

Balance Sheet Report

G.B. Resort Condominium Key Biscayne

As of June 30, 2025

	<u>Balance Jun 30, 2025</u>	<u>Balance May 31, 2025</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - BU OPER #0115	11,394.18	66,855.32	(55,461.14)
1001 - BU OPER WIRE #0174	0.00	0.06	(0.06)
1650 - Due To/From Reserves	152,425.26	0.00	152,425.26
Total Operating Funds	163,819.44	66,855.38	96,964.06
Reserve Funds			
1325 - BU RSRV #0166	347,787.76	296,789.84	50,997.92
1651 - Due To/From Operating	(152,425.26)	0.00	(152,425.26)
Total Reserve Funds	195,362.50	296,789.84	(101,427.34)
Accounts Receivable			
1500 - Accounts Receivable	45,829.25	30,371.48	15,457.77
1525 - Allowance for Bad Debt	(5,059.28)	0.00	(5,059.28)
Total Accounts Receivable	40,769.97	30,371.48	10,398.49
Prepaid Expenses			
1600 - Prepaid Property & Liability Ins	3,181.50	4,152.56	(971.06)
Total Prepaid Expenses	3,181.50	4,152.56	(971.06)
Total Assets	403,133.41	398,169.26	4,964.15
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	135.00	0.00	135.00
2050 - Resident Refunds	2,420.57	0.00	2,420.57
Total Accounts Payable	2,555.57	0.00	2,555.57

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As of June 30, 2025

	<u>Balance Jun 30, 2025</u>	<u>Balance May 31, 2025</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - General Accruals	12,558.40	0.00	12,558.40
Total Accrued Expenses	12,558.40	0.00	12,558.40
Accrued Payroll			
2495 - Other Current Liabilities	(56,263.09)	1,355.91	(57,619.00)
Total Accrued Payroll	(56,263.09)	1,355.91	(57,619.00)
Prepaid Assessments			
2550 - Prepaid Assessments	35,902.61	84,739.16	(48,836.55)
2598 - Deferred Revenue-Reserves	1,537,004.53	1,263,873.78	273,130.75
Total Prepaid Assessments	1,572,907.14	1,348,612.94	224,294.20
Total Liabilities	1,531,758.02	1,349,968.85	181,789.17
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Retained Earnings - Operating Fund	239,344.82	181,725.82	57,619.00
3005 - Equity Adjustments - Prior Periods	(8,426.57)	(8,426.57)	0.00
Total Owners Equity - Prior Years	230,918.25	173,299.25	57,619.00
Capital Reserves - Prior Years			
3194 - Retained Earnings - Replacement Fund	0.00	273,130.75	(273,130.75)
Total Capital Reserves - Prior Years	0.00	273,130.75	(273,130.75)
Total Owners' Equity	230,918.25	446,430.00	(215,511.75)
Net Income / (Loss)	(1,359,542.86)	(1,398,229.59)	38,686.73
Total Liabilities and Equity	403,133.41	398,169.26	4,964.15

Income Statement Report

G.B. Resort Condominium Key Biscayne

Operating

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4000 - CAM Income	172,879.20	234,844.00	(61,964.80)	1,632,129.67	1,409,061.00	223,068.67	2,818,121.00	1,185,991.33
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)	28,131.48	28,132.00	(0.52)	56,263.00	28,131.52
4825 - Misc. Income	400.00	0.00	400.00	1,368.40	920.00	448.40	1,150.00	(218.40)
4900 - Interest Revenue - Operations	17.57	0.00	17.57	567.99	0.00	567.99	0.00	(567.99)
Total Assessment Income	177,985.35	239,533.00	(61,547.65)	1,663,647.54	1,438,113.00	225,534.54	2,875,534.00	1,211,886.46
Total Operating Income	177,985.35	239,533.00	(61,547.65)	1,663,647.54	1,438,113.00	225,534.54	2,875,534.00	1,211,886.46
<u>Expense</u>								
Administrative								
5010 - Bad Debt	5,059.28	0.00	5,059.28	5,059.28	0.00	5,059.28	0.00	(5,059.28)
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	64,800.00	64,800.00	0.00	129,600.00	64,800.00
5090 - Office Supplies	11.72	83.00	(71.28)	582.26	500.00	82.26	1,000.00	417.74
5150 - Contingency	12.84	1,667.00	(1,654.16)	1,331.99	10,000.00	(8,668.01)	20,000.00	18,668.01
5196 - Miscellaneous Admin Expenses	0.00	343.00	(343.00)	100.00	2,053.00	(1,953.00)	4,105.00	4,005.00
Total Administrative	15,883.84	12,893.00	2,990.84	99,799.93	105,281.00	(5,481.07)	189,615.00	89,815.07
Payroll & Benefits								
5301 - S&W - Admin	23,106.17	23,106.00	0.17	138,637.01	138,637.00	0.01	277,274.00	138,636.99
5310 - Shared Services -Administrative	2,996.67	2,997.00	(0.33)	17,980.02	17,980.00	0.02	35,960.00	17,979.98
5311 - SharedServ- Security	5,669.42	5,670.00	(0.58)	34,016.52	34,017.00	(0.48)	68,033.00	34,016.48
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	132,328.02	132,328.00	0.02	219,465.00	87,136.98
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	43,785.00	(0.61)	482,337.57	482,338.00	(0.43)	799,952.00	317,614.43

Income Statement Report

G.B. Resort Condominium Key Biscayne

Operating

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6000 - Electricity	22,844.65	22,845.00	(0.35)	137,067.98	137,068.00	(0.02)	274,136.00	137,068.02
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	13,611.00	(0.92)	81,660.48	81,661.00	(0.52)	163,321.00	81,660.52
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	36,456.00	(1.27)	259,746.06	259,749.00	(2.94)	488,731.00	228,984.94
Operations								
5400 - Insurance Premiums	61,296.25	61,297.00	(0.75)	367,777.49	367,778.00	(0.51)	735,555.00	367,777.51
5402 - Insurance D&O	4,152.56	3,690.00	462.56	24,915.21	22,138.00	2,777.21	44,275.00	19,359.79
6300 - Licenses & Fees	0.00	63.00	(63.00)	752.00	378.00	374.00	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	888.00	(888.00)	10,660.00	5,330.00	5,330.00	10,660.00	0.00
7001 - Accounting Fees	4,552.00	2,550.00	2,002.00	13,656.00	15,295.00	(1,639.00)	30,589.00	16,933.00
7010 - Professional Development	1,289.26	125.00	1,164.26	(207.34)	750.00	(957.34)	1,500.00	1,707.34
7020 - Legal Fees	4,261.00	583.00	3,678.00	21,428.85	3,500.00	17,928.85	7,000.00	(14,428.85)
7040 - Management Fees	11,930.00	11,930.00	0.00	71,580.00	71,578.00	2.00	143,155.00	71,575.00
Total Operations	87,481.07	81,126.00	6,355.07	801,576.61	777,763.00	23,813.61	1,337,258.00	535,681.39
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

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
5420 - Fire Prevention/Contract	0.00	230.00	(230.00)	0.00	1,380.00	(1,380.00)	2,760.00	2,760.00
Total Repair & Maintenance	0.00	230.00	(230.00)	16,176.00	17,556.00	(1,380.00)	22,980.00	6,804.00
8800 Expenses								
8902 - Programs & Services Bundle	6,692.58	3,083.00	3,609.58	21,912.61	18,500.00	3,412.61	37,000.00	15,087.39
Total 8800 Expenses	6,692.58	3,083.00	3,609.58	21,912.61	18,500.00	3,412.61	37,000.00	15,087.39
Total Operating Expense	190,296.61	177,573.00	12,723.61	1,681,548.78	1,661,187.00	20,361.78	2,875,536.00	1,193,987.22
Total Operating Income / (Loss)	(12,311.26)	61,960.00	(74,271.26)	(17,901.24)	(223,074.00)	205,172.76	(2.00)	17,899.24

Income Statement Report

G.B. Resort Condominium Key Biscayne

Reserves

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4025 - Reserve Assessments	50,808.49	50,809.00	(0.51)	304,850.94	304,851.00	(0.06)	609,701.00	304,850.06
4910 - Reserve Assessment - Interest Inc.	189.50	0.00	189.50	3,507.44	0.00	3,507.44	0.00	(3,507.44)
Total Assessment Income	50,997.99	50,809.00	188.99	308,358.38	304,851.00	3,507.38	609,701.00	301,342.62
Total Reserves Income	50,997.99	50,809.00	188.99	308,358.38	304,851.00	3,507.38	609,701.00	301,342.62
<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)	50,997.99	50,809.00	188.99	(1,341,641.62)	304,851.00	(1,646,492.62)	609,701.00	1,951,342.62
Total Association Net Income / (Loss)	38,686.73	112,769.00	(74,082.27)	(1,359,542.86)	81,777.00	(1,441,319.86)	609,699.00	1,969,241.86

