

Balance Sheet Report

G.B. Resort Condominium Key Biscayne

As of July 31, 2025

	<u>Balance Jul 31, 2025</u>	<u>Balance Jun 30, 2025</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - BU OPER #0115	113,118.34	11,394.18	101,724.16
1001 - BU OPER WIRE #0174	0.03	0.00	0.03
1650 - Due To/From Reserves	0.00	152,425.26	(152,425.26)
Total Operating Funds	113,118.37	163,819.44	(50,701.07)
Reserve Funds			
1325 - BU RSRV #0166	398,839.71	347,787.76	51,051.95
1651 - Due To/From Operating	0.00	(152,425.26)	152,425.26
Total Reserve Funds	398,839.71	195,362.50	203,477.21
Accounts Receivable			
1500 - Accounts Receivable	48,517.39	45,829.25	2,688.14
1525 - Allowance for Bad Debt	(5,059.28)	(5,059.28)	0.00
Total Accounts Receivable	43,458.11	40,769.97	2,688.14
Prepaid Expenses			
1600 - Prepaid Property & Liability Ins	35,627.90	3,181.50	32,446.40
Total Prepaid Expenses	35,627.90	3,181.50	32,446.40
Total Assets	591,044.09	403,133.41	187,910.68
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	0.00	135.00	(135.00)
2050 - Resident Refunds	0.00	2,420.57	(2,420.57)
Total Accounts Payable	0.00	2,555.57	(2,555.57)

Balance Sheet Report

G.B. Resort Condominium Key Biscayne

As of July 31, 2025

	<u>Balance Jul 31, 2025</u>	<u>Balance Jun 30, 2025</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - General Accruals	155,114.15	12,558.40	142,555.75
Total Accrued Expenses	155,114.15	12,558.40	142,555.75
Accrued Payroll			
2495 - Other Current Liabilities	(56,263.09)	(56,263.09)	0.00
Total Accrued Payroll	(56,263.09)	(56,263.09)	0.00
Prepaid Assessments			
2550 - Prepaid Assessments	31,957.31	35,902.61	(3,945.30)
2598 - Deferred Revenue-Reserves	1,537,004.53	1,537,004.53	0.00
Total Prepaid Assessments	1,568,961.84	1,572,907.14	(3,945.30)
Total Liabilities	1,667,812.90	1,531,758.02	136,054.88
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Retained Earnings - Operating Fund	239,344.82	239,344.82	0.00
3005 - Equity Adjustments - Prior Periods	(8,426.57)	(8,426.57)	0.00
Total Owners Equity - Prior Years	230,918.25	230,918.25	0.00
Total Owners' Equity	230,918.25	230,918.25	0.00
Net Income / (Loss)	(1,307,687.06)	(1,359,542.86)	51,855.80
Total Liabilities and Equity	591,044.09	403,133.41	187,910.68

Income Statement Report

G.B. Resort Condominium Key Biscayne

Operating

July 01, 2025 thru July 31, 2025

	Current Period			Year to Date (7 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)	1,805,008.87	1,643,904.00	161,104.87	2,818,121.00	1,013,112.13
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	4,688.00	0.58	32,820.06	32,820.00	0.06	56,263.00	23,442.94
4825 - Misc. Income	0.00	0.00	0.00	1,368.40	920.00	448.40	1,150.00	(218.40)
4900 - Interest Revenue - Operations	6.21	0.00	6.21	574.20	0.00	574.20	0.00	(574.20)
Total Assessment Income	177,573.99	239,531.00	(61,957.01)	1,841,221.53	1,677,644.00	163,577.53	2,875,534.00	1,034,312.47
Total Operating Income	177,573.99	239,531.00	(61,957.01)	1,841,221.53	1,677,644.00	163,577.53	2,875,534.00	1,034,312.47
<u>Expense</u>								
Administrative								
5010 - Bad Debt	0.00	0.00	0.00	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	75,600.00	75,600.00	0.00	129,600.00	54,000.00
5090 - Office Supplies	412.67	83.00	329.67	994.93	583.00	411.93	1,000.00	5.07
5150 - Contingency	0.00	1,667.00	(1,667.00)	1,331.99	11,667.00	(10,335.01)	20,000.00	18,668.01
5196 - Miscellaneous Admin Expenses	340.00	342.00	(2.00)	440.00	2,395.00	(1,955.00)	4,105.00	3,665.00
Total Administrative	11,552.67	12,892.00	(1,339.33)	111,352.60	118,173.00	(6,820.40)	189,615.00	78,262.40
Payroll & Benefits								
5301 - S&W - Admin	23,106.17	23,106.00	0.17	161,743.18	161,743.00	0.18	277,274.00	115,530.82
5310 - Shared Services -Administrative	2,996.67	2,997.00	(0.33)	20,976.69	20,977.00	(0.31)	35,960.00	14,983.31
5311 - SharedServ- Security	5,669.42	5,669.00	0.42	39,685.94	39,686.00	(0.06)	68,033.00	28,347.06
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	144,340.15	144,340.00	0.15	219,465.00	75,124.85
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	43,784.00	0.39	526,121.96	526,122.00	(0.04)	799,952.00	273,830.04

