

Balance Sheet Report

G.B. Resort Condominium Key Biscayne

As of May 31, 2025

	<u>Balance May 31, 2025</u>	<u>Balance Apr 30, 2025</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - BU OPER #0115	66,855.32	36,659.51	30,195.81
1001 - BU OPER WIRE #0174	0.06	0.35	(0.29)
Total Operating Funds	66,855.38	36,659.86	30,195.52
Reserve Funds			
1325 - BU RSRV #0166	296,789.84	245,800.52	50,989.32
Total Reserve Funds	296,789.84	245,800.52	50,989.32
Accounts Receivable			
1500 - Accounts Receivable	30,371.48	32,614.92	(2,243.44)
Total Accounts Receivable	30,371.48	32,614.92	(2,243.44)
Prepaid Expenses			
1600 - Prepaid Property & Liability Ins	4,152.56	8,305.09	(4,152.53)
Total Prepaid Expenses	4,152.56	8,305.09	(4,152.53)
Total Assets	398,169.26	323,380.39	74,788.87
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	0.00	45.00	(45.00)
Total Accounts Payable	0.00	45.00	(45.00)
Accrued Expenses			
2395 - General Accruals	0.00	5,651.58	(5,651.58)
Total Accrued Expenses	0.00	5,651.58	(5,651.58)

Balance Sheet Report

G.B. Resort Condominium Key Biscayne

As of May 31, 2025

	<u>Balance May 31, 2025</u>	<u>Balance Apr 30, 2025</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Payroll			
2495 - Other Current Liabilities	1,355.91	1,355.91	0.00
Total Accrued Payroll	1,355.91	1,355.91	0.00
Prepaid Assessments			
2550 - Prepaid Assessments	84,739.16	63,297.70	21,441.46
2598 - Deferred Revenue-Reserves	1,263,873.78	1,263,873.78	0.00
Total Prepaid Assessments	1,348,612.94	1,327,171.48	21,441.46
Total Liabilities	1,349,968.85	1,334,223.97	15,744.88
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Retained Earnings - Operating Fund	181,725.82	181,725.82	0.00
3005 - Equity Adjustments - Prior Periods	(8,426.57)	(8,426.57)	0.00
Total Owners Equity - Prior Years	173,299.25	173,299.25	0.00
Capital Reserves - Prior Years			
3194 - Retained Earnings - Replacement Fund	273,130.75	273,130.75	0.00
Total Capital Reserves - Prior Years	273,130.75	273,130.75	0.00
Total Owners' Equity	446,430.00	446,430.00	0.00
Net Income / (Loss)	(1,398,229.59)	(1,457,273.58)	59,043.99
Total Liabilities and Equity	398,169.26	323,380.39	74,788.87

Income Statement Report

G.B. Resort Condominium Key Biscayne

Operating

May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4000 - CAM Income	172,879.20	234,843.00	(61,963.80)	1,459,250.47	1,174,217.00	285,033.47	2,818,121.00	1,358,870.53
4240 - Move-In & Out Fees	0.00	0.00	0.00	600.00	0.00	600.00	0.00	(600.00)
4260 - Resale Processing Fees	0.00	0.00	0.00	850.00	0.00	850.00	0.00	(850.00)
4590 - Prior Year Surplus	4,688.58	4,689.00	(0.42)	23,442.90	23,443.00	(0.10)	56,263.00	32,820.10
4825 - Misc. Income	50.00	0.00	50.00	968.40	920.00	48.40	1,150.00	181.60
4900 - Interest Revenue - Operations	9.22	0.00	9.22	550.42	0.00	550.42	0.00	(550.42)
Total Assessment Income	177,627.00	239,532.00	(61,905.00)	1,485,662.19	1,198,580.00	287,082.19	2,875,534.00	1,389,871.81
Total Operating Income	177,627.00	239,532.00	(61,905.00)	1,485,662.19	1,198,580.00	287,082.19	2,875,534.00	1,389,871.81
<u>Expense</u>								
Administrative								
5020 - Shared - Op Supplies	0.00	0.00	0.00	27,926.40	27,928.00	(1.60)	34,910.00	6,983.60
5055 - Master Assoc Fees	10,800.00	10,800.00	0.00	54,000.00	54,000.00	0.00	129,600.00	75,600.00
5090 - Office Supplies	0.00	84.00	(84.00)	570.54	417.00	153.54	1,000.00	429.46
5150 - Contingency	0.00	1,666.00	(1,666.00)	1,319.15	8,333.00	(7,013.85)	20,000.00	18,680.85
5196 - Miscellaneous Admin Expenses	0.00	342.00	(342.00)	100.00	1,710.00	(1,610.00)	4,105.00	4,005.00
Total Administrative	10,800.00	12,892.00	(2,092.00)	83,916.09	92,388.00	(8,471.91)	189,615.00	105,698.91
Payroll & Benefits								
5301 - S&W - Admin	23,106.17	23,106.00	0.17	115,530.84	115,531.00	(0.16)	277,274.00	161,743.16
5310 - Shared Services -Administrative	2,996.67	2,996.00	0.67	14,983.35	14,983.00	0.35	35,960.00	20,976.65
5311 - SharedServ- Security	5,669.42	5,669.00	0.42	28,347.10	28,347.00	0.10	68,033.00	39,685.90
5312 - SharedServ- Engineer	0.00	0.00	0.00	83,236.00	83,236.00	0.00	104,045.00	20,809.00
5316 - SharedServ- Pool	0.00	0.00	0.00	20,371.20	20,372.00	(0.80)	25,464.00	5,092.80
5320 - SharedServ- PTEB	12,012.13	12,012.00	0.13	120,315.89	120,316.00	(0.11)	219,465.00	99,149.11
5323 - Concierge Payroll	0.00	0.00	0.00	55,768.80	55,768.00	0.80	69,711.00	13,942.20
Total Payroll & Benefits	43,784.39	43,783.00	1.39	438,553.18	438,553.00	0.18	799,952.00	361,398.82

Income Statement Report

G.B. Resort Condominium Key Biscayne

Operating

May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6000 - Electricity	22,844.65	22,844.00	0.65	114,223.33	114,223.00	0.33	274,136.00	159,912.67
6005 - Gas Service	0.00	0.00	0.00	15,675.20	15,676.00	(0.80)	19,594.00	3,918.80
6025 - Water & Sewer	13,610.08	13,610.00	0.08	68,050.40	68,050.00	0.40	163,321.00	95,270.60
6040 - Bundled Telecom Services	0.00	0.00	0.00	13,480.00	13,480.00	0.00	16,850.00	3,370.00
6045 - Cable Service	0.00	0.00	0.00	11,862.40	11,864.00	(1.60)	14,830.00	2,967.60
Total Utilities	36,454.73	36,454.00	0.73	223,291.33	223,293.00	(1.67)	488,731.00	265,439.67
Operations								
5400 - Insurance Premiums	61,296.25	61,296.00	0.25	306,481.24	306,481.00	0.24	735,555.00	429,073.76
5402 - Insurance D&O	4,152.53	3,690.00	462.53	20,762.65	18,448.00	2,314.65	44,275.00	23,512.35
6300 - Licenses & Fees	0.00	63.00	(63.00)	752.00	315.00	437.00	756.00	4.00
6416 - Health Club/Amenities Expense	0.00	0.00	0.00	20,000.00	20,000.00	0.00	25,000.00	5,000.00
6420 - Uniforms	0.00	0.00	0.00	14,195.20	14,196.00	(0.80)	17,744.00	3,548.80
6424 - Misc Usage Charges -Tennis	0.00	0.00	0.00	14,400.00	14,400.00	0.00	18,000.00	3,600.00
6426 - Plant Maintenance	0.00	0.00	0.00	7,656.00	7,656.00	0.00	9,570.00	1,914.00
6432 - Janitor & Cleaning Contract	0.00	0.00	0.00	23,552.80	23,552.00	0.80	29,441.00	5,888.20
6442 - Landscaping/Grounds	0.00	0.00	0.00	49,660.00	49,660.00	0.00	62,075.00	12,415.00
6530 - General Maintenance Shared	0.00	0.00	0.00	161,550.40	161,552.00	(1.60)	201,938.00	40,387.60
7000 - Audit Fees	0.00	889.00	(889.00)	10,660.00	4,442.00	6,218.00	10,660.00	0.00
7001 - Accounting Fees	0.00	2,549.00	(2,549.00)	9,104.00	12,745.00	(3,641.00)	30,589.00	21,485.00
7010 - Professional Development	0.00	125.00	(125.00)	(1,496.60)	625.00	(2,121.60)	1,500.00	2,996.60
7020 - Legal Fees	1,154.50	584.00	570.50	17,167.85	2,917.00	14,250.85	7,000.00	(10,167.85)
7040 - Management Fees	11,930.00	11,930.00	0.00	59,650.00	59,648.00	2.00	143,155.00	83,505.00
Total Operations	78,533.28	81,126.00	(2,592.72)	714,095.54	696,637.00	17,458.54	1,337,258.00	623,162.46
Repair & Maintenance								
5408 - Rubbish Removal	0.00	0.00	0.00	16,176.00	16,176.00	0.00	20,220.00	4,044.00

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

May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Repair & Maintenance								
5420 - Fire Prevention/Contract	0.00	230.00	(230.00)	0.00	1,150.00	(1,150.00)	2,760.00	2,760.00
Total Repair & Maintenance	0.00	230.00	(230.00)	16,176.00	17,326.00	(1,150.00)	22,980.00	6,804.00
8800 Expenses								
8902 - Programs & Services Bundle	0.00	3,084.00	(3,084.00)	15,220.03	15,417.00	(196.97)	37,000.00	21,779.97
Total 8800 Expenses	0.00	3,084.00	(3,084.00)	15,220.03	15,417.00	(196.97)	37,000.00	21,779.97
Total Operating Expense	169,572.40	177,569.00	(7,996.60)	1,491,252.17	1,483,614.00	7,638.17	2,875,536.00	1,384,283.83
Total Operating Income / (Loss)	8,054.60	61,963.00	(53,908.40)	(5,589.98)	(285,034.00)	279,444.02	(2.00)	5,587.98