Income and Expense Projection Report
G.B. Resort Condominium Key Biscayne
Operating
As of June 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	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	172,879	234,843	234,843	234,844	234,843	234,844	234,843	3,041,190	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	56,262	56,263
4825 - Misc. Income	230	230	230	230	50	400	0	0	0	0	0	230	1,598	1,150
4900 - Interest Revenue - Operation	176	79	157	128	9	18	0	0	0	0	0	0	568	0
Total Assessment Income	326,687	326,791	327,617	326,940	177,627	177,985	239,531	239,532	239,532	239,532	239,532	239,762	3,101,069	2,875,534
Total Income	326,687	326,791	327,617	326,940	177,627	177,985	239,531	239,532	239,532	239,532	239,532	239,762	3,101,069	2,875,534
Administrative														
5010 - Bad Debt	0	0	0	0	0	5,059	0	0	0	0	0	0	5,059	0
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	12	83	84	83	83	84	83	1,082	1,000
5150 - Contingency	329	531	235	224	0	13	1,667	1,666	1,667	1,667	1,666	1,667	11,332	20,000
5196 - Miscellaneous Admin Expens	0	0	80	20	0	0	342	342	342	342	342	342	2,152	4,105
Total Administrative	18,110	18,313	18,395	18,298	10,800	15,884	12,892	12,892	12,892	12,892	12,892	19,874	184,134	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	5,669	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	43,784	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

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Operating

As of June 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Utilities														
6025 - Water & Sewer	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	163,320	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	36,455	36,455	36,454	36,455	36,455	36,454	46,709	488,728	488,731
Operations														
5400 - Insurance Premiums	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,297	61,296	61,296	735,554	735,555
5402 - Insurance D&O	4,153	4,153	4,153	4,153	4,153	4,153	3,689	3,690	3,689	3,690	3,689	3,690	47,052	44,275
6300 - Licenses & Fees	752	0	0	0	0	0	63	63	63	63	63	63	1,130	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	0	888	889	888	888	889	888	15,990	10,660
7001 - Accounting Fees	0	2,276	4,552	2,276	0	4,552	2,549	2,549	2,549	2,549	2,549	2,549	28,950	30,589
7010 - Professional Development	(800)	0	(800)	103	0	1,289	125	125	125	125	125	125	543	1,500
7020 - Legal Fees	440	7,940	2,465	5,168	1,155	4,261	583	584	583	583	584	583	24,929	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	87,481	81,122	81,126	81,122	81,125	81,124	153,876	1,361,072	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	0	230	230	230	230	230	230	1,380	2,760
Total Repair & Maintenance	4,044	4,044	4,044	4,044	0	0	230	230	230	230	230	4,274	21,600	22,980

Income and Expense Projection Report
G.B. Resort Condominium Key Biscayne
Operating
As of June 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	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	6,693	3,083	3,084	3,083	3,083	3,084	3,083	40,413	37,000
Total 8800 Expenses	0	3,346	8,602	3,272	0	6,693	3,083	3,084	3,083	3,083	3,084	3,083	40,413	37,000
Total Expense	318,080	336,861	337,263	329,476	169,572	190,297	177,566	177,569	177,568	177,569	177,568	326,509	2,895,898	2,875,536
Total Operating	8,607	(10,070)	(9,646)	(2,536)	8,055	(12,311)	61,965	61,963	61,964	61,963	61,964	(86,747)	205,171	(2)

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Reserves

As of June 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	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	50,808	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	190	0	0	0	0	0	0	3,507	0
Total Assessment Income	51,794	51,740	51,891	50,946	50,989	50,998	50,808	50,808	50,809	50,808	50,809	50,808	613,208	609,701
Total Income	51,794	51,740	51,891	50,946	50,989	50,998	50,808	50,808	50,809	50,808	50,809	50,808	613,208	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	50,998	50,808	50,808	50,809	50,808	50,809	50,808	(1,036,792)	609,701

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of June 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	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	172,879	234,843	234,843	234,844	234,843	234,844	234,843	3,041,190	2,818,121
4025 - Reserve Assessments	50,808	50,808	50,808	50,808	50,808	50,808	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	56,262	56,263
4825 - Misc. Income	230	230	230	230	50	400	0	0	0	0	0	230	1,598	1,150
4900 - Interest Revenue - Operation	176	79	157	128	9	18	0	0	0	0	0	0	568	0
4910 - Reserve Assessment - Intere	986	931	1,083	137	181	190	0	0	0	0	0	0	3,507	0
Total Assessment Income	378,481	378,530	379,509	377,886	228,616	228,983	290,339	290,340	290,341	290,340	290,341	290,570	3,714,277	3,485,235
Total Income	378,481	378,530	379,509	377,886	228,616	228,983	290,339	290,340	290,341	290,340	290,341	290,570	3,714,277	3,485,235
Administrative														
5010 - Bad Debt	0	0	0	0	0	5,059	0	0	0	0	0	0	5,059	0
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	12	83	84	83	83	84	83	1,082	1,000
5150 - Contingency	329	531	235	224	0	13	1,667	1,666	1,667	1,667	1,666	1,667	11,332	20,000
5196 - Miscellaneous Admin Expens	0	0	80	20	0	0	342	342	342	342	342	342	2,152	4,105
Total Administrative	18,110	18,313	18,395	18,298	10,800	15,884	12,892	12,892	12,892	12,892	12,892	19,874	184,134	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	5,669	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	43,784	43,784	43,783	43,786	43,784	43,784	98,693	799,952	799,952

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of June 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
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	13,610	13,610	13,610	13,610	13,610	13,610	13,610	163,320	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	36,455	36,455	36,454	36,455	36,455	36,454	46,709	488,728	488,731
Operations														
5400 - Insurance Premiums	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,297	61,296	61,296	735,554	735,555
5402 - Insurance D&O	4,153	4,153	4,153	4,153	4,153	4,153	3,689	3,690	3,689	3,690	3,689	3,690	47,052	44,275
6300 - Licenses & Fees	752	0	0	0	0	0	63	63	63	63	63	63	1,130	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	0	888	889	888	888	889	888	15,990	10,660
7001 - Accounting Fees	0	2,276	4,552	2,276	0	4,552	2,549	2,549	2,549	2,549	2,549	2,549	28,950	30,589
7010 - Professional Development	(800)	0	(800)	103	0	1,289	125	125	125	125	125	125	543	1,500
7020 - Legal Fees	440	7,940	2,465	5,168	1,155	4,261	583	584	583	583	584	583	24,929	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	87,481	81,122	81,126	81,122	81,125	81,124	153,876	1,361,072	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	0	230	230	230	230	230	230	1,380	2,760
Total Repair & Maintenance	4,044	4,044	4,044	4,044	0	0	230	230	230	230	230	4,274	21,600	22,980

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of June 30, 2025

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Projected	Budget
8800 Expenses														
8902 - Programs & Services Bundle	0	3,346	8,602	3,272	0	6,693	3,083	3,084	3,083	3,083	3,084	3,083	40,413	37,000
Total 8800 Expenses	0	3,346	8,602	3,272	0	6,693	3,083	3,084	3,083	3,083	3,084	3,083	40,413	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	190,297	177,566	177,569	177,568	177,569	177,568	326,509	4,545,898	2,875,536
All Departments Summary	60,401	41,670	1,607,754)	48,410	59,044	38,687	112,773	112,771	112,773	112,771	112,773	(35,939)	(831,621)	609,699

Investment Listing Report

G.B. Resort Condominium Key Biscayne

As of Mon Jun 30, 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		11,394.18	0.150%	11/30/2023		0
		Total Operating Funds:	<u>11,394.18</u>				
Reserve Funds							
1325 - BU RSRV #0166 Bank United	****0166	Money Market	347,787.76	1.500%	11/30/2023		0
		Total Reserve Funds:	<u>347,787.76</u>				
		Total GB Resort:	<u><u>359,181.94</u></u>				

Delinquency and Prepaid Report

G.B. Resort Condominium Key Biscayne

As Of: Mon Jun 30, 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	757.67	45.56	0.00	0.00	1,560.90
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	757.67	1,261.39	0.00	1,261.39	4,038.12
00101-0426	Amram Llc	455 Grand Bay Drive #882	UB-0001	1,662.90	1,662.90	2,768.45	0.00	2,768.45	8,862.70
00101-0442	Roykin Services, Inc.	455 Grand Bay Drive #0880	UB-0001	3,325.80	0.00	0.00	0.00	0.00	3,325.80
00101-0468	Roykin Services, Inc.	455 Grand Bay Drive #878	UB-0001	1,524.64	0.00	0.00	0.00	0.00	1,524.64
00101-0633	Keybis Corporation	455 Grand Bay Drive #783	UB-0001	0.06	0.00	0.00	0.00	0.00	0.06
00101-0662	Settled - Rch Investments	455 Grand Bay Drive #0780	UB-0001	0.00	0.00	0.00	100.00	0.01	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	0.00	0.01	0.00	0.00	0.01
00101-0989	Tammy Caress-Zelman	455 Grand Bay Drive #668	UB-0001	613.63	0.00	0.00	0.00	0.00	613.63
00101-0992	Jopajeka Llc	455 Grand Bay Drive #665	UB-0001	411.24	0.00	0.00	0.00	0.00	411.24
00101-1221	Joseph Halprin	455 Grand Bay Drive #566	UB-0001	411.24	0.00	0.00	0.00	0.00	411.24
00101-1234	Settled - Amy Azoulay	455 Grand Bay Drive #564	UB-0001	1,043.81	45.00	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	874.65	0.05	0.00	0.00	0.00	874.70
00101-1454	416 Llc	455 Grand Bay Drive #466	UB-0001	411.24	0.00	0.00	0.00	0.00	411.24
00101-1519	Sepehr Sajjad	455 Grand Bay Drive #454	UB-0001	754.07	0.00	0.00	0.00	0.00	754.07
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
00101-1687	Gerardo Calvo	455 Grand Bay Drive #366	UB-0001	411.24	0.00	0.00	0.00	0.00	411.24
00101-1807	Green Field One Llc	455 Grand Bay Drive #282	UB-0001	1,662.90	4,521.35	0.00	0.00	0.00	6,184.25
00101-1917	Gerardo Primitivo Hernandez Omar	455 Grand Bay Drive #266	UB-0001	411.24	0.00	0.00	0.00	0.00	411.24
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	411.24	0.00	0.00	0.00	0.00	411.24
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	2,821.73	0.00	0.00	0.00	0.00	2,821.73
00117-1585	JPPN Realty LLC	455 Grand Bay Drive #766	UB-0001	411.24	0.00	0.00	0.00	0.00	411.24
00117-1857	Alexis Braun Burillo	455 Grand Bay Drive #378	UB-0001	754.07	754.07	0.00	0.00	0.00	1,508.14
00117-2649	512 RKB, LLC	455 Grand Bay Drive #574	UB-0001	1,662.90	0.00	0.00	0.00	0.00	1,662.90
00117-3664	VMG KB Properties LLC	455 Grand Bay Drive #557	UB-0001	1,662.90	0.00	0.00	0.00	0.00	1,662.90
00117-3677	VMG KB Properties LLC	455 Grand Bay Drive #559	UB-0001	757.67	0.00	0.00	0.00	0.00	757.67
Outstanding Balance:				27,881.71	8,812.85	4,075.41	100.00	4,959.28	45,829.25
Percentage of Balance:				60.84%	19.23%	8.89%	0.22%	10.82%	100.00%
Total Accounts:				19	5	2	0	6	32

Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0057	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	0.00	-5,025.74	-5,025.74

Delinquency and Prepaid Report
G.B. Resort Condominium Key Biscayne
 As Of: Mon Jun 30, 2025

Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0206	1119 Llc	455 Grand Bay Drive #1160	UB-0001	0.00	0.00	0.00	0.00	-5,025.74	-5,025.74
00101-0248	Anthony Dellomo Ira	455 Grand Bay Drive #1155	UB-0001	-1,255.39	-1,255.39	-924.30	0.00	0.00	-3,435.08
00101-0316	Edward Held	455 Grand Bay Drive #1055	UB-0001	-709.07	0.00	0.00	0.00	0.00	-709.07
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	-984.49	0.00	0.00	0.00	0.00	-984.49
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
00101-1140	502 Ritz 502 Ritz Llc	455 Grand Bay Drive #579	UB-0001	0.00	0.00	0.00	-11,082.90	0.00	-11,082.90
00101-1205	Put It On The Ritz, Llc	455 Grand Bay Drive #570	UB-0001	-462.24	0.00	0.00	0.00	0.00	-462.24
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	0.00	-3.00	0.00	-3.00
00101-1467	Francisco Ortega	455 Grand Bay Drive #464	UB-0001	0.00	-4,460.91	0.00	0.00	0.00	-4,460.91
00113-8997	Settled - King Rental Properties, LLC	455 Grand Bay Drive #768	UB-0001	0.00	0.00	0.00	0.00	-0.12	-0.12
00117-3680	FLM Florida LLC	455 Grand Bay Drive #564	UB-0001	-1,043.81	0.00	0.00	0.00	0.00	-1,043.81
Prepaid Balance:				-8,124.49	-5,716.30	-924.30	-11,085.90	-10,051.62	-35,902.61
Percentage of Balance:				22.63%	15.92%	2.57%	30.88%	28.00%	100.00%
Total Accounts:				8	1	1	2	4	16
Balance:				19,757.22	3,096.55	3,151.11	-10,985.90	-5,092.34	9,926.64
Percentage of Total Balance:				199.03%	31.19%	31.74%	-110.67%	-51.30%	100.00%

Accounts Payable Open Items
G.B. Resort Condominium Key Biscayne
As of Mon Jun 30, 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

Sun Jun 01, 2025 thru Mon Jun 30, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>GB Resort BU RES 0166</u>					
Check Date: 06/23/2025	Bank: Bank United Operating	Check Number: 02000044	Check Amount: 50,808.42		
	51 - 1325 - BU RSRV #0166	06/01/2025	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: 06/18/2025	Bank: Bank United Operating	Check Number: 01000058	Check Amount: 1,997.50		
	51 - 7020 - Legal Fees	06/13/2025	Legal Fees		1,997.50
Total for Haber Law, LLP					1,997.50
<u>Hanover Insurance Co</u>					
Check Date: 06/18/2025	Bank: Bank United Operating	Check Number: 01000059	Check Amount: 3,181.50		
	51 - 5402 - Insurance D&O	06/12/2025	crime , nonprofit Entity		3,181.50
Total for Hanover Insurance Co					3,181.50
<u>Marriott Business Services</u>					
Check Date: 06/12/2025	Bank: Bank United Operating	Check Number: 02000043	Check Amount: 147,646.79		
	51 - 4590 - Prior Year Surplus	06/03/2025	Prior Year Assessment /Credit		(4,688.58)
	51 - 5055 - Master Assoc Fees	06/03/2025	GB Master Assoc		10,800.00
	51 - 5301 - S&W - Admin	06/03/2025	S&W Admin / Res Office		23,106.17
	51 - 5310 - Shared Services -Administrative	06/03/2025	Manager's & Asst		2,996.67
	51 - 5311 - SharedServ- Security	06/03/2025	Security Officer		5,669.42
	51 - 5320 - SharedServ- PTEB	06/03/2025	Payroll Taxes & Benefits		12,012.13
	51 - 5400 - Insurance Premiums	06/03/2025	Insurance-Casualty		61,296.25
	51 - 6000 - Electricity	06/03/2025	Electrical		22,844.65
	51 - 6025 - Water & Sewer	06/03/2025	Water & Sewer		13,610.08
Total for Marriott Business Services					147,646.79
<u>The Ritz-Carlton Hotel Company, LLC</u>					
Check Date: 06/17/2025	Bank: Bank United Operating	Check Number: 03000044	Check Amount: 11,930.00		
	51 - 7040 - Management Fees	06/04/2025	Management fee 06/25	8450116783	11,930.00
Total for The Ritz-Carlton Hotel Company, LLC					11,930.00
<u>The Ritz-Carlton Key Biscayne</u>					
Check Date: 06/18/2025	Bank: Bank United Operating	Check Number: 01000060	Check Amount: 2,263.50		
	51 - 7020 - Legal Fees	06/13/2025	legal service		2,263.50

Cash Disbursement by Vendor

G.B. Resort Condominium Key Biscayne

Sun Jun 01, 2025 thru Mon Jun 30, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>The Ritz-Carlton Key Biscayne</u>					
Check Date: 06/23/2025	Bank: Bank United Operating	Check Number: 01000061	Check Amount: 43,403.54		
	51 - 1799 - Clearing Account	06/18/2025	owner intended to pay hotel	HS#8448839	43,403.54
			Total for The Ritz-Carlton Key Biscayne		<u>45,667.04</u>
			Total for GB Resort		<u>261,231.25</u>

