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(2,768.45)
01/06/2025	212071	C3	Direct Debit	141 Items on Direct Debit	Direct Debit	(286,839.74)
01/07/2025	213154	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(1,120.86)
	213155	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(2,848.53)
	213929	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(1,120.87)
01/08/2025	213235	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(1,507.07)
	213470	C3	AR Adjustment - Returned Payment	Adjust Account 00101-1807	AR Adjust Batch	5,409.15
	213471	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-1807	AR Adjust Batch	45.00
01/15/2025	219361	C3	Lock Box Receipts	003 Items on Lock Box File	Lock Box Receipts	(7,700.61)
01/16/2025	220530	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(1,177.05)

General Ledger Report
G.B. Resort Condominium Key Biscayne
From January 01, 2025 To January 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1500 - Accounts Receivable - Operating						Balance From Previous Page: 72,488.43
01/17/2025	221056	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(2,595.70)
01/20/2025	221064	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(78.34)
01/24/2025	226730	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(3,362.61)
01/27/2025	226758	C3	Lock Box Receipts	002 Items on Lock Box File	Lock Box Receipts	(4,023.87)
01/29/2025	228598	C3	AR Adjustment - Wire Pymnt	Adjust Account 1010442	Wire Pymnt	(11,820.43)
01/31/2025	233496	RV	System AR to Prepaid Reclassification	January AR Reclass to Prepaid	Reclass	17,834.77
						Total January, 2025: 35,639.50
Ending Balance 1500 - Accounts Receivable - Operating:						68,442.25
1600 - Prepaid Property & Liability Ins - Operating						Opening Balance: 24,915.21
01/31/2025	228511	JE	Monthly insurance amortization	Umbrella - Insureon	07/01/24-07/01/25	(1,099.79)
				Crime - The Hanover Group	07/01/24-07/01/25	(103.10)
				Nonprofit Entity Group	07/01/24-07/01/25	(147.63)
				GL Insurance - Insureon	07/01/24-07/01/25	(2,802.01)
						Total January, 2025: (4,152.53)
Ending Balance 1600 - Prepaid Property & Liability Ins - Operating:						20,762.68
1760 - Transition In - Homeowner Balances - Operating						Opening Balance: 1.05
No Activity this period						0.00
						0.00
Ending Balance 1760 - Transition In - Homeowner Balances - Operating:						1.05
1799 - Clearing Account - Operating						Opening Balance: (850.00)
01/02/2025	209947	C3	AR Adjustment - CK#12847860 B#68392	Adjust Account 1011535	CK#12847860 B#68392	(1,629.34)
	209948	C3	AR Adjustment - CK#12847860 B#68392	Adjust Account 1011467	CK#12847860 B#68392	1,629.34
						Total January, 2025: 0.00
Ending Balance 1799 - Clearing Account - Operating:						(850.00)
Liabilities						
2000 - Accounts Payable - Operating						Opening Balance: 0.00
01/03/2025	217571	AP	The Ritz-Carlton Hotel Company, LLC	Management fee 01/25	8450112926	(11,930.00)
01/10/2025	221672	AP	GB Resort BU RES 0166	Op to Reserve per 2025 Budget	HS#7981048	(50,808.42)
01/13/2025	225238	AP	Marriott Business Services	Insurance-Casualty		(61,296.25)
				S&W Admin/Res Office		(23,106.17)
				payroll taxes & Benefits		(27,075.94)
				Electrical		(22,844.67)
				Avendra/P-Card Rebate		229.60

General Ledger Report
G.B. Resort Condominium Key Biscayne
From January 01, 2025 To January 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Liabilities						
2000 - Accounts Payable - Operating						Balance From Previous Page: (196,831.85)
01/13/2025	225238	AP Marriott Business Services		Engineers		(20,809.00)
				General R&M		(40,387.60)
				Gas		(3,918.80)
				Operating Supplies		(6,981.60)
				Manager's & Asst		(2,996.67)
				Landscaping		(12,415.00)
				Water & Sewer		(13,610.08)
				GB Master Assoc		(10,800.00)
				Telephone Expenses-Condo		(3,370.00)
				Pool Attendant		(5,092.80)
				Trash Removal		(4,044.00)
				Prior year Assessment/Credit		4,688.58
				Decorations		(1,914.00)
				Uniforms		(3,548.80)
				Security Officer		(5,669.42)
				Tennis		(3,600.00)
				Contract Cleaning		(5,888.20)
				TV/Cable System		(2,965.60)
				Rooms/FOH		(13,942.20)
				Spa		(5,000.00)
01/15/2025	217572	AP The Ritz-Carlton Hotel Company, LLC		Management fee 01/25	8450112926	11,930.00
01/16/2025	224519	AP Haber Law, LLP		Legal Fees		(440.00)
01/17/2025	224520	AP RCR Inner Harbor Baltimore AAB OP 419		professional development	840112646	(800.00)
				professional development	840112646	(188.00)
				Professional Development	840112646	814.83
				consulting/professional fees/dues	840112646	(4,700.00)
				ACCOUNTING FEES	840112646	(2,588.00)
				miscellaneous admin expense	840112646	(62.00)
				professional development	840112646	(103.40)
01/21/2025	221673	AP GB Resort BU RES 0166		Op to Reserve per 2025 Budget	HS#7981048	50,808.42
01/22/2025	228107	AP The Ritz-Carlton Key Biscayne		Days welcome flowers		(12.82)
				Mirza flowers		(10.69)
				Xmas decor		(13.21)
				Rodriguez flowers		(9.62)
				office candy		(26.73)
				Andy Kaplan flowers		(12.84)
				fees to the Division		(752.00)
				CMCA Re-certification		(135.00)
				Jeff Kaplan flowers		(15.49)
				annual meeting copies		(19.26)
				Fleck flowers		(10.69)
				website update		(40.00)

