

**Balance Sheet Report**  
**G.B. Resort Condominium Key Biscayne**  
As of February 28, 2025

	<u>Balance Feb 28, 2025</u>	<u>Balance Jan 31, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1000 - BU OPER #0115	98,641.57	101,720.85	(3,079.28)
1001 - BU OPER WIRE #0174	0.06	11,820.48	(11,820.42)
<b>Total Operating Funds</b>	<b>98,641.63</b>	<b>113,541.33</b>	<b>(14,899.70)</b>
<b>Reserve Funds</b>			
1325 - BU RSRV #0166	1,691,346.57	1,588,798.49	102,548.08
<b>Total Reserve Funds</b>	<b>1,691,346.57</b>	<b>1,588,798.49</b>	<b>102,548.08</b>
<b>Accounts Receivable</b>			
1500 - Accounts Receivable	49,253.65	68,442.25	(19,188.60)
<b>Total Accounts Receivable</b>	<b>49,253.65</b>	<b>68,442.25</b>	<b>(19,188.60)</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Property & Liability Ins	16,610.15	20,762.68	(4,152.53)
<b>Total Prepaid Expenses</b>	<b>16,610.15</b>	<b>20,762.68</b>	<b>(4,152.53)</b>
<b>Other Current Assets</b>			
1760 - Transition In - Homeowner Balances	1.05	1.05	0.00
1799 - Clearing Account	(850.00)	(850.00)	0.00
<b>Total Other Current Assets</b>	<b>(848.95)</b>	<b>(848.95)</b>	<b>0.00</b>
<b>Total Assets</b>	<b>1,855,003.05</b>	<b>1,790,695.80</b>	<b>64,307.25</b>
<b><u>Liabilities</u></b>			
<b>Accrued Expenses</b>			
2395 - General Accruals	800.00	0.00	800.00
<b>Total Accrued Expenses</b>	<b>800.00</b>	<b>0.00</b>	<b>800.00</b>

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	<u>Balance Feb 28, 2025</u>	<u>Balance Jan 31, 2025</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accrued Payroll</b>			
2495 - Other Current Liabilities	1,355.91	1,355.91	0.00
<b>Total Accrued Payroll</b>	<b>1,355.91</b>	<b>1,355.91</b>	<b>0.00</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	40,472.49	17,834.77	22,637.72
2598 - Deferred Revenue-Reserves	1,263,873.78	1,263,873.78	0.00
<b>Total Prepaid Assessments</b>	<b>1,304,346.27</b>	<b>1,281,708.55</b>	<b>22,637.72</b>
<b>Total Liabilities</b>	<b>1,306,502.18</b>	<b>1,283,064.46</b>	<b>23,437.72</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity - Prior Years</b>			
3000 - Retained Earnings - Operating Fund	181,725.82	181,725.82	0.00
3005 - Equity Adjustments - Prior Periods	(8,426.57)	(7,626.57)	(800.00)
<b>Total Owners Equity - Prior Years</b>	<b>173,299.25</b>	<b>174,099.25</b>	<b>(800.00)</b>
<b>Capital Reserves - Prior Years</b>			
3194 - Retained Earnings - Replacement Fund	273,130.75	273,130.75	0.00
<b>Total Capital Reserves - Prior Years</b>	<b>273,130.75</b>	<b>273,130.75</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>446,430.00</b>	<b>447,230.00</b>	<b>(800.00)</b>
<b>Net Income / (Loss)</b>	<b>102,070.87</b>	<b>60,401.34</b>	<b>41,669.53</b>
<b>Total Liabilities and Equity</b>	<b>1,855,003.05</b>	<b>1,790,695.80</b>	<b>64,307.25</b>

# Income Statement Report

## G.B. Resort Condominium Key Biscayne

### Operating

February 01, 2025 thru February 28, 2025

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
4000 - CAM Income	321,593.08	234,844.00	86,749.08	643,186.16	469,687.00	173,499.16	2,818,121.00	2,174,934.84
4240 - Move-In & Out Fees	200.00	0.00	200.00	200.00	0.00	200.00	0.00	(200.00)
4590 - Prior Year Surplus	4,688.58	4,688.00	0.58	9,377.16	9,377.00	0.16	56,263.00	46,885.84
4825 - Misc. Income	229.60	230.00	(0.40)	459.20	460.00	(0.80)	1,150.00	690.80
4900 - Interest Revenue - Operations	79.42	0.00	79.42	255.61	0.00	255.61	0.00	(255.61)
<b>Total Assessment Income</b>	<b>326,790.68</b>	<b>239,762.00</b>	<b>87,028.68</b>	<b>653,478.13</b>	<b>479,524.00</b>	<b>173,954.13</b>	<b>2,875,534.00</b>	<b>2,222,055.87</b>
<b>Total Operating Income</b>	<b>326,790.68</b>	<b>239,762.00</b>	<b>87,028.68</b>	<b>653,478.13</b>	<b>479,524.00</b>	<b>173,954.13</b>	<b>2,875,534.00</b>	<b>2,222,055.87</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5020 - Shared - Op Supplies	6,981.60	6,982.00	(0.40)	13,963.20	13,964.00	(0.80)	34,910.00	20,946.80
5055 - Master Assoc Fees	10,800.00	10,800.00	0.00	21,600.00	21,600.00	0.00	129,600.00	108,000.00
5090 - Office Supplies	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
5150 - Contingency	531.26	1,666.00	(1,134.74)	860.06	3,333.00	(2,472.94)	20,000.00	19,139.94
5196 - Miscellaneous Admin Expenses	0.00	342.00	(342.00)	0.00	684.00	(684.00)	4,105.00	4,105.00
<b>Total Administrative</b>	<b>18,312.86</b>	<b>19,874.00</b>	<b>(1,561.14)</b>	<b>36,423.26</b>	<b>39,748.00</b>	<b>(3,324.74)</b>	<b>189,615.00</b>	<b>153,191.74</b>
<b>Payroll &amp; Benefits</b>								
5301 - S&W - Admin	23,106.17	23,106.00	0.17	46,212.34	46,212.00	0.34	277,274.00	231,061.66
5310 - Shared Services -Administrative	2,996.67	2,996.00	0.67	5,993.34	5,993.00	0.34	35,960.00	29,966.66
5311 - SharedServ- Security	5,669.42	5,670.00	(0.58)	11,338.84	11,339.00	(0.16)	68,033.00	56,694.16
5312 - SharedServ- Engineer	20,809.00	20,809.00	0.00	41,618.00	41,618.00	0.00	104,045.00	62,427.00
5316 - SharedServ- Pool	5,092.80	5,093.00	(0.20)	10,185.60	10,186.00	(0.40)	25,464.00	15,278.40
5320 - SharedServ- PTEB	27,075.94	27,076.00	(0.06)	54,151.88	54,152.00	(0.12)	219,465.00	165,313.12
5323 - Concierge Payroll	13,942.20	13,942.00	0.20	27,884.40	27,884.00	0.40	69,711.00	41,826.60
<b>Total Payroll &amp; Benefits</b>	<b>98,692.20</b>	<b>98,692.00</b>	<b>0.20</b>	<b>197,384.40</b>	<b>197,384.00</b>	<b>0.40</b>	<b>799,952.00</b>	<b>602,567.60</b>
<b>Utilities</b>								
6000 - Electricity	22,844.67	22,844.00	0.67	45,689.34	45,689.00	0.34	274,136.00	228,446.66

# Income Statement Report

## G.B. Resort Condominium Key Biscayne

### Operating

February 01, 2025 thru February 28, 2025

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6005 - Gas Service	3,918.80	3,919.00	(0.20)	7,837.60	7,838.00	(0.40)	19,594.00	11,756.40
6025 - Water & Sewer	13,610.08	13,610.00	0.08	27,220.16	27,220.00	0.16	163,321.00	136,100.84
6040 - Bundled Telecom Services	3,370.00	3,370.00	0.00	6,740.00	6,740.00	0.00	16,850.00	10,110.00
6045 - Cable Service	2,965.60	2,966.00	(0.40)	5,931.20	5,932.00	(0.80)	14,830.00	8,898.80
<b>Total Utilities</b>	<b>46,709.15</b>	<b>46,709.00</b>	<b>0.15</b>	<b>93,418.30</b>	<b>93,419.00</b>	<b>(0.70)</b>	<b>488,731.00</b>	<b>395,312.70</b>
<b>Operations</b>								
5400 - Insurance Premiums	61,296.25	61,297.00	(0.75)	122,592.50	122,593.00	(0.50)	735,555.00	612,962.50
5402 - Insurance D&O	4,152.53	3,689.00	463.53	8,305.06	7,379.00	926.06	44,275.00	35,969.94
6300 - Licenses & Fees	0.00	63.00	(63.00)	752.00	126.00	626.00	756.00	4.00
6416 - Health Club/Amenities Expense	5,000.00	5,000.00	0.00	10,000.00	10,000.00	0.00	25,000.00	15,000.00
6420 - Uniforms	3,548.80	3,549.00	(0.20)	7,097.60	7,098.00	(0.40)	17,744.00	10,646.40
6424 - Misc Usage Charges -Tennis	3,600.00	3,600.00	0.00	7,200.00	7,200.00	0.00	18,000.00	10,800.00
6426 - Plant Maintenance	1,914.00	1,914.00	0.00	3,828.00	3,828.00	0.00	9,570.00	5,742.00
6432 - Janitor & Cleaning Contract	5,888.20	5,888.00	0.20	11,776.40	11,776.00	0.40	29,441.00	17,664.60
6442 - Landscaping/Grounds	12,415.00	12,415.00	0.00	24,830.00	24,830.00	0.00	62,075.00	37,245.00
6530 - General Maintenance Shared	40,387.60	40,388.00	(0.40)	80,775.20	80,776.00	(0.80)	201,938.00	121,162.80
7000 - Audit Fees	5,408.00	889.00	4,519.00	5,408.00	1,777.00	3,631.00	10,660.00	5,252.00
7001 - Accounting Fees	2,276.00	2,549.00	(273.00)	2,276.00	5,098.00	(2,822.00)	30,589.00	28,313.00
7010 - Professional Development	0.00	125.00	(125.00)	(800.00)	250.00	(1,050.00)	1,500.00	2,300.00
7020 - Legal Fees	7,940.00	584.00	7,356.00	8,380.00	1,167.00	7,213.00	7,000.00	(1,380.00)
7040 - Management Fees	11,930.00	11,929.00	1.00	23,860.00	23,859.00	1.00	143,155.00	119,295.00
<b>Total Operations</b>	<b>165,756.38</b>	<b>153,879.00</b>	<b>11,877.38</b>	<b>316,280.76</b>	<b>307,757.00</b>	<b>8,523.76</b>	<b>1,337,258.00</b>	<b>1,020,977.24</b>
<b>Repair &amp; Maintenance</b>								
5408 - Rubbish Removal	4,044.00	4,044.00	0.00	8,088.00	8,088.00	0.00	20,220.00	12,132.00
5420 - Fire Prevention/Contract	0.00	230.00	(230.00)	0.00	460.00	(460.00)	2,760.00	2,760.00
<b>Total Repair &amp; Maintenance</b>	<b>4,044.00</b>	<b>4,274.00</b>	<b>(230.00)</b>	<b>8,088.00</b>	<b>8,548.00</b>	<b>(460.00)</b>	<b>22,980.00</b>	<b>14,892.00</b>

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

February 01, 2025 thru February 28, 2025

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>8800 Expenses</b>								
8902 - Programs & Services Bundle	3,346.29	3,084.00	262.29	3,346.29	6,167.00	(2,820.71)	37,000.00	33,653.71
<b>Total 8800 Expenses</b>	<b>3,346.29</b>	<b>3,084.00</b>	<b>262.29</b>	<b>3,346.29</b>	<b>6,167.00</b>	<b>(2,820.71)</b>	<b>37,000.00</b>	<b>33,653.71</b>
<b>Total Operating Expense</b>	<b>336,860.88</b>	<b>326,512.00</b>	<b>10,348.88</b>	<b>654,941.01</b>	<b>653,023.00</b>	<b>1,918.01</b>	<b>2,875,536.00</b>	<b>2,220,594.99</b>
<b>Total Operating Income / (Loss)</b>	<b>(10,070.20)</b>	<b>(86,750.00)</b>	<b>76,679.80</b>	<b>(1,462.88)</b>	<b>(173,499.00)</b>	<b>172,036.12</b>	<b>(2.00)</b>	<b>1,460.88</b>