General Ledger Report

G.B. Resort Condominium Key Biscayne

From June 01, 2025 To June 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1000 - BU OPER #0115 - Operating						Opening Balance: 66,855.32
06/02/2025	306706	C3		Lock Box Receipts	003 Items on Lock Box File Lock Box Receipts	15,131.03
06/04/2025	308346	C3		Lock Box Receipts	001 Items on Lock Box File Lock Box Receipts	3,153.04
06/05/2025	307517	C3		ACH Payment	ATGPay Online Payment ACH Payment	754.07
	307677	C3		ACH Payment	ATGPay Online Payment ACH Payment	754.07
	307807	C3		Credit Card Payment	ATGPay Online Payment Credit Card Payment	1,261.38
	307867	C3		Credit Card Payment	ATGPay Online Payment Credit Card Payment	718.07
	307964	C3		ACH Payment	ATGPay Online Payment ACH Payment	757.67
	307990	C3		ACH Payment	ATGPay Online Payment ACH Payment	1,662.90
	308027	C3		ACH Payment	ATGPay Online Payment ACH Payment	1,662.90
	308460	C3		Direct Debit	139 Items on Direct Debit Direct Debit	165,907.83
06/06/2025	309964	C3		Lock Box Receipts	001 Items on Lock Box File Lock Box Receipts	754.07
	310288	C3		Cash Receipts	005 Items on Deposit Slip Cash Receipts	11,399.40
06/07/2025	309858	C3		ACH Payment	ATGPay Online Payment ACH Payment	699.62
06/09/2025	310036	C3		AR Adjustment - Returned Payment	Adjust Account 00101-0316 AR Adjust Batch	(1,508.14)
	310039	C3		AR Adjustment - Returned Payment	Adjust Account 00101-1205 AR Adjust Batch	(12,904.82)
	311032	C3		Lock Box Receipts	003 Items on Lock Box File Lock Box Receipts	3,186.36
	317549	JE		Bank Transfer	Xfer from BU #0174 to BU #0115 06/09/2025	0.06
06/10/2025	311117	C3		ACH Payment	ATGPay Online Payment ACH Payment	1,662.90
	311118	C3		ACH Payment	ATGPay Online Payment ACH Payment	754.07
	311221	JE		BU 0115 activity	Wire to Operating 6/10/2025	0.06
	313570	C3		Lock Box Receipts	002 Items on Lock Box File Lock Box Receipts	2,767.12
06/12/2025	314382	C3		AR Adjustment - Returned Payment	Adjust Account 00117-1404 AR Adjust Batch	(2,776.73)
	315245	AP		Check Run 06-12-2025	Marriott Business Services Check No 02000043	(147,646.79)
	316520	C3		Cash Receipts	001 Items on Deposit Slip Cash Receipts	754.07
06/16/2025	316487	C3		Credit Card Payment	ATGPay Online Payment Credit Card Payment	1,000.00
	316552	C3		ACH Payment	ATGPay Online Payment ACH Payment	718.07
	316556	C3		ACH Payment	ATGPay Online Payment ACH Payment	1,824.87
06/17/2025	317276	AP		Check Run 06-17-2025	The Ritz-Carlton Hotel Company, LLC Check No 03000044	(11,930.00)
06/18/2025	317748	AP		Check Run 06-18-2025	Haber Law, LLP Check No 01000058	(1,997.50)
	317749	AP		Check Run 06-18-2025	Hanover Insurance Co Check No 01000059	(3,181.50)
	317750	AP		Check Run 06-18-2025	The Ritz-Carlton Key Biscayne Check No 01000060	(2,263.50)
06/23/2025	319454	AP		Check Run 06-23-2025	GB Resort BU RES 0166 Check No 02000044	(50,808.42)
	319455	AP		Check Run 06-23-2025	The Ritz-Carlton Key Biscayne Check No 01000061	(43,403.54)
06/24/2025	320034	C3		Lock Box Receipts	002 Items on Lock Box File Lock Box Receipts	2,416.97
06/26/2025	320577	C3		Credit Card Payment	ATGPay Online Payment Credit Card Payment	1,043.81
06/30/2025	322412	C3		Cash Receipts	002 Items on Deposit Slip Cash Receipts	1,797.88
	322430	JE		MISC INCOME	MISC INCOME Mon Jun 30, 2025	400.00
	325470	JE		BU 0115 activity	Wire to Operating REV	(0.06)
	325472	JE		BU 0115 activity	Interest Credit 6/30/2025	4.16
				June Sweep	6/30/2025	13.41
				June Sweep	6/30/2025	(13.41)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From June 01, 2025 To June 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1000 - BU OPER #0115 - Operating						Balance From Previous Page: 11,380.77
06/30/2025	325472	JE BU 0115 activity		Interest Credit ICS	6/30/2025	13.41
						Total June, 2025: (55,461.14)
Ending Balance 1000 - BU OPER #0115 - Operating:						11,394.18
1001 - BU OPER WIRE #0174 - Operating						Opening Balance: 0.06
06/09/2025	317549	JE Bank Transfer		Xfer from BU #0174 to BU #0115	06/09/2025	(0.06)
06/10/2025	311221	JE BU 0115 activity		Wire to Operating	6/10/2025	(0.06)
06/30/2025	325470	JE BU 0115 activity		Wire to Operating	REV	0.06
						Total June, 2025: (0.06)
Ending Balance 1001 - BU OPER WIRE #0174 - Operating:						0.00
1325 - BU RSRV #0166 - Operating						Opening Balance: 0.00
06/01/2025	319452	AP GB Resort BU RES 0166		Op to Reserve per 2025 Budget	HS#7981048	50,808.42
06/30/2025	325485	JE BU RES 0166 activity		Operating to Reserves	Dept Reclass	(50,808.42)
						Total June, 2025: 0.00
Ending Balance 1325 - BU RSRV #0166 - Operating:						0.00
1325 - BU RSRV #0166 - Reserves						Opening Balance: 296,789.84
06/30/2025	325485	JE BU RES 0166 activity		Interest Credit	6/30/2025	189.50
				Operating to Reserves	Dept Reclass	50,808.42
						Total June, 2025: 50,997.92
Ending Balance 1325 - BU RSRV #0166 - Reserves:						347,787.76
1500 - Accounts Receivable - Operating						Opening Balance: 30,371.48
06/01/2025	303384	C3 AR Adjustment - Monthly Charges		Adjust Account 1172649	Monthly Charges	1,285.19
	303385	C3 AR Adjustment - Monthly Charges		Adjust Account 1172649	Monthly Charges	377.71
	303386	C3 AR Adjustment - Monthly Charges		Adjust Account 1011182	Monthly Charges	(1,285.19)
	303387	C3 AR Adjustment - Monthly Charges		Adjust Account 1011182	Monthly Charges	(377.71)
	310118	RV System AR to Prepaid Reclassification		Reverse May AR Reclass to Prepaid	Reclass	(84,739.16)
	317170	C3 Billing Batch		187 Units, Assessment	Billing Batch	171,594.01
				187 Units, Reserve Assessment	Billing Batch	50,430.78
	317265	C3 AR Adjustment - Monthly Charges		Adjust Account 1011182	Monthly Charges	1,285.19
	317266	C3 AR Adjustment - Monthly Charges		Adjust Account 1011182	Monthly Charges	377.71
06/02/2025	306706	C3 Lock Box Receipts		003 Items on Lock Box File	Lock Box Receipts	(15,131.03)
06/04/2025	308346	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(3,153.04)
06/05/2025	307517	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(754.07)
	307677	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(754.07)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From June 01, 2025 To June 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1500 - Accounts Receivable - Operating						Balance From Previous Page: 149,527.80
06/05/2025	307807	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(1,261.38)
	307867	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(718.07)
	307964	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(757.67)
	307990	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,662.90)
	308027	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,662.90)
	308460	C3 Direct Debit		139 Items on Direct Debit	Direct Debit	(165,907.83)
06/06/2025	309964	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(754.07)
	310288	C3 Cash Receipts		005 Items on Deposit Slip	Cash Receipts	(11,399.40)
06/07/2025	309858	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(699.62)
06/09/2025	310036	C3 AR Adjustment - Returned Payment		Adjust Account 00101-0316	AR Adjust Batch	1,508.14
	310037	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-0316	AR Adjust Batch	45.00
	310039	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1205	AR Adjust Batch	12,904.82
	310040	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1205	AR Adjust Batch	45.00
	311032	C3 Lock Box Receipts		003 Items on Lock Box File	Lock Box Receipts	(3,186.36)
06/10/2025	311117	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,662.90)
	311118	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(754.07)
	313570	C3 Lock Box Receipts		002 Items on Lock Box File	Lock Box Receipts	(2,767.12)
06/12/2025	314382	C3 AR Adjustment - Returned Payment		Adjust Account 00117-1404	AR Adjust Batch	2,776.73
	314383	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00117-1404	AR Adjust Batch	45.00
	316520	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	(754.07)
06/16/2025	316487	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(1,000.00)
	316552	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(718.07)
	316556	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,824.87)
06/17/2025	317180	C3 AR Adjustment - WIRE		Adjust Account 1010468	WIRE	21,701.77
	317181	C3 AR Adjustment - WIRE		Adjust Account 1010442	WIRE	21,701.77
06/24/2025	320034	C3 Lock Box Receipts		002 Items on Lock Box File	Lock Box Receipts	(2,416.97)
06/26/2025	320473	C3 AR Adjustment - Monthly Charge		Adjust Account 1148851	Monthly Charge	(1,285.19)
	320474	C3 AR Adjustment - Monthly Charge		Adjust Account 1148851	Monthly Charge	(377.71)
	320475	C3 AR Adjustment - Monthly Charge		Adjust Account 1173664	Monthly Charge	1,285.19
	320476	C3 AR Adjustment - Monthly Charge		Adjust Account 1173664	Monthly Charge	377.71
	320482	C3 AR Adjustment - Monthly Charge		Adjust Account 1148864	Monthly Charge	(585.57)
	320483	C3 AR Adjustment - Monthly Charge		Adjust Account 1148864	Monthly Charge	(172.10)
	320484	C3 AR Adjustment - Monthly Charge		Adjust Account 1173677	Monthly Charge	585.57
	320485	C3 AR Adjustment - Monthly Charge		Adjust Account 1173677	Monthly Charge	172.10
	320491	C3 AR Adjustment - Monthly Charge		Adjust Account 1011234	Monthly Charge	(806.72)
	320492	C3 AR Adjustment - Monthly Charge		Adjust Account 1011234	Monthly Charge	(237.09)
	320493	C3 AR Adjustment - Monthly Charge		Adjust Account 1173680	Monthly Charge	806.72
	320494	C3 AR Adjustment - Monthly Charge		Adjust Account 1173680	Monthly Charge	237.09
	320577	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(1,043.81)
06/27/2025	320977	C3 AR Adjustment - Refund		Adjust Account 1148851	Refund	1,662.90
	321031	C3 AR Adjustment - refund		Adjust Account 1148864	refund	757.67
06/30/2025	322412	C3 Cash Receipts		002 Items on Deposit Slip	Cash Receipts	(1,797.88)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From June 01, 2025 To June 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1500 - Accounts Receivable - Operating						Balance From Previous Page: 9,926.64
06/30/2025	326200	RV System AR to Prepaid Reclassification		June AR Reclass to Prepaid	Reclass	35,902.61
						Total June, 2025: 15,457.77
Ending Balance 1500 - Accounts Receivable - Operating:						45,829.25
1525 - Allowance for Bad Debt - Operating						Opening Balance: 0.00
06/30/2025	328045	JE Bad Debt		Bad Debt for 101-0374	Unit #957	(929.26)
				Bad Debt for 101-0400	Unit #884	(1,261.39)
				Bad Debt for 101-0426	Unit #882	(2,768.45)
				Bad Debt for 101-0662	Unit #0780	(100.01)
				Bad Debt for 101-0727	Unit #772	(0.12)
				Bad Debt for 113-8971	Unit #1464	(0.05)
						Total June, 2025: (5,059.28)
Ending Balance 1525 - Allowance for Bad Debt - Operating:						(5,059.28)
1600 - Prepaid Property & Liability Ins - Operating						Opening Balance: 4,152.56
06/30/2025	321402	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)
				Rounding Adjustment	07/01/24-07/01/25	(0.03)
	321404	JE Pre-paid Insurance		Pre-paid Insurance	7/1/25-7/1/26	3,181.50
						Total June, 2025: (971.06)
Ending Balance 1600 - Prepaid Property & Liability Ins - Operating:						3,181.50
1650 - Due To/From Reserves - Operating						Opening Balance: 0.00
06/30/2025	334393	JE Due to/from		Over payment to reserves	Reclass	50,808.42
				Over payment to reserves	Reclass	50,808.42
				Over payment to reserves	Reclass	50,808.42
						Total June, 2025: 152,425.26
Ending Balance 1650 - Due To/From Reserves - Operating:						152,425.26
1651 - Due To/From Operating - Operating						Opening Balance: 0.00
06/30/2025	334393	JE Due to/from		Over payment to reserves	Reclass	(50,808.42)
				Over payment to reserves	Reclass	(50,808.42)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From June 01, 2025 To June 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1651 - Due To/From Operating - Operating						Balance From Previous Page: (101,616.84)
06/30/2025	334393	JE		Due to/from	Over payment to reserves	Reclass (50,808.42)
						Total June, 2025: (152,425.26)
Ending Balance 1651 - Due To/From Operating - Operating:						(152,425.26)
1799 - Clearing Account - Operating						Opening Balance: 0.00
06/17/2025	317180	C3		AR Adjustment - WIRE	Adjust Account 1010468	WIRE (21,701.77)
	317181	C3		AR Adjustment - WIRE	Adjust Account 1010442	WIRE (21,701.77)
06/18/2025	319453	AP		The Ritz-Carlton Key Biscayne	owner intended to pay hotel	HS#8448839 43,403.54
						Total June, 2025: 0.00
Ending Balance 1799 - Clearing Account - Operating:						0.00
Liabilities						
2000 - Accounts Payable - Operating						Opening Balance: 0.00
06/01/2025	319452	AP		GB Resort BU RES 0166	Op to Reserve per 2025 Budget	HS#7981048 (50,808.42)
06/03/2025	315244	AP		Marriott Business Services	Payroll Taxes & Benefits	(12,012.13)
					Security Officer	(5,669.42)
					GB Master Assoc	(10,800.00)
					Water & Sewer	(13,610.08)
					Manager's & Asst	(2,996.67)
					S&W Admin / Res Office	(23,106.17)
					Insurance-Casualty	(61,296.25)
					Prior Year Assessment /Credit	4,688.58
					Electrical	(22,844.65)
06/04/2025	317275	AP		The Ritz-Carlton Hotel Company, LLC	Management fee 06/25	8450116783 (11,930.00)
06/12/2025	315245	AP		Marriott Business Services	GB Master Assoc	10,800.00
					Insurance-Casualty	61,296.25
					S&W Admin / Res Office	23,106.17
					Manager's & Asst	2,996.67
					Security Officer	5,669.42
					Payroll Taxes & Benefits	12,012.13
					Electrical	22,844.65
					Water & Sewer	13,610.08
					Prior Year Assessment /Credit	(4,688.58)
	317746	AP		Hanover Insurance Co	crime , nonprofit Entity	(3,181.50)
06/13/2025	317745	AP		Haber Law, LLP	Legal Fees	(1,997.50)
	317747	AP		The Ritz-Carlton Key Biscayne	legal service	(2,263.50)
06/17/2025	317276	AP		The Ritz-Carlton Hotel Company, LLC	Management fee 06/25	8450116783 11,930.00
06/18/2025	317748	AP		Haber Law, LLP	Legal Fees	1,997.50
	317749	AP		Hanover Insurance Co	crime , nonprofit Entity	3,181.50
	317750	AP		The Ritz-Carlton Key Biscayne	legal service	2,263.50