General Ledger Report
G.B. Resort Condominium Key Biscayne
From January 01, 2025 To January 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Liabilities						
2000 - Accounts Payable - Operating						Balance From Previous Page: (305,483.54)
01/22/2025	228107	AP The Ritz-Carlton Key Biscayne		Dellomo flowers		(9.61)
				Montilla Flowers		(12.84)
01/23/2025	224521	AP Haber Law, LLP		Legal Fees		440.00
	224522	AP RCR Inner Harbor Baltimore AAB OP 419		Professional Development	840112646	(814.83)
				professional development	840112646	188.00
				ACCOUNTING FEES	840112646	2,588.00
				consulting/professional fees/dues	840112646	4,700.00
				professional development	840112646	800.00
				miscellaneous admin expense	840112646	62.00
				professional development	840112646	103.40
01/24/2025	225239	AP Marriott Business Services		GB Master Assoc		10,800.00
				Contract Cleaning		5,888.20
				Decorations		1,914.00
				Insurance-Casualty		61,296.25
				Avendra/P-Card Rebate		(229.60)
				Operating Supplies		6,981.60
				Telephone Expenses-Condo		3,370.00
				TV/Cable System		2,965.60
				Uniforms		3,548.80
				S&W Admin/Res Office		23,106.17
				Engineers		20,809.00
				Manager's & Asst		2,996.67
				Pool Attendant		5,092.80
				Rooms/FOH		13,942.20
				Security Officer		5,669.42
				payroll taxes & Benefits		27,075.94
				General R&M		40,387.60
				Landscaping		12,415.00
				Trash Removal		4,044.00
				Spa		5,000.00
				Tennis		3,600.00
				Electrical		22,844.67
				Gas		3,918.80
				Water & Sewer		13,610.08
				Prior year Assessment/Credit		(4,688.58)
01/28/2025	228108	AP Associa Client Shared Services, inc		NSF Fee		(45.00)
01/29/2025	228109	AP Associa Client Shared Services, inc		NSF Fee		45.00
	228110	AP The Ritz-Carlton Key Biscayne		fees to the Division		752.00
				annual meeting copies		19.26
				office candy		26.73
				CMCA Re-certification		135.00
				Days welcome flowers		12.82

General Ledger Report
G.B. Resort Condominium Key Biscayne
From January 01, 2025 To January 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Liabilities						
2000 - Accounts Payable - Operating						Balance From Previous Page: (134.99)
01/29/2025	228110	AP The Ritz-Carlton Key Biscayne		Dellomo flowers		9.61
				Xmas decor		13.21
				Fleck flowers		10.69
				Andy Kaplan flowers		12.84
				Jeff Kaplan flowers		15.49
				Mirza flowers		10.69
				Montilla Flowers		12.84
				Rodriguez flowers		9.62
				website update		40.00
Total January, 2025:						0.00
Ending Balance 2000 - Accounts Payable - Operating:						0.00
2015 - Returned Check Fee Payable - Operating						Opening Balance: 0.00
01/08/2025	213471	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1807	AR Adjust Batch	(45.00)
01/28/2025	228108	AP Associa Client Shared Services, inc		NSF Fee		45.00
Total January, 2025:						0.00
Ending Balance 2015 - Returned Check Fee Payable - Operating:						0.00
2395 - General Accruals - Operating						Opening Balance: (800.00)
01/01/2025	215086	RV Accrue Expenses		Accrue Expenses	45657	12,730.00
	216095	RV Accrue Expenses		REV Accrue The Ritz-Carlton Hotel Compan	8450112926	(11,930.00)
Total January, 2025:						800.00
Ending Balance 2395 - General Accruals - Operating:						0.00
2495 - Other Current Liabilities - Operating						Opening Balance: (1,355.91)
No Activity this period						0.00
Total January, 2025:						0.00
Ending Balance 2495 - Other Current Liabilities - Operating:						(1,355.91)
2550 - Prepaid Assessments - Operating						Opening Balance: (18,604.77)
01/01/2025	215264	RV System AR to Prepaid Reclassification		Reverse December AR Reclass to Prepaid	Reclass	18,604.77
01/31/2025	233496	RV System AR to Prepaid Reclassification		January AR Reclass to Prepaid	Reclass	(17,834.77)
Total January, 2025:						770.00
Ending Balance 2550 - Prepaid Assessments - Operating:						(17,834.77)

General Ledger Report
G.B. Resort Condominium Key Biscayne
From January 01, 2025 To January 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<u>Liabilities</u>						
2598 - Deferred Revenue-Reserves - Operating						Opening Balance: (1,263,873.78)
				No Activity this period		0.00
						0.00
						Ending Balance 2598 - Deferred Revenue-Reserves - Operating: (1,263,873.78)
<u>Owners' Equity</u>						
3000 - Retained Earnings - Operating Fund - Operating						Opening Balance: (181,725.82)
				No Activity this period		0.00
						0.00
						Ending Balance 3000 - Retained Earnings - Operating Fund - Operating: (181,725.82)
3005 - Equity Adjustments - Prior Periods - Operating						Opening Balance: 0.00
01/31/2025	242996	JE Reclass		2024 81 Reimbursement	PTR01257627	7,626.57
						Total January, 2025: 7,626.57
						Ending Balance 3005 - Equity Adjustments - Prior Periods - Operating: 7,626.57
3194 - Retained Earnings - Replacement Fund - Reserves						Opening Balance: (273,130.75)
				No Activity this period		0.00
						0.00
						Ending Balance 3194 - Retained Earnings - Replacement Fund - Reserves: (273,130.75)
<u>Income</u>						
4000 - CAM Income - Operating						Opening Balance: 0.00
01/01/2025	202623	C3 Billing Batch		188 Units, Assessment	Billing Batch	(321,593.08)
						Total January, 2025: (321,593.08)
						Ending Balance 4000 - CAM Income - Operating: (321,593.08)
4025 - Reserve Assessments - Operating						Opening Balance: 0.00
01/01/2025	202623	C3 Billing Batch		188 Units, Reserve Assessment	Billing Batch	(50,808.49)
01/31/2025	228539	JE Reserve Contribution		OP to RES Dept	Reserves	50,808.49
						Total January, 2025: 0.00
						Ending Balance 4025 - Reserve Assessments - Operating: 0.00