Income Statement Report

G.B. Resort Condominium Key Biscayne

Reserves

May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4025 - Reserve Assessments	50,808.49	50,808.00	0.49	254,042.45	254,042.00	0.45	609,701.00	355,658.55
4910 - Reserve Assessment - Interest Inc.	180.90	0.00	180.90	3,317.94	0.00	3,317.94	0.00	(3,317.94)
Total Assessment Income	50,989.39	50,808.00	181.39	257,360.39	254,042.00	3,318.39	609,701.00	352,340.61
Total Reserves Income	50,989.39	50,808.00	181.39	257,360.39	254,042.00	3,318.39	609,701.00	352,340.61
<u>Expense</u>								
Reserve Expenses								
9105 - Reserve Expense	0.00	0.00	0.00	1,650,000.00	0.00	1,650,000.00	0.00	(1,650,000.00)
Total Reserve Expenses	0.00	0.00	0.00	1,650,000.00	0.00	1,650,000.00	0.00	(1,650,000.00)
Total Reserves Expense	0.00	0.00	0.00	1,650,000.00	0.00	1,650,000.00	0.00	(1,650,000.00)
Total Reserves Income / (Loss)	50,989.39	50,808.00	181.39	(1,392,639.61)	254,042.00	(1,646,681.61)	609,701.00	2,002,340.61
Total Association Net Income / (Loss)	59,043.99	112,771.00	(53,727.01)	(1,398,229.59)	(30,992.00)	(1,367,237.59)	609,699.00	2,007,928.59

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Operating

As of May 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Assessment Income														
4000 - CAM Income	321,593	321,593	321,592	321,593	172,879	234,844	234,843	234,843	234,844	234,843	234,844	234,843	3,103,154	2,818,121
4240 - Move-In & Out Fees	0	200	100	300	0	0	0	0	0	0	0	0	600	0
4260 - Resale Processing Fees	0	0	850	0	0	0	0	0	0	0	0	0	850	0
4590 - Prior Year Surplus	4,689	4,689	4,689	4,689	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	50	0	0	0	0	0	0	230	1,198	1,150
4900 - Interest Revenue - Operation	176	79	157	128	9	0	0	0	0	0	0	0	550	0
Total Assessment Income	326,687	326,791	327,617	326,940	177,627	239,533	239,531	239,532	239,532	239,532	239,532	239,762	3,162,616	2,875,534
Total Income	326,687	326,791	327,617	326,940	177,627	239,533	239,531	239,532	239,532	239,532	239,532	239,762	3,162,616	2,875,534
Administrative														
5020 - Shared - Op Supplies	6,982	6,982	6,982	6,982	0	0	0	0	0	0	0	6,982	34,908	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	298	273	0	83	83	84	83	83	84	83	1,154	1,000
5150 - Contingency	329	531	235	224	0	1,667	1,667	1,666	1,667	1,667	1,666	1,667	12,986	20,000
5196 - Miscellaneous Admin Expens	0	0	80	20	0	343	342	342	342	342	342	342	2,495	4,105
Total Administrative	18,110	18,313	18,395	18,298	10,800	12,893	12,892	12,892	12,892	12,892	12,892	19,874	181,143	189,615
Payroll & Benefits														
5301 - S&W - Admin	23,106	23,106	23,106	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 -Administrat	2,997	2,997	2,997	2,997	2,997	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	5,669	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	25,463	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	69,712	69,711
Total Payroll & Benefits	98,692	98,692	98,692	98,692	43,784	43,785	43,784	43,783	43,786	43,784	43,784	98,693	799,952	799,952
Utilities														
6000 - Electricity	22,845	22,845	22,845	22,845	22,845	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	19,593	19,594
6025 - Water & Sewer	13,610	13,610	13,610	13,610	13,610	13,611	13,610	13,610	13,610	13,610	13,610	13,610	163,321	163,321

Income and Expense Projection Report
G.B. Resort Condominium Key Biscayne
Operating
As of May 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Utilities														
6040 - Bundled Telecom Services	3,370	3,370	3,370	3,370	0	0	0	0	0	0	0	3,370	16,850	16,850
6045 - Cable Service	2,966	2,966	2,966	2,966	0	0	0	0	0	0	0	2,966	14,828	14,830
Total Utilities	46,709	46,709	46,709	46,709	36,455	36,456	36,455	36,454	36,455	36,455	36,454	46,709	488,729	488,731
Operations														
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	4,153	4,153	4,153	3,690	3,689	3,690	3,689	3,690	3,689	3,690	46,590	44,275
6300 - Licenses & Fees	752	0	0	0	0	63	63	63	63	63	63	63	1,193	756
6416 - Health Club/Amenities Exper	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	17,743	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	29,442	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 Sharec	40,388	40,388	40,388	40,388	0	0	0	0	0	0	0	40,386	201,936	201,938
7000 - Audit Fees	0	5,408	4,472	780	0	888	888	889	888	888	889	888	16,878	10,660
7001 - Accounting Fees	0	2,276	4,552	2,276	0	2,550	2,549	2,549	2,549	2,549	2,549	2,549	26,948	30,589
7010 - Professional Development	(800)	0	(800)	103	0	125	125	125	125	125	125	125	(622)	1,500
7020 - Legal Fees	440	7,940	2,465	5,168	1,155	583	583	584	583	583	584	583	21,251	7,000
7040 - Management Fees	11,930	11,930	11,930	11,930	11,930	11,930	11,929	11,930	11,929	11,930	11,929	11,930	143,157	143,155
Total Operations	150,524	165,756	160,821	158,460	78,533	81,126	81,122	81,126	81,122	81,125	81,124	153,876	1,354,717	1,337,258
Repair & Maintenance														
5408 - Rubbish Removal	4,044	4,044	4,044	4,044	0	0	0	0	0	0	0	4,044	20,220	20,220
5420 - Fire Prevention/Contract	0	0	0	0	0	230	230	230	230	230	230	230	1,610	2,760
Total Repair & Maintenance	4,044	4,044	4,044	4,044	0	230	230	230	230	230	230	4,274	21,830	22,980

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Operating

As of May 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
8800 Expenses														
8902 - Programs & Services Bundle	0	3,346	8,602	3,272	0	3,083	3,083	3,084	3,083	3,083	3,084	3,083	36,803	37,000
Total 8800 Expenses	0	3,346	8,602	3,272	0	3,083	3,083	3,084	3,083	3,083	3,084	3,083	36,803	37,000
Total Expense	318,080	336,861	337,263	329,476	169,572	177,573	177,566	177,569	177,568	177,569	177,568	326,509	2,883,174	2,875,536
Total Operating	8,607	(10,070)	(9,646)	(2,536)	8,055	61,960	61,965	61,963	61,964	61,963	61,964	(86,747)	279,442	(2)

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Reserves

As of May 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Assessment Income														
4025 - Reserve Assessments	50,808	50,808	50,808	50,808	50,808	50,809	50,808	50,808	50,809	50,808	50,809	50,808	609,701	609,701
4910 - Reserve Assessment - Intere	986	931	1,083	137	181	0	0	0	0	0	0	0	3,318	0
Total Assessment Income	51,794	51,740	51,891	50,946	50,989	50,809	50,808	50,808	50,809	50,808	50,809	50,808	613,019	609,701
Total Income	51,794	51,740	51,891	50,946	50,989	50,809	50,808	50,808	50,809	50,808	50,809	50,808	613,019	609,701
Reserve Expenses														
9105 - Reserve Expense	0	0	1,650,000	0	0	0	0	0	0	0	0	0	1,650,000	0
Total Reserve Expenses	0	0	1,650,000	0	0	0	0	0	0	0	0	0	1,650,000	0
Total Expense	0	0	1,650,000	0	0	0	0	0	0	0	0	0	1,650,000	0
Total Reserves	51,794	51,740	1,598,109	50,946	50,989	50,809	50,808	50,808	50,809	50,808	50,809	50,808	(1,036,981)	609,701

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of May 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Assessment Income														
4000 - CAM Income	321,593	321,593	321,592	321,593	172,879	234,844	234,843	234,843	234,844	234,843	234,844	234,843	3,103,154	2,818,121
4025 - Reserve Assessments	50,808	50,808	50,808	50,808	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	100	300	0	0	0	0	0	0	0	0	600	0
4260 - Resale Processing Fees	0	0	850	0	0	0	0	0	0	0	0	0	850	0
4590 - Prior Year Surplus	4,689	4,689	4,689	4,689	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	50	0	0	0	0	0	0	230	1,198	1,150
4900 - Interest Revenue - Operation	176	79	157	128	9	0	0	0	0	0	0	0	550	0
4910 - Reserve Assessment - Intere	986	931	1,083	137	181	0	0	0	0	0	0	0	3,318	0
Total Assessment Income	378,481	378,530	379,509	377,886	228,616	290,342	290,339	290,340	290,341	290,340	290,341	290,570	3,775,636	3,485,235
Total Income	378,481	378,530	379,509	377,886	228,616	290,342	290,339	290,340	290,341	290,340	290,341	290,570	3,775,636	3,485,235
Administrative														
5020 - Shared - Op Supplies	6,982	6,982	6,982	6,982	0	0	0	0	0	0	0	6,982	34,908	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	298	273	0	83	83	84	83	83	84	83	1,154	1,000
5150 - Contingency	329	531	235	224	0	1,667	1,667	1,666	1,667	1,667	1,666	1,667	12,986	20,000
5196 - Miscellaneous Admin Expens	0	0	80	20	0	343	342	342	342	342	342	342	2,495	4,105
Total Administrative	18,110	18,313	18,395	18,298	10,800	12,893	12,892	12,892	12,892	12,892	12,892	19,874	181,143	189,615
Payroll & Benefits														
5301 - S&W - Admin	23,106	23,106	23,106	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 -Administrat	2,997	2,997	2,997	2,997	2,997	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	5,669	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	25,463	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	69,712	69,711
Total Payroll & Benefits	98,692	98,692	98,692	98,692	43,784	43,785	43,784	43,783	43,786	43,784	43,784	98,693	799,952	799,952
Utilities														
6000 - Electricity	22,845	22,845	22,845	22,845	22,845	22,845	22,845	22,844	22,845	22,845	22,844	22,845	274,136	274,136