# Income Statement Report

## G.B. Resort Condominium Key Biscayne

### Reserves

February 01, 2025 thru February 28, 2025

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
4025 - Reserve Assessments	50,808.49	50,809.00	(0.51)	101,616.98	101,617.00	(0.02)	609,701.00	508,084.02
4910 - Reserve Assessment - Interest Inc.	931.24	0.00	931.24	1,916.77	0.00	1,916.77	0.00	(1,916.77)
<b>Total Assessment Income</b>	<b>51,739.73</b>	<b>50,809.00</b>	<b>930.73</b>	<b>103,533.75</b>	<b>101,617.00</b>	<b>1,916.75</b>	<b>609,701.00</b>	<b>506,167.25</b>
<b>Total Reserves Income</b>	<b>51,739.73</b>	<b>50,809.00</b>	<b>930.73</b>	<b>103,533.75</b>	<b>101,617.00</b>	<b>1,916.75</b>	<b>609,701.00</b>	<b>506,167.25</b>
<b>Total Reserves Income / (Loss)</b>	<b>51,739.73</b>	<b>50,809.00</b>	<b>930.73</b>	<b>103,533.75</b>	<b>101,617.00</b>	<b>1,916.75</b>	<b>609,701.00</b>	<b>506,167.25</b>
<b>Total Association Net Income / (Loss)</b>	<b>41,669.53</b>	<b>(35,941.00)</b>	<b>77,610.53</b>	<b>102,070.87</b>	<b>(71,882.00)</b>	<b>173,952.87</b>	<b>609,699.00</b>	<b>507,628.13</b>

# Income and Expense Projection Report

## G.B. Resort Condominium Key Biscayne

### Operating

As of February 28, 2025

Account Description	Jan Actual	Feb Actual	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
<b>Assessment Income</b>														
4000 - CAM Income	321,593	321,593	234,843	234,844	234,843	234,844	234,843	234,843	234,844	234,843	234,844	234,843	2,991,620	2,818,121
4240 - Move-In & Out Fees	0	200	0	0	0	0	0	0	0	0	0	0	200	0
4590 - Prior Year Surplus	4,689	4,689	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	1,149	1,150
4900 - Interest Revenue - Operations	176	79	0	0	0	0	0	0	0	0	0	0	256	0
<b>Total Assessment Income</b>	<b>326,687</b>	<b>326,791</b>	239,762	239,762	239,532	239,533	239,531	239,532	239,532	239,532	239,532	239,762	<b>3,049,488</b>	2,875,534
<b>Total Income</b>	<b>326,687</b>	<b>326,791</b>	239,762	239,762	239,532	239,533	239,531	239,532	239,532	239,532	239,532	239,762	<b>3,049,488</b>	2,875,534
<b>Administrative</b>														
5020 - Shared - Op Supplies	6,982	6,982	6,982	6,982	0	0	0	0	0	0	0	6,982	34,909	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	0	83	83	84	83	83	84	83	83	84	83	833	1,000
5150 - Contingency	329	531	1,667	1,667	1,666	1,667	1,667	1,666	1,667	1,667	1,666	1,667	17,527	20,000
5196 - Miscellaneous Admin Expenses	0	0	342	342	342	343	342	342	342	342	342	342	3,421	4,105
<b>Total Administrative</b>	<b>18,110</b>	<b>18,313</b>	19,874	19,874	12,892	12,893	12,892	12,892	12,892	12,892	12,892	19,874	<b>186,290</b>	189,615
<b>Payroll &amp; Benefits</b>														
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	2,997	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	5,669	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
<b>Total Payroll &amp; Benefits</b>	<b>98,692</b>	<b>98,692</b>	98,693	98,693	43,783	43,785	43,784	43,783	43,786	43,784	43,784	98,693	<b>799,952</b>	799,952
<b>Utilities</b>														
6000 - Electricity	22,845	22,845	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 February 28, 2025

Account Description	Jan Actual	Feb Actual	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
<b>Utilities</b>														
6045 - Cable Service	2,966	2,966	2,966	2,966	0	0	0	0	0	0	0	2,966	14,829	14,830
<b>Total Utilities</b>	<b>46,709</b>	<b>46,709</b>	46,710	46,710	36,454	36,456	36,455	36,454	36,455	36,455	36,454	46,709	<b>488,730</b>	488,731
<b>Operations</b>														
5400 - Insurance Premiums	61,296	61,296	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	4,153	3,690	3,689	3,690	3,690	3,689	3,690	3,689	3,690	3,689	3,690	45,201	44,275
6300 - Licenses & Fees	752	0	63	63	63	63	63	63	63	63	63	63	1,382	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	201,937	201,938
7000 - Audit Fees	0	5,408	888	888	889	888	888	889	888	888	889	888	14,291	10,660
7001 - Accounting Fees	0	2,276	2,549	2,549	2,549	2,550	2,549	2,549	2,549	2,549	2,549	2,549	27,767	30,589
7010 - Professional Development	(800)	0	125	125	125	125	125	125	125	125	125	125	450	1,500
7020 - Legal Fees	440	7,940	583	583	584	583	583	584	583	583	584	583	14,213	7,000
7040 - Management Fees	11,930	11,930	11,930	11,929	11,930	11,930	11,929	11,930	11,929	11,930	11,929	11,930	143,156	143,155
<b>Total Operations</b>	<b>150,524</b>	<b>165,756</b>	153,878	153,876	81,126	81,126	81,122	81,126	81,122	81,125	81,124	153,876	<b>1,345,782</b>	1,337,258
<b>Repair &amp; Maintenance</b>														
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	0	230	230	230	230	230	230	230	230	230	230	2,300	2,760
<b>Total Repair &amp; Maintenance</b>	<b>4,044</b>	<b>4,044</b>	4,274	4,274	230	230	230	230	230	230	230	4,274	<b>22,520</b>	22,980

# Income and Expense Projection Report

## G.B. Resort Condominium Key Biscayne

### Operating

As of February 28, 2025

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Projected	Budget
<b>8800 Expenses</b>														
8902 - Programs & Services Bundle	0	3,346	3,083	3,083	3,084	3,083	3,083	3,084	3,083	3,083	3,084	3,083	34,179	37,000
<b>Total 8800 Expenses</b>	<b>0</b>	<b>3,346</b>	3,083	3,083	3,084	3,083	3,083	3,084	3,083	3,083	3,084	3,083	<b>34,179</b>	37,000
<b>Total Expense</b>	<b>318,080</b>	<b>336,861</b>	326,512	326,510	177,569	177,573	177,566	177,569	177,568	177,569	177,568	326,509	<b>2,877,454</b>	2,875,536
<b>Total Operating</b>	<b>8,607</b>	<b>(10,070)</b>	(86,750)	(86,748)	61,963	61,960	61,965	61,963	61,964	61,963	61,964	(86,747)	<b>172,034</b>	(2)

# Income and Expense Projection Report

## G.B. Resort Condominium Key Biscayne

### Reserves

As of February 28, 2025

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Projected	Budget
<b>Assessment Income</b>														
4025 - Reserve Assessments	<b>50,808</b>	<b>50,808</b>	50,808	50,809	50,808	50,809	50,808	50,808	50,809	50,808	50,809	50,808	<b>609,701</b>	609,701
4910 - Reserve Assessment - Interest Inc.	<b>986</b>	<b>931</b>	0	0	0	0	0	0	0	0	0	0	<b>1,917</b>	0
<b>Total Assessment Income</b>	<b>51,794</b>	<b>51,740</b>	50,808	50,809	50,808	50,809	50,808	50,808	50,809	50,808	50,809	50,808	<b>611,618</b>	609,701
<b>Total Income</b>	<b>51,794</b>	<b>51,740</b>	50,808	50,809	50,808	50,809	50,808	50,808	50,809	50,808	50,809	50,808	<b>611,618</b>	609,701
<b>Total Reserves</b>	<b>51,794</b>	<b>51,740</b>	50,808	50,809	50,808	50,809	50,808	50,808	50,809	50,808	50,809	50,808	<b>611,618</b>	609,701

# Income and Expense Projection Report

## G.B. Resort Condominium Key Biscayne

As of February 28, 2025

Account Description	Jan Actual	Feb Actual	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
<b>Assessment Income</b>														
4000 - CAM Income	321,593	321,593	234,843	234,844	234,843	234,844	234,843	234,843	234,844	234,843	234,844	234,843	2,991,620	2,818,121
4025 - Reserve Assessments	50,808	50,808	50,808	50,809	50,808	50,809	50,808	50,808	50,809	50,808	50,809	50,808	609,701	609,701
4240 - Move-In & Out Fees	0	200	0	0	0	0	0	0	0	0	0	0	200	0
4590 - Prior Year Surplus	4,689	4,689	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	1,149	1,150
4900 - Interest Revenue - Operations	176	79	0	0	0	0	0	0	0	0	0	0	256	0
4910 - Reserve Assessment - Interest Inc.	986	931	0	0	0	0	0	0	0	0	0	0	1,917	0
<b>Total Assessment Income</b>	<b>378,481</b>	<b>378,530</b>	290,570	290,571	290,340	290,342	290,339	290,340	290,341	290,340	290,341	290,570	<b>3,661,106</b>	3,485,235
<b>Total Income</b>	<b>378,481</b>	<b>378,530</b>	290,570	290,571	290,340	290,342	290,339	290,340	290,341	290,340	290,341	290,570	<b>3,661,106</b>	3,485,235
<b>Administrative</b>														
5020 - Shared - Op Supplies	6,982	6,982	6,982	6,982	0	0	0	0	0	0	0	6,982	34,909	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	0	83	83	84	83	83	84	83	83	84	83	833	1,000
5150 - Contingency	329	531	1,667	1,667	1,666	1,667	1,667	1,666	1,667	1,667	1,666	1,667	17,527	20,000
5196 - Miscellaneous Admin Expenses	0	0	342	342	342	343	342	342	342	342	342	342	3,421	4,105
<b>Total Administrative</b>	<b>18,110</b>	<b>18,313</b>	19,874	19,874	12,892	12,893	12,892	12,892	12,892	12,892	12,892	19,874	<b>186,290</b>	189,615
<b>Payroll &amp; Benefits</b>														
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	2,997	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	5,669	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
<b>Total Payroll &amp; Benefits</b>	<b>98,692</b>	<b>98,692</b>	98,693	98,693	43,783	43,785	43,784	43,783	43,786	43,784	43,784	98,693	<b>799,952</b>	799,952
<b>Utilities</b>														
6000 - Electricity	22,845	22,845	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

# Income and Expense Projection Report

## G.B. Resort Condominium Key Biscayne

As of February 28, 2025

Account Description	Jan Actual	Feb Actual	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
<b>Utilities</b>														
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
6045 - Cable Service	2,966	2,966	2,966	2,966	0	0	0	0	0	0	0	2,966	14,829	14,830
<b>Total Utilities</b>	<b>46,709</b>	<b>46,709</b>	46,710	46,710	36,454	36,456	36,455	36,454	36,455	36,455	36,454	46,709	<b>488,730</b>	488,731
<b>Operations</b>														
5400 - Insurance Premiums	61,296	61,296	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	4,153	3,690	3,689	3,690	3,690	3,689	3,690	3,689	3,690	3,689	3,690	45,201	44,275
6300 - Licenses & Fees	752	0	63	63	63	63	63	63	63	63	63	63	1,382	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	201,937	201,938
7000 - Audit Fees	0	5,408	888	888	889	888	888	889	888	888	889	888	14,291	10,660
7001 - Accounting Fees	0	2,276	2,549	2,549	2,549	2,550	2,549	2,549	2,549	2,549	2,549	2,549	27,767	30,589
7010 - Professional Development	(800)	0	125	125	125	125	125	125	125	125	125	125	450	1,500
7020 - Legal Fees	440	7,940	583	583	584	583	583	584	583	583	584	583	14,213	7,000
7040 - Management Fees	11,930	11,930	11,930	11,929	11,930	11,930	11,929	11,930	11,929	11,930	11,929	11,930	143,156	143,155
<b>Total Operations</b>	<b>150,524</b>	<b>165,756</b>	153,878	153,876	81,126	81,126	81,122	81,126	81,122	81,125	81,124	153,876	<b>1,345,782</b>	1,337,258
<b>Repair &amp; Maintenance</b>														
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	0	230	230	230	230	230	230	230	230	230	230	2,300	2,760
<b>Total Repair &amp; Maintenance</b>	<b>4,044</b>	<b>4,044</b>	4,274	4,274	230	230	230	230	230	230	230	4,274	<b>22,520</b>	22,980

# Income and Expense Projection Report

## G.B. Resort Condominium Key Biscayne

As of February 28, 2025

Account Description	Jan Actual	Feb Actual	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
<b>8800 Expenses</b>														
8902 - Programs & Services Bundle	<b>0</b>	<b>3,346</b>	3,083	3,083	3,084	3,083	3,083	3,084	3,083	3,083	3,084	3,083	<b>34,179</b>	37,000
<b>Total 8800 Expenses</b>	<b>0</b>	<b>3,346</b>	3,083	3,083	3,084	3,083	3,083	3,084	3,083	3,083	3,084	3,083	<b>34,179</b>	37,000
<b>Total Expense</b>	<b>318,080</b>	<b>336,861</b>	326,512	326,510	177,569	177,573	177,566	177,569	177,568	177,569	177,568	326,509	<b>2,877,454</b>	2,875,536
<b>All Departments Summary</b>	<b>60,401</b>	<b>41,670</b>	(35,942)	(35,939)	112,771	112,769	112,773	112,771	112,773	112,771	112,773	(35,939)	<b>783,652</b>	609,699