General Ledger Report
G.B. Resort Condominium Key Biscayne
From January 01, 2025 To January 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Income						
4025 - Reserve Assessments - Reserves						Opening Balance: 0.00
01/31/2025	228539	JE		Reserve Contribution	OP to RES Dept	Reserves (50,808.49)
						Total January, 2025: (50,808.49)
Ending Balance 4025 - Reserve Assessments - Reserves:						(50,808.49)
4590 - Prior Year Surplus - Operating						Opening Balance: 0.00
01/13/2025	225238	AP		Marriott Business Services	Prior year Assessment/Credit	(4,688.58)
						Total January, 2025: (4,688.58)
Ending Balance 4590 - Prior Year Surplus - Operating:						(4,688.58)
4825 - Misc. Income - Operating						Opening Balance: 0.00
01/13/2025	225238	AP		Marriott Business Services	Avendra/P-Card Rebate	(229.60)
						Total January, 2025: (229.60)
Ending Balance 4825 - Misc. Income - Operating:						(229.60)
4900 - Interest Revenue - Operations - Operating						Opening Balance: 0.00
01/31/2025	229216	JE		BU 0115 activity	Interest Credit	1/31/2025 (7.41)
					Interest Credit ICS	1/31/2025 (168.73)
	229217	JE		BU WIRE 0174 activity	Interest Credit	1/31/2025 (0.05)
						Total January, 2025: (176.19)
Ending Balance 4900 - Interest Revenue - Operations - Operating:						(176.19)
4910 - Reserve Assessment - Interest Inc. - Reserves						Opening Balance: 0.00
01/31/2025	229220	JE		BU RES 0166 activity	Interest Credit	1/31/2025 (985.53)
						Total January, 2025: (985.53)
Ending Balance 4910 - Reserve Assessment - Interest Inc. - Reserves:						(985.53)
Expenses						
5020 - Shared - Op Supplies - Operating						Opening Balance: 0.00
01/13/2025	225238	AP		Marriott Business Services	Operating Supplies	6,981.60
						Total January, 2025: 6,981.60
Ending Balance 5020 - Shared - Op Supplies - Operating:						6,981.60

General Ledger Report
G.B. Resort Condominium Key Biscayne
From January 01, 2025 To January 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5055 - Master Assoc Fees - Operating						Opening Balance: 0.00
01/13/2025	225238	AP Marriott Business Services		GB Master Assoc		10,800.00
Total January, 2025:						10,800.00
Ending Balance 5055 - Master Assoc Fees - Operating:						10,800.00
5150 - Contingency - Operating						Opening Balance: 0.00
01/22/2025	228107	AP The Ritz-Carlton Key Biscayne		Days welcome flowers		12.82
				Mirza flowers		10.69
				Xmas decor		13.21
				Rodriguez flowers		9.62
				office candy		26.73
				Andy Kaplan flowers		12.84
				CMCA Re-certification		135.00
				Jeff Kaplan flowers		15.49
				annual meeting copies		19.26
				Fleck flowers		10.69
				website update		40.00
				Dellomo flowers		9.61
				Montilla Flowers		12.84
Total January, 2025:						328.80
Ending Balance 5150 - Contingency - Operating:						328.80
5196 - Miscellaneous Admin Expenses - Operating						Opening Balance: 0.00
01/17/2025	224520	AP RCR Inner Harbor Baltimore AAB OP 419		miscellaneous admin expense	840112646	62.00
01/31/2025	242996	JE Reclass		2024 81 Reimbursement	PTR01257627	(62.00)
Total January, 2025:						0.00
Ending Balance 5196 - Miscellaneous Admin Expenses - Operating:						0.00
5301 - S&W - Admin - Operating						Opening Balance: 0.00
01/13/2025	225238	AP Marriott Business Services		S&W Admin/Res Office		23,106.17
Total January, 2025:						23,106.17
Ending Balance 5301 - S&W - Admin - Operating:						23,106.17

General Ledger Report
G.B. Resort Condominium Key Biscayne
From January 01, 2025 To January 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
5310 - Shared Services -Administrative - Operating						Opening Balance:	0.00
01/13/2025	225238	AP Marriott Business Services		Manager's & Asst		2,996.67	
						<u>2,996.67</u>	
Total January, 2025:						2,996.67	
Ending Balance 5310 - Shared Services -Administrative - Operating:						2,996.67	
5311 - SharedServ- Security - Operating						Opening Balance:	0.00
01/13/2025	225238	AP Marriott Business Services		Security Officer		5,669.42	
						<u>5,669.42</u>	
Total January, 2025:						5,669.42	
Ending Balance 5311 - SharedServ- Security - Operating:						5,669.42	
5312 - SharedServ- Engineer - Operating						Opening Balance:	0.00
01/13/2025	225238	AP Marriott Business Services		Engineers		20,809.00	
						<u>20,809.00</u>	
Total January, 2025:						20,809.00	
Ending Balance 5312 - SharedServ- Engineer - Operating:						20,809.00	
5316 - SharedServ- Pool - Operating						Opening Balance:	0.00
01/13/2025	225238	AP Marriott Business Services		Pool Attendant		5,092.80	
						<u>5,092.80</u>	
Total January, 2025:						5,092.80	
Ending Balance 5316 - SharedServ- Pool - Operating:						5,092.80	
5320 - SharedServ- PTEB - Operating						Opening Balance:	0.00
01/13/2025	225238	AP Marriott Business Services		payroll taxes & Benefits		27,075.94	
						<u>27,075.94</u>	
Total January, 2025:						27,075.94	
Ending Balance 5320 - SharedServ- PTEB - Operating:						27,075.94	
5323 - Concierge Payroll - Operating						Opening Balance:	0.00
01/13/2025	225238	AP Marriott Business Services		Rooms/FOH		13,942.20	
						<u>13,942.20</u>	
Total January, 2025:						13,942.20	
Ending Balance 5323 - Concierge Payroll - Operating:						13,942.20	
5400 - Insurance Premiums - Operating						Opening Balance:	0.00
01/13/2025	225238	AP Marriott Business Services		Insurance-Casualty		61,296.25	
						<u>61,296.25</u>	
Total January, 2025:						61,296.25	
Ending Balance 5400 - Insurance Premiums - Operating:						61,296.25	