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of May 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Utilities														
6005 - Gas Service	3,919	3,919	3,919	3,919	0	0	0	0	0	0	0	3,918	19,593	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
6045 - Cable Service	2,966	2,966	2,966	2,966	0	0	0	0	0	0	0	2,966	14,828	14,830
Total Utilities	46,709	46,709	46,709	46,709	36,455	36,456	36,455	36,454	36,455	36,455	36,454	46,709	488,729	488,731
Operations														
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	4,153	4,153	4,153	3,690	3,689	3,690	3,689	3,690	3,689	3,690	46,590	44,275
6300 - Licenses & Fees	752	0	0	0	0	63	63	63	63	63	63	63	1,193	756
6416 - Health Club/Amenities Exper	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	17,743	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	29,442	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 Sharec	40,388	40,388	40,388	40,388	0	0	0	0	0	0	0	40,386	201,936	201,938
7000 - Audit Fees	0	5,408	4,472	780	0	888	888	889	888	888	889	888	16,878	10,660
7001 - Accounting Fees	0	2,276	4,552	2,276	0	2,550	2,549	2,549	2,549	2,549	2,549	2,549	26,948	30,589
7010 - Professional Development	(800)	0	(800)	103	0	125	125	125	125	125	125	125	(622)	1,500
7020 - Legal Fees	440	7,940	2,465	5,168	1,155	583	583	584	583	583	584	583	21,251	7,000
7040 - Management Fees	11,930	11,930	11,930	11,930	11,930	11,930	11,929	11,930	11,929	11,930	11,929	11,930	143,157	143,155
Total Operations	150,524	165,756	160,821	158,460	78,533	81,126	81,122	81,126	81,122	81,125	81,124	153,876	1,354,717	1,337,258
Repair & Maintenance														
5408 - Rubbish Removal	4,044	4,044	4,044	4,044	0	0	0	0	0	0	0	4,044	20,220	20,220
5420 - Fire Prevention/Contract	0	0	0	0	0	230	230	230	230	230	230	230	1,610	2,760
Total Repair & Maintenance	4,044	4,044	4,044	4,044	0	230	230	230	230	230	230	4,274	21,830	22,980

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of May 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
8800 Expenses														
8902 - Programs & Services Bundle	0	3,346	8,602	3,272	0	3,083	3,083	3,084	3,083	3,083	3,084	3,083	36,803	37,000
Total 8800 Expenses	0	3,346	8,602	3,272	0	3,083	3,083	3,084	3,083	3,083	3,084	3,083	36,803	37,000
Reserve Expenses														
9105 - Reserve Expense	0	0	1,650,000	0	0	0	0	0	0	0	0	0	1,650,000	0
Total Reserve Expenses	0	0	1,650,000	0	0	0	0	0	0	0	0	0	1,650,000	0
Total Expense	318,080	336,861	1,987,263	329,476	169,572	177,573	177,566	177,569	177,568	177,569	177,568	326,509	4,533,174	2,875,536
All Departments Summary	60,401	41,670	1,607,754)	48,410	59,044	112,769	112,773	112,771	112,773	112,771	112,773	(35,939)	(757,539)	609,699

Investment Listing Report

G.B. Resort Condominium Key Biscayne

As of Sat May 31, 2025

GI Account \ Institution	Bank Account	Investment Type	Current Balance	Rate	Purchase Date	Term	Maturity Date
Operating Funds							
1000 - BU OPER #0115 Bank United	****0115		66,855.32	0.150%	11/30/2023		0
1001 - BU OPER WIRE #0174 Bank United	****0174		0.06	0.150%	11/30/2023		0
		Total Operating Funds:	<u><u>66,855.38</u></u>				
Reserve Funds							
1325 - BU RSRV #0166 Bank United	****0166	Money Market	296,789.84	1.500%	11/30/2023		0
		Total Reserve Funds:	<u><u>296,789.84</u></u>				
		Total GB Resort:	<u><u>363,645.22</u></u>				

Delinquency and Prepaid Report

G.B. Resort Condominium Key Biscayne

As Of: Sat May 31, 2025

Outstanding Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0280	Thierry Viac	455 Grand Bay Drive #1059	UB-0001	757.67	1,045.56	0.00	0.00	0.00	1,803.23
00101-0374	Cynthia Caridad	455 Grand Bay Drive #957	UB-0001	311.36	0.00	0.00	0.00	929.26	1,240.62
00101-0400	Haim Lalo	455 Grand Bay Drive #884	UB-0001	757.67	1,261.39	0.00	1,016.89	244.50	3,280.45
00101-0426	Amram Llc	455 Grand Bay Drive #882	UB-0001	1,662.90	2,768.45	0.00	0.00	2,768.45	7,199.80
00101-0662	Settled - Rch Investments	455 Grand Bay Drive #0780	UB-0001	0.00	0.00	100.00	0.01	0.00	100.01
00101-0727	Terranostral Ltd.	455 Grand Bay Drive #772	UB-0001	1,824.87	0.04	0.00	0.00	0.12	1,825.03
00101-0730	Terranostral Ltd.	455 Grand Bay Drive #0770	UB-0001	717.98	0.00	0.00	0.00	0.00	717.98
00101-0756	Settled - South Yarra Llc	455 Grand Bay Drive #766	UB-0001	0.00	0.01	0.00	0.00	0.00	0.01
00101-0992	Jopajeka Llc	455 Grand Bay Drive #665	UB-0001	205.62	0.00	0.00	0.00	0.00	205.62
00101-1221	Joseph Halprin	455 Grand Bay Drive #566	UB-0001	205.62	0.00	0.00	0.00	0.00	205.62
00101-1234	Amy Azoulay	455 Grand Bay Drive #564	UB-0001	1,088.81	0.00	0.00	0.00	0.00	1,088.81
00101-1247	Dr. Angela Ehrman	455 Grand Bay Drive #560	UB-0001	1,511.73	314.10	0.00	0.00	0.00	1,825.83
00101-1302	Keybis Corporation	455 Grand Bay Drive #487	UB-0001	0.05	0.00	0.00	0.00	0.00	0.05
00101-1454	416 Llc	455 Grand Bay Drive #466	UB-0001	205.62	0.00	0.00	0.00	0.00	205.62
00101-1616	Settled - Vicoko Inc	455 Grand Bay Drive #378	UB-0001	754.07	1,355.39	446.32	0.00	0.00	2,555.78
00101-1687	Gerardo Calvo	455 Grand Bay Drive #366	UB-0001	205.62	0.00	0.00	0.00	0.00	205.62
00101-1807	Green Field One Llc	455 Grand Bay Drive #282	UB-0001	4,521.35	0.00	0.00	0.00	0.00	4,521.35
00101-1917	Gerardo Primitivo Hernandez Omar	455 Grand Bay Drive #266	UB-0001	205.62	0.00	0.00	0.00	0.00	205.62
00113-8971	Settled - The JEN Trust	455 Grand Bay Drive #1464	UB-0001	0.00	0.00	0.00	0.00	0.05	0.05
00114-4868	Marsan NJ, LLC	455 Grand Bay Drive #866	UB-0001	205.62	0.00	0.00	0.00	0.00	205.62
00116-1867	Ross Hollman	455 Grand Bay Drive #768	UB-0001	0.01	0.00	0.00	0.00	0.00	0.01
00117-1404	RITZ-KB 604, LLC	455 Grand Bay Drive #683	UB-0001	757.67	1,261.39	0.00	0.00	0.00	2,019.06
00117-1585	JPPN Realty LLC	455 Grand Bay Drive #766	UB-0001	205.62	0.00	0.00	0.00	0.00	205.62
00117-1857	Alexis Braun Burillo	455 Grand Bay Drive #378	UB-0001	754.07	0.00	0.00	0.00	0.00	754.07
Outstanding Balance:				16,859.55	8,006.33	546.32	1,016.90	3,942.38	30,371.48
Percentage of Balance:				55.51%	26.36%	1.80%	3.35%	12.98%	100.00%
Total Accounts:				13	4	1	1	5	24

Prepaid 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	-1,054.18	0.00	0.00	0.00	0.00	-1,054.18
00101-0170	11730 Annapolis Road Two, Llc	455 Grand Bay Drive #1255	UB-0001	0.00	0.00	0.00	-5,779.81	0.00	-5,779.81
00101-0206	1119 Llc	455 Grand Bay Drive #1160	UB-0001	0.00	0.00	0.00	-5,779.81	0.00	-5,779.81
00101-0248	Anthony Dellomo Ira	455 Grand Bay Drive #1155	UB-0001	-1,255.39	-1,255.39	-422.98	0.00	0.00	-2,933.76
00101-0361	Keybis Corporation	455 Grand Bay Drive #958	UB-0001	0.00	-754.07	0.00	0.00	0.00	-754.07
00101-0442	Roykin Services, Inc.	455 Grand Bay Drive #0880	UB-0001	0.00	-20,038.87	0.00	0.00	0.00	-20,038.87
00101-0468	Roykin Services, Inc.	455 Grand Bay Drive #878	UB-0001	-20,931.20	0.00	0.00	0.00	0.00	-20,931.20
00101-0536	Settled - Evasun76 Llc	455 Grand Bay Drive #866	UB-0001	0.00	0.00	0.00	0.00	-0.02	-0.02
00101-0552	Raul Rivero	455 Grand Bay Drive #862	UB-0001	-480.78	0.00	0.00	0.00	0.00	-480.78
00101-0633	Keybis Corporation	455 Grand Bay Drive #783	UB-0001	0.00	-757.61	0.00	0.00	0.00	-757.61

Delinquency and Prepaid Report

G.B. Resort Condominium Key Biscayne

As Of: Sat May 31, 2025

Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0811	Pre Group Llc	455 Grand Bay Drive #757	UB-0001	-1,662.90	0.00	0.00	0.00	0.00	-1,662.90
00101-0882	Nathan Halegua	455 Grand Bay Drive #682	UB-0001	-1,105.55	0.00	0.00	0.00	0.00	-1,105.55
00101-0905	Monro Llc	455 Grand Bay Drive #0680	UB-0001	-1,662.90	0.00	0.00	0.00	0.00	-1,662.90
00101-0921	Monro Llc	455 Grand Bay Drive #678	UB-0001	-754.07	0.00	0.00	0.00	0.00	-754.07
00101-0989	Tammy Caress-Zelman	455 Grand Bay Drive #668	UB-0001	0.00	-104.44	0.00	0.00	0.00	-104.44
00101-1140	502 Ritz 502 Ritz Llc	455 Grand Bay Drive #579	UB-0001	0.00	0.00	-12,745.80	0.00	0.00	-12,745.80
00101-1205	Put It On The Ritz, Llc	455 Grand Bay Drive #570	UB-0001	-104.44	0.00	0.00	0.00	0.00	-104.44
00101-1289	Egio Llc	455 Grand Bay Drive #554	UB-0001	-198.34	0.00	0.00	0.00	0.00	-198.34
00101-1328	Settled - Juan Gonzalez	455 Grand Bay Drive #484	UB-0001	0.00	0.00	-3.00	0.00	0.00	-3.00
00101-1467	Francisco Ortega	455 Grand Bay Drive #464	UB-0001	-4,810.76	-693.96	0.00	0.00	0.00	-5,504.72
00101-1496	Pre Group Llc	455 Grand Bay Drive #458	UB-0001	-1,508.13	0.00	0.00	0.00	0.00	-1,508.13
00101-1535	Twin A And B Corp	455 Grand Bay Drive #387	UB-0001	-293.19	-581.45	0.00	0.00	0.00	-874.64
00113-8997	Settled - King Rental Properties,	455 Grand Bay Drive #768	UB-0001	0.00	0.00	0.00	0.00	-0.12	-0.12
Prepaid Balance:				-35,821.83	-24,185.79	-13,171.78	-11,559.62	-0.14	-84,739.16
Percentage of Balance:				42.27%	28.54%	15.54%	13.64%	0.00%	100.00%
Total Accounts:				10	6	3	2	2	23
Balance:				-18,962.28	-16,179.46	-12,625.46	-10,542.72	3,942.24	-54,367.68
Percentage of Total Balance:				34.88%	29.76%	23.22%	19.39%	-7.25%	100.00%