## Investment Listing Report

### G.B. Resort Condominium Key Biscayne

As of Fri Feb 28, 2025

GI Account \ Institution	Bank Account	Investment Type	Current Balance	Rate	Purchase Date	Term	Maturity Date
<b>Operating Funds</b>							
1000 - BU OPER #0115 Bank United	****0115		98,641.57	0.150%	11/30/2023		0
1001 - BU OPER WIRE #0174 Bank United	****0174		0.06	0.150%	11/30/2023		0
		<b>Total Operating Funds:</b>	<b>98,641.63</b>				
<b>Reserve Funds</b>							
1325 - BU RSRV #0166 Bank United	****0166	Money Market	1,691,346.57	1.500%	11/30/2023		0
		<b>Total Reserve Funds:</b>	<b>1,691,346.57</b>				
		<b>Total GB Resort:</b>	<b>1,789,988.20</b>				

## Delinquency and Prepaid Report

### G.B. Resort Condominium Key Biscayne

As Of: Fri Feb 28, 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	3,207.16	0.00	0.00	0.00	7,473.68
00101-0251	Zbn Investments Corp	455 Grand Bay Drive #1064	UB-0001	1,723.96	0.00	0.00	0.00	0.00	1,723.96
00101-0280	Thierry Viac	455 Grand Bay Drive #1059	UB-0001	1,261.39	1,261.39	0.00	0.00	0.00	2,522.78
00101-0374	Cynthia Caridad	455 Grand Bay Drive #957	UB-0001	155.68	0.00	0.00	0.00	929.26	1,084.94
00101-0400	Haim Lalo	455 Grand Bay Drive #884	UB-0001	1,016.89	0.00	0.00	0.00	244.50	1,261.39
00101-0426	Amram Llc	455 Grand Bay Drive #882	UB-0001	0.00	0.00	0.00	0.00	2,768.45	2,768.45
00101-0468	Roykin Services, Inc.	455 Grand Bay Drive #878	UB-0001	16.50	0.00	0.00	0.00	0.00	16.50
00101-0552	Raul Rivero	455 Grand Bay Drive #862	UB-0001	0.02	0.00	0.00	0.00	22.89	22.91
00101-0727	Terranostral Ltd.	455 Grand Bay Drive #772	UB-0001	3,038.10	3,038.10	0.00	0.00	0.12	6,076.32
00101-0730	Terranostral Ltd.	455 Grand Bay Drive #0770	UB-0001	1,195.46	1,195.37	0.00	0.00	0.00	2,390.83
00101-1085	Cpz Investments Corp	455 Grand Bay Drive #585	UB-0001	3,722.36	0.00	0.00	0.00	0.00	3,722.36
00101-1140	502 Ritz 502 Ritz Llc	455 Grand Bay Drive #579	UB-0001	2,768.45	2,768.45	0.00	0.00	0.00	5,536.90
00101-1205	Put It On The Ritz, Llc	455 Grand Bay Drive #570	UB-0001	149.18	0.00	0.00	0.00	0.00	149.18
00101-1247	Dr. Angela Ehrman	455 Grand Bay Drive #560	UB-0001	2,516.77	2,516.77	2,359.72	0.00	0.00	7,393.26
00101-1289	Egio Llc	455 Grand Bay Drive #554	UB-0001	756.87	0.00	0.00	0.00	0.00	756.87
00101-1302	Keybis Corporation	455 Grand Bay Drive #487	UB-0001	0.02	0.00	0.00	0.00	0.00	0.02
<b>00101-1328</b>	<b>Settled - Juan Gonzalez</b>	<b>455 Grand Bay Drive #484</b>	UB-0001	1,361.39	0.01	0.00	0.00	0.00	1,361.40
00101-1467	Francisco Ortega	455 Grand Bay Drive #464	UB-0001	1,737.77	0.00	0.00	0.00	0.00	1,737.77
00101-1535	Twin A And B Corp	455 Grand Bay Drive #387	UB-0001	0.01	0.00	0.00	0.00	0.00	0.01
00101-1878	Cpz Investments Corp	455 Grand Bay Drive #274	UB-0001	1,998.67	0.00	0.00	0.00	0.00	1,998.67
<b>00113-8971</b>	<b>Settled - The JEN Trust</b>	<b>455 Grand Bay Drive #1464</b>	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
00116-4903	1021 Placetas Avenue LLC	455 Grand Bay Drive #858	UB-0001	1,155.39	0.00	0.00	0.00	0.00	1,155.39
00117-0256	Timothy Archdeacon	455 Grand Bay Drive #383	UB-0001	100.00	0.00	0.00	0.00	0.00	100.00
<b>Outstanding Balance:</b>				<b>28,941.41</b>	<b>13,987.25</b>	<b>2,359.72</b>	<b>0.00</b>	<b>3,965.27</b>	<b>49,253.65</b>
<b>Percentage of Balance:</b>				<b>58.76%</b>	<b>28.40%</b>	<b>4.79%</b>	<b>0.00%</b>	<b>8.05%</b>	<b>100.00%</b>
<b>Total Accounts:</b>				<b>12</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>6</b>	<b>24</b>

#### Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0170	11730 Annapolis Road Two, Llc	455 Grand Bay Drive #1255	UB-0001	-9,044.66	0.00	0.00	0.00	0.00	-9,044.66
00101-0206	1119 Llc	455 Grand Bay Drive #1160	UB-0001	-9,044.66	0.00	0.00	0.00	0.00	-9,044.66
00101-0248	Anthony Dellomo Ira	455 Grand Bay Drive #1155	UB-0001	-1,539.45	-892.99	0.00	0.00	0.00	-2,432.44
00101-0316	Edward Held	455 Grand Bay Drive #1055	UB-0001	-78.34	0.00	0.00	0.00	0.00	-78.34
00101-0361	Keybis Corporation	455 Grand Bay Drive #958	UB-0001	-1,508.14	0.00	0.00	0.00	0.00	-1,508.14
<b>00101-0536</b>	<b>Settled - Evasun76 Llc</b>	<b>455 Grand Bay Drive #866</b>	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	-1,515.30	0.00	0.00	0.00	0.00	-1,515.30
00101-0811	Pre Group Llc	455 Grand Bay Drive #757	UB-0001	-2,768.45	0.00	0.00	0.00	0.00	-2,768.45
00101-0905	Monro Llc	455 Grand Bay Drive #0680	UB-0001	-2,768.45	0.00	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

## Delinquency and Prepaid Report

### G.B. Resort Condominium Key Biscayne

As Of: Fri Feb 28, 2025

#### Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0989	Tammy Caress-Zelman	455 Grand Bay Drive #668	UB-0001	-971.69	0.00	0.00	0.00	0.00	-971.69
00101-1360	Leon Avayu	455 Grand Bay Drive #480	UB-0001	-5,318.66	0.00	0.00	0.00	0.00	-5,318.66
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
00101-1496	Pre Group Llc	455 Grand Bay Drive #458	UB-0001	-2,510.78	0.00	0.00	0.00	0.00	-2,510.78
<b>00113-8997</b>	<b>Settled - King Rental Properties, 455 Grand Bay Drive #768</b>		UB-0001	0.00	0.00	0.00	0.00	-0.12	-0.12
<b>Prepaid Balance:</b>				<b>-39,579.36</b>	<b>-892.99</b>	<b>0.00</b>	<b>0.00</b>	<b>-0.14</b>	<b>-40,472.49</b>
<b>Percentage of Balance:</b>				<b>97.79%</b>	<b>2.21%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>100.00%</b>
<b>Total Accounts:</b>				<b>12</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>15</b>
<b>Balance:</b>				<b>-10,637.95</b>	<b>13,094.26</b>	<b>2,359.72</b>	<b>0.00</b>	<b>3,965.13</b>	<b>8,781.16</b>
<b>Percentage of Total Balance:</b>				<b>-121.15%</b>	<b>149.12%</b>	<b>26.87%</b>	<b>0.00%</b>	<b>45.15%</b>	<b>100.00%</b>

**Accounts Payable Open Items**  
**G.B. Resort Condominium Key Biscayne**  
As of Fri Feb 28, 2025

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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

Sat Feb 01, 2025 thru Fri Feb 28, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<b><u>GB Resort BU RES 0166</u></b>					
Check Date: 02/14/2025	Bank: Bank United Operating	Check Number: 02000024	Check Amount: 50,808.42		
	RESERVE - 1325 - BU RSRV #0166		02/11/2025 Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42
Check Date: 02/19/2025	Bank: Bank United Operating	Check Number: 02000025	Check Amount: 50,808.42		
	RESERVE - 1325 - BU RSRV #0166		02/11/2025 Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42
<b>Total for GB Resort BU RES 0166</b>					<b>101,616.84</b>
<b><u>Haber Law, LLP</u></b>					
Check Date: 02/20/2025	Bank: Bank United Operating	Check Number: 01000051	Check Amount: 5,440.00		
	51 - 7020 - Legal Fees		02/18/2025 Legal Fees		5,440.00
<b>Total for Haber Law, LLP</b>					<b>5,440.00</b>
<b><u>Marriott Business Services</u></b>					
Check Date: 02/10/2025	Bank: Bank United Operating	Check Number: 02000022	Check Amount: 0.00		
	51 - 4590 - Prior Year Surplus		02/06/2025 *VOID* Prior Year Assessment/Credit		4,688.58
	51 - 4590 - Prior Year Surplus		02/06/2025 Prior Year Assessment/Credit		(4,688.58)
	51 - 4825 - Misc. Income		02/06/2025 *VOID* Avendra/Pcard Rebate		229.60
	51 - 4825 - Misc. Income		02/06/2025 Avendra/Pcard Rebate		(229.60)
	51 - 5020 - Shared - Op Supplies		02/06/2025 Operating Supplies		6,981.60
	51 - 5020 - Shared - Op Supplies		02/06/2025 *VOID* Operating Supplies		(6,981.60)
	51 - 5055 - Master Assoc Fees		02/06/2025 GB Master Assoc		10,800.00
	51 - 5055 - Master Assoc Fees		02/06/2025 *VOID* GB Master Assoc		(10,800.00)
	51 - 5301 - S&W - Admin		02/06/2025 S&W Admin / Res Office		23,106.17
	51 - 5301 - S&W - Admin		02/06/2025 *VOID* S&W Admin / Res Office		(23,106.17)
	51 - 5310 - Shared Services -Administrative		02/06/2025 Manager's & Asst		2,996.67
	51 - 5310 - Shared Services -Administrative		02/06/2025 *VOID* Manager's & Asst		(2,996.67)
	51 - 5311 - SharedServ- Security		02/06/2025 Security Officer		5,669.42
	51 - 5311 - SharedServ- Security		02/06/2025 *VOID* Security Officer		(5,669.42)
	51 - 5312 - SharedServ- Engineer		02/06/2025 Engineers		20,809.00
	51 - 5312 - SharedServ- Engineer		02/06/2025 *VOID* Engineers		(20,809.00)
	51 - 5316 - SharedServ- Pool		02/06/2025 Pool Attendant		5,092.80
	51 - 5316 - SharedServ- Pool		02/06/2025 *VOID* Pool Attendant		(5,092.80)
	51 - 5320 - SharedServ- PTEB		02/06/2025 Payroll Taxes & Benefits		27,075.94
	51 - 5320 - SharedServ- PTEB		02/06/2025 *VOID* Payroll Taxes & Benefits		(27,075.94)
	51 - 5323 - Concierge Payroll		02/06/2025 Rooms/FOH		13,942.20
	51 - 5323 - Concierge Payroll		02/06/2025 *VOID* Rooms/FOH		(13,942.20)