General Ledger Report
G.B. Resort Condominium Key Biscayne
From January 01, 2025 To January 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5402 - Insurance D&O - Operating						Opening Balance: 0.00
01/31/2025	228511	JE	Monthly insurance amortization	Umbrella - Insureon	07/01/24-07/01/25	1,099.79
				Crime - The Hanover Group	07/01/24-07/01/25	103.10
				Nonprofit Entity Group	07/01/24-07/01/25	147.63
				GL Insurance - Insureon	07/01/24-07/01/25	2,802.01
Total January, 2025:						4,152.53
Ending Balance 5402 - Insurance D&O - Operating:						4,152.53
5408 - Rubbish Removal - Operating						Opening Balance: 0.00
01/13/2025	225238	AP	Marriott Business Services	Trash Removal		4,044.00
Total January, 2025:						4,044.00
Ending Balance 5408 - Rubbish Removal - Operating:						4,044.00
6000 - Electricity - Operating						Opening Balance: 0.00
01/13/2025	225238	AP	Marriott Business Services	Electrical		22,844.67
Total January, 2025:						22,844.67
Ending Balance 6000 - Electricity - Operating:						22,844.67
6005 - Gas Service - Operating						Opening Balance: 0.00
01/13/2025	225238	AP	Marriott Business Services	Gas		3,918.80
Total January, 2025:						3,918.80
Ending Balance 6005 - Gas Service - Operating:						3,918.80
6025 - Water & Sewer - Operating						Opening Balance: 0.00
01/13/2025	225238	AP	Marriott Business Services	Water & Sewer		13,610.08
Total January, 2025:						13,610.08
Ending Balance 6025 - Water & Sewer - Operating:						13,610.08
6040 - Bundled Telecom Services - Operating						Opening Balance: 0.00
01/13/2025	225238	AP	Marriott Business Services	Telephone Expenses-Condo		3,370.00
Total January, 2025:						3,370.00
Ending Balance 6040 - Bundled Telecom Services - Operating:						3,370.00

General Ledger Report
G.B. Resort Condominium Key Biscayne
From January 01, 2025 To January 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
6045 - Cable Service - Operating						Opening Balance: 0.00
01/13/2025	225238	AP Marriott Business Services		TV/Cable System		2,965.60
						<u>2,965.60</u>
Total January, 2025:						2,965.60
Ending Balance 6045 - Cable Service - Operating:						<u>2,965.60</u>
6300 - Licenses & Fees - Operating						Opening Balance: 0.00
01/22/2025	228107	AP The Ritz-Carlton Key Biscayne		fees to the Division		752.00
						<u>752.00</u>
Total January, 2025:						752.00
Ending Balance 6300 - Licenses & Fees - Operating:						<u>752.00</u>
6416 - Health Club/Amenities Expense - Operating						Opening Balance: 0.00
01/13/2025	225238	AP Marriott Business Services		Spa		5,000.00
						<u>5,000.00</u>
Total January, 2025:						5,000.00
Ending Balance 6416 - Health Club/Amenities Expense - Operating:						<u>5,000.00</u>
6420 - Uniforms - Operating						Opening Balance: 0.00
01/13/2025	225238	AP Marriott Business Services		Uniforms		3,548.80
						<u>3,548.80</u>
Total January, 2025:						3,548.80
Ending Balance 6420 - Uniforms - Operating:						<u>3,548.80</u>
6424 - Misc Usage Charges -Tennis - Operating						Opening Balance: 0.00
01/13/2025	225238	AP Marriott Business Services		Tennis		3,600.00
						<u>3,600.00</u>
Total January, 2025:						3,600.00
Ending Balance 6424 - Misc Usage Charges -Tennis - Operating:						<u>3,600.00</u>
6426 - Plant Maintenance - Operating						Opening Balance: 0.00
01/13/2025	225238	AP Marriott Business Services		Decorations		1,914.00
						<u>1,914.00</u>
Total January, 2025:						1,914.00
Ending Balance 6426 - Plant Maintenance - Operating:						<u>1,914.00</u>
6432 - Janitor & Cleaning Contract - Operating						Opening Balance: 0.00
01/13/2025	225238	AP Marriott Business Services		Contract Cleaning		5,888.20
						<u>5,888.20</u>
Total January, 2025:						5,888.20
Ending Balance 6432 - Janitor & Cleaning Contract - Operating:						<u>5,888.20</u>