General Ledger Report

G.B. Resort Condominium Key Biscayne

From June 01, 2025 To June 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Liabilities						
2000 - Accounts Payable - Operating						Balance From Previous Page: (50,808.42)
06/18/2025	319453	AP The Ritz-Carlton Key Biscayne		owner intended to pay hotel	HS#8448839	(43,403.54)
06/23/2025	319454	AP GB Resort BU RES 0166		Op to Reserve per 2025 Budget	HS#7981048	50,808.42
	319455	AP The Ritz-Carlton Key Biscayne		owner intended to pay hotel	HS#8448839	43,403.54
Total June, 2025:						0.00
Ending Balance 2000 - Accounts Payable - Operating:						0.00
2015 - Returned Check Fee Payable - Operating						Opening Balance: 0.00
06/09/2025	310037	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-0316	AR Adjust Batch	(45.00)
	310040	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1205	AR Adjust Batch	(45.00)
06/12/2025	314383	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00117-1404	AR Adjust Batch	(45.00)
Total June, 2025:						(135.00)
Ending Balance 2015 - Returned Check Fee Payable - Operating:						(135.00)
2050 - Resident Refunds - Operating						Opening Balance: 0.00
06/27/2025	320977	C3 AR Adjustment - Refund		Adjust Account 1148851	Refund	(1,662.90)
	321031	C3 AR Adjustment - refund		Adjust Account 1148864	refund	(757.67)
Total June, 2025:						(2,420.57)
Ending Balance 2050 - Resident Refunds - Operating:						(2,420.57)
2395 - General Accruals - Operating						Opening Balance: 0.00
06/30/2025	327988	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	8450116746	(2,276.00)
				Accrue The Ritz-Carlton Hotel Company, L	8450116746	(103.40)
				Accrue The Ritz-Carlton Hotel Company, L	8450116746	(3,346.29)
				Accrue The Ritz-Carlton Hotel Company, L	8450117268	(2,276.00)
				Accrue The Ritz-Carlton Hotel Company, L	8450117268	(82.00)
				Accrue The Ritz-Carlton Hotel Company, L	8450117268	(103.40)
				Accrue The Ritz-Carlton Hotel Company, L	8450117268	(3,346.29)
				Accrue The Ritz-Carlton Key Biscayne	NOI06251025	(12.84)
				Accrue The Ritz-Carlton Key Biscayne	NOI06251025	(11.72)
				Accrue The Ritz-Carlton Key Biscayne	NOI06251025	(579.00)
				Accrue The Ritz-Carlton Key Biscayne	NOI06251025	(28.63)
				Accrue The Ritz-Carlton Key Biscayne	NOI06251025	(392.83)
Total June, 2025:						(12,558.40)
Ending Balance 2395 - General Accruals - Operating:						(12,558.40)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From June 01, 2025 To June 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Liabilities						
2495 - Other Current Liabilities - Operating						Opening Balance: (1,355.91)
06/30/2025	322452	JE	2024 Audit	2024 Audit	ADJ#104	57,619.00
Total June, 2025:						57,619.00
Ending Balance 2495 - Other Current Liabilities - Operating:						56,263.09
2550 - Prepaid Assessments - Operating						Opening Balance: (84,739.16)
06/01/2025	310118	RV	System AR to Prepaid Reclassification	Reverse May AR Reclass to Prepaid	Reclass	84,739.16
06/30/2025	326200	RV	System AR to Prepaid Reclassification	June AR Reclass to Prepaid	Reclass	(35,902.61)
Total June, 2025:						48,836.55
Ending Balance 2550 - Prepaid Assessments - Operating:						(35,902.61)
2598 - Deferred Revenue-Reserves - Operating						Opening Balance: (1,263,873.78)
06/30/2025	322452	JE	2024 Audit	2024 Audit	ADJ#103	(273,130.75)
	328073	JE	Reserve	Operating to Reserve	Reclass	273,130.75
Total June, 2025:						0.00
Ending Balance 2598 - Deferred Revenue-Reserves - Operating:						(1,263,873.78)
2598 - Deferred Revenue-Reserves - Reserves						Opening Balance: 0.00
06/30/2025	328073	JE	Reserve	Operating to Reserve	Reclass	(273,130.75)
Total June, 2025:						(273,130.75)
Ending Balance 2598 - Deferred Revenue-Reserves - Reserves:						(273,130.75)
Owners' Equity						
3000 - Retained Earnings - Operating Fund - Operating						Opening Balance: (181,725.82)
06/30/2025	322452	JE	2024 Audit	2024 Audit	ADJ#104	(57,619.00)
Total June, 2025:						(57,619.00)
Ending Balance 3000 - Retained Earnings - Operating Fund - Operating:						(239,344.82)
3005 - Equity Adjustments - Prior Periods - Operating						Opening Balance: 8,426.57
No Activity this period						0.00
Total June, 2025:						0.00
Ending Balance 3005 - Equity Adjustments - Prior Periods - Operating:						8,426.57
3194 - Retained Earnings - Replacement Fund - Operating						Opening Balance: 0.00
06/30/2025	322452	JE	2024 Audit	2024 Audit	ADJ#103	273,130.75