## Cash Disbursement by Vendor

### G.B. Resort Condominium Key Biscayne

Sat Feb 01, 2025 thru Fri Feb 28, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<b>Marriott Business Services</b>					
<b>Check Date: 02/10/2025</b>		<b>Bank: Bank United Operating</b>		<b>Check Number: 02000022</b>	
		<b>Check Amount: 0.00</b>			
	51 - 5400 - Insurance Premiums	02/06/2025	Insurance-Casualty		61,296.25
	51 - 5400 - Insurance Premiums	02/06/2025	*VOID* Insurance-Casualty		(61,296.25)
	51 - 5405 - PTEB	02/06/2025	TRASH REMOVAL		4,044.00
	51 - 5405 - PTEB	02/06/2025	*VOID* TRASH REMOVAL		(4,044.00)
	51 - 6000 - Electricity	02/06/2025	Electrical		22,844.67
	51 - 6000 - Electricity	02/06/2025	*VOID* Electrical		(22,844.67)
	51 - 6005 - Gas Service	02/06/2025	Gas		3,918.80
	51 - 6005 - Gas Service	02/06/2025	*VOID* Gas		(3,918.80)
	51 - 6025 - Water & Sewer	02/06/2025	Water & Sewer		13,610.08
	51 - 6025 - Water & Sewer	02/06/2025	*VOID* Water & Sewer		(13,610.08)
	51 - 6040 - Bundled Telecom Services	02/06/2025	Telephone Expenses-Condo		3,370.00
	51 - 6040 - Bundled Telecom Services	02/06/2025	*VOID* Telephone Expenses-Condo		(3,370.00)
	51 - 6045 - Cable Service	02/06/2025	TV/Cable System		2,965.60
	51 - 6045 - Cable Service	02/06/2025	*VOID* TV/Cable System		(2,965.60)
	51 - 6416 - Health Club/Amenities Expense	02/06/2025	Spa		5,000.00
	51 - 6416 - Health Club/Amenities Expense	02/06/2025	*VOID* Spa		(5,000.00)
	51 - 6420 - Uniforms	02/06/2025	Uniforms		3,548.80
	51 - 6420 - Uniforms	02/06/2025	*VOID* Uniforms		(3,548.80)
	51 - 6424 - Misc Usage Charges -Tennis	02/06/2025	Tennis		3,600.00
	51 - 6424 - Misc Usage Charges -Tennis	02/06/2025	*VOID* Tennis		(3,600.00)
	51 - 6426 - Plant Maintenance	02/06/2025	Decorations		1,914.00
	51 - 6426 - Plant Maintenance	02/06/2025	*VOID* Decorations		(1,914.00)
	51 - 6432 - Janitor & Cleaning Contract	02/06/2025	Contract Cleaning		5,888.20
	51 - 6432 - Janitor & Cleaning Contract	02/06/2025	*VOID* Contract Cleaning		(5,888.20)
	51 - 6442 - Landscaping/Grounds	02/06/2025	Landscaping		12,415.00
	51 - 6442 - Landscaping/Grounds	02/06/2025	*VOID* Landscaping		(12,415.00)
	51 - 6530 - General Maintenance Shared	02/06/2025	General R&M		40,387.60
	51 - 6530 - General Maintenance Shared	02/06/2025	*VOID* General R&M		(40,387.60)
<b>Check Date: 02/12/2025</b>		<b>Bank: Bank United Operating</b>		<b>Check Number: 02000023</b>	
		<b>Check Amount: 296,358.62</b>			
	51 - 4590 - Prior Year Surplus	02/13/2025	Prior Year Assessment/Credit		(4,688.58)
	51 - 4825 - Misc. Income	02/13/2025	Avendra/Pcard Rebate		(229.60)
	51 - 5020 - Shared - Op Supplies	02/13/2025	Operating Supplies		6,981.60
	51 - 5055 - Master Assoc Fees	02/13/2025	GB Master Assoc		10,800.00
	51 - 5301 - S&W - Admin	02/13/2025	S&W Admin / Res Office		23,106.17

## Cash Disbursement by Vendor

### G.B. Resort Condominium Key Biscayne

Sat Feb 01, 2025 thru Fri Feb 28, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<b><u>Marriott Business Services</u></b>					
<b>Check Date: 02/12/2025    Bank: Bank United Operating</b>		<b>Check Number: 02000023</b>		<b>Check Amount: 296,358.62</b>	
	51 - 5310 - Shared Services -Administrative	02/13/2025	Manager's & Asst		2,996.67
	51 - 5311 - SharedServ- Security	02/13/2025	Security Officer		5,669.42
	51 - 5312 - SharedServ- Engineer	02/13/2025	Engineers		20,809.00
	51 - 5316 - SharedServ- Pool	02/13/2025	Pool Attendant		5,092.80
	51 - 5320 - SharedServ- PTEB	02/13/2025	Payroll Taxes & Benefits		27,075.94
	51 - 5323 - Concierge Payroll	02/13/2025	Rooms/FOH		13,942.20
	51 - 5400 - Insurance Premiums	02/13/2025	Insurance-Casualty		61,296.25
	51 - 5405 - PTEB	02/13/2025	TRASH REMOVAL		4,044.00
	51 - 6000 - Electricity	02/13/2025	Electrical		22,844.67
	51 - 6005 - Gas Service	02/13/2025	Gas		3,918.80
	51 - 6025 - Water & Sewer	02/13/2025	Water & Sewer		13,610.08
	51 - 6040 - Bundled Telecom Services	02/13/2025	Telephone Expenses-Condo		3,370.00
	51 - 6045 - Cable Service	02/13/2025	TV/Cable System		2,965.60
	51 - 6416 - Health Club/Amenities Expense	02/13/2025	Spa		5,000.00
	51 - 6420 - Uniforms	02/13/2025	Uniforms		3,548.80
	51 - 6424 - Misc Usage Charges -Tennis	02/13/2025	Tennis		3,600.00
	51 - 6426 - Plant Maintenance	02/13/2025	Decorations		1,914.00
	51 - 6432 - Janitor & Cleaning Contract	02/13/2025	Contract Cleaning		5,888.20
	51 - 6442 - Landscaping/Grounds	02/13/2025	Landscaping		12,415.00
	51 - 6530 - General Maintenance Shared	02/13/2025	General R&M		40,387.60
<b>Total for Marriott Business Services</b>					<b>296,358.62</b>
<b><u>The Ritz-Carlton Hotel Company, LLC</u></b>					
<b>Check Date: 02/19/2025    Bank: Bank United Operating</b>		<b>Check Number: 03000035</b>		<b>Check Amount: 11,930.00</b>	
	51 - 7040 - Management Fees	02/12/2025	Management fee 02/25	8450113687	11,930.00
<b>Check Date: 02/19/2025    Bank: Bank United Operating</b>		<b>Check Number: 03000036</b>		<b>Check Amount: 5,622.29</b>	
	51 - 7001 - Accounting Fees	02/12/2025	Financial Services	8450113971	2,276.00
	51 - 8902 - Programs & Services Bundle	02/12/2025	Residential Services	8450113971	3,346.29
<b>Total for The Ritz-Carlton Hotel Company, LLC</b>					<b>17,552.29</b>
<b><u>The Ritz-Carlton Key Biscayne</u></b>					
<b>Check Date: 02/14/2025    Bank: Bank United Operating</b>		<b>Check Number: 01000050</b>		<b>Check Amount: 2,500.00</b>	
	51 - 7020 - Legal Fees	02/13/2025	Leagal Fees		2,500.00

## Cash Disbursement by Vendor

### G.B. Resort Condominium Key Biscayne

Sat Feb 01, 2025 thru Fri Feb 28, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<b><u>The Ritz-Carlton Key Biscayne</u></b>					
Check Date: 02/21/2025	Bank: Bank United Operating	Check Number: 01000052	Check Amount:	531.26	
	51 - 5150 - Contingency	02/20/2025	Website Maintenance		120.00
	51 - 5150 - Contingency	02/20/2025	Office Candy / Valentines		64.74
	51 - 5150 - Contingency	02/20/2025	Survey Monkey Annual F		300.00
	51 - 5150 - Contingency	02/20/2025	Shelving Screws		14.27
	51 - 5150 - Contingency	02/20/2025	Office Candy		22.25
	51 - 5150 - Contingency	02/20/2025	Fed Ex / Deposits		10.00
			<b>Total for The Ritz-Carlton Key Biscayne</b>		<b><u>3,031.26</u></b>
<b><u>WITHUMSMITH+BROWN, PC</u></b>					
Check Date: 02/18/2025	Bank: Bank United Operating	Check Number: 03000034	Check Amount:	5,408.00	
	51 - 7000 - Audit Fees	02/12/2025	AUDIT FEES		5,408.00
			<b>Total for WITHUMSMITH+BROWN, PC</b>		<b><u>5,408.00</u></b>
			<b>Total for GB Resort</b>		<b><u><u>429,407.01</u></u></b>

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From February 01, 2025 To February 28, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Assets</b>						
<b>1000 - BU OPER #0115 - Operating</b>						<b>Opening Balance: 101,720.85</b>
02/03/2025	229231	C3 Cash Receipts		013 Items on Deposit Slip	Cash Receipts	49,014.84
	229354	C3 ACH Payment		ATGPay Online Payment	ACH Payment	2,471.64
	229355	C3 ACH Payment		ATGPay Online Payment	ACH Payment	2,725.19
02/04/2025	229541	C3 Cash Receipts		005 Items on Deposit Slip	Cash Receipts	5,484.63
	230754	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	156.68
02/05/2025	229945	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,255.39
	230070	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,255.39
	230188	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	1,261.38
	230251	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	1,195.46
	230340	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,261.39
	230405	C3 ACH Payment		ATGPay Online Payment	ACH Payment	2,768.45
	230646	C3 ACH Payment		ATGPay Online Payment	ACH Payment	2,768.45
	230783	C3 Direct Debit		140 Items on Direct Debit	Direct Debit	283,599.60
	230881	JE BU 0115 activity		Wire to Operating	2/5/2025	11,820.43
	230895	C3 ACH Payment		ATGPay Online Payment	ACH Payment	5,536.90
	231755	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	284.06
02/06/2025	232809	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	2,941.20
	233424	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	1,177.55
02/07/2025	233382	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	1,120.87
02/08/2025	233274	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,507.07
02/09/2025	233315	C3 ACH Payment		ATGPay Online Payment	ACH Payment	7,829.44
02/10/2025	233741	AP Check Run 02-10-2025		Marriott Business Services	Check No 02000022	(296,358.62)
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	10,800.00
				*VOID* Marriott Business Services	Void Check: 2000022	5,888.20
				*VOID* Marriott Business Services	Void Check: 2000022	1,914.00
				*VOID* Marriott Business Services	Void Check: 2000022	61,296.25
				*VOID* Marriott Business Services	Void Check: 2000022	(229.60)
				*VOID* Marriott Business Services	Void Check: 2000022	6,981.60
				*VOID* Marriott Business Services	Void Check: 2000022	(4,688.58)
				*VOID* Marriott Business Services	Void Check: 2000022	4,044.00
				*VOID* Marriott Business Services	Void Check: 2000022	5,000.00
				*VOID* Marriott Business Services	Void Check: 2000022	3,600.00
				*VOID* Marriott Business Services	Void Check: 2000022	22,844.67
				*VOID* Marriott Business Services	Void Check: 2000022	3,918.80
				*VOID* Marriott Business Services	Void Check: 2000022	13,610.08
				*VOID* Marriott Business Services	Void Check: 2000022	5,092.80
				*VOID* Marriott Business Services	Void Check: 2000022	13,942.20
				*VOID* Marriott Business Services	Void Check: 2000022	5,669.42
				*VOID* Marriott Business Services	Void Check: 2000022	27,075.94
				*VOID* Marriott Business Services	Void Check: 2000022	40,387.60
				*VOID* Marriott Business Services	Void Check: 2000022	12,415.00
				*VOID* Marriott Business Services	Void Check: 2000022	3,370.00

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From February 01, 2025 To February 28, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Assets</b>						
<b>1000 - BU OPER #0115 - Operating</b>						<b>Balance From Previous Page: 435,730.62</b>
02/11/2025	234722	AP		Marriott Business Services	*VOID* Marriott Business Services Void Check: 2000022	2,965.60
					*VOID* Marriott Business Services Void Check: 2000022	3,548.80
					*VOID* Marriott Business Services Void Check: 2000022	23,106.17
					*VOID* Marriott Business Services Void Check: 2000022	20,809.00
					*VOID* Marriott Business Services Void Check: 2000022	2,996.67
	236825	C3		Cash Receipts	001 Items on Deposit Slip Cash Receipts	1,177.55
02/12/2025	235406	AP		Check Run 02-12-2025	Marriott Business Services Check No 02000023	(296,358.62)
	236992	C3		Lock Box Receipts	004 Items on Lock Box File Lock Box Receipts	5,039.97
02/14/2025	239476	AP		Check Run 02-14-2025	GB Resort BU RES 0166 Check No 02000024	(50,808.42)
	239477	AP		Check Run 02-14-2025	The Ritz-Carlton Key Biscayne Check No 01000050	(2,500.00)
02/18/2025	242314	AP		Check Run 02-18-2025	WITHUMSMITH+BROWN, PC Check No 03000034	(5,408.00)
	242974	C3		Lock Box Receipts	001 Items on Lock Box File Lock Box Receipts	5,249.26
02/19/2025	243098	C3		ACH Payment	ATGPay Online Payment ACH Payment	1,255.39
	243099	C3		ACH Payment	ATGPay Online Payment ACH Payment	2,768.45
	243106	C3		ACH Payment	ATGPay Online Payment ACH Payment	2,550.21
	243128	AP		Check Run 02-19-2025	The Ritz-Carlton Hotel Company, LLC Check No 03000035	(11,930.00)
	243129	AP		Check Run 02-19-2025	The Ritz-Carlton Hotel Company, LLC Check No 03000036	(5,622.29)
	243130	AP		Check Run 02-19-2025	GB Resort BU RES 0166 Check No 02000025	(50,808.42)
02/20/2025	243977	AP		Check Run 02-20-2025	Haber Law, LLP Check No 01000051	(5,440.00)
02/21/2025	244411	AP		Check Run 02-21-2025	The Ritz-Carlton Key Biscayne Check No 01000052	(531.26)
	244740	C3		Lock Box Receipts	002 Items on Lock Box File Lock Box Receipts	4,029.84
02/25/2025	246479	C3		Lock Box Receipts	002 Items on Lock Box File Lock Box Receipts	4,023.84
02/27/2025	247734	C3		ACH Payment	ATGPay Online Payment ACH Payment	5,493.64
	247735	C3		ACH Payment	ATGPay Online Payment ACH Payment	4,982.42
02/28/2025	248318	C3		Lock Box Receipts	001 Items on Lock Box File Lock Box Receipts	2,241.74
	248439	JE		BU 0115 activity	Wire to Operating 2/12/2025	0.05
					Interest Credit 2/28/2025	5.65
					Interest Credit ICS 2/28/2025	73.71
	248445	JE		BU 0115 activity	February Sweep 2/28/2025	73.71
					February Sweep 2/28/2025	(73.71)
<b>Total February, 2025:</b>						<b>(3,079.28)</b>
<b>Ending Balance 1000 - BU OPER #0115 - Operating:</b>						<b>98,641.57</b>
<b>1001 - BU OPER WIRE #0174 - Operating</b>						<b>Opening Balance: 11,820.48</b>
02/05/2025	230881	JE		BU 0115 activity	Wire to Operating 2/5/2025	(11,820.43)
02/28/2025	248439	JE		BU 0115 activity	Wire to Operating 2/12/2025	(0.05)
	248447	JE		BU WIRE 0174 activity	Interest Credit 2/28/2025	0.06
<b>Total February, 2025:</b>						<b>(11,820.42)</b>
<b>Ending Balance 1001 - BU OPER WIRE #0174 - Operating:</b>						<b>0.06</b>