General Ledger Report
G.B. Resort Condominium Key Biscayne
From January 01, 2025 To January 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
6442 - Landscaping/Grounds - Operating						Opening Balance:	0.00
01/13/2025	225238	AP Marriott Business Services		Landscaping		12,415.00	
Total January, 2025:						12,415.00	
Ending Balance 6442 - Landscaping/Grounds - Operating:						12,415.00	
6530 - General Maintenance Shared - Operating						Opening Balance:	0.00
01/13/2025	225238	AP Marriott Business Services		General R&M		40,387.60	
Total January, 2025:						40,387.60	
Ending Balance 6530 - General Maintenance Shared - Operating:						40,387.60	
7001 - Accounting Fees - Operating						Opening Balance:	0.00
01/17/2025	224520	AP RCR Inner Harbor Baltimore AAB OP 419		ACCOUNTING FEES	840112646	2,588.00	
01/31/2025	242996	JE Reclass		2024 81 Reimbursement	PTR01257627	(2,588.00)	
Total January, 2025:						0.00	
Ending Balance 7001 - Accounting Fees - Operating:						0.00	
7006 - Consulting/Professional Fees/Dues - Operating						Opening Balance:	0.00
01/17/2025	224520	AP RCR Inner Harbor Baltimore AAB OP 419		consulting/professional fees/dues	840112646	4,700.00	
01/31/2025	242996	JE Reclass		2024 81 Reimbursement	PTR01257627	(4,700.00)	
Total January, 2025:						0.00	
Ending Balance 7006 - Consulting/Professional Fees/Dues - Operating:						0.00	
7010 - Professional Development - Operating						Opening Balance:	0.00
01/01/2025	215086	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	8450110950	(800.00)	
01/17/2025	224520	AP RCR Inner Harbor Baltimore AAB OP 419		professional development	840112646	800.00	
				professional development	840112646	188.00	
				Professional Development	840112646	(814.83)	
				professional development	840112646	103.40	
01/31/2025	242996	JE Reclass		2024 81 Reimbursement	PTR01257627	814.83	
				2024 81 Reimbursement	PTR01257627	(188.00)	
				2024 81 Reimbursement	PTR01257627	(800.00)	
				2024 81 Reimbursement	PTR01257627	(103.40)	
Total January, 2025:						(800.00)	
Ending Balance 7010 - Professional Development - Operating:						(800.00)	

General Ledger Report
G.B. Resort Condominium Key Biscayne
From January 01, 2025 To January 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
7020 - Legal Fees - Operating						Opening Balance:	0.00
01/16/2025	224519	AP Haber Law, LLP		Legal Fees		440.00	
Total January, 2025:						440.00	
Ending Balance 7020 - Legal Fees - Operating:						440.00	
7040 - Management Fees - Operating						Opening Balance:	0.00
01/01/2025	215086	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	8450112926	(11,930.00)	
	216095	RV Accrue Expenses		REV Accrue The Ritz-Carlton Hotel Compan	8450112926	11,930.00	
01/03/2025	217571	AP The Ritz-Carlton Hotel Company, LLC		Management fee 01/25	8450112926	11,930.00	
Total January, 2025:						11,930.00	
Ending Balance 7040 - Management Fees - Operating:						11,930.00	
General Ledger Balance:						0.00	

Bank Reconciliation

G.B. Resort Condominium Key Biscayne

Account: 1000 -- BU OPER #0115 -- Operating

Batch	Date	Comment	Reference	Amount	Balance
				Balance per Bank:	101,889.58
Plus deposits and outstanding debits:					
		No outstanding deposits.		0.00	
				Total deposits and outstanding debits:	101,889.58
Less outstanding checks:					
229216	01/31/2025	January Sweep	1/31/2025	(168.73)	
				Total outstanding checks:	101,720.85
				Ending balance General Ledger:	101,720.85
				Difference:	0.00

Bank Reconciliation

G.B. Resort Condominium Key Biscayne

Account: 1001 -- BU OPER WIRE #0174 -- Operating

Batch	Date	Comment	Reference	Amount	Balance
				Balance per Bank:	11,820.48
Plus deposits and outstanding debits:					
		No outstanding deposits.		0.00	
				Total deposits and outstanding debits:	11,820.48
Less outstanding checks:					
		No outstanding checks.		0.00	
				Total outstanding checks:	11,820.48
				Ending balance General Ledger:	11,820.48
				Difference:	0.00

Bank Reconciliation

G.B. Resort Condominium Key Biscayne

Account: 1325 -- BU RSRV #0166 -- Reserves

Batch	Date	Comment	Reference	Amount	Balance
				Balance per Bank:	1,588,798.49
Plus deposits and outstanding debits:					
		No outstanding deposits.		0.00	
				Total deposits and outstanding debits:	1,588,798.49
Less outstanding checks:					
		No outstanding checks.		0.00	
				Total outstanding checks:	1,588,798.49
				Ending balance General Ledger:	1,588,798.49
				Difference:	0.00



P.O. Box 521599 Miami, FL 33152-1599



>003014 7902616 0001 008229 10Z
G.B. RESORT CONDOMINIUM HOTEL
SSOCIATION, INC
NOW OPERATING
1225 ALMA ROAD STE 100
RICHARDSON TX 75081

Statement Date: **January 31, 2025**

Account Number: *****0115

Customer Service Information

Client Care: 877-779-BANK (2265)

Web Site: www.bankunited.com

Bank Address: BankUnited
P.O. Box 521599
Miami, FL 33152-1599



Customer Message Center

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CP IB BUSINESS CHECKING Account *****0115

Account Summary

Statement Balance as of 12/31/2024			\$140,503.01
Plus	19	Deposits and Other Credits	\$597,131.63
Less	15	Withdrawals, Checks, and Other Debits	\$635,921.20
Less		Service Charge	\$0.00
Plus		Interest Paid	\$7.41
Statement Balance as of 01/31/2025			\$101,720.85

Interest Summary

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$7.41
Interest Paid Year to Date	\$7.41
Interest Paid Prior Year 2024	\$432.42
Interest Withheld Prior Year 2024	\$0.00

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
01/02/2025	ATGPay Online Pa ATGPay Onl		\$5,114.41	\$145,617.42