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

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

Cash Disbursement by Vendor

G.B. Resort Condominium Key Biscayne

Thu May 01, 2025 thru Sat May 31, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Associa Client Shared Services, inc</u>					
Check Date: 05/02/2025	Bank: Bank United Operating	Check Number: 02000038	Check Amount: 45.00		
	51 - 2015 - Returned Check Fee Payable	05/01/2025	NSF Fee		45.00
Check Date: 05/30/2025	Bank: Bank United Operating	Check Number: 02000042	Check Amount: 90.00		
	51 - 2015 - Returned Check Fee Payable	05/27/2025	NSF Fee		90.00
Total for Associa Client Shared Services, inc					135.00
<u>GB Resort BU RES 0166</u>					
Check Date: 05/07/2025	Bank: Bank United Operating	Check Number: 02000039	Check Amount: 50,808.42		
	51 - 1325 - BU RSRV #0166	05/01/2025	Op to Reserve per 2025 Budget	HS#7981048	50,808.42
Total for GB Resort BU RES 0166					50,808.42
<u>Haber Law, LLP</u>					
Check Date: 05/29/2025	Bank: Bank United Operating	Check Number: 01000057	Check Amount: 977.50		
	51 - 7020 - Legal Fees	05/21/2025	Legal Fees		977.50
Total for Haber Law, LLP					977.50
<u>Marriott Business Services</u>					
Check Date: 05/29/2025	Bank: Bank United Operating	Check Number: 02000041	Check Amount: 147,646.79		
	51 - 4590 - Prior Year Surplus	05/06/2025	Prior Year Assessment/Credit		(4,688.58)
	51 - 5055 - Master Assoc Fees	05/06/2025	GB Master Assoc		10,800.00
	51 - 5301 - S&W - Admin	05/06/2025	S&W Admin/Res Office		23,106.17
	51 - 5310 - Shared Services -Administrative	05/06/2025	Manager's & Asst		2,996.67
	51 - 5311 - SharedServ- Security	05/06/2025	Security Officer		5,669.42
	51 - 5320 - SharedServ- PTEB	05/06/2025	payroll Taxes & Benefits		12,012.13
	51 - 5400 - Insurance Premiums	05/06/2025	Insurnace-Casualty		61,296.25
	51 - 6000 - Electricity	05/06/2025	Electrical		22,844.65
	51 - 6025 - Water & Sewer	05/06/2025	water & sewer		13,610.08
Total for Marriott Business Services					147,646.79
<u>The Ritz-Carlton Hotel Company, LLC</u>					
Check Date: 05/20/2025	Bank: Bank United Operating	Check Number: 03000042	Check Amount: 11,930.00		
	51 - 7040 - Management Fees	05/08/2025	Management fee 05/25	8450116036	11,930.00
Check Date: 05/20/2025	Bank: Bank United Operating	Check Number: 03000043	Check Amount: 5,651.58		
	51 - 7001 - Accounting Fees	05/08/2025	Financial Services	8450116086	2,276.00
	51 - 7010 - Professional Development	05/08/2025	Training Services	8450116086	103.40

Cash Disbursement by Vendor

G.B. Resort Condominium Key Biscayne

Thu May 01, 2025 thru Sat May 31, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>The Ritz-Carlton Hotel Company, LLC</u>					
Check Date: 05/20/2025	Bank: Bank United Operating	Check Number: 03000043	Check Amount: 5,651.58		
	51 - 8902 - Programs & Services Bundle	05/08/2025	Above Property Shared Services	8450116086	(74.11)
	51 - 8902 - Programs & Services Bundle	05/08/2025	Residential Services	8450116086	3,346.29
Total for The Ritz-Carlton Hotel Company, LLC					17,581.58
<u>The Ritz-Carlton Key Biscayne</u>					
Check Date: 05/21/2025	Bank: Bank United Operating	Check Number: 02000040	Check Amount: 177.00		
	51 - 7020 - Legal Fees	05/15/2025	April Expenses		177.00
Total for The Ritz-Carlton Key Biscayne					177.00
<u>WITHUMSMITH+BROWN, PC</u>					
Check Date: 04/21/2025	Bank: Bank United Operating	Check Number: 03000041	Check Amount: (780.00)		
	51 - 7000 - Audit Fees	04/16/2025	*VOID* AUDIT FEES		(780.00)
Check Date: 05/16/2025	Bank: Bank United Operating	Check Number: 01000056	Check Amount: 780.00		
	51 - 7000 - Audit Fees	05/17/2025	AUDIT FEES		780.00
Total for WITHUMSMITH+BROWN, PC					0.00
Total for GB Resort					217,326.29

General Ledger Report

G.B. Resort Condominium Key Biscayne

From May 01, 2025 To May 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1000 - BU OPER #0115 - Operating						Opening Balance:
						36,659.51
05/02/2025	288699	AP		Check Run 05-02-2025	Associa Client Shared Services, inc	
					Check No 02000038	(45.00)
05/05/2025	289163	C3		ACH Payment	ATGPay Online Payment	754.07
	289317	C3		ACH Payment	ATGPay Online Payment	754.07
	289456	C3		Credit Card Payment	ATGPay Online Payment	1,261.38
	289522	C3		Credit Card Payment	ATGPay Online Payment	718.07
	289614	C3		ACH Payment	ATGPay Online Payment	757.67
	289638	C3		ACH Payment	ATGPay Online Payment	1,662.90
	289677	C3		ACH Payment	ATGPay Online Payment	1,662.90
	290100	C3		Direct Debit	141 Items on Direct Debit	172,736.94
05/07/2025	292258	AP		Check Run 05-07-2025	GB Resort BU RES 0166	(50,808.42)
	292491	C3		ACH Payment	ATGPay Online Payment	1,195.46
	292924	C3		Lock Box Receipts	003 Items on Lock Box File	6,249.04
05/08/2025	292798	C3		ACH Payment	ATGPay Online Payment	3,038.09
05/09/2025	293474	C3		ACH Payment	ATGPay Online Payment	699.63
05/12/2025	295189	C3		Lock Box Receipts	001 Items on Lock Box File	1,255.39
05/14/2025	296810	C3		AR Adjustment - Returned Payment	Adjust Account 00101-1807	(4,476.35)
	296813	C3		AR Adjustment - Returned Payment	Adjust Account 00101-1234	(1,043.81)
	298199	C3		Lock Box Receipts	001 Items on Lock Box File	3,153.04
05/15/2025	298447	AP		WITHUMSMITH+BROWN, PC	*VOID* WITHUMSMITH+BROWN, PC	780.00
	299625	C3		Cash Receipts	007 Items on Deposit Slip	19,471.98
05/16/2025	299104	AP		Check Run 05-16-2025	WITHUMSMITH+BROWN, PC	(780.00)
05/18/2025	299496	C3		Credit Card Payment	ATGPay Online Payment	1,000.00
05/19/2025	299621	JE		MISC INCOME	MISC INCOME	50.00
	300131	C3		Lock Box Receipts	002 Items on Lock Box File	1,472.14
05/20/2025	300216	AP		Check Run 05-20-2025	The Ritz-Carlton Hotel Company, LLC	(11,930.00)
	300217	AP		Check Run 05-20-2025	The Ritz-Carlton Hotel Company, LLC	(5,651.58)
05/21/2025	300896	C3		Cash Receipts	001 Items on Deposit Slip	754.07
	300950	AP		Check Run 05-21-2025	The Ritz-Carlton Key Biscayne	(177.00)
	301303	C3		Lock Box Receipts	001 Items on Lock Box File	754.07
05/22/2025	301470	C3		ACH Payment	ATGPay Online Payment	1,662.90
	301471	C3		ACH Payment	ATGPay Online Payment	754.07
05/23/2025	302134	C3		Lock Box Receipts	002 Items on Lock Box File	2,416.97
05/25/2025	302113	C3		ACH Payment	ATGPay Online Payment	3,325.80
	302114	C3		ACH Payment	ATGPay Online Payment	3,016.26
05/29/2025	303413	AP		Check Run 05-29-2025	Haber Law, LLP	(977.50)
	303414	AP		Check Run 05-29-2025	Marriott Business Services	(147,646.79)
05/30/2025	304068	C3		Cash Receipts	001 Items on Deposit Slip	754.07
	304141	AP		Check Run 05-30-2025	Associa Client Shared Services, inc	(90.00)
05/31/2025	297344	JE		BU 0115 activity	Wire to Operating	21,702.12
	306504	JE		BU 0115 activity	Interest Credit	6.11
					May Sweep	14,809.43
					May Sweep	(14,809.43)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From May 01, 2025 To May 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1000 - BU OPER #0115 - Operating						Balance From Previous Page: 66,852.27
05/31/2025	306504	JE BU 0115 activity		Interest Credit ICS	5/31/2025	3.05
Total May, 2025:						30,195.81
Ending Balance 1000 - BU OPER #0115 - Operating:						66,855.32
1001 - BU OPER WIRE #0174 - Operating						Opening Balance: 0.35
05/12/2025	294289	C3 AR Adjustment - Wire Pymnt		Adjust Account 1010468	Wire Pymnt	21,701.77
05/31/2025	297344	JE BU 0115 activity		Wire to Operating	5/13/2025	(21,702.12)
	306513	JE BU WIRE 0174 activity		Interest Credit	5/31/2025	0.06
Total May, 2025:						(0.29)
Ending Balance 1001 - BU OPER WIRE #0174 - Operating:						0.06
1325 - BU RSRV #0166 - Operating						Opening Balance: 0.00
05/01/2025	292257	AP GB Resort BU RES 0166		Op to Reserve per 2025 Budget	HS#7981048	50,808.42
05/31/2025	302179	JE BU RES 0166 activity		Operating to Reserves	Dept Reclass	(50,808.42)
	317202	JE BU RES 0166 activity		Operating to Reserves	Dept Reclass	890.35
	317203	JE BU RES 0166 activity		Operating to Reserves	Dept Reclass	(890.35)
Total May, 2025:						0.00
Ending Balance 1325 - BU RSRV #0166 - Operating:						0.00
1325 - BU RSRV #0166 - Reserves						Opening Balance: 245,800.52
05/31/2025	302179	JE BU RES 0166 activity		Operating to Reserves	Dept Reclass	50,808.42
	306511	JE BU RES 0166 activity		Interest Credit	5/31/2025	180.90
	317202	JE BU RES 0166 activity		Operating to Reserves	Dept Reclass	(890.35)
	317203	JE BU RES 0166 activity		Operating to Reserves	Dept Reclass	890.35
Total May, 2025:						50,989.32
Ending Balance 1325 - BU RSRV #0166 - Reserves:						296,789.84
1500 - Accounts Receivable - Operating						Opening Balance: 32,614.92
05/01/2025	285692	C3 AR Adjustment - Monthly Charge		Adjust Account 1011616	Monthly Charge	(582.79)
	285693	C3 AR Adjustment - Monthly Charge		Adjust Account 1011616	Monthly Charge	(171.28)
	285694	C3 AR Adjustment - Monthly Charge		Adjust Account 1171857	Monthly Charge	582.79
	285695	C3 AR Adjustment - Monthly Charge		Adjust Account 1171857	Monthly Charge	171.28
	292628	RV System AR to Prepaid Reclassification		Reverse April AR Reclass to Prepaid	Reclass	(63,297.70)
	317169	C3 Billing Batch		186 Units, Assessment	Billing Batch	171,011.22
				186 Units, Reserve Assessment	Billing Batch	50,259.50
	317262	C3 AR Adjustment - Monthly Charges		Adjust Account 1011182	Monthly Charges	1,285.19
	317263	C3 AR Adjustment - MonthlyCharges		Adjust Account 1011182	MonthlyCharges	377.71