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From February 01, 2025 To February 28, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Assets</b>						
<b>1325 - BU RSRV #0166 - Reserves</b>						<b>Opening Balance: 1,588,798.49</b>
02/11/2025	239474	AP GB Resort BU RES 0166		Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42
	243127	AP GB Resort BU RES 0166		Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42
02/28/2025	248448	JE BU RES 0166 activity		Interest Credit	2/28/2025	931.24
<b>Total February, 2025:</b>						<b>102,548.08</b>
<b>Ending Balance 1325 - BU RSRV #0166 - Reserves:</b>						<b>1,691,346.57</b>
<b>1500 - Accounts Receivable - Operating</b>						<b>Opening Balance: 68,442.25</b>
02/01/2025	220444	C3 Billing Batch		188 Units, Assessment	Billing Batch	321,593.08
				188 Units, Reserve Assessment	Billing Batch	50,808.49
	233497	RV System AR to Prepaid Reclassification		Reverse January AR Reclass to Prepaid	Reclass	(17,834.77)
02/03/2025	229231	C3 Cash Receipts		013 Items on Deposit Slip	Cash Receipts	(49,014.84)
	229354	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(2,471.64)
	229355	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(2,725.19)
02/04/2025	229541	C3 Cash Receipts		005 Items on Deposit Slip	Cash Receipts	(5,484.63)
	230754	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(156.68)
02/05/2025	229945	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,255.39)
	230070	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,255.39)
	230188	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(1,261.38)
	230251	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(1,195.46)
	230340	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,261.39)
	230405	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(2,768.45)
	230646	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(2,768.45)
	230783	C3 Direct Debit		140 Items on Direct Debit	Direct Debit	(283,599.60)
	230895	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(5,536.90)
	231755	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(284.06)
02/06/2025	232809	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(2,941.20)
	233424	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	(1,177.55)
02/07/2025	233382	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(1,120.87)
02/08/2025	233274	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,507.07)
02/09/2025	233315	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(7,829.44)
02/11/2025	236825	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	(1,177.55)
02/12/2025	236992	C3 Lock Box Receipts		004 Items on Lock Box File	Lock Box Receipts	(5,039.97)
02/13/2025	236952	C3 AR Adjustment - Estoppel Fee		Adjust Account 1011328	Estoppel Fee	100.00
02/17/2025	242050	C3 AR Adjustment - wirepayment/228598		Adjust Account 1010442	wirepayment/228598	6,283.53
	242051	C3 AR Adjustment - wirepayment/228598		Adjust Account 1010468	wirepayment/228598	(6,283.53)
02/18/2025	242108	C3 AR Adjustment - Eck B233315		Adjust Account 1011386	Eck B233315	5,318.66
	242109	C3 AR Adjustment - Eck B233315		Adjust Account 1011360	Eck B233315	(5,318.66)
	242974	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(5,249.26)
02/19/2025	243098	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,255.39)
	243099	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(2,768.45)
	243106	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(2,550.21)

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From February 01, 2025 To February 28, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Assets</b>						
<b>1500 - Accounts Receivable - Operating</b>						<b>Balance From Previous Page: 29,452.64</b>
02/21/2025	244740	C3	Lock Box Receipts	002 Items on Lock Box File	Lock Box Receipts	(4,029.84)
02/25/2025	245594	C3	AR Adjustment - Estoppel Fee	Adjust Account 1170256	Estoppel Fee	100.00
	246479	C3	Lock Box Receipts	002 Items on Lock Box File	Lock Box Receipts	(4,023.84)
02/27/2025	247734	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(5,493.64)
	247735	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(4,982.42)
02/28/2025	248318	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(2,241.74)
	252300	RV	System AR to Prepaid Reclassification	February AR Reclass to Prepaid	Reclass	40,472.49
<b>Total February, 2025:</b>						<b>(19,188.60)</b>
<b>Ending Balance 1500 - Accounts Receivable - Operating:</b>						<b>49,253.65</b>
<b>1600 - Prepaid Property &amp; Liability Ins - Operating</b>						<b>Opening Balance: 20,762.68</b>
02/28/2025	243830	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)
<b>Total February, 2025:</b>						<b>(4,152.53)</b>
<b>Ending Balance 1600 - Prepaid Property &amp; Liability Ins - Operating:</b>						<b>16,610.15</b>
<b>1760 - Transition In - Homeowner Balances - Operating</b>						<b>Opening Balance: 1.05</b>
No Activity this period						0.00
<b>Ending Balance 1760 - Transition In - Homeowner Balances - Operating:</b>						<b>1.05</b>
<b>1799 - Clearing Account - Operating</b>						<b>Opening Balance: (850.00)</b>
02/17/2025	242050	C3	AR Adjustment - wirepayment/228598	Adjust Account 1010442	wirepayment/228598	(6,283.53)
	242051	C3	AR Adjustment - wirepayment/228598	Adjust Account 1010468	wirepayment/228598	6,283.53
02/18/2025	242108	C3	AR Adjustment - Eck B233315	Adjust Account 1011386	Eck B233315	(5,318.66)
	242109	C3	AR Adjustment - Eck B233315	Adjust Account 1011360	Eck B233315	5,318.66
<b>Total February, 2025:</b>						<b>0.00</b>
<b>Ending Balance 1799 - Clearing Account - Operating:</b>						<b>(850.00)</b>
<b>Liabilities</b>						
<b>2000 - Accounts Payable - Operating</b>						<b>Opening Balance: 0.00</b>
02/06/2025	233740	AP	Marriott Business Services	S&W Admin / Res Office		(23,106.17)
				Rooms/FOH		(13,942.20)
				TV/Cable System		(2,965.60)
				Contract Cleaning		(5,888.20)

**General Ledger Report**  
**G.B. Resort Condominium Key Biscayne**  
From February 01, 2025 To February 28, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Liabilities</b>						
<b>2000 - Accounts Payable - Operating</b>						<b>Balance From Previous Page:</b>
						<b>(45,902.17)</b>
02/06/2025	233740	AP Marriott Business Services		GB Master Assoc		(10,800.00)
				Payroll Taxes & Benefits		(27,075.94)
				Telephone Expenses-Condo		(3,370.00)
				Decorations		(1,914.00)
				Manager's & Asst		(2,996.67)
				TRASH REMOVAL		(4,044.00)
				General R&M		(40,387.60)
				Landscaping		(12,415.00)
				Operating Supplies		(6,981.60)
				Pool Attendant		(5,092.80)
				Water & Sewer		(13,610.08)
				Tennis		(3,600.00)
				Prior Year Assessment/Credit		4,688.58
				Security Officer		(5,669.42)
				Electrical		(22,844.67)
				Spa		(5,000.00)
				Insurance-Casualty		(61,296.25)
				Avendra/Pcard Rebate		229.60
				Engineers		(20,809.00)
				Gas		(3,918.80)
				Uniforms		(3,548.80)
02/10/2025	233741	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/Pcard 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

**General Ledger Report**  
**G.B. Resort Condominium Key Biscayne**  
From February 01, 2025 To February 28, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Liabilities</b>						
<b>2000 - Accounts Payable - Operating</b>						<b>Balance From Previous Page:</b>
						<b>(35,684.97)</b>
02/10/2025	233741	AP Marriott Business Services		Electrical		22,844.67
				Gas		3,918.80
				Water & Sewer		13,610.08
				Prior Year Assessment/Credit		(4,688.58)
02/11/2025	239474	AP GB Resort BU RES 0166		Op to Reserve Amt per 2025 Budget	HS#8068449	(50,808.42)
	243127	AP GB Resort BU RES 0166		Op to Reserve Amt per 2025 Budget	HS#8068449	(50,808.42)
02/12/2025	235406	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/Pcard 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)
	242313	AP WITHUMSMITH+BROWN, PC		AUDIT FEES		(5,408.00)
	243125	AP The Ritz-Carlton Hotel Company, LLC		Management fee 02/25	8450113687	(11,930.00)
	243126	AP The Ritz-Carlton Hotel Company, LLC		Residential Services	8450113971	(3,346.29)
				Financial Services	8450113971	(2,276.00)
02/13/2025	235405	AP Marriott Business Services		Contract Cleaning		(5,888.20)
				TV/Cable System		(2,965.60)
				Rooms/FOH		(13,942.20)
				Spa		(5,000.00)
				Insurance-Casualty		(61,296.25)
				S&W Admin / Res Office		(23,106.17)
				Payroll Taxes & Benefits		(27,075.94)

**General Ledger Report**  
**G.B. Resort Condominium Key Biscayne**  
From February 01, 2025 To February 28, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Liabilities</b>						
<b>2000 - Accounts Payable - Operating</b>						<b>Balance From Previous Page: 32,507.13</b>
02/13/2025	235405	AP Marriott Business Services		Electrical		(22,844.67)
				Avendra/Pcard Rebate		229.60
				Engineers		(20,809.00)
				General R&M		(40,387.60)
				Gas		(3,918.80)
				Decorations		(1,914.00)
				Uniforms		(3,548.80)
				Security Officer		(5,669.42)
				Tennis		(3,600.00)
				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
	239475	AP The Ritz-Carlton Key Biscayne		Leagal Fees		(2,500.00)
02/14/2025	239476	AP GB Resort BU RES 0166		Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42
	239477	AP The Ritz-Carlton Key Biscayne		Leagal Fees		2,500.00
02/18/2025	242314	AP WITHUMSMITH+BROWN, PC		AUDIT FEES		5,408.00
	243976	AP Haber Law, LLP		Legal Fees		(5,440.00)
02/19/2025	243128	AP The Ritz-Carlton Hotel Company, LLC		Management fee 02/25	8450113687	11,930.00
	243129	AP The Ritz-Carlton Hotel Company, LLC		Financial Services	8450113971	2,276.00
				Residential Services	8450113971	3,346.29
	243130	AP GB Resort BU RES 0166		Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42
02/20/2025	243977	AP Haber Law, LLP		Legal Fees		5,440.00
	244410	AP The Ritz-Carlton Key Biscayne		Fed Ex / Deposits		(10.00)
				Office Candy / Valentines		(64.74)
				Website Maintenance		(120.00)
				Survey Monkey Annual F		(300.00)
				Shelving Screws		(14.27)
				Office Candy		(22.25)
02/21/2025	244411	AP The Ritz-Carlton Key Biscayne		Website Maintenance		120.00
				Office Candy / Valentines		64.74
				Survey Monkey Annual F		300.00
				Shelving Screws		14.27
				Office Candy		22.25

**General Ledger Report**  
**G.B. Resort Condominium Key Biscayne**  
From February 01, 2025 To February 28, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Liabilities</b>						
<b>2000 - Accounts Payable - Operating</b>						<b>Balance From Previous Page: (10.00)</b>
02/21/2025	244411	AP The Ritz-Carlton Key Biscayne		Fed Ex / Deposits		10.00
						<b>Total February, 2025: 0.00</b>
<b>Ending Balance 2000 - Accounts Payable - Operating:</b>						<b>0.00</b>
<b>2395 - General Accruals - Operating</b>						<b>Opening Balance: 0.00</b>
02/28/2025	253822	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	10/24	(800.00)
						<b>Total February, 2025: (800.00)</b>
<b>Ending Balance 2395 - General Accruals - Operating:</b>						<b>(800.00)</b>
<b>2495 - Other Current Liabilities - Operating</b>						<b>Opening Balance: (1,355.91)</b>
No Activity this period						0.00
						<b>0.00</b>
<b>Ending Balance 2495 - Other Current Liabilities - Operating:</b>						<b>(1,355.91)</b>
<b>2550 - Prepaid Assessments - Operating</b>						<b>Opening Balance: (17,834.77)</b>
02/01/2025	233497	RV System AR to Prepaid Reclassification		Reverse January AR Reclass to Prepaid	Reclass	17,834.77
02/28/2025	252300	RV System AR to Prepaid Reclassification		February AR Reclass to Prepaid	Reclass	(40,472.49)
						<b>Total February, 2025: (22,637.72)</b>
<b>Ending Balance 2550 - Prepaid Assessments - Operating:</b>						<b>(40,472.49)</b>
<b>2598 - Deferred Revenue-Reserves - Operating</b>						<b>Opening Balance: (1,263,873.78)</b>
No Activity this period						0.00
						<b>0.00</b>
<b>Ending Balance 2598 - Deferred Revenue-Reserves - Operating:</b>						<b>(1,263,873.78)</b>
<b>Owners' Equity</b>						
<b>3000 - Retained Earnings - Operating Fund - Operating</b>						<b>Opening Balance: (181,725.82)</b>
No Activity this period						0.00
						<b>0.00</b>
<b>Ending Balance 3000 - Retained Earnings - Operating Fund - Operating:</b>						<b>(181,725.82)</b>