Statement Date: January 31, 2025

Account Number: *****0115

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	ST-B4A1N7H9T5J6 G B RESORT CONDOMINIUM			
01/06/2025	GBResort ACH MARASSO08		\$286,839.74	\$432,457.16
01/06/2025	SWEEP TO DDA 009856361429	\$232,457.16		\$200,000.00
01/07/2025	WEB TFR FR 009856200174 153000002945 WEB RF#153000002945		\$0.06	\$200,000.06
01/07/2025	ICL Remote Client De		\$1,120.87	\$201,120.93
01/07/2025	ATGPay Online Pa ATGPay Onl ST-D1W8C8B0V2W4 G B RESORT CONDOMINIUM		\$9,309.07	\$210,430.00
01/07/2025	RDC Deposit		\$5,484.63	\$215,914.63
01/07/2025	SWEEP TO DDA 009856361429	\$9,534.13		\$206,380.50
01/08/2025	ATGPay Online Pa ATGPay Onl ST-E3C3A9I4M3R6 G B RESORT CONDOMINIUM		\$2,456.84	\$208,837.34
01/08/2025	ACH CHARGEBACK RETURN RETIRE	\$5,409.15		\$203,428.19
01/08/2025	SWEEP TO DDA 009856361429	\$3,428.19		\$200,000.00
01/10/2025	ATGPay Online Pa ATGPay Onl ST-A9D8Z0C8L3P9 G B RESORT CONDOMINIUM		\$5,476.46	\$205,476.46
01/10/2025	SWEEP TO DDA 009856361429	\$5,476.46		\$200,000.00
01/15/2025	OUTGOING DOM WIRE: THE RITZ-CA RLTON HOTELCOMP LL C73D5900060	\$11,930.00		\$188,070.00
01/15/2025	ICL Remote Client De		\$7,700.61	\$195,770.61
01/15/2025	TRANSFER FROM DDA 9856361429		\$11,705.00	\$207,475.61
01/16/2025	ICL Remote Client De		\$1,177.05	\$208,652.66
01/16/2025	SWEEP TO DDA 009856361429	\$7,700.61		\$200,952.05
01/17/2025	ICL Remote Client De		\$2,595.70	\$203,547.75
01/17/2025	SWEEP TO DDA 009856361429	\$1,177.05		\$202,370.70
01/21/2025	ICL Remote Client De		\$78.34	\$202,449.04
01/21/2025	SWEEP TO DDA 009856361429	\$2,449.04		\$200,000.00
01/22/2025	GBResort VendorPymt MARASSO08	\$50,808.42		\$149,191.58
01/22/2025	TRANSFER FROM DDA 9856361429		\$50,808.42	\$200,000.00
01/24/2025	ICL Remote Client De		\$3,362.61	\$203,362.61
01/24/2025	AVIDPAY SERVICE AVIDPAY CK1000047	\$440.00		\$202,922.61

Statement Date: January 31, 2025

Account Number: *****0115

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	G.B. Resort Condominiu			
01/24/2025	AVIDPAY SERVICE AVIDPAY CK1000048	\$7,626.57		\$195,296.04
	G.B. Resort Condominiu			
01/24/2025	TRANSFER FROM DDA 9856361429		\$7,841.57	\$203,137.61
01/27/2025	ICL Remote Client De		\$4,023.87	\$207,161.48
01/27/2025	GBResort VendorPymt MARASSO08	\$296,358.62		\$-89,197.14
01/27/2025	TRANSFER FROM DDA 9856361429		\$191,867.65	\$102,670.51
01/30/2025	AVIDPAY SERVICE AVIDPAY CK1000049	\$1,080.80		\$101,589.71
	G.B. Resort Condominiu			
01/30/2025	GBResort VendorPymt MARASSO08	\$45.00		\$101,544.71
01/31/2025	TRANSFER FROM DDA 9856361429		\$168.73	\$101,713.44
01/31/2025	Interest Paid		\$7.41	\$101,720.85

Rates By Date

<i>Date</i>	<i>Rate</i>
01/02	0.05%

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
12/31	\$140,503.01	01/08	\$200,000.00	01/21	\$200,000.00	01/31	\$101,720.85
01/02	\$145,617.42	01/15	\$207,475.61	01/24	\$203,137.61		
01/06	\$200,000.00	01/16	\$200,952.05	01/27	\$102,670.51		
01/07	\$206,380.50	01/17	\$202,370.70	01/30	\$101,544.71		

Other Balances

Minimum Balance this Statement Period	\$101,544.71
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Statement Date: January 31, 2025

Account Number: *****0115



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Statement Date: January 31, 2025

Account Number: *****0115

If your account does not balance please check the following carefully:

Have you entered the amount of each check in your checkbook register?

Are the amounts of your deposits and other additions entered in your checkbook register the same as those on this statement?

Have you checked all additions and subtractions in your checkbook register?

Have you carried the correct balance forward when starting a new page in your checkbook register?

**IN CASE OF QUESTIONS OR ERRORS ABOUT YOUR STATEMENT:
PLEASE CALL (TOLL FREE) 1-877-779-BANK (2265) OR WRITE US AT:**BankUnited Operations / EFT Error
7815 NW 148th ST, Miami Lakes, FL 33016**For Consumer Customers Only**

Please contact us if you think your statement is wrong or if you need additional information about a transaction. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need further information.
3. Tell us the dollar amount of the suspected error.

You may be required to put your request in writing. We will investigate your complaint and will correct any error promptly.

For Electronic Funds Transfers, if we take more than 10 business days to investigate and correct the error, (20 business days if you are a new customer for electronic funds transfers occurring during the first 30 days after the first deposit is made to your account), we will recredit your consumer account for the amount you think is in error (plus interest if your account earns interest), so that you will have the use of the money during the time it takes us to complete our investigation.

For Substitute Checks, if we take more than 10 business days to investigate and correct the error, we will recredit your consumer account for the amount of loss up to the lesser of \$2,500.00 (plus interest if your account earns interest) or the amount of the substitute check. If your account is new (30 days from the date your account was established), has been subject to repeated overdrafts, or we believe the claim is fraudulent, we may delay the availability of recredited funds until we determine the claim is valid or until the 45th day after the claim was submitted.