General Ledger Report

G.B. Resort Condominium Key Biscayne

From May 01, 2025 To May 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1500 - Accounts Receivable - Operating						Balance From Previous Page: 192,250.84
05/01/2025	317267	C3	AR Adjustment - Monthly Charges	Adjust Account 1011616	Monthly Charges	582.79
	317268	C3	AR Adjustment - Monthly Charges	Adjust Account 1011616	Monthly Charges	171.28
05/05/2025	289163	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(754.07)
	289317	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(754.07)
	289456	C3	Credit Card Payment	ATGPay Online Payment	Credit Card Payment	(1,261.38)
	289522	C3	Credit Card Payment	ATGPay Online Payment	Credit Card Payment	(718.07)
	289614	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(757.67)
	289638	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(1,662.90)
	289677	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(1,662.90)
	290100	C3	Direct Debit	141 Items on Direct Debit	Direct Debit	(172,736.94)
05/07/2025	292491	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(1,195.46)
	292924	C3	Lock Box Receipts	003 Items on Lock Box File	Lock Box Receipts	(6,249.04)
05/08/2025	292798	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(3,038.09)
05/09/2025	293474	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(699.63)
05/12/2025	294289	C3	AR Adjustment - Wire Pymnt	Adjust Account 1010468	Wire Pymnt	(21,701.77)
	295189	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(1,255.39)
05/14/2025	296810	C3	AR Adjustment - Returned Payment	Adjust Account 00101-1807	AR Adjust Batch	4,476.35
	296811	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-1807	AR Adjust Batch	45.00
	296813	C3	AR Adjustment - Returned Payment	Adjust Account 00101-1234	AR Adjust Batch	1,043.81
	296814	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-1234	AR Adjust Batch	45.00
	298199	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(3,153.04)
05/15/2025	299625	C3	Cash Receipts	007 Items on Deposit Slip	Cash Receipts	(19,471.98)
05/18/2025	299496	C3	Credit Card Payment	ATGPay Online Payment	Credit Card Payment	(1,000.00)
05/19/2025	300131	C3	Lock Box Receipts	002 Items on Lock Box File	Lock Box Receipts	(1,472.14)
05/21/2025	300896	C3	Cash Receipts	001 Items on Deposit Slip	Cash Receipts	(754.07)
	301303	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(754.07)
05/22/2025	301470	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(1,662.90)
	301471	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(754.07)
05/23/2025	302134	C3	Lock Box Receipts	002 Items on Lock Box File	Lock Box Receipts	(2,416.97)
05/25/2025	302113	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(3,325.80)
	302114	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(3,016.26)
05/30/2025	304068	C3	Cash Receipts	001 Items on Deposit Slip	Cash Receipts	(754.07)
05/31/2025	310117	RV	System AR to Prepaid Reclassification	May AR Reclass to Prepaid	Reclass	84,739.16
Total May, 2025:						(2,243.44)
Ending Balance 1500 - Accounts Receivable - Operating:						30,371.48
1600 - Prepaid Property & Liability Ins - Operating						Opening Balance: 8,305.09
05/31/2025	301415	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)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From May 01, 2025 To May 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1600 - Prepaid Property & Liability Ins - Operating						Balance From Previous Page: 6,954.57
05/31/2025	301415	JE		Monthly insurance amortization	GL Insurance - Insureon 07/01/24-07/01/25	(2,802.01)
Total May, 2025:						(4,152.53)
Ending Balance 1600 - Prepaid Property & Liability Ins - Operating:						4,152.56
Liabilities						
2000 - Accounts Payable - Operating						Opening Balance: 0.00
05/01/2025	288698	AP		Associa Client Shared Services, inc	NSF Fee	(45.00)
	292257	AP		GB Resort BU RES 0166	Op to Reserve per 2025 Budget HS#7981048	(50,808.42)
05/02/2025	288699	AP		Associa Client Shared Services, inc	NSF Fee	45.00
05/06/2025	303412	AP		Marriott Business Services	S&W Admin/Res Office Prior Year Assessment/Credit Manager's & Asst Insurnace-Casualty water & sewer Security Officer payroll Taxes & Benefits GB Master Assoc Electrical	(23,106.17) 4,688.58 (2,996.67) (61,296.25) (13,610.08) (5,669.42) (12,012.13) (10,800.00) (22,844.65)
05/07/2025	292258	AP		GB Resort BU RES 0166	Op to Reserve per 2025 Budget HS#7981048	50,808.42
05/08/2025	300214	AP		The Ritz-Carlton Hotel Company, LLC	Management fee 05/25 8450116036	(11,930.00)
	300215	AP		The Ritz-Carlton Hotel Company, LLC	Residential Services 8450116086 Training Services 8450116086 Financial Services 8450116086 Above Property Shared Services 8450116086	(3,346.29) (103.40) (2,276.00) 74.11
05/15/2025	300949	AP		The Ritz-Carlton Key Biscayne	April Expenses	(177.00)
05/16/2025	299104	AP		WITHUMSMITH+BROWN, PC	AUDIT FEES	780.00
05/17/2025	299103	AP		WITHUMSMITH+BROWN, PC	AUDIT FEES	(780.00)
05/20/2025	300216	AP		The Ritz-Carlton Hotel Company, LLC	Management fee 05/25 8450116036	11,930.00
	300217	AP		The Ritz-Carlton Hotel Company, LLC	Financial Services 8450116086 Above Property Shared Services 8450116086 Training Services 8450116086 Residential Services 8450116086	2,276.00 (74.11) 103.40 3,346.29
05/21/2025	300950	AP		The Ritz-Carlton Key Biscayne	April Expenses	177.00
	303411	AP		Haber Law, LLP	Legal Fees	(977.50)
05/27/2025	304140	AP		Associa Client Shared Services, inc	NSF Fee	(90.00)
05/29/2025	303413	AP		Haber Law, LLP	Legal Fees	977.50
	303414	AP		Marriott Business Services	GB Master Assoc Insurnace-Casualty S&W Admin/Res Office Manager's & Asst Security Officer	10,800.00 61,296.25 23,106.17 2,996.67 5,669.42