General Ledger Report

G.B. Resort Condominium Key Biscayne

From June 01, 2025 To June 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Owners' Equity						
3194 - Retained Earnings - Replacement Fund - Operating						Balance From Previous Page: 273,130.75
06/30/2025	328073	JE Reserve		Operating to Reserve	Reclass	(273,130.75)
						Total June, 2025: 0.00
Ending Balance 3194 - Retained Earnings - Replacement Fund - Operating:						0.00
3194 - Retained Earnings - Replacement Fund - Reserves						Opening Balance: (273,130.75)
06/30/2025	328073	JE Reserve		Operating to Reserve	Reclass	273,130.75
						Total June, 2025: 273,130.75
Ending Balance 3194 - Retained Earnings - Replacement Fund - Reserves:						0.00
Income						
4000 - CAM Income - Operating						Opening Balance: (1,459,250.47)
06/01/2025	303384	C3 AR Adjustment - Monthly Charges		Adjust Account 1172649	Monthly Charges	(1,285.19)
	303386	C3 AR Adjustment - Monthly Charges		Adjust Account 1011182	Monthly Charges	1,285.19
	317170	C3 Billing Batch		187 Units, Assessment	Billing Batch	(171,594.01)
	317265	C3 AR Adjustment - Monthly Charges		Adjust Account 1011182	Monthly Charges	(1,285.19)
06/26/2025	320473	C3 AR Adjustment - Monthly Charge		Adjust Account 1148851	Monthly Charge	1,285.19
	320475	C3 AR Adjustment - Monthly Charge		Adjust Account 1173664	Monthly Charge	(1,285.19)
	320482	C3 AR Adjustment - Monthly Charge		Adjust Account 1148864	Monthly Charge	585.57
	320484	C3 AR Adjustment - Monthly Charge		Adjust Account 1173677	Monthly Charge	(585.57)
	320491	C3 AR Adjustment - Monthly Charge		Adjust Account 1011234	Monthly Charge	806.72
	320493	C3 AR Adjustment - Monthly Charge		Adjust Account 1173680	Monthly Charge	(806.72)
						Total June, 2025: (172,879.20)
Ending Balance 4000 - CAM Income - Operating:						(1,632,129.67)
4025 - Reserve Assessments - Operating						Opening Balance: 0.00
06/01/2025	303385	C3 AR Adjustment - Monthly Charges		Adjust Account 1172649	Monthly Charges	(377.71)
	303387	C3 AR Adjustment - Monthly Charges		Adjust Account 1011182	Monthly Charges	377.71
	317170	C3 Billing Batch		187 Units, Reserve Assessment	Billing Batch	(50,430.78)
	317266	C3 AR Adjustment - Monthly Charges		Adjust Account 1011182	Monthly Charges	(377.71)
06/26/2025	320474	C3 AR Adjustment - Monthly Charge		Adjust Account 1148851	Monthly Charge	377.71
	320476	C3 AR Adjustment - Monthly Charge		Adjust Account 1173664	Monthly Charge	(377.71)
	320483	C3 AR Adjustment - Monthly Charge		Adjust Account 1148864	Monthly Charge	172.10
	320485	C3 AR Adjustment - Monthly Charge		Adjust Account 1173677	Monthly Charge	(172.10)
	320492	C3 AR Adjustment - Monthly Charge		Adjust Account 1011234	Monthly Charge	237.09
	320494	C3 AR Adjustment - Monthly Charge		Adjust Account 1173680	Monthly Charge	(237.09)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From June 01, 2025 To June 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Income						
4025 - Reserve Assessments - Operating						Balance From Previous Page: (50,808.49)
06/30/2025	321405	JE		Reserve Contribution	OP to RES Dept	Reserves 50,808.49
						Total June, 2025: 0.00
Ending Balance 4025 - Reserve Assessments - Operating:						0.00
4025 - Reserve Assessments - Reserves						Opening Balance: (254,042.45)
06/30/2025	321405	JE		Reserve Contribution	OP to RES Dept	Reserves (50,808.49)
						Total June, 2025: (50,808.49)
Ending Balance 4025 - Reserve Assessments - Reserves:						(304,850.94)
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: (23,442.90)
06/03/2025	315244	AP		Marriott Business Services	Prior Year Assessment /Credit	(4,688.58)
						Total June, 2025: (4,688.58)
Ending Balance 4590 - Prior Year Surplus - Operating:						(28,131.48)
4825 - Misc. Income - Operating						Opening Balance: (968.40)
06/30/2025	322430	JE		MISC INCOME	ESTOPPEL FEE 559 100022	(100.00)
						ESTOPPEL FEE 557 100019 (100.00)
						ESTOPPEL FEE 574 112878 (100.00)
						ESTOPPEL FEE 564 104413 (100.00)
						Total June, 2025: (400.00)
Ending Balance 4825 - Misc. Income - Operating:						(1,368.40)
4900 - Interest Revenue - Operations - Operating						Opening Balance: (550.42)
06/30/2025	325472	JE		BU 0115 activity	Interest Credit 6/30/2025	(4.16)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From June 01, 2025 To June 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Income						
4900 - Interest Revenue - Operations - Operating						Balance From Previous Page: (554.58)
06/30/2025	325472	JE BU 0115 activity		Interest Credit ICS	6/30/2025	(13.41)
						Total June, 2025: (17.57)
Ending Balance 4900 - Interest Revenue - Operations - Operating:						(567.99)
4910 - Reserve Assessment - Interest Inc. - Reserves						Opening Balance: (3,317.94)
06/30/2025	325485	JE BU RES 0166 activity		Interest Credit	6/30/2025	(189.50)
						Total June, 2025: (189.50)
Ending Balance 4910 - Reserve Assessment - Interest Inc. - Reserves:						(3,507.44)
Expenses						
5010 - Bad Debt - Operating						Opening Balance: 0.00
06/30/2025	328045	JE Bad Debt		Bad Debt for 101-0374	Unit #957	929.26
				Bad Debt for 101-0400	Unit #884	1,261.39
				Bad Debt for 101-0426	Unit #882	2,768.45
				Bad Debt for 101-0662	Unit #0780	100.01
				Bad Debt for 101-0727	Unit #772	0.12
				Bad Debt for 113-8971	Unit #1464	0.05
						Total June, 2025: 5,059.28
Ending Balance 5010 - Bad Debt - Operating:						5,059.28
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:						27,926.40
5055 - Master Assoc Fees - Operating						Opening Balance: 54,000.00
06/03/2025	315244	AP Marriott Business Services		GB Master Assoc		10,800.00
						Total June, 2025: 10,800.00
Ending Balance 5055 - Master Assoc Fees - Operating:						64,800.00
5090 - Office Supplies - Operating						Opening Balance: 570.54
06/30/2025	327988	RV Accrue Expenses		Accrue The Ritz-Carlton Key Biscayne	NOI06251025	11.72
						Total June, 2025: 11.72
Ending Balance 5090 - Office Supplies - Operating:						582.26

General Ledger Report

G.B. Resort Condominium Key Biscayne

From June 01, 2025 To June 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
5150 - Contingency - Operating						Opening Balance:	1,319.15
06/30/2025	327988	RV		Accrue The Ritz-Carlton Key Biscayne	NOI06251025	12.84	
Total June, 2025:						12.84	
Ending Balance 5150 - Contingency - Operating:						1,331.99	
5196 - Miscellaneous Admin Expenses - Operating						Opening Balance:	100.00
				No Activity this period		0.00	
Total June, 2025:						0.00	
Ending Balance 5196 - Miscellaneous Admin Expenses - Operating:						100.00	
5301 - S&W - Admin - Operating						Opening Balance:	115,530.84
06/03/2025	315244	AP		Marriott Business Services	S&W Admin / Res Office	23,106.17	
Total June, 2025:						23,106.17	
Ending Balance 5301 - S&W - Admin - Operating:						138,637.01	
5310 - Shared Services -Administrative - Operating						Opening Balance:	14,983.35
06/03/2025	315244	AP		Marriott Business Services	Manager's & Asst	2,996.67	
Total June, 2025:						2,996.67	
Ending Balance 5310 - Shared Services -Administrative - Operating:						17,980.02	
5311 - SharedServ- Security - Operating						Opening Balance:	28,347.10
06/03/2025	315244	AP		Marriott Business Services	Security Officer	5,669.42	
Total June, 2025:						5,669.42	
Ending Balance 5311 - SharedServ- Security - Operating:						34,016.52	
5312 - SharedServ- Engineer - Operating						Opening Balance:	83,236.00
				No Activity this period		0.00	
Total June, 2025:						0.00	
Ending Balance 5312 - SharedServ- Engineer - Operating:						83,236.00	
5316 - SharedServ- Pool - Operating						Opening Balance:	20,371.20
				No Activity this period		0.00	
Total June, 2025:						0.00	
Ending Balance 5316 - SharedServ- Pool - Operating:						20,371.20	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From June 01, 2025 To June 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5320 - SharedServ- PTEB - Operating						Opening Balance: 120,315.89
06/03/2025	315244	AP Marriott Business Services		Payroll Taxes & Benefits		12,012.13
Total June, 2025:						12,012.13
Ending Balance 5320 - SharedServ- PTEB - Operating:						132,328.02
5323 - Concierge Payroll - Operating						Opening Balance: 55,768.80
				No Activity this period		0.00
Total June, 2025:						0.00
Ending Balance 5323 - Concierge Payroll - Operating:						55,768.80
5400 - Insurance Premiums - Operating						Opening Balance: 306,481.24
06/03/2025	315244	AP Marriott Business Services		Insurance-Casualty		61,296.25
Total June, 2025:						61,296.25
Ending Balance 5400 - Insurance Premiums - Operating:						367,777.49
5402 - Insurance D&O - Operating						Opening Balance: 20,762.65
06/12/2025	317746	AP Hanover Insurance Co		crime , nonprofit Entity		3,181.50
06/30/2025	321402	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
				Rounding Adjustment	07/01/24-07/01/25	0.03
	321404	JE Pre-paid Insurance		Pre-paid Insurance	7/1/25-7/1/26	(3,181.50)
Total June, 2025:						4,152.56
Ending Balance 5402 - Insurance D&O - Operating:						24,915.21
5408 - Rubbish Removal - Operating						Opening Balance: 16,176.00
				No Activity this period		0.00
Total June, 2025:						0.00
Ending Balance 5408 - Rubbish Removal - Operating:						16,176.00
6000 - Electricity - Operating						Opening Balance: 114,223.33
06/03/2025	315244	AP Marriott Business Services		Electrical		22,844.65
Total June, 2025:						22,844.65
Ending Balance 6000 - Electricity - Operating:						137,067.98