BankUnited

We appreciate your business.

BankUnited
P.O. Box 521599
Miami, FL 33152-1599

RETURN SERVICE REQUESTED

G.B. Resort Condominium Hotel Associatio
1225 ALMA ROAD SUITE 100
RICHARDSON, TX 750810000

Contact Us
(305) 818-8325



Account
G.B. Resort Condominium Hotel Associatio

Date
01/31/2025

Page
1 of 2

IntraFi Cash ServiceSM, or ICS[®], Monthly Statement

The following information is a summary of activity in your account(s) for the month of January 2025 and the list of FDIC-insured institution(s) that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through IntraFi Cash Service. Funds in your deposit accounts at the FDIC-insured institutions at which your funds have been placed will be "deposits," as defined by federal law. Certain conditions must be satisfied for "pass-through" FDIC deposit insurance coverage to apply. To meet the conditions for pass-through FDIC deposit insurance, deposit accounts at FDIC-insured banks in IntraFi's network that hold deposits placed using an IntraFi service are titled, and deposit account records are maintained, in accordance with FDIC regulations for pass-through coverage.

Summary of Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
*****115	Savings	1.25%	\$107.98	\$168.73
TOTAL			\$107.98	\$168.73

DETAILED ACCOUNT OVERVIEW

Account ID: *****115
Account Title: G.B. Resort Condominium Hotel Associatio



Account Summary - Savings

Statement Period	1/1-1/31/2025	Average Daily Balance	\$158,875.45
Previous Period Ending Balance	\$107.98	Interest Rate at End of Statement Period	1.25%
Total Program Deposits	262,222.64	Annual Percentage Yield Earned	1.26%
Total Program Withdrawals	(262,330.62)	YTD Interest Paid	168.73
Interest Capitalized	168.73		
Current Period Ending Balance	\$168.73		

Account Transaction Detail

Date	Activity Type	Amount	Balance
01/02/2025	Withdrawal	(\$107.98)	\$0.00
01/07/2025	Deposit	232,457.16	232,457.16
01/08/2025	Deposit	9,534.13	241,991.29
01/09/2025	Deposit	3,428.19	245,419.48
01/13/2025	Deposit	5,476.46	250,895.94
01/16/2025	Withdrawal	(11,705.00)	239,190.94
01/17/2025	Deposit	7,700.61	246,891.55
01/21/2025	Deposit	1,177.05	248,068.60
01/22/2025	Deposit	2,449.04	250,517.64
01/23/2025	Withdrawal	(50,808.42)	199,709.22
01/27/2025	Withdrawal	(7,841.57)	191,867.65
01/28/2025	Withdrawal	(191,867.65)	0.00
01/31/2025	Interest Capitalization	168.73	168.73

Summary of Balances as of January 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
The Washington Trust Company of Westerly	Westerly, RI	23623	\$168.18
United Bank	Fairfax, VA	22858	0.55



P.O. Box 521599 Miami, FL 33152-1599



>004712 7902604 0001 008229 10Z
G.B. RESORT CONDOMINIUM HOTEL
ASSOCIATION, INC
OPERATING - WIRES
1225 ALMA ROAD STE 100
RICHARDSON TX 75081

Statement Date: January 31, 2025

Account Number: *****0174

Customer Service Information

- Client Care: 877-779-BANK (2265)
- Web Site: www.bankunited.com
- Bank Address: BankUnited
P.O. Box 521599
Miami, FL 33152-1599



Customer Message Center

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CP IB BUSINESS CHECKING Account *****0174

Account Summary

Statement Balance as of 12/31/2024			\$0.06
Plus	1	Deposits and Other Credits	\$11,820.43
Less	1	Withdrawals, Checks, and Other Debits	\$0.06
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.05
Statement Balance as of 01/31/2025			\$11,820.48

Interest Summary

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$0.05
Interest Paid Year to Date	\$0.05
Interest Paid Prior Year 2024	\$2.88
Interest Withheld Prior Year 2024	\$0.00

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
01/07/2025	WEB TFR TO 009856200115	\$0.06		\$0.00

Statement Date: January 31, 2025

Account Number: *****0174

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	WEB RF#153000002945			
01/29/2025	INCOMING INTL WIRE: SPICE ISLA ND INN LIMITED IB WTRF 1728292 2 PAYMENT ON 00101-0442 AND 00		\$11,820.43	\$11,820.43
01/31/2025	Interest Paid		\$0.05	\$11,820.48

Rates By Date

<i>Date</i>	<i>Rate</i>
01/02	0.05%

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
12/31	\$0.06	01/07	\$0.00	01/29	\$11,820.43	01/31	\$11,820.48

Other Balances

Minimum Balance this Statement Period	\$0.00
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Statement Date: January 31, 2025

Account Number: *****0174

If your account does not balance please check the following carefully:

Have you entered the amount of each check in your checkbook register?

Are the amounts of your deposits and other additions entered in your checkbook register the same as those on this statement?

Have you checked all additions and subtractions in your checkbook register?

Have you carried the correct balance forward when starting a new page in your checkbook register?

**IN CASE OF QUESTIONS OR ERRORS ABOUT YOUR STATEMENT:
PLEASE CALL (TOLL FREE) 1-877-779-BANK (2265) OR WRITE US AT:**BankUnited Operations / EFT Error
7815 NW 148th ST, Miami Lakes, FL 33016**For Consumer Customers Only**

Please contact us if you think your statement is wrong or if you need additional information about a transaction. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need further information.
3. Tell us the dollar amount of the suspected error.

You may be required to put your request in writing. We will investigate your complaint and will correct any error promptly.