General Ledger Report

G.B. Resort Condominium Key Biscayne

From May 01, 2025 To May 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Liabilities						
2000 - Accounts Payable - Operating						Balance From Previous Page: (43,868.28)
05/29/2025	303414	AP Marriott Business Services		payroll Taxes & Benefits		12,012.13
				Electrical		22,844.65
				water & sewer		13,610.08
				Prior Year Assessment/Credit		(4,688.58)
05/30/2025	304141	AP Associa Client Shared Services, inc		NSF Fee		90.00
Total May, 2025:						0.00
Ending Balance 2000 - Accounts Payable - Operating:						0.00
2015 - Returned Check Fee Payable - Operating						Opening Balance: (45.00)
05/01/2025	288698	AP Associa Client Shared Services, inc		NSF Fee		45.00
05/14/2025	296811	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1807	AR Adjust Batch	(45.00)
	296814	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1234	AR Adjust Batch	(45.00)
05/27/2025	304140	AP Associa Client Shared Services, inc		NSF Fee		90.00
Total May, 2025:						45.00
Ending Balance 2015 - Returned Check Fee Payable - Operating:						0.00
2395 - General Accruals - Operating						Opening Balance: (5,651.58)
05/01/2025	294024	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	8450116086	2,276.00
				Accrue The Ritz-Carlton Hotel Company, L	8450116086	(74.11)
				Accrue The Ritz-Carlton Hotel Company, L	8450116086	103.40
				Accrue The Ritz-Carlton Hotel Company, L	8450116086	3,346.29
Total May, 2025:						5,651.58
Ending Balance 2395 - General Accruals - Operating:						0.00
2495 - Other Current Liabilities - Operating						Opening Balance: (1,355.91)
				No Activity this period		0.00
Total May, 2025:						0.00
Ending Balance 2495 - Other Current Liabilities - Operating:						(1,355.91)
2550 - Prepaid Assessments - Operating						Opening Balance: (63,297.70)
05/01/2025	292628	RV System AR to Prepaid Reclassification		Reverse April AR Reclass to Prepaid	Reclass	63,297.70
05/31/2025	310117	RV System AR to Prepaid Reclassification		May AR Reclass to Prepaid	Reclass	(84,739.16)
Total May, 2025:						(21,441.46)
Ending Balance 2550 - Prepaid Assessments - Operating:						(84,739.16)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From May 01, 2025 To May 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Liabilities						
2598 - Deferred Revenue-Reserves - Operating						Opening Balance: (1,263,873.78)
				No Activity this period		0.00
						0.00
						Ending Balance 2598 - Deferred Revenue-Reserves - Operating: (1,263,873.78)
Owners' Equity						
3000 - Retained Earnings - Operating Fund - Operating						Opening Balance: (181,725.82)
				No Activity this period		0.00
						0.00
						Ending Balance 3000 - Retained Earnings - Operating Fund - Operating: (181,725.82)
3005 - Equity Adjustments - Prior Periods - Operating						Opening Balance: 8,426.57
				No Activity this period		0.00
						0.00
						Ending Balance 3005 - Equity Adjustments - Prior Periods - Operating: 8,426.57
3194 - Retained Earnings - Replacement Fund - Reserves						Opening Balance: (273,130.75)
				No Activity this period		0.00
						0.00
						Ending Balance 3194 - Retained Earnings - Replacement Fund - Reserves: (273,130.75)
Income						
4000 - CAM Income - Operating						Opening Balance: (1,286,371.27)
05/01/2025	285692	C3	AR Adjustment - Monthly Charge	Adjust Account 1011616	Monthly Charge	582.79
	285694	C3	AR Adjustment - Monthly Charge	Adjust Account 1171857	Monthly Charge	(582.79)
	317169	C3	Billing Batch	186 Units, Assessment	Billing Batch	(171,011.22)
	317262	C3	AR Adjustment - Monthly Charges	Adjust Account 1011182	Monthly Charges	(1,285.19)
	317267	C3	AR Adjustment - Monthly Charges	Adjust Account 1011616	Monthly Charges	(582.79)
						Total May, 2025: (172,879.20)
						Ending Balance 4000 - CAM Income - Operating: (1,459,250.47)
4025 - Reserve Assessments - Operating						Opening Balance: 0.00
05/01/2025	285693	C3	AR Adjustment - Monthly Charge	Adjust Account 1011616	Monthly Charge	171.28
	285695	C3	AR Adjustment - Monthly Charge	Adjust Account 1171857	Monthly Charge	(171.28)
	317169	C3	Billing Batch	186 Units, Reserve Assessment	Billing Batch	(50,259.50)
	317263	C3	AR Adjustment - MonthlyCharges	Adjust Account 1011182	MonthlyCharges	(377.71)
	317268	C3	AR Adjustment - Monthly Charges	Adjust Account 1011616	Monthly Charges	(171.28)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From May 01, 2025 To May 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Income						
4025 - Reserve Assessments - Operating						Balance From Previous Page: (50,808.49)
05/31/2025	302177	JE		Reserve Contribution	OP to RES Dept	Reserves 49,369.15
	317204	JE		Reserve Contribution	OP to RES Dept	Reserves 890.35
	317590	JE		Reserve Contribution	OP to RES Dept	Reserves 548.99
Total May, 2025:						0.00
Ending Balance 4025 - Reserve Assessments - Operating:						0.00
4025 - Reserve Assessments - Reserves						Opening Balance: (203,233.96)
05/31/2025	302177	JE		Reserve Contribution	OP to RES Dept	Reserves (49,369.15)
	317204	JE		Reserve Contribution	OP to RES Dept	Reserves (890.35)
	317590	JE		Reserve Contribution	OP to RES Dept	Reserves (548.99)
Total May, 2025:						(50,808.49)
Ending Balance 4025 - Reserve Assessments - Reserves:						(254,042.45)
4240 - Move-In & Out Fees - Operating						Opening Balance: (600.00)
No Activity this period						0.00
						0.00
Ending Balance 4240 - Move-In & Out Fees - Operating:						(600.00)
4260 - Resale Processing Fees - Operating						Opening Balance: (850.00)
No Activity this period						0.00
						0.00
Ending Balance 4260 - Resale Processing Fees - Operating:						(850.00)
4590 - Prior Year Surplus - Operating						Opening Balance: (18,754.32)
05/06/2025	303412	AP		Marriott Business Services	Prior Year Assessment/Credit	(4,688.58)
Total May, 2025:						(4,688.58)
Ending Balance 4590 - Prior Year Surplus - Operating:						(23,442.90)
4825 - Misc. Income - Operating						Opening Balance: (918.40)
05/19/2025	299621	JE		MISC INCOME	TRANSPONDER PRE GROUP LLC	1311 (50.00)
Total May, 2025:						(50.00)
Ending Balance 4825 - Misc. Income - Operating:						(968.40)
4900 - Interest Revenue - Operations - Operating						Opening Balance: (541.20)
05/31/2025	306504	JE		BU 0115 activity	Interest Credit	5/31/2025 (6.11)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From May 01, 2025 To May 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<u>Income</u>						
4900 - Interest Revenue - Operations - Operating						Balance From Previous Page: (547.31)
05/31/2025	306504	JE BU 0115 activity		Interest Credit ICS	5/31/2025	(3.05)
	306513	JE BU WIRE 0174 activity		Interest Credit	5/31/2025	(0.06)
Total May, 2025:						(9.22)
Ending Balance 4900 - Interest Revenue - Operations - Operating:						<u>(550.42)</u>
4910 - Reserve Assessment - Interest Inc. - Reserves						Opening Balance: (3,137.04)
05/31/2025	306511	JE BU RES 0166 activity		Interest Credit	5/31/2025	(180.90)
Total May, 2025:						(180.90)
Ending Balance 4910 - Reserve Assessment - Interest Inc. - Reserves:						<u>(3,317.94)</u>
<u>Expenses</u>						
5020 - Shared - Op Supplies - Operating						Opening Balance: 27,926.40
No Activity this period						0.00
						0.00
Ending Balance 5020 - Shared - Op Supplies - Operating:						<u>27,926.40</u>
5055 - Master Assoc Fees - Operating						Opening Balance: 43,200.00
05/06/2025	303412	AP Marriott Business Services		GB Master Assoc		10,800.00
Total May, 2025:						10,800.00
Ending Balance 5055 - Master Assoc Fees - Operating:						<u>54,000.00</u>
5090 - Office Supplies - Operating						Opening Balance: 570.54
No Activity this period						0.00
						0.00
Ending Balance 5090 - Office Supplies - Operating:						<u>570.54</u>
5150 - Contingency - Operating						Opening Balance: 1,319.15
No Activity this period						0.00
						0.00
Ending Balance 5150 - Contingency - Operating:						<u>1,319.15</u>

General Ledger Report

G.B. Resort Condominium Key Biscayne

From May 01, 2025 To May 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5196 - Miscellaneous Admin Expenses - Operating						Opening Balance: 100.00
				No Activity this period		0.00
						<u>0.00</u>
					Ending Balance 5196 - Miscellaneous Admin Expenses - Operating:	<u><u>100.00</u></u>
5301 - S&W - Admin - Operating						Opening Balance: 92,424.67
05/06/2025	303412	AP Marriott Business Services		S&W Admin/Res Office		23,106.17
					Total May, 2025:	<u>23,106.17</u>
					Ending Balance 5301 - S&W - Admin - Operating:	<u><u>115,530.84</u></u>
5310 - Shared Services -Administrative - Operating						Opening Balance: 11,986.68
05/06/2025	303412	AP Marriott Business Services		Manager's & Asst		2,996.67
					Total May, 2025:	<u>2,996.67</u>
					Ending Balance 5310 - Shared Services -Administrative - Operating:	<u><u>14,983.35</u></u>
5311 - SharedServ- Security - Operating						Opening Balance: 22,677.68
05/06/2025	303412	AP Marriott Business Services		Security Officer		5,669.42
					Total May, 2025:	<u>5,669.42</u>
					Ending Balance 5311 - SharedServ- Security - Operating:	<u><u>28,347.10</u></u>
5312 - SharedServ- Engineer - Operating						Opening Balance: 83,236.00
				No Activity this period		0.00
						<u>0.00</u>
					Ending Balance 5312 - SharedServ- Engineer - Operating:	<u><u>83,236.00</u></u>
5316 - SharedServ- Pool - Operating						Opening Balance: 20,371.20
				No Activity this period		0.00
						<u>0.00</u>
					Ending Balance 5316 - SharedServ- Pool - Operating:	<u><u>20,371.20</u></u>
5320 - SharedServ- PTEB - Operating						Opening Balance: 108,303.76
05/06/2025	303412	AP Marriott Business Services		payroll Taxes & Benefits		12,012.13
					Total May, 2025:	<u>12,012.13</u>
					Ending Balance 5320 - SharedServ- PTEB - Operating:	<u><u>120,315.89</u></u>

General Ledger Report

G.B. Resort Condominium Key Biscayne

From May 01, 2025 To May 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5323 - Concierge Payroll - Operating						Opening Balance: 55,768.80
				No Activity this period		0.00
						<u>0.00</u>
					Ending Balance 5323 - Concierge Payroll - Operating:	<u><u>55,768.80</u></u>
5400 - Insurance Premiums - Operating						Opening Balance: 245,184.99
05/06/2025	303412	AP Marriott Business Services		Insurnace-Casualty		61,296.25
					Total May, 2025:	<u>61,296.25</u>
					Ending Balance 5400 - Insurance Premiums - Operating:	<u><u>306,481.24</u></u>
5402 - Insurance D&O - Operating						Opening Balance: 16,610.12
05/31/2025	301415	JE Monthly insurance amortization		Umbrella - Insureon	07/01/24-07/01/25	1,099.79
				Crime - The Hanover Group	07/01/24-07/01/25	103.10
				Nonprofit Entity Group	07/01/24-07/01/25	147.63
				GL Insurance - Insureon	07/01/24-07/01/25	2,802.01
					Total May, 2025:	<u>4,152.53</u>
					Ending Balance 5402 - Insurance D&O - Operating:	<u><u>20,762.65</u></u>
5408 - Rubbish Removal - Operating						Opening Balance: 16,176.00
				No Activity this period		0.00
						<u>0.00</u>
					Ending Balance 5408 - Rubbish Removal - Operating:	<u><u>16,176.00</u></u>
6000 - Electricity - Operating						Opening Balance: 91,378.68
05/06/2025	303412	AP Marriott Business Services		Electrical		22,844.65
					Total May, 2025:	<u>22,844.65</u>
					Ending Balance 6000 - Electricity - Operating:	<u><u>114,223.33</u></u>
6005 - Gas Service - Operating						Opening Balance: 15,675.20
				No Activity this period		0.00
						<u>0.00</u>
					Ending Balance 6005 - Gas Service - Operating:	<u><u>15,675.20</u></u>