Income Statement Report

G.B. Resort Condominium Key Biscayne

Operating

July 01, 2025 thru July 31, 2025

	Current Period			Year to Date (7 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)	159,912.63	159,913.00	(0.37)	274,136.00	114,223.37
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	95,270.56	95,271.00	(0.44)	163,321.00	68,050.44
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	36,455.00	(0.27)	296,200.79	296,204.00	(3.21)	488,731.00	192,530.21
Operations								
5400 - Insurance Premiums	61,296.25	61,296.00	0.25	429,073.74	429,074.00	(0.26)	735,555.00	306,481.26
5402 - Insurance D&O	4,512.48	3,689.00	823.48	29,427.69	25,827.00	3,600.69	44,275.00	14,847.31
6300 - Licenses & Fees	0.00	63.00	(63.00)	752.00	441.00	311.00	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	6,218.00	4,442.00	10,660.00	0.00
7001 - Accounting Fees	2,276.00	2,549.00	(273.00)	15,932.00	17,844.00	(1,912.00)	30,589.00	14,657.00
7010 - Professional Development	1,092.40	125.00	967.40	885.06	875.00	10.06	1,500.00	614.94
7020 - Legal Fees	525.00	583.00	(58.00)	21,953.85	4,083.00	17,870.85	7,000.00	(14,953.85)
7040 - Management Fees	11,930.00	11,929.00	1.00	83,510.00	83,507.00	3.00	143,155.00	59,645.00
Total Operations	81,632.13	81,122.00	510.13	883,208.74	858,885.00	24,323.74	1,337,258.00	454,049.26
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

July 01, 2025 thru July 31, 2025

	Current Period			Year to Date (7 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	1,610.00	(1,610.00)	2,760.00	2,760.00
Total Repair & Maintenance	0.00	230.00	(230.00)	16,176.00	17,786.00	(1,610.00)	22,980.00	6,804.00
8800 Expenses								
8902 - Programs & Services Bundle	3,346.29	3,083.00	263.29	25,258.90	21,583.00	3,675.90	37,000.00	11,741.10
Total 8800 Expenses	3,346.29	3,083.00	263.29	25,258.90	21,583.00	3,675.90	37,000.00	11,741.10
Total Operating Expense	176,770.21	177,566.00	(795.79)	1,858,318.99	1,838,753.00	19,565.99	2,875,536.00	1,017,217.01
Total Operating Income / (Loss)	803.78	61,965.00	(61,161.22)	(17,097.46)	(161,109.00)	144,011.54	(2.00)	17,095.46