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From February 01, 2025 To February 28, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
<b>Owners' Equity</b>							
<b>3005 - Equity Adjustments - Prior Periods - Operating</b>						<b>Opening Balance:</b>	<b>7,626.57</b>
02/28/2025	253969	JE Reclass		October 2024 expense	10/24	800.00	
						<b>Total February, 2025:</b>	<b>800.00</b>
<b>Ending Balance 3005 - Equity Adjustments - Prior Periods - Operating:</b>						<b>8,426.57</b>	
<b>3194 - Retained Earnings - Replacement Fund - Reserves</b>						<b>Opening Balance:</b>	<b>(273,130.75)</b>
						0.00	
						<b>0.00</b>	
<b>Ending Balance 3194 - Retained Earnings - Replacement Fund - Reserves:</b>						<b>(273,130.75)</b>	
<b>Income</b>							
<b>4000 - CAM Income - Operating</b>						<b>Opening Balance:</b>	<b>(321,593.08)</b>
02/01/2025	220444	C3 Billing Batch		188 Units, Assessment	Billing Batch	(321,593.08)	
						<b>Total February, 2025:</b>	<b>(321,593.08)</b>
<b>Ending Balance 4000 - CAM Income - Operating:</b>						<b>(643,186.16)</b>	
<b>4025 - Reserve Assessments - Operating</b>						<b>Opening Balance:</b>	<b>0.00</b>
02/01/2025	220444	C3 Billing Batch		188 Units, Reserve Assessment	Billing Batch	(50,808.49)	
02/28/2025	233655	JE Reserve Contribution		OP to RES Dept	Reserves	50,808.49	
						<b>Total February, 2025:</b>	<b>0.00</b>
<b>Ending Balance 4025 - Reserve Assessments - Operating:</b>						<b>0.00</b>	
<b>4025 - Reserve Assessments - Reserves</b>						<b>Opening Balance:</b>	<b>(50,808.49)</b>
02/28/2025	233655	JE Reserve Contribution		OP to RES Dept	Reserves	(50,808.49)	
						<b>Total February, 2025:</b>	<b>(50,808.49)</b>
<b>Ending Balance 4025 - Reserve Assessments - Reserves:</b>						<b>(101,616.98)</b>	
<b>4240 - Move-In &amp; Out Fees - Operating</b>						<b>Opening Balance:</b>	<b>0.00</b>
02/13/2025	236952	C3 AR Adjustment - Estoppel Fee		Adjust Account 1011328	Estoppel Fee	(100.00)	
02/25/2025	245594	C3 AR Adjustment - Estoppel Fee		Adjust Account 1170256	Estoppel Fee	(100.00)	
						<b>Total February, 2025:</b>	<b>(200.00)</b>
<b>Ending Balance 4240 - Move-In &amp; Out Fees - Operating:</b>						<b>(200.00)</b>	
<b>4590 - Prior Year Surplus - Operating</b>						<b>Opening Balance:</b>	<b>(4,688.58)</b>
02/06/2025	233740	AP Marriott Business Services		Prior Year Assessment/Credit		(4,688.58)	
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	4,688.58	

**General Ledger Report**  
**G.B. Resort Condominium Key Biscayne**  
From February 01, 2025 To February 28, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Income</b>						
<b>4590 - Prior Year Surplus - Operating</b>						<b>Balance From Previous Page: (4,688.58)</b>
02/13/2025	235405	AP Marriott Business Services		Prior Year Assessment/Credit		(4,688.58)
						<b>Total February, 2025: (4,688.58)</b>
<b>Ending Balance 4590 - Prior Year Surplus - Operating:</b>						<b>(9,377.16)</b>
<b>4825 - Misc. Income - Operating</b>						<b>Opening Balance: (229.60)</b>
02/06/2025	233740	AP Marriott Business Services		Avendra/Pcard Rebate		(229.60)
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	229.60
02/13/2025	235405	AP Marriott Business Services		Avendra/Pcard Rebate		(229.60)
						<b>Total February, 2025: (229.60)</b>
<b>Ending Balance 4825 - Misc. Income - Operating:</b>						<b>(459.20)</b>
<b>4900 - Interest Revenue - Operations - Operating</b>						<b>Opening Balance: (176.19)</b>
02/28/2025	248439	JE BU 0115 activity		Interest Credit	2/28/2025	(5.65)
				Interest Credit ICS	2/28/2025	(73.71)
	248447	JE BU WIRE 0174 activity		Interest Credit	2/28/2025	(0.06)
						<b>Total February, 2025: (79.42)</b>
<b>Ending Balance 4900 - Interest Revenue - Operations - Operating:</b>						<b>(255.61)</b>
<b>4910 - Reserve Assessment - Interest Inc. - Reserves</b>						<b>Opening Balance: (985.53)</b>
02/28/2025	248448	JE BU RES 0166 activity		Interest Credit	2/28/2025	(931.24)
						<b>Total February, 2025: (931.24)</b>
<b>Ending Balance 4910 - Reserve Assessment - Interest Inc. - Reserves:</b>						<b>(1,916.77)</b>
<b>Expenses</b>						
<b>5020 - Shared - Op Supplies - Operating</b>						<b>Opening Balance: 6,981.60</b>
02/06/2025	233740	AP Marriott Business Services		Operating Supplies		6,981.60
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(6,981.60)
02/13/2025	235405	AP Marriott Business Services		Operating Supplies		6,981.60
						<b>Total February, 2025: 6,981.60</b>
<b>Ending Balance 5020 - Shared - Op Supplies - Operating:</b>						<b>13,963.20</b>
<b>5055 - Master Assoc Fees - Operating</b>						<b>Opening Balance: 10,800.00</b>
02/06/2025	233740	AP Marriott Business Services		GB Master Assoc		10,800.00
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(10,800.00)

**General Ledger Report**  
**G.B. Resort Condominium Key Biscayne**  
From February 01, 2025 To February 28, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>5055 - Master Assoc Fees - Operating</b>						<b>Balance From Previous Page: 10,800.00</b>
02/13/2025	235405	AP Marriott Business Services		GB Master Assoc		10,800.00
						<b>Total February, 2025: 10,800.00</b>
<b>Ending Balance 5055 - Master Assoc Fees - Operating:</b>						<b>21,600.00</b>
<b>5150 - Contingency - Operating</b>						<b>Opening Balance: 328.80</b>
02/20/2025	244410	AP The Ritz-Carlton Key Biscayne		Fed Ex / Deposits		10.00
				Office Candy / Valentines		64.74
				Website Maintenance		120.00
				Survey Monkey Annual F		300.00
				Shelving Screws		14.27
				Office Candy		22.25
						<b>Total February, 2025: 531.26</b>
<b>Ending Balance 5150 - Contingency - Operating:</b>						<b>860.06</b>
<b>5301 - S&amp;W - Admin - Operating</b>						<b>Opening Balance: 23,106.17</b>
02/06/2025	233740	AP Marriott Business Services		S&W Admin / Res Office		23,106.17
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(23,106.17)
02/13/2025	235405	AP Marriott Business Services		S&W Admin / Res Office		23,106.17
						<b>Total February, 2025: 23,106.17</b>
<b>Ending Balance 5301 - S&amp;W - Admin - Operating:</b>						<b>46,212.34</b>
<b>5310 - Shared Services -Administrative - Operating</b>						<b>Opening Balance: 2,996.67</b>
02/06/2025	233740	AP Marriott Business Services		Manager's & Asst		2,996.67
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(2,996.67)
02/13/2025	235405	AP Marriott Business Services		Manager's & Asst		2,996.67
						<b>Total February, 2025: 2,996.67</b>
<b>Ending Balance 5310 - Shared Services -Administrative - Operating:</b>						<b>5,993.34</b>
<b>5311 - SharedServ- Security - Operating</b>						<b>Opening Balance: 5,669.42</b>
02/06/2025	233740	AP Marriott Business Services		Security Officer		5,669.42
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(5,669.42)
02/13/2025	235405	AP Marriott Business Services		Security Officer		5,669.42
						<b>Total February, 2025: 5,669.42</b>
<b>Ending Balance 5311 - SharedServ- Security - Operating:</b>						<b>11,338.84</b>

**General Ledger Report**  
**G.B. Resort Condominium Key Biscayne**  
From February 01, 2025 To February 28, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>5312 - SharedServ- Engineer - Operating</b>						<b>Opening Balance: 20,809.00</b>
02/06/2025	233740	AP Marriott Business Services		Engineers		20,809.00
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(20,809.00)
02/13/2025	235405	AP Marriott Business Services		Engineers		20,809.00
<b>Total February, 2025:</b>						<b>20,809.00</b>
<b>Ending Balance 5312 - SharedServ- Engineer - Operating:</b>						<b>41,618.00</b>
<b>5316 - SharedServ- Pool - Operating</b>						<b>Opening Balance: 5,092.80</b>
02/06/2025	233740	AP Marriott Business Services		Pool Attendant		5,092.80
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(5,092.80)
02/13/2025	235405	AP Marriott Business Services		Pool Attendant		5,092.80
<b>Total February, 2025:</b>						<b>5,092.80</b>
<b>Ending Balance 5316 - SharedServ- Pool - Operating:</b>						<b>10,185.60</b>
<b>5320 - SharedServ- PTEB - Operating</b>						<b>Opening Balance: 27,075.94</b>
02/06/2025	233740	AP Marriott Business Services		Payroll Taxes & Benefits		27,075.94
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(27,075.94)
02/13/2025	235405	AP Marriott Business Services		Payroll Taxes & Benefits		27,075.94
<b>Total February, 2025:</b>						<b>27,075.94</b>
<b>Ending Balance 5320 - SharedServ- PTEB - Operating:</b>						<b>54,151.88</b>
<b>5323 - Concierge Payroll - Operating</b>						<b>Opening Balance: 13,942.20</b>
02/06/2025	233740	AP Marriott Business Services		Rooms/FOH		13,942.20
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(13,942.20)
02/13/2025	235405	AP Marriott Business Services		Rooms/FOH		13,942.20
<b>Total February, 2025:</b>						<b>13,942.20</b>
<b>Ending Balance 5323 - Concierge Payroll - Operating:</b>						<b>27,884.40</b>
<b>5400 - Insurance Premiums - Operating</b>						<b>Opening Balance: 61,296.25</b>
02/06/2025	233740	AP Marriott Business Services		Insurance-Casualty		61,296.25
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(61,296.25)
02/13/2025	235405	AP Marriott Business Services		Insurance-Casualty		61,296.25
<b>Total February, 2025:</b>						<b>61,296.25</b>
<b>Ending Balance 5400 - Insurance Premiums - Operating:</b>						<b>122,592.50</b>
<b>5402 - Insurance D&amp;O - Operating</b>						<b>Opening Balance: 4,152.53</b>
02/28/2025	243830	JE Monthly insurance amortization		Umbrella - Insureon	07/01/24-07/01/25	1,099.79

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From February 01, 2025 To February 28, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>5402 - Insurance D&amp;O - Operating</b>						<b>Balance From Previous Page: 5,252.32</b>
02/28/2025	243830	JE	Monthly insurance amortization	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
<b>Total February, 2025:</b>						<b>4,152.53</b>
<b>Ending Balance 5402 - Insurance D&amp;O - Operating:</b>						<b>8,305.06</b>
<b>5405 - PTEB - Operating</b>						<b>Opening Balance: 0.00</b>
02/06/2025	233740	AP	Marriott Business Services	TRASH REMOVAL		4,044.00
02/11/2025	234722	AP	Marriott Business Services	*VOID* Marriott Business Services	Void Check: 2000022	(4,044.00)
02/13/2025	235405	AP	Marriott Business Services	TRASH REMOVAL		4,044.00
02/28/2025	245654	JE	Reclass	Trash Removal	5405 to 5408	(4,044.00)
<b>Total February, 2025:</b>						<b>0.00</b>
<b>Ending Balance 5405 - PTEB - Operating:</b>						<b>0.00</b>
<b>5408 - Rubbish Removal - Operating</b>						<b>Opening Balance: 4,044.00</b>
02/28/2025	245654	JE	Reclass	Trash Removal	5405 to 5408	4,044.00
<b>Total February, 2025:</b>						<b>4,044.00</b>
<b>Ending Balance 5408 - Rubbish Removal - Operating:</b>						<b>8,088.00</b>
<b>6000 - Electricity - Operating</b>						<b>Opening Balance: 22,844.67</b>
02/06/2025	233740	AP	Marriott Business Services	Electrical		22,844.67
02/11/2025	234722	AP	Marriott Business Services	*VOID* Marriott Business Services	Void Check: 2000022	(22,844.67)
02/13/2025	235405	AP	Marriott Business Services	Electrical		22,844.67
<b>Total February, 2025:</b>						<b>22,844.67</b>
<b>Ending Balance 6000 - Electricity - Operating:</b>						<b>45,689.34</b>
<b>6005 - Gas Service - Operating</b>						<b>Opening Balance: 3,918.80</b>
02/06/2025	233740	AP	Marriott Business Services	Gas		3,918.80
02/11/2025	234722	AP	Marriott Business Services	*VOID* Marriott Business Services	Void Check: 2000022	(3,918.80)
02/13/2025	235405	AP	Marriott Business Services	Gas		3,918.80
<b>Total February, 2025:</b>						<b>3,918.80</b>
<b>Ending Balance 6005 - Gas Service - Operating:</b>						<b>7,837.60</b>
<b>6025 - Water &amp; Sewer - Operating</b>						<b>Opening Balance: 13,610.08</b>
02/06/2025	233740	AP	Marriott Business Services	Water & Sewer		13,610.08
02/11/2025	234722	AP	Marriott Business Services	*VOID* Marriott Business Services	Void Check: 2000022	(13,610.08)