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

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
6025 - Water & Sewer - Operating						Opening Balance:	54,440.32
05/06/2025	303412	AP Marriott Business Services		water & sewer		13,610.08	
						<u>13,610.08</u>	
Total May, 2025:						13,610.08	
Ending Balance 6025 - Water & Sewer - Operating:						68,050.40	
6040 - Bundled Telecom Services - Operating						Opening Balance:	13,480.00
				No Activity this period		0.00	
						<u>0.00</u>	
Ending Balance 6040 - Bundled Telecom Services - Operating:						13,480.00	
6045 - Cable Service - Operating						Opening Balance:	11,862.40
				No Activity this period		0.00	
						<u>0.00</u>	
Ending Balance 6045 - Cable Service - Operating:						11,862.40	
6300 - Licenses & Fees - Operating						Opening Balance:	752.00
				No Activity this period		0.00	
						<u>0.00</u>	
Ending Balance 6300 - Licenses & Fees - Operating:						752.00	
6416 - Health Club/Amenities Expense - Operating						Opening Balance:	20,000.00
				No Activity this period		0.00	
						<u>0.00</u>	
Ending Balance 6416 - Health Club/Amenities Expense - Operating:						20,000.00	
6420 - Uniforms - Operating						Opening Balance:	14,195.20
				No Activity this period		0.00	
						<u>0.00</u>	
Ending Balance 6420 - Uniforms - Operating:						14,195.20	
6424 - Misc Usage Charges -Tennis - Operating						Opening Balance:	14,400.00
				No Activity this period		0.00	
						<u>0.00</u>	
Ending Balance 6424 - Misc Usage Charges -Tennis - Operating:						14,400.00	

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

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
6426 - Plant Maintenance - Operating						Opening Balance:	7,656.00
				No Activity this period		0.00	
						<u>0.00</u>	
						0.00	
					Ending Balance 6426 - Plant Maintenance - Operating:	7,656.00	
6432 - Janitor & Cleaning Contract - Operating						Opening Balance:	23,552.80
				No Activity this period		0.00	
						<u>0.00</u>	
						0.00	
					Ending Balance 6432 - Janitor & Cleaning Contract - Operating:	23,552.80	
6442 - Landscaping/Grounds - Operating						Opening Balance:	49,660.00
				No Activity this period		0.00	
						<u>0.00</u>	
						0.00	
					Ending Balance 6442 - Landscaping/Grounds - Operating:	49,660.00	
6530 - General Maintenance Shared - Operating						Opening Balance:	161,550.40
				No Activity this period		0.00	
						<u>0.00</u>	
						0.00	
					Ending Balance 6530 - General Maintenance Shared - Operating:	161,550.40	
7000 - Audit Fees - Operating						Opening Balance:	10,660.00
05/15/2025	298447	AP WITHUMSMITH+BROWN, PC		*VOID* WITHUMSMITH+BROWN, PC	Void Check: 3000041	(780.00)	
05/17/2025	299103	AP WITHUMSMITH+BROWN, PC		AUDIT FEES		780.00	
						<u>780.00</u>	
					Total May, 2025:	0.00	
					Ending Balance 7000 - Audit Fees - Operating:	10,660.00	
7001 - Accounting Fees - Operating						Opening Balance:	9,104.00
05/01/2025	294024	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	8450116086	(2,276.00)	
05/08/2025	300215	AP The Ritz-Carlton Hotel Company, LLC		Financial Services	8450116086	2,276.00	
						<u>2,276.00</u>	
					Total May, 2025:	0.00	
					Ending Balance 7001 - Accounting Fees - Operating:	9,104.00	
7010 - Professional Development - Operating						Opening Balance:	(1,496.60)
05/01/2025	294024	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	8450116086	(103.40)	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From May 01, 2025 To May 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
7010 - Professional Development - Operating						Balance From Previous Page: (1,600.00)
05/08/2025	300215	AP The Ritz-Carlton Hotel Company, LLC		Training Services	8450116086	103.40
						Total May, 2025: 0.00
Ending Balance 7010 - Professional Development - Operating:						(1,496.60)
7020 - Legal Fees - Operating						Opening Balance: 16,013.35
05/15/2025	300949	AP The Ritz-Carlton Key Biscayne		April Expenses		177.00
05/21/2025	303411	AP Haber Law, LLP		Legal Fees		977.50
						Total May, 2025: 1,154.50
Ending Balance 7020 - Legal Fees - Operating:						17,167.85
7040 - Management Fees - Operating						Opening Balance: 47,720.00
05/08/2025	300214	AP The Ritz-Carlton Hotel Company, LLC		Management fee 05/25	8450116036	11,930.00
						Total May, 2025: 11,930.00
Ending Balance 7040 - Management Fees - Operating:						59,650.00
8902 - Programs & Services Bundle - Operating						Opening Balance: 15,220.03
05/01/2025	294024	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	8450116086	74.11
				Accrue The Ritz-Carlton Hotel Company, L	8450116086	(3,346.29)
05/08/2025	300215	AP The Ritz-Carlton Hotel Company, LLC		Residential Services	8450116086	3,346.29
				Above Property Shared Services	8450116086	(74.11)
						Total May, 2025: 0.00
Ending Balance 8902 - Programs & Services Bundle - Operating:						15,220.03
9105 - Reserve Expense - Reserves						Opening Balance: 1,650,000.00
						No Activity this period
						0.00
						0.00
Ending Balance 9105 - Reserve Expense - Reserves:						1,650,000.00
General Ledger Balance:						0.00

Bank Reconciliation

G.B. Resort Condominium Key Biscayne

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

Batch	Date	Comment	Reference	Amount	Balance
				Balance per Bank:	81,000.68
Plus deposits and outstanding debits:					
304068	05/30/2025	001 Items on Deposit Slip	Cash Receipts	754.07	
Total deposits and outstanding debits:				754.07	81,754.75
Less outstanding checks:					
304141	05/30/2025	Associa Client Shared Services, inc	Check No 02000042	(90.00)	
306504	05/31/2025	May Sweep	5/31/2025	(14,809.43)	
Total outstanding checks:				(14,899.43)	66,855.32
				Ending balance General Ledger:	66,855.32
				Difference:	0.00

Bank Reconciliation
G.B. Resort Condominium Key Biscayne
Account: 1001 -- BU OPER WIRE #0174 -- Operating

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

Bank Reconciliation

G.B. Resort Condominium Key Biscayne

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

Batch	Date	Comment	Reference	Amount	Balance
				Balance per Bank:	296,789.84
Plus deposits and outstanding debits:					
317203	05/31/2025	Operating to Reserves	Dept Reclass	890.35	
				Total deposits and outstanding debits:	297,680.19
Less outstanding checks:					
317202	05/31/2025	Operating to Reserves	Dept Reclass	(890.35)	
				Total outstanding checks:	296,789.84
				Ending balance General Ledger:	296,789.84
				Difference:	0.00

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



>001702 4260276 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 NOW OPERATING
 1225 ALMA ROAD STE 100
 RICHARDSON TX 75081

Statement Date: May 31, 2025

Account Number: *****0115

Customer Service Information

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



Customer Message Center

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 04/30/2025			\$36,564.87
Plus	19	Deposits and Other Credits	\$284,967.61
Less	13	Withdrawals, Checks, and Other Debits	\$255,347.34
Less		Service Charge	\$0.00
Plus		Interest Paid	\$6.11
Statement Balance as of 05/31/2025			\$66,191.25

Interest Summary

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$6.11
Interest Paid Year to Date	\$33.74

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
05/02/2025	RDC Deposit		\$874.64	\$37,439.51
05/05/2025	GBResort VendorPymt MARASSO08	\$45.00		\$37,394.51
05/07/2025	ICL Remote Client De		\$6,249.04	\$43,643.55

Statement Date: May 31, 2025

Account Number: *****0115

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
05/07/2025	ATGPay Online Pa ATGPay Onl ST-V6G4H1H6S7M0 G B RESORT CONDOMINIUM		\$7,571.06	\$51,214.61
05/08/2025	GBResort VendorPymt MARASSO08	\$50,808.42		\$406.19
05/09/2025	GBResort ACH MARASSO08		\$172,736.94	\$173,143.13
05/12/2025	ICL Remote Client De		\$1,255.39	\$174,398.52
05/12/2025	ATGPAY ONLINE PA ATGPAY ONL ST-C1D6Q9K8K4V2 G B RESORT CONDOMINIUM		\$4,933.18	\$179,331.70
05/14/2025	WEB TFR FR 009856200174 090110003912 WEB RF#090110003912		\$21,702.12	\$201,033.82
05/14/2025	ICL Remote Client De		\$3,153.04	\$204,186.86
05/14/2025	ACH CHARGEBACK RETURN RETIRE	\$4,476.35		\$199,710.51
05/14/2025	ACH CHARGEBACK RETURN RETIRE	\$1,043.81		\$198,666.70
05/19/2025	ICL Remote Client De		\$1,472.14	\$200,138.84
05/19/2025	AVIDPAY SERVICE AVIDPAY CK1000056 G.B. Resort Condominiu	\$780.00		\$199,358.84
05/20/2025	RDC Deposit		\$50.00	\$199,408.84
05/20/2025	RDC Deposit		\$19,471.98	\$218,880.82
05/21/2025	ICL Remote Client De		\$754.07	\$219,634.89
05/21/2025	ATGPay Online Pa ATGPay Onl ST-X1E8L4M0M5K1 G B RESORT CONDOMINIUM		\$1,000.00	\$220,634.89
05/21/2025	SWEEP TO DDA 009856361429	\$20,105.82		\$200,529.07
05/22/2025	OUTGOING DOM WIRE: THE RITZ-CA RLTON HOTELCOMP LL C73D5900065	\$17,581.58		\$182,947.49
05/22/2025	RDC Deposit		\$754.07	\$183,701.56
05/22/2025	GBResort VendorPymt MARASSO08	\$177.00		\$183,524.56
05/22/2025	TRANSFER FROM DDA 9856361429		\$17,004.51	\$200,529.07
05/23/2025	ICL Remote Client De		\$2,416.97	\$202,946.04
05/23/2025	SWEEP TO DDA 009856361429	\$754.07		\$202,191.97
05/27/2025	ATGPay Online Pa ATGPay Onl ST-V9O2J8V7D8F5		\$2,416.97	\$204,608.94