General Ledger Report

G.B. Resort Condominium Key Biscayne

From June 01, 2025 To June 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
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:	15,675.20	
6025 - Water & Sewer - Operating						Opening Balance:	68,050.40
06/03/2025	315244	AP Marriott Business Services		Water & Sewer		13,610.08	
					Total June, 2025:	13,610.08	
					Ending Balance 6025 - Water & Sewer - Operating:	81,660.48	
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	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From June 01, 2025 To June 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
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:	<u>14,400.00</u>
6426 - Plant Maintenance - Operating						Opening Balance: 7,656.00
				No Activity this period		0.00
						<u>0.00</u>
					Ending Balance 6426 - Plant Maintenance - Operating:	<u>7,656.00</u>
6432 - Janitor & Cleaning Contract - Operating						Opening Balance: 23,552.80
				No Activity this period		0.00
						<u>0.00</u>
					Ending Balance 6432 - Janitor & Cleaning Contract - Operating:	<u>23,552.80</u>
6442 - Landscaping/Grounds - Operating						Opening Balance: 49,660.00
				No Activity this period		0.00
						<u>0.00</u>
					Ending Balance 6442 - Landscaping/Grounds - Operating:	<u>49,660.00</u>
6530 - General Maintenance Shared - Operating						Opening Balance: 161,550.40
				No Activity this period		0.00
						<u>0.00</u>
					Ending Balance 6530 - General Maintenance Shared - Operating:	<u>161,550.40</u>
7000 - Audit Fees - Operating						Opening Balance: 10,660.00
				No Activity this period		0.00
						<u>0.00</u>
					Ending Balance 7000 - Audit Fees - Operating:	<u>10,660.00</u>
7001 - Accounting Fees - Operating						Opening Balance: 9,104.00
06/30/2025	327988	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	8450116746	2,276.00

General Ledger Report

G.B. Resort Condominium Key Biscayne

From June 01, 2025 To June 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
7001 - Accounting Fees - Operating						Balance From Previous Page: 11,380.00
06/30/2025	327988	RV		Accrue Expenses	Accrue The Ritz-Carlton Hotel Company, L	8450117268 2,276.00
Total June, 2025:						4,552.00
Ending Balance 7001 - Accounting Fees - Operating:						13,656.00
7010 - Professional Development - Operating						Opening Balance: (1,496.60)
06/30/2025	327988	RV		Accrue Expenses	Accrue The Ritz-Carlton Hotel Company, L	8450116746 103.40
					Accrue The Ritz-Carlton Hotel Company, L	8450117268 82.00
					Accrue The Ritz-Carlton Hotel Company, L	8450117268 103.40
					Accrue The Ritz-Carlton Key Biscayne	NOI06251025 579.00
					Accrue The Ritz-Carlton Key Biscayne	NOI06251025 28.63
					Accrue The Ritz-Carlton Key Biscayne	NOI06251025 392.83
Total June, 2025:						1,289.26
Ending Balance 7010 - Professional Development - Operating:						(207.34)
7020 - Legal Fees - Operating						Opening Balance: 17,167.85
06/13/2025	317745	AP		Haber Law, LLP	Legal Fees	1,997.50
	317747	AP		The Ritz-Carlton Key Biscayne	legal service	2,263.50
Total June, 2025:						4,261.00
Ending Balance 7020 - Legal Fees - Operating:						21,428.85
7040 - Management Fees - Operating						Opening Balance: 59,650.00
06/04/2025	317275	AP		The Ritz-Carlton Hotel Company, LLC	Management fee 06/25	8450116783 11,930.00
Total June, 2025:						11,930.00
Ending Balance 7040 - Management Fees - Operating:						71,580.00
8902 - Programs & Services Bundle - Operating						Opening Balance: 15,220.03
06/30/2025	327988	RV		Accrue Expenses	Accrue The Ritz-Carlton Hotel Company, L	8450116746 3,346.29
					Accrue The Ritz-Carlton Hotel Company, L	8450117268 3,346.29
Total June, 2025:						6,692.58
Ending Balance 8902 - Programs & Services Bundle - Operating:						21,912.61

General Ledger Report
G.B. Resort Condominium Key Biscayne
 From June 01, 2025 To June 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<u>Expenses</u>						
9105 - Reserve Expense - Reserves						Opening Balance: 1,650,000.00
				No Activity this period		0.00
						<u>0.00</u>
					Ending Balance 9105 - Reserve Expense - Reserves:	<u><u>1,650,000.00</u></u>
					General Ledger Balance:	<u><u>0.00</u></u>

Bank Reconciliation

G.B. Resort Condominium Key Biscayne

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

Batch	Date	Comment	Reference	Amount	Balance
				Balance per Bank:	9,209.71
Plus deposits and outstanding debits:					
322412	06/30/2025	002 Items on Deposit Slip	Cash Receipts	1,797.88	
322430	06/30/2025	MISC INCOME	Mon Jun 30, 2025	400.00	
Total deposits and outstanding debits:				2,197.88	11,407.59
Less outstanding checks:					
325472	06/30/2025	June Sweep	6/30/2025	(13.41)	
Total outstanding checks:				(13.41)	11,394.18
				Ending balance General Ledger:	11,394.18
				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:	0.00
Plus deposits and outstanding debits:					
		No outstanding deposits.		0.00	
				Total deposits and outstanding debits:	0.00
Less outstanding checks:					
		No outstanding checks.		0.00	
				Total outstanding checks:	0.00
				Ending balance General Ledger:	0.00
				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:	347,787.76
Plus deposits and outstanding debits:					
		No outstanding deposits.		0.00	
		Total deposits and outstanding debits:		0.00	347,787.76
Less outstanding checks:					
		No outstanding checks.		0.00	
		Total outstanding checks:		0.00	347,787.76
			Ending balance General Ledger:		347,787.76
				Difference:	0.00

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



>001604 4838030 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 NOW OPERATING
 1225 ALMA ROAD STE 100
 RICHARDSON TX 75081

Statement Date: June 30, 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 Funds Availability update, effective July 1, 2025.

CP IB BUSINESS CHECKING Account ***0115**

Account Summary

Statement Balance as of 05/31/2025			\$66,191.25
Plus	18	Deposits and Other Credits	\$284,164.02
Less	16	Withdrawals, Checks, and Other Debits	\$341,163.13
Less		Service Charge	\$0.00
Plus		Interest Paid	\$4.16
Statement Balance as of 06/30/2025			\$9,196.30

Interest Summary

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$4.16
Interest Paid Year to Date	\$37.90

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
06/02/2025	ICL Remote Client De		\$15,131.03	\$81,322.28
06/02/2025	RDC Deposit		\$754.07	\$82,076.35
06/02/2025	GBResort VendorPymt MARASSO08	\$90.00		\$81,986.35

Statement Date: June 30, 2025

Account Number: *****0115

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
06/04/2025	ICL Remote Client De		\$3,153.04	\$85,139.39
06/05/2025	Charge Back Analysis Item Chec	\$12,904.82		\$72,234.57
06/05/2025	Charge Back Analysis Item Chec	\$1,508.14		\$70,726.43
06/06/2025	ICL Remote Client De		\$754.07	\$71,480.50
06/06/2025	GBResort ACH MARASSO08		\$165,907.83	\$237,388.33
06/06/2025	SWEEP TO DDA 009856361429	\$36,859.26		\$200,529.07
06/09/2025	ICL Remote Client De		\$3,186.36	\$203,715.43
06/09/2025	ATGPay Online Pa ATGPay Onl ST-R5U5N2L5G7S0 G B RESORT CONDOMINIUM		\$7,571.06	\$211,286.49
06/09/2025	SWEEP TO DDA 009856361429	\$8,325.13		\$202,961.36
06/10/2025	WEB TFR FR 009856200174 162109003494 WEB RF#162109003494		\$0.06	\$202,961.42
06/10/2025	ICL Remote Client De		\$2,767.12	\$205,728.54
06/10/2025	ATGPAY ONLINE PA ATGPAY ONL ST-I8D4D9G9I9X1 G B RESORT CONDOMINIUM		\$699.62	\$206,428.16
06/10/2025	RDC Deposit		\$11,399.40	\$217,827.56
06/10/2025	ACH CHARGEBACK RETURN RETIRE	\$2,776.73		\$215,050.83
06/10/2025	SWEEP TO DDA 009856361429	\$1,109.31		\$213,941.52
06/11/2025	SWEEP TO DDA 009856361429	\$13,941.52		\$200,000.00
06/12/2025	ATGPay Online Pa ATGPay Onl ST-Y4W5D5Q8F9Y0 G B RESORT CONDOMINIUM		\$2,416.97	\$202,416.97
06/12/2025	SWEEP TO DDA 009856361429	\$2,416.97		\$200,000.00
06/13/2025	GBResort VendorPymt MARASSO08	\$147,646.79		\$52,353.21
06/13/2025	TRANSFER FROM DDA 9856361429		\$62,652.19	\$115,005.40
06/17/2025	RDC Deposit		\$754.07	\$115,759.47
06/18/2025	ATGPay Online Pa ATGPay Onl ST-K3U9A5S7R8E1 G B RESORT CONDOMINIUM		\$3,542.94	\$119,302.41
06/20/2025	OUTGOING DOM WIRE: THE RITZ-CA RLTON HOTELCOMP LL C73D5900066	\$11,930.00		\$107,372.41
06/20/2025	AVIDPAY SERVICE AVIDPAY CK1000058 G.B. Resort Condominiu	\$1,997.50		\$105,374.91