**General Ledger Report**  
**G.B. Resort Condominium Key Biscayne**  
From February 01, 2025 To February 28, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>6025 - Water &amp; Sewer - Operating</b>						<b>Balance From Previous Page: 13,610.08</b>
02/13/2025	235405	AP Marriott Business Services		Water & Sewer		13,610.08
						<u>13,610.08</u>
<b>Total February, 2025:</b>						<b>13,610.08</b>
<b>Ending Balance 6025 - Water &amp; Sewer - Operating:</b>						<b><u>27,220.16</u></b>
<b>6040 - Bundled Telecom Services - Operating</b>						<b>Opening Balance: 3,370.00</b>
02/06/2025	233740	AP Marriott Business Services		Telephone Expenses-Condo		3,370.00
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(3,370.00)
02/13/2025	235405	AP Marriott Business Services		Telephone Expenses-Condo		3,370.00
						<u>3,370.00</u>
<b>Total February, 2025:</b>						<b>3,370.00</b>
<b>Ending Balance 6040 - Bundled Telecom Services - Operating:</b>						<b><u>6,740.00</u></b>
<b>6045 - Cable Service - Operating</b>						<b>Opening Balance: 2,965.60</b>
02/06/2025	233740	AP Marriott Business Services		TV/Cable System		2,965.60
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(2,965.60)
02/13/2025	235405	AP Marriott Business Services		TV/Cable System		2,965.60
						<u>2,965.60</u>
<b>Total February, 2025:</b>						<b>2,965.60</b>
<b>Ending Balance 6045 - Cable Service - Operating:</b>						<b><u>5,931.20</u></b>
<b>6300 - Licenses &amp; Fees - Operating</b>						<b>Opening Balance: 752.00</b>
				No Activity this period		0.00
						<u>0.00</u>
<b>Ending Balance 6300 - Licenses &amp; Fees - Operating:</b>						<b><u>752.00</u></b>
<b>6416 - Health Club/Amenities Expense - Operating</b>						<b>Opening Balance: 5,000.00</b>
02/06/2025	233740	AP Marriott Business Services		Spa		5,000.00
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(5,000.00)
02/13/2025	235405	AP Marriott Business Services		Spa		5,000.00
						<u>5,000.00</u>
<b>Total February, 2025:</b>						<b>5,000.00</b>
<b>Ending Balance 6416 - Health Club/Amenities Expense - Operating:</b>						<b><u>10,000.00</u></b>
<b>6420 - Uniforms - Operating</b>						<b>Opening Balance: 3,548.80</b>
02/06/2025	233740	AP Marriott Business Services		Uniforms		3,548.80
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(3,548.80)

**General Ledger Report**  
**G.B. Resort Condominium Key Biscayne**  
From February 01, 2025 To February 28, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>6420 - Uniforms - Operating</b>						<b>Balance From Previous Page: 3,548.80</b>
02/13/2025	235405	AP Marriott Business Services		Uniforms		3,548.80
						<b>Total February, 2025: 3,548.80</b>
<b>Ending Balance 6420 - Uniforms - Operating:</b>						<b>7,097.60</b>
<b>6424 - Misc Usage Charges -Tennis - Operating</b>						<b>Opening Balance: 3,600.00</b>
02/06/2025	233740	AP Marriott Business Services		Tennis		3,600.00
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(3,600.00)
02/13/2025	235405	AP Marriott Business Services		Tennis		3,600.00
						<b>Total February, 2025: 3,600.00</b>
<b>Ending Balance 6424 - Misc Usage Charges -Tennis - Operating:</b>						<b>7,200.00</b>
<b>6426 - Plant Maintenance - Operating</b>						<b>Opening Balance: 1,914.00</b>
02/06/2025	233740	AP Marriott Business Services		Decorations		1,914.00
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(1,914.00)
02/13/2025	235405	AP Marriott Business Services		Decorations		1,914.00
						<b>Total February, 2025: 1,914.00</b>
<b>Ending Balance 6426 - Plant Maintenance - Operating:</b>						<b>3,828.00</b>
<b>6432 - Janitor &amp; Cleaning Contract - Operating</b>						<b>Opening Balance: 5,888.20</b>
02/06/2025	233740	AP Marriott Business Services		Contract Cleaning		5,888.20
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(5,888.20)
02/13/2025	235405	AP Marriott Business Services		Contract Cleaning		5,888.20
						<b>Total February, 2025: 5,888.20</b>
<b>Ending Balance 6432 - Janitor &amp; Cleaning Contract - Operating:</b>						<b>11,776.40</b>
<b>6442 - Landscaping/Grounds - Operating</b>						<b>Opening Balance: 12,415.00</b>
02/06/2025	233740	AP Marriott Business Services		Landscaping		12,415.00
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(12,415.00)
02/13/2025	235405	AP Marriott Business Services		Landscaping		12,415.00
						<b>Total February, 2025: 12,415.00</b>
<b>Ending Balance 6442 - Landscaping/Grounds - Operating:</b>						<b>24,830.00</b>
<b>6530 - General Maintenance Shared - Operating</b>						<b>Opening Balance: 40,387.60</b>
02/06/2025	233740	AP Marriott Business Services		General R&M		40,387.60
02/11/2025	234722	AP Marriott Business Services		*VOID* Marriott Business Services	Void Check: 2000022	(40,387.60)

**General Ledger Report**  
**G.B. Resort Condominium Key Biscayne**  
From February 01, 2025 To February 28, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>6530 - General Maintenance Shared - Operating</b>						<b>Balance From Previous Page: 40,387.60</b>
02/13/2025	235405	AP Marriott Business Services		General R&M		40,387.60
						<b>Total February, 2025: 40,387.60</b>
<b>Ending Balance 6530 - General Maintenance Shared - Operating:</b>						<b>80,775.20</b>
<b>7000 - Audit Fees - Operating</b>						<b>Opening Balance: 0.00</b>
02/12/2025	242313	AP WITHUMSMITH+BROWN, PC		AUDIT FEES		5,408.00
						<b>Total February, 2025: 5,408.00</b>
<b>Ending Balance 7000 - Audit Fees - Operating:</b>						<b>5,408.00</b>
<b>7001 - Accounting Fees - Operating</b>						<b>Opening Balance: 0.00</b>
02/12/2025	243126	AP The Ritz-Carlton Hotel Company, LLC		Financial Services	8450113971	2,276.00
						<b>Total February, 2025: 2,276.00</b>
<b>Ending Balance 7001 - Accounting Fees - Operating:</b>						<b>2,276.00</b>
<b>7010 - Professional Development - Operating</b>						<b>Opening Balance: (800.00)</b>
02/28/2025	253822	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	10/24	800.00
	253969	JE Reclass		October 2024 expense	10/24	(800.00)
						<b>Total February, 2025: 0.00</b>
<b>Ending Balance 7010 - Professional Development - Operating:</b>						<b>(800.00)</b>
<b>7020 - Legal Fees - Operating</b>						<b>Opening Balance: 440.00</b>
02/13/2025	239475	AP The Ritz-Carlton Key Biscayne		Leagal Fees		2,500.00
02/18/2025	243976	AP Haber Law, LLP		Legal Fees		5,440.00
						<b>Total February, 2025: 7,940.00</b>
<b>Ending Balance 7020 - Legal Fees - Operating:</b>						<b>8,380.00</b>
<b>7040 - Management Fees - Operating</b>						<b>Opening Balance: 11,930.00</b>
02/12/2025	243125	AP The Ritz-Carlton Hotel Company, LLC		Management fee 02/25	8450113687	11,930.00
						<b>Total February, 2025: 11,930.00</b>
<b>Ending Balance 7040 - Management Fees - Operating:</b>						<b>23,860.00</b>

**General Ledger Report**  
**G.B. Resort Condominium Key Biscayne**  
 From February 01, 2025 To February 28, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>8902 - Programs &amp; Services Bundle - Operating</b>						<b>Opening Balance: 0.00</b>
02/12/2025	243126	AP The Ritz-Carlton Hotel Company, LLC		Residential Services	8450113971	3,346.29
<b>Total February, 2025:</b>						<b>3,346.29</b>
<b>Ending Balance 8902 - Programs &amp; Services Bundle - Operating:</b>						<b>3,346.29</b>
<b>General Ledger Balance:</b>						<b>0.00</b>

# Bank Reconciliation

## G.B. Resort Condominium Key Biscayne

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

Batch	Date	Comment	Reference	Amount	Balance
				<b>Balance per Bank:</b>	<b>93,647.22</b>
<b>Plus deposits and outstanding debits:</b>					
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	1,914.00	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	2,965.60	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	2,996.67	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	3,370.00	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	3,548.80	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	3,600.00	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	3,918.80	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	4,044.00	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	5,669.42	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	5,888.20	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	6,981.60	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	10,800.00	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	12,415.00	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	13,610.08	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	13,942.20	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	20,809.00	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	22,844.67	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	23,106.17	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	27,075.94	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	40,387.60	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	61,296.25	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	5,000.00	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	5,092.80	
247734	02/27/2025	ATGPay Online Payment	ACH Payment	5,493.64	
247735	02/27/2025	ATGPay Online Payment	ACH Payment	4,982.42	
<b>Total deposits and outstanding debits:</b>				311,752.86	405,400.08
<b>Less outstanding checks:</b>					
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	(4,688.58)	
234722	02/11/2025	*VOID* Marriott Business Services	Void Check: 2000022	(229.60)	
235406	02/12/2025	Marriott Business Services	Check No 02000023	(296,358.62)	
242314	02/18/2025	WITHUMSMITH+BROWN, PC	Check No 03000034	(5,408.00)	
248445	02/28/2025	February Sweep	2/28/2025	(73.71)	
<b>Total outstanding checks:</b>				(306,758.51)	98,641.57
				<b>Ending balance General Ledger:</b>	<b>98,641.57</b>
				<b>Difference:</b>	<b>0.00</b>

# Bank Reconciliation

## G.B. Resort Condominium Key Biscayne

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

Batch	Date	Comment	Reference	Amount	Balance
				<b>Balance per Bank:</b>	<b>0.06</b>
<b>Plus deposits and outstanding debits:</b>					
		No outstanding deposits.		0.00	
				<b>Total deposits and outstanding debits:</b>	0.06
<b>Less outstanding checks:</b>					
		No outstanding checks.		0.00	
				<b>Total outstanding checks:</b>	0.06
				<b>Ending balance General Ledger:</b>	<b>0.06</b>
				<b>Difference:</b>	<b>0.00</b>

**Bank Reconciliation**  
**G.B. Resort Condominium Key Biscayne**  
Account: 1325 -- BU RSRV #0166 -- Reserves

Batch	Date	Comment	Reference	Amount	Balance
				<b>Balance per Bank:</b>	<b>1,691,346.57</b>
<b>Plus deposits and outstanding debits:</b>					
		No outstanding deposits.		0.00	
<b>Total deposits and outstanding debits:</b>				0.00	1,691,346.57
<b>Less outstanding checks:</b>					
		No outstanding checks.		0.00	
<b>Total outstanding checks:</b>				0.00	1,691,346.57
<b>Ending balance General Ledger:</b>					<b>1,691,346.57</b>
				<b>Difference:</b>	<b>0.00</b>

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



>003100 8332448 0001 008229 10Z  
 G.B. RESORT CONDOMINIUM HOTEL  
 ASSOCIATION, INC  
 NOW OPERATING  
 1225 ALMA ROAD STE 100  
 RICHARDSON TX 75081

**Statement Date: February 28, 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**

Please reference Statement Message section for important information regarding new business fees, effective March 1, 2025.