Statement Date: May 31, 2025

Account Number: *****0115

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	G B RESORT CONDOMINIUM			
05/27/2025	SWEEP TO DDA 009856361429	\$4,608.94		\$200,000.00
05/28/2025	ATGPay Online Pa ATGPay Onl ST-B7O6A5I5X8I0		\$6,342.06	\$206,342.06
	G B RESORT CONDOMINIUM			
05/28/2025	SWEEP TO DDA 009856361429	\$6,342.06		\$200,000.00
05/30/2025	AVIDPAY SERVICE AVIDPAY CK1000057	\$977.50		\$199,022.50
	G.B. Resort Condominiu			
05/30/2025	GBResort VendorPymt MARASSO08	\$147,646.79		\$51,375.71
05/30/2025	TRANSFER FROM DDA 9856361429		\$14,809.43	\$66,185.14
05/30/2025	Interest Paid		\$6.11	\$66,191.25

Rates By Date

<i>Date</i>	<i>Rate</i>
05/01	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>
04/30	\$36,564.87	05/08	\$406.19	05/19	\$199,358.84	05/27	\$200,000.00
05/02	\$37,439.51	05/09	\$173,143.13	05/20	\$218,880.82	05/30	\$66,191.25
05/05	\$37,394.51	05/12	\$179,331.70	05/21	\$200,529.07		
05/07	\$51,214.61	05/14	\$198,666.70	05/23	\$202,191.97		

Other Balances

Minimum Balance this Statement Period	\$406.19
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Statement Date: May 31, 2025

Account Number: *****0115



Effective March 1, 2025, our Business Schedule of Fees will change. New fees can be reviewed at <https://www.bankunited.com/docs/default-source/business-documents/business-schedule-of-fees>. Analysis items may also be impacted, and all changes will be reflected on your statement. If you have any questions, please contact Client Care at 1-877-779-2265 or your Treasury Solutions Officer. We appreciate your business and look forward to continuing to serve your financial needs.

Statement Date: May 31, 2025

Account Number: *****0115

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

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

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

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

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

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

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

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

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

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

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

**Member
FDIC**



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 75081-0000

Contact Us
(305) 818-8325



Account
G.B. Resort Condominium Hotel Associatio

Date
05/31/2025

Page
1 of 2

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

The following information is a summary of activity in your account(s) for the month of May 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%	\$120.68	\$14,809.43
TOTAL			\$120.68	\$14,809.43

DETAILED ACCOUNT OVERVIEW

Account ID: *****115

Account Title: G.B. Resort Condominium Hotel Associatio

Account Summary - Savings

Statement Period	5/1-5/31/2025	Average Daily Balance	\$2,879.13
Previous Period Ending Balance	\$120.68	Interest Rate at End of Statement Period	1.25%
Total Program Deposits	31,810.89	Annual Percentage Yield Earned	1.25%
Total Program Withdrawals	(17,125.19)	YTD Interest Paid	516.16
Interest Capitalized	3.05		
Current Period Ending Balance	\$14,809.43		

Account Transaction Detail

Date	Activity Type	Amount	Balance
05/01/2025	Withdrawal	(\$120.68)	\$0.00
05/22/2025	Deposit	20,105.82	20,105.82
05/23/2025	Withdrawal	(17,004.51)	3,101.31
05/27/2025	Deposit	754.07	3,855.38
05/28/2025	Deposit	4,608.94	8,464.32
05/29/2025	Deposit	6,342.06	14,806.38
05/30/2025	Interest Capitalization	3.05	14,809.43

Summary of Balances as of May 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Calvin B Taylor Banking Company	Berlin, MD	5874	\$14,809.43

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



>003455 4260272 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 OPERATING - WIRES
 1225 ALMA ROAD STE 100
 RICHARDSON TX 75081

Statement Date: May 31, 2025

Account Number: *****0174

Customer Service Information

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



Customer Message Center

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 04/30/2025			\$0.35
Plus	1	Deposits and Other Credits	\$21,701.77
Less	1	Withdrawals, Checks, and Other Debits	\$21,702.12
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.06
Statement Balance as of 05/31/2025			\$0.06

Interest Summary

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$0.06
Interest Paid Year to Date	\$0.52

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
05/12/2025	INCOMING INTL WIRE: SPICE ISLA ND INN LIMITED IB WTRF 1783456 5 PUBLIC ASSESSMENT FOR CONDO		\$21,701.77	\$21,702.12
05/14/2025	WEB TFR TO 009856200115	\$21,702.12		\$0.00

Statement Date: May 31, 2025

Account Number: *****0174

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	WEB RF#090110003912			
05/30/2025	Interest Paid		\$0.06	\$0.06

Rates By Date

<i>Date</i>	<i>Rate</i>
05/01	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>
04/30	\$0.35	05/12	\$21,702.12	05/14	\$0.00	05/30	\$0.06

Other Balances

Minimum Balance this Statement Period	\$0.00
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Effective March 1, 2025, our Business Schedule of Fees will change. New fees can be reviewed at <https://www.bankunited.com/docs/default-source/business-documents/business-schedule-of-fees>. Analysis items may also be impacted, and all changes will be reflected on your statement. If you have any questions, please contact Client Care at 1-877-779-2265 or your Treasury Solutions Officer. We appreciate your business and look forward to continuing to serve your financial needs.

Statement Date: May 31, 2025

Account Number: *****0174

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

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

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

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

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

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

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

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

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

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

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





BankUnited

We appreciate your business.

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





>001367 4260267 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 RESERVE ACCOUNT
 1225 ALMA ROAD STE 100
 RICHARDSON TX 75081


Statement Date: May 31, 2025

Account Number: *****0166

Customer Service Information

 Client Care: 877-779-BANK (2265)

 Web Site: www.bankunited.com

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



Customer Message Center

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

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

Account Summary

Statement Balance as of 04/30/2025			\$245,800.52
Plus	1	Deposits and Other Credits	\$50,808.42
Less	0	Withdrawals, Checks, and Other Debits	\$0.00
Less		Service Charge	\$0.00
Plus		Interest Paid	\$180.90
Statement Balance as of 05/31/2025			\$296,789.84

Interest Summary

Beginning Interest Rate	0.75%
Interest Paid this Statement Period	\$180.90
Interest Paid Year to Date	\$3,317.94

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
05/08/2025	GBResort VendorPymt 9856200166 GBResortBURES0166		\$50,808.42	\$296,608.94
05/30/2025	Interest Paid		\$180.90	\$296,789.84

Statement Date: May 31, 2025

Account Number: *****0166

Rates By Date

<i>Date</i>	<i>Rate</i>
05/01	0.75%

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
04/30	\$245,800.52	05/08	\$296,608.94	05/30	\$296,789.84

Other Balances

Minimum Balance this Statement Period	\$245,800.52
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Statement Date: May 31, 2025

Account Number: *****0166

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BankUnited

We appreciate your business.

51- GB Resort
Bad Debt Analysis- GL 1525
5/31/2025

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

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

51- GB Resort
 Prepaid Insurance - GL 1600
 5/31/2025
 SUMMARY OF INSURANCE POLICIES

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

Month					Total Monthly Expense	Prepaid Balance
Dec-24						\$ 24,915.21
Jan-25	\$ 1,099.79	\$ 103.10	\$ 147.63	\$ 2,802.01	\$ 4,152.53	\$ 20,762.68
Feb-25	\$ 1,099.79	\$ 103.10	\$ 147.63	\$ 2,802.01	\$ 4,152.53	\$ 16,610.15
Mar-25	\$ 1,099.79	\$ 103.10	\$ 147.63	\$ 2,802.01	\$ 4,152.53	\$ 12,457.61
Apr-25	\$ 1,099.79	\$ 103.10	\$ 147.63	\$ 2,802.01	\$ 4,152.53	\$ 8,305.08
May-25	\$ 1,099.79	\$ 103.10	\$ 147.63	\$ 2,802.01	\$ 4,152.53	\$ 4,152.55
Jun-25				\$ -	\$ -	\$ 4,152.55
Jul-25				\$ -	\$ -	\$ 4,152.55
Aug-25				\$ -	\$ -	\$ 4,152.55
Sep-25				\$ -	\$ -	\$ 4,152.55
Oct-25				\$ -	\$ -	\$ 4,152.55
Nov-25				\$ -	\$ -	\$ 4,152.55
Dec-25				\$ -	\$ -	\$ 4,152.55
	\$ 5,498.94	\$ 515.52	\$ 738.14	\$ 14,010.06	\$ 20,762.66	
Balance amortized last year				\$ -	\$ (7,565.21)	

51- GB Resort
Prepaid expense- GL 1640
5/31/2025

<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
5/31/2025

Vendor Name	GL Account #	Reference #	Balance 4/30/2025
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Total	\$	-
Per GL	\$	-
Difference	\$	-

51- GB Resort
Other Current Liabilities- GL 2495
5/31/2025

Description	Date	Transaction	Ending Balance
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
5/31/2025

Description	Date	Transaction	Ending Balance
Customer Deposit	7/10/2024		(850.00)
Parking Transponders	3/31/2025		850.00
	Totals		\$ -
	Per GL		\$ -
	Diff (due to rounding)		<u>\$ -</u>

Variance Report

G.B. Resort Condominium Key Biscayne

May 01, 2025 thru May 31, 2025

	Current Period				Year to Date (5 months)				Comments
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
5150 - Contingency	\$ -	\$ 1,666.00	\$ (1,666.00)	-100.0%	\$ 1,319.15	\$ 8,333.00	\$ (7,013.85)	-84.0%	Funds will continue to grow until being used
7000 - Audit Fees	\$ -	\$ 889.00	\$ (889.00)	-100.0%	\$ 10,660.00	\$ 4,442.00	\$ 6,218.00	140.0%	Will be within budget by end of year
7020 - Legal Fees	\$ 1,154.50	\$ 584.00	\$ 570.50	98.0%	\$ 17,167.85	\$ 2,917.00	\$ 14,250.85	489.0%	Over budget