For Electronic Funds Transfers, if we take more than 10 business days to investigate and correct the error, (20 business days if you are a new customer for electronic funds transfers occurring during the first 30 days after the first deposit is made to your account), we will recredit your consumer account for the amount you think is in error (plus interest if your account earns interest), so that you will have the use of the money during the time it takes us to complete our investigation.

For Substitute Checks, if we take more than 10 business days to investigate and correct the error, we will recredit your consumer account for the amount of loss up to the lesser of \$2,500.00 (plus interest if your account earns interest) or the amount of the substitute check. If your account is new (30 days from the date your account was established), has been subject to repeated overdrafts, or we believe the claim is fraudulent, we may delay the availability of recredited funds until we determine the claim is valid or until the 45th day after the claim was submitted.





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P.O. Box 521599 Miami, FL 33152-1599



>001917 7902591 0001 008229 10Z
G.B. RESORT CONDOMINIUM HOTEL
ASSOCIATION, INC
RESERVE ACCOUNT
1225 ALMA ROAD STE 100
RICHARDSON TX 75081

Statement Date: **January 31, 2025**

Account Number: *****0166

Customer Service Information



Client Care: 877-779-BANK (2265)



Web Site: www.bankunited.com



Bank Address: BankUnited
P.O. Box 521599
Miami, FL 33152-1599



Customer Message Center

Need help managing your finances? Learn about our free financial management tool at www.bankunited.com.

CP NATL HOA & PROPERTY MGMT Account *****0166

Account Summary

Statement Balance as of 12/31/2024			\$1,537,004.54
Plus	1	Deposits and Other Credits	\$50,808.42
Less	0	Withdrawals, Checks, and Other Debits	\$0.00
Less		Service Charge	\$0.00
Plus		Interest Paid	\$985.53
Statement Balance as of 01/31/2025			\$1,588,798.49

Interest Summary

Beginning Interest Rate	0.75%
Interest Paid this Statement Period	\$985.53
Interest Paid Year to Date	\$985.53
Interest Paid Prior Year 2024	\$10,928.77
Interest Withheld Prior Year 2024	\$0.00

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
01/22/2025	GBResort VendorPymt		\$50,808.42	\$1,587,812.96

Statement Date: January 31, 2025

Account Number: *****0166

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	9856200166 GBResortBURES0166			
01/31/2025	Interest Paid		\$985.53	\$1,588,798.49

Rates By Date

<i>Date</i>	<i>Rate</i>
01/02	0.75%

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
12/31	\$1,537,004.54	01/22	\$1,587,812.96	01/31	\$1,588,798.49

Other Balances

Minimum Balance this Statement Period	\$1,537,004.54
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Statement Date: January 31, 2025

Account Number: *****0166

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51- GB Resort
Bad Debt Analysis- GL 1525
1/31/2025

<u>Building</u>	<u>Unit</u>	<u>Resident</u>	<u>Status</u>	<u>First Name</u>	<u>Last Name</u>	<u>Charge Date</u>	<u>Charge Code</u>	<u>Charge Balance</u>
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(No Delinquent Units)

Totals	\$0.00
Per GL	<u>0.00</u>
Diff	<u><u>\$ 0.00</u></u>

51- GB Resort
 Prepaid Insurance - GL 1600
 1/31/2025
 SUMMARY OF INSURANCE POLICIES

Type of Coverage	Umbrella	Crime	NonProfit entity	GL	Total
Effective Dates of Policies:	7/1/24 - 6/30/24	7/1/24 - 6/30/24	7/1/24 - 6/30/24	7/1/24 - 6/30/24	
Premium	\$ 13,197.45	\$ 1,237.25	\$ 1,771.54	\$ 33,624.15	\$ 49,830.39
Finance Charges	\$ 13,197.45	\$ 1,237.25	\$ 1,771.54	\$ 33,624.15	\$ 13,197.45

Month	Total Monthly Expense					Prepaid Balance
Dec-24						\$ 24,915.21
Jan-25	\$ 1,099.79	\$ 103.10	\$ 147.63	\$ 2,802.01	\$ 4,152.53	\$ 20,762.68
Feb-25					\$ -	\$ 20,762.68
Mar-25					\$ -	\$ 20,762.68
Apr-25					\$ -	\$ 20,762.68
May-25					\$ -	\$ 20,762.68
Jun-25					\$ -	\$ 20,762.68
Jul-25					\$ -	\$ 20,762.68
Aug-25					\$ -	\$ 20,762.68
Sep-25					\$ -	\$ 20,762.68
Oct-25					\$ -	\$ 20,762.68
Nov-25					\$ -	\$ 20,762.68
Dec-25					\$ -	\$ 20,762.68
	\$ 1,099.79	\$ 103.10	\$ 147.63	\$ 2,802.01	\$ 4,152.53	
Balance amortized last year					\$	9,044.92

51- GB Resort
Other Current Liabilities- GL 2495
1/31/2025

<u>Description</u>	<u>Date</u>	<u>Transaction</u>	<u>Ending Balance</u>
2025 Opening Balance	1/1/2025		\$ 1,355.91

Totals	\$	1,355.91
Per GL	\$	1,355.91
Diff (due to rounding)	\$	<u><u>-</u></u>

51- GB Resort
GL 1799
1/31/2025

<u>Description</u>	<u>Date</u>	<u>Transaction</u>	<u>Ending Balance</u>
Customer Deposit	7/10/2024		(850.00)

Totals	\$	(850.00)
Per GL	\$	(850.00)
Diff (due to rounding)	\$	-

Variance Report
 G.B. Resort Condominium Key Biscayne
 January 01, 2025 thru January 31, 2025

	Current Period				Year to Date (1 months)				Comments
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
4000 - CAM Income	\$ 321,593.08	\$ 234,843.00	\$ 86,750.08	37.0%	\$ 321,593.08	\$ 234,843.00	\$ 86,750.08	37.0%	Variance is due to 7 month closure and 5 months open