**CP IB BUSINESS CHECKING Account \*\*\*\*\*0115**

**Account Summary**

Statement Balance as of 01/31/2025			\$101,720.85
Plus	23	Deposits and Other Credits	\$705,227.93
Less	13	Withdrawals, Checks, and Other Debits	\$713,380.92
Less		Service Charge	\$0.00
Plus		Interest Paid	\$5.65
Statement Balance as of 02/28/2025			\$93,573.51

**Interest Summary**

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$5.65
Interest Paid Year to Date	\$13.06
Interest Paid Prior Year 2024	\$432.42
Interest Withheld Prior Year 2024	\$0.00

**Activity By Date**

Date	Description	Withdrawals	Deposits	Balance
02/03/2025	RDC Deposit		\$49,014.84	\$150,735.69

Statement Date: February 28, 2025

Account Number: \*\*\*\*\*0115

## Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
02/04/2025	ICL Remote Client De		\$156.68	\$150,892.37
02/05/2025	WEB TFR FR 009856200174 084653004168 WEB RF#084653004168		\$11,820.43	\$162,712.80
02/05/2025	ICL Remote Client De		\$284.06	\$162,996.86
02/05/2025	ATGPay Online Pa ATGPay Onl ST-E7F5S3Y3W1Y4 G B RESORT CONDOMINIUM		\$5,196.83	\$168,193.69
02/05/2025	GBResort ACH MARASSO08		\$283,599.60	\$451,793.29
02/05/2025	RDC Deposit		\$5,484.63	\$457,277.92
02/05/2025	SWEEP TO DDA 009856361429	\$251,734.23		\$205,543.69
02/06/2025	ICL Remote Client De		\$2,941.20	\$208,484.89
02/06/2025	SWEEP TO DDA 009856361429	\$5,768.69		\$202,716.20
02/07/2025	ICL Remote Client De		\$1,120.87	\$203,837.07
02/07/2025	ATGPay Online Pa ATGPay Onl ST-U4C3G5M2E5O8 G B RESORT CONDOMINIUM		\$17,302.81	\$221,139.88
02/07/2025	SWEEP TO DDA 009856361429	\$20,244.01		\$200,895.87
02/10/2025	RDC Deposit		\$1,177.55	\$202,073.42
02/10/2025	SWEEP TO DDA 009856361429	\$1,120.87		\$200,952.55
02/11/2025	ATGPay Online Pa ATGPay Onl ST-A0H9J2W6A7I6 G B RESORT CONDOMINIUM		\$1,507.07	\$202,459.62
02/11/2025	SWEEP TO DDA 009856361429	\$2,459.62		\$200,000.00
02/12/2025	WEB TFR FR 009856200174 092736003429 WEB RF#092736003429		\$0.05	\$200,000.05
02/12/2025	ICL Remote Client De		\$5,039.97	\$205,040.02
02/12/2025	ATGPay Online Pa ATGPay Onl ST-K5Y0A3O0S4G3 G B RESORT CONDOMINIUM		\$7,829.44	\$212,869.46
02/12/2025	SWEEP TO DDA 009856361429	\$8,054.49		\$204,814.97
02/13/2025	RDC Deposit		\$1,177.55	\$205,992.52
02/13/2025	GBResort VendorPymt MARASSO08	\$296,358.62		-\$90,366.10
02/13/2025	TRANSFER FROM DDA 9856361429		\$289,381.91	\$199,015.81
02/18/2025	ICL Remote Client De		\$5,249.26	\$204,265.07
02/18/2025	AVIDPAY SERVICE AVIDPAY CK1000050	\$2,500.00		\$201,765.07

**Statement Date: February 28, 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			
02/18/2025	GBResort VendorPymt MARASSO08	\$50,808.42		\$150,956.65
02/20/2025	OUTGOING DOM WIRE: THE RITZ-CA RLTON HOTELCOMP LL C73D5900062	\$17,552.29		\$133,404.36
02/20/2025	GBResort VendorPymt MARASSO08	\$50,808.42		\$82,595.94
02/21/2025	ICL Remote Client De		\$4,029.84	\$86,625.78
02/21/2025	ATGPay Online Pa ATGPay Onl ST-Z2V9I3K8V6B5 G B RESORT CONDOMINIUM		\$6,574.05	\$93,199.83
02/21/2025	AVIDPAY SERVICE AVIDPAY CK1000051 G.B. Resort Condominiu	\$5,440.00		\$87,759.83
02/24/2025	AVIDPAY SERVICE AVIDPAY CK1000052 G.B. Resort Condominiu	\$531.26		\$87,228.57
02/25/2025	ICL Remote Client De		\$4,023.84	\$91,252.41
02/28/2025	ICL Remote Client De		\$2,241.74	\$93,494.15
02/28/2025	TRANSFER FROM DDA 9856361429		\$73.71	\$93,567.86
02/28/2025	Interest Paid		\$5.65	\$93,573.51

**Rates By Date**

<i>Date</i>	<i>Rate</i>
02/03	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>
01/31	\$101,720.85	02/06	\$202,716.20	02/12	\$204,814.97	02/21	\$87,759.83
02/03	\$150,735.69	02/07	\$200,895.87	02/13	\$199,015.81	02/24	\$87,228.57
02/04	\$150,892.37	02/10	\$200,952.55	02/18	\$150,956.65	02/25	\$91,252.41
02/05	\$205,543.69	02/11	\$200,000.00	02/20	\$82,595.94	02/28	\$93,573.51

**Other Balances**

Minimum Balance this Statement Period	\$82,595.94
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**Statement Date: February 28, 2025**

Account Number: \*\*\*\*\*0115



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**Statement Date: February 28, 2025**

Account Number: \*\*\*\*\*0115

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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**

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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  
**02/28/2025**

Page  
**1 of 2**

### IntraFi Cash Service<sup>SM</sup>, or ICS<sup>®</sup>, Monthly Statement

The following information is a summary of activity in your account(s) for the month of February 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%	\$168.73	\$73.71
<b>TOTAL</b>			<b>\$168.73</b>	<b>\$73.71</b>

**DETAILED ACCOUNT OVERVIEW**

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

**Account Summary - Savings**

Statement Period	2/1-2/28/2025	Average Daily Balance	\$76,856.37
Previous Period Ending Balance	\$168.73	Interest Rate at End of Statement Period	1.25%
Total Program Deposits	289,381.91	Annual Percentage Yield Earned	1.26%
Total Program Withdrawals	(289,550.64)	YTD Interest Paid	242.44
Interest Capitalized	73.71		
<b>Current Period Ending Balance</b>	<b>\$73.71</b>		

**Account Transaction Detail**

Date	Activity Type	Amount	Balance
02/03/2025	Withdrawal	(\$168.73)	\$0.00
02/06/2025	Deposit	251,734.23	251,734.23
02/07/2025	Deposit	5,768.69	257,502.92
02/10/2025	Deposit	20,244.01	277,746.93
02/11/2025	Deposit	1,120.87	278,867.80
02/12/2025	Deposit	2,459.62	281,327.42
02/13/2025	Deposit	8,054.49	289,381.91
02/14/2025	Withdrawal	(289,381.91)	0.00
02/28/2025	Interest Capitalization	73.71	73.71

**Summary of Balances as of February 28, 2025**

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Landmark National Bank	Manhattan, KS	5826	\$46.02
Mid Penn Bank	Millersburg, PA	9889	27.68
The Washington Trust Company of Westerly	Westerly, RI	23623	0.01

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




>000068 8332448 0001 008229 10Z  
 G.B. RESORT CONDOMINIUM HOTEL  
 ASSOCIATION, INC  
 OPERATING - WIRES  
 1225 ALMA ROAD STE 100  
 RICHARDSON TX 75081

**Statement Date: February 28, 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**

Please reference Statement Message section for important information regarding new business fees, effective March 1, 2025.

**CP IB BUSINESS CHECKING Account \*\*\*\*\*0174**

**Account Summary**

Statement Balance as of 01/31/2025			\$11,820.48
Plus	0	Deposits and Other Credits	\$0.00
Less	2	Withdrawals, Checks, and Other Debits	\$11,820.48
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.06
Statement Balance as of 02/28/2025			\$0.06

**Interest Summary**

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$0.06
Interest Paid Year to Date	\$0.11
Interest Paid Prior Year 2024	\$2.88
Interest Withheld Prior Year 2024	\$0.00

**Activity By Date**

Date	Description	Withdrawals	Deposits	Balance
02/05/2025	WEB TFR TO 009856200115	\$11,820.43		\$0.05

Statement Date: February 28, 2025

Account Number: \*\*\*\*\*0174

**Activity By Date**

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	WEB RF#084653004168			
02/12/2025	WEB TFR TO 009856200115 WEB RF#092736003429	\$0.05		\$0.00
02/28/2025	Interest Paid		\$0.06	\$0.06

**Rates By Date**

<i>Date</i>	<i>Rate</i>
02/03	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>
01/31	\$11,820.48	02/05	\$0.05	02/12	\$0.00	02/28	\$0.06

**Other Balances**

Minimum Balance this Statement Period	\$0.00
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**Statement Date: February 28, 2025**

Account Number: \*\*\*\*\*0174

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**BankUnited**

We appreciate your business.

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



>002877 8332442 0001 008229 10Z  
 G.B. RESORT CONDOMINIUM HOTEL  
 ASSOCIATION, INC  
 RESERVE ACCOUNT  
 1225 ALMA ROAD STE 100  
 RICHARDSON TX 75081

**Statement Date: February 28, 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**

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

**Account Summary**

Statement Balance as of 01/31/2025			\$1,588,798.49
Plus	2	Deposits and Other Credits	\$101,616.84
Less	0	Withdrawals, Checks, and Other Debits	\$0.00
Less		Service Charge	\$0.00
Plus		Interest Paid	\$931.24
Statement Balance as of 02/28/2025			\$1,691,346.57

**Interest Summary**

Beginning Interest Rate	0.75%
Interest Paid this Statement Period	\$931.24
Interest Paid Year to Date	\$1,916.77
Interest Paid Prior Year 2024	\$10,928.77
Interest Withheld Prior Year 2024	\$0.00

**Activity By Date**

Date	Description	Withdrawals	Deposits	Balance
02/18/2025	GBResort VendorPymt		\$50,808.42	\$1,639,606.91

Statement Date: February 28, 2025

Account Number: \*\*\*\*\*0166

**Activity By Date**

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	9856200166 GBResortBURES0166			
02/20/2025	GBResort VendorPymt 9856200166 GBResortBURES0166		\$50,808.42	\$1,690,415.33
02/28/2025	Interest Paid		\$931.24	\$1,691,346.57

**Rates By Date**

<i>Date</i>	<i>Rate</i>
02/03	0.75%

**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>
01/31	\$1,588,798.49	02/18	\$1,639,606.91	02/20	\$1,690,415.33	02/28	\$1,691,346.57

**Other Balances**

Minimum Balance this Statement Period	\$1,588,798.49
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**Statement Date: February 28, 2025**

Account Number: \*\*\*\*\*0166

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**BankUnited**

We appreciate your business.

51- GB Resort  
Bad Debt Analysis- GL 1525  
2/28/2025

<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  
 2/28/2025  
 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					\$	<b>24,915.21</b>
Jan-25	\$ 1,099.79	\$ 103.10	\$ 147.63	\$ 2,802.01	\$ 4,152.53	\$ 20,762.68
Feb-25	\$ 1,099.79	\$ 103.10	\$ 147.63	\$ 2,802.01	\$ 4,152.53	\$ 16,610.15
Mar-25					\$ -	\$ 16,610.15
Apr-25					\$ -	\$ 16,610.15
May-25					\$ -	\$ 16,610.15
Jun-25					\$ -	\$ 16,610.15
Jul-25					\$ -	\$ 16,610.15
Aug-25					\$ -	\$ 16,610.15
Sep-25					\$ -	\$ 16,610.15
Oct-25					\$ -	\$ 16,610.15
Nov-25					\$ -	\$ 16,610.15
Dec-25					\$ -	\$ 16,610.15
	\$ 2,199.58	\$ 206.21	\$ 295.26	\$ 5,604.03	\$ 8,305.07	
Balance amortized last year					\$	4,892.39

51- GB Resort  
Prepaid expense- GL 1640  
2/28/2025

<u>Description</u>	<u>Date</u>	<u>Transaction</u>	<u>Ending Balance</u>
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Totals			
Per GL		\$	-
Diff (due to rounding)		\$	-

51- GB Resort  
Accrued Expenses- GL 2395  
2/28/2025

Vendor Name	GL Account #	Reference #	Balance 2/28/2025
Accrue The Ritz-Carlton Hotel	7010	October 2024 expense	800
Total			\$ 800.00
Per GL			\$ 800.00
Difference			\$ -

**51- GB Resort**  
**Other Current Liabilities- GL 2495**  
**2/28/2025**

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

Totals	\$	1,355.91
Per GL	\$	1,355.91
Diff (due to rounding)	\$	-



51- GB Resort  
GL 1799  
2/28/2025

<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**

February 01, 2025 thru February 28, 2025

	Current Period				Year to Date (2 months)				Comments
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
4000 - CAM Income	\$ 321,593.08	\$ 234,844.00	\$ 86,749.08	37.0%	\$ 643,186.16	\$ 469,687.00	\$ 173,499.16	37.0%	This is based on hotel closure
7020 - Legal Fees	\$ 7,940.00	\$ 584.00	\$ 7,356.00	1260.0%	\$ 8,380.00	\$ 1,167.00	\$ 7,213.00	618.0%	Above budget