Statement Date: June 30, 2025

Account Number: *****0115

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
06/20/2025	AVIDPAY SERVICE AVIDPAY CK1000060 G.B. Resort Condominiu	\$2,263.50		\$103,111.41
06/20/2025	AVIDPAY SERVICE AVIDPAY CK1000059 G.B. Resort Condominiu	\$3,181.50		\$99,929.91
06/24/2025	ICL Remote Client De		\$2,416.97	\$102,346.88
06/24/2025	AVIDPAY SERVICE AVIDPAY CK1000061 G.B. Resort Condominiu	\$43,403.54		\$58,943.34
06/24/2025	GBResort VendorPymt MARASSO08	\$50,808.42		\$8,134.92
06/30/2025	ATGPay Online Pa ATGPay Onl ST-M2R5E2R2B7P4 G B RESORT CONDOMINIUM		\$1,043.81	\$9,178.73
06/30/2025	TRANSFER FROM DDA 9856361429		\$13.41	\$9,192.14
06/30/2025	Interest Paid		\$4.16	\$9,196.30

Rates By Date

<i>Date</i>	<i>Rate</i>
06/02	0.05%

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
05/31	\$66,191.25	06/06	\$200,529.07	06/13	\$115,005.40	06/24	\$8,134.92
06/02	\$81,986.35	06/09	\$202,961.36	06/17	\$115,759.47	06/30	\$9,196.30
06/04	\$85,139.39	06/10	\$213,941.52	06/18	\$119,302.41		
06/05	\$70,726.43	06/11	\$200,000.00	06/20	\$99,929.91		

Other Balances

Minimum Balance this Statement Period	\$8,134.92
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Statement Date: June 30, 2025

Account Number: *****0115



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Statement Date: June 30, 2025

Account Number: *****0115

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7815 NW 148th ST, Miami Lakes, FL 33016**For Consumer Customers Only**

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1. Tell us your name and account number.
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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
06/30/2025

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 June 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%	\$14,809.43	\$13.41
TOTAL			\$14,809.43	\$13.41

DETAILED ACCOUNT OVERVIEW

Account ID: *****115

Account Title: G.B. Resort Condominium Hotel Associatio

Account Summary - Savings

Statement Period	6/1-6/30/2025	Average Daily Balance	\$13,045.07
Previous Period Ending Balance	\$14,809.43	Interest Rate at End of Statement Period	1.25%
Total Program Deposits	62,652.19	Annual Percentage Yield Earned	1.26%
Total Program Withdrawals	(77,461.62)	YTD Interest Paid	529.57
Interest Capitalized	13.41		
Current Period Ending Balance	\$13.41		

Account Transaction Detail

Date	Activity Type	Amount	Balance
06/02/2025	Withdrawal	(\$14,809.43)	\$0.00
06/09/2025	Deposit	36,859.26	36,859.26
06/10/2025	Deposit	8,325.13	45,184.39
06/11/2025	Deposit	1,109.31	46,293.70
06/12/2025	Deposit	13,941.52	60,235.22
06/13/2025	Deposit	2,416.97	62,652.19
06/16/2025	Withdrawal	(62,652.19)	0.00
06/30/2025	Interest Capitalization	13.41	13.41

Summary of Balances as of June 30, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Calvin B Taylor Banking Company	Berlin, MD	5874	\$13.41

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




>003213 4838027 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 OPERATING - WIRES
 1225 ALMA ROAD STE 100
 RICHARDSON TX 75081

Statement Date: June 30, 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 Funds Availability update, effective July 1, 2025.

CP IB BUSINESS CHECKING Account ***0174**

Account Summary

Statement Balance as of 05/31/2025			\$0.06
Plus	0	Deposits and Other Credits	\$0.00
Less	1	Withdrawals, Checks, and Other Debits	\$0.06
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 06/30/2025			\$0.00

Interest Summary

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$0.00
Interest Paid Year to Date	\$0.52

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
06/10/2025	WEB TFR TO 009856200115 WEB RF#162109003494	\$0.06		\$0.00

Statement Date: June 30, 2025

Account Number: *****0174

Rates By Date

<i>Date</i>	<i>Rate</i>
06/02	0.05%

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
05/31	\$0.06	06/10	\$0.00

Other Balances

Minimum Balance this Statement Period	\$0.00
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Statement Date: June 30, 2025

Account Number: *****0174

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



>000929 4838024 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 RESERVE ACCOUNT
 1225 ALMA ROAD STE 100
 RICHARDSON TX 75081

Statement Date: June 30, 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 05/31/2025			\$296,789.84
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	\$189.50
Statement Balance as of 06/30/2025			\$347,787.76

Interest Summary

Beginning Interest Rate	0.75%
Interest Paid this Statement Period	\$189.50
Interest Paid Year to Date	\$3,507.44

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
06/24/2025	GBResort VendorPymt 9856200166 GBResortBURES0166		\$50,808.42	\$347,598.26
06/30/2025	Interest Paid		\$189.50	\$347,787.76

Statement Date: June 30, 2025

Account Number: *****0166

Rates By Date

<i>Date</i>	<i>Rate</i>
06/02	0.75%

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
05/31	\$296,789.84	06/24	\$347,598.26	06/30	\$347,787.76

Other Balances

Minimum Balance this Statement Period	\$296,789.84
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Statement Date: June 30, 2025

Account Number: *****0166

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51- GB Resort
 Bad Debt Analysis- GL 1525
 6/30/2025

<u>Building</u>	<u>Unit</u>	<u>First Name</u>	<u>Last Name</u>	<u>Charge Date</u>	<u>Charge Code</u>	<u>Charge Balance</u>
101-0374	957	Cynthia	Caridad			\$ 929.26
101-0400	884	Haim	Lalo			\$ 1,261.39
101-0426	882	Amram	LLC			\$ 2,768.45
101-0662	780	RCH	Investments			\$ 100.01
101-0727	772	Terranostral	LTD			\$ 0.12
113-8971	1464	The Jen	Trust			\$ 0.05

Totals	\$5,059.28
Per GL	<u>5,059.28</u>
Diff	<u><u>\$ 0.00</u></u>

51- GB Resort
 Prepaid Insurance - GL 1600
 6/30/2025
 SUMMARY OF INSURANCE POLICIES

Type of Coverage	Umbrella	Crime	NonProfit entity	GL	Crime	Nonprofit	Total
Effective Dates of Policies:	7/1/24 - 6/30/24	7/1/24-7/1/25	7/1/24-7/1/25	7/1/24 - 6/30/24	7/1/25-7/1/26	7/1/25-7/1/26	
Premium	\$ 13,197.45	\$ 1,237.25	\$ 1,771.54	\$ 33,624.15	\$ 1,229.17	\$ 1,952.33	\$ 53,011.89
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	\$ 1,099.79	\$ 103.10	\$ 147.63	\$ 2,802.01		\$ 4,152.53	\$ 0.01
Jul-25						\$ -	\$ 0.01
Aug-25						\$ -	\$ 0.01
Sep-25						\$ -	\$ 0.01
Oct-25						\$ -	\$ 0.01
Nov-25						\$ -	\$ 0.01
Dec-25						\$ -	\$ 0.01
	\$ 6,598.73	\$ 618.63	\$ 885.77	\$ 16,812.08		\$ 24,915.20	
Balance amortized last year						\$	(11,717.75)

51- GB Resort
Prepaid expense- GL 1640
6/30/2025

<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
 6/30/2025

Vendor Name	GL		Balance	6/30/2025
	Account #	Reference #		
Accrue The Ritz-Carlton Hotel	8450116746		\$	2,276.00
Accrue The Ritz-Carlton Hotel	8450116746		\$	103.40
Accrue The Ritz-Carlton Hotel	8450116746		\$	3,346.29
Accrue The Ritz-Carlton Hotel	8450117263		\$	2,276.00
Accrue The Ritz-Carlton Hotel	8450117263		\$	82.00
Accrue The Ritz-Carlton Hotel	8450117263		\$	103.40
Accrue The Ritz-Carlton Hotel	8450117263		\$	3,346.29
Accrue The Ritz-Carlton Key Biscayne	NOI06251025		\$	12.84
Accrue The Ritz-Carlton Key Biscayne	NOI06251026		\$	11.72
Accrue The Ritz-Carlton Key Biscayne	NOI06251027		\$	579.00
Accrue The Ritz-Carlton Key Biscayne	NOI06251028		\$	28.63
Accrue The Ritz-Carlton Key Biscayne	NOI06251029		\$	392.83

Total	\$	12,558.40
Per GL	\$	12,558.40
Difference	\$	-

51- GB Resort
Other Current Liabilities- GL 2495
6/30/2025

Description	Date	Transaction	Ending Balance
2025 Opening Balance	1/1/2025	\$	(1,355.91)
2024 Audit Adjustment	6/30/2025	\$	57,619.00

Totals	\$	56,263.09
Per GL	\$	56,263.09
Diff (due to rounding)	\$	-

51- GB Resort
GL 1799
6/30/2025

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>