Income Statement Report

G.B. Resort Condominium Key Biscayne

Reserves

July 01, 2025 thru July 31, 2025

	Current Period			Year to Date (7 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	355,659.43	355,659.00	0.43	609,701.00	254,041.57
4910 - Reserve Assessment - Interest Inc.	243.53	0.00	243.53	3,750.97	0.00	3,750.97	0.00	(3,750.97)
Total Assessment Income	51,052.02	50,808.00	244.02	359,410.40	355,659.00	3,751.40	609,701.00	250,290.60
Total Reserves Income	51,052.02	50,808.00	244.02	359,410.40	355,659.00	3,751.40	609,701.00	250,290.60
<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)	51,052.02	50,808.00	244.02	(1,290,589.60)	355,659.00	(1,646,248.60)	609,701.00	1,900,290.60
Total Association Net Income / (Loss)	51,855.80	112,773.00	(60,917.20)	(1,307,687.06)	194,550.00	(1,502,237.06)	609,699.00	1,917,386.06

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Operating

As of July 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	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	172,879	234,843	234,844	234,843	234,844	234,843	2,979,226	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	4,689	4,689	4,688	4,689	4,688	4,689	56,263	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	6	0	0	0	0	0	574	0
Total Assessment Income	326,687	326,791	327,617	326,940	177,627	177,985	177,574	239,532	239,532	239,532	239,532	239,762	3,039,112	2,875,534
Total Income	326,687	326,791	327,617	326,940	177,627	177,985	177,574	239,532	239,532	239,532	239,532	239,762	3,039,112	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	413	84	83	83	84	83	1,412	1,000
5150 - Contingency	329	531	235	224	0	13	0	1,666	1,667	1,667	1,666	1,667	9,665	20,000
5196 - Miscellaneous Admin Expens	0	0	80	20	0	0	340	342	342	342	342	342	2,150	4,105
Total Administrative	18,110	18,313	18,395	18,298	10,800	15,884	11,553	12,892	12,892	12,892	12,892	19,874	182,795	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 July 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	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	163,321	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	36,455	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	735,555	735,555
5402 - Insurance D&O	4,153	4,153	4,153	4,153	4,153	4,153	4,512	3,690	3,689	3,690	3,689	3,690	47,876	44,275
6300 - Licenses & Fees	752	0	0	0	0	0	0	63	63	63	63	63	1,067	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	0	889	888	888	889	888	15,102	10,660
7001 - Accounting Fees	0	2,276	4,552	2,276	0	4,552	2,276	2,549	2,549	2,549	2,549	2,549	28,677	30,589
7010 - Professional Development	(800)	0	(800)	103	0	1,289	1,092	125	125	125	125	125	1,510	1,500
7020 - Legal Fees	440	7,940	2,465	5,168	1,155	4,261	525	584	583	583	584	583	24,871	7,000
7040 - Management Fees	11,930	11,930	11,930	11,930	11,930	11,930	11,930	11,930	11,929	11,930	11,929	11,930	143,158	143,155
Total Operations	150,524	165,756	160,821	158,460	78,533	87,481	81,632	81,126	81,122	81,125	81,124	153,876	1,361,582	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	0	230	230	230	230	230	1,150	2,760
Total Repair & Maintenance	4,044	4,044	4,044	4,044	0	0	0	230	230	230	230	4,274	21,370	22,980

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Operating

As of July 31, 2025

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Projected	Budget
8800 Expenses														
8902 - Programs & Services Bundle	0	3,346	8,602	3,272	0	6,693	3,346	3,084	3,083	3,083	3,084	3,083	40,676	37,000
Total 8800 Expenses	0	3,346	8,602	3,272	0	6,693	3,346	3,084	3,083	3,083	3,084	3,083	40,676	37,000
Total Expense	318,080	336,861	337,263	329,476	169,572	190,297	176,770	177,569	177,568	177,569	177,568	326,509	2,895,102	2,875,536
Total Operating	8,607	(10,070)	(9,646)	(2,536)	8,055	(12,311)	804	61,963	61,964	61,963	61,964	(86,747)	144,010	(2)

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Reserves

As of July 31, 2025

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Projected	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	244	0	0	0	0	0	3,751	0
Total Assessment Income	51,794	51,740	51,891	50,946	50,989	50,998	51,052	50,808	50,809	50,808	50,809	50,808	613,452	609,701
Total Income	51,794	51,740	51,891	50,946	50,989	50,998	51,052	50,808	50,809	50,808	50,809	50,808	613,452	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	51,052	50,808	50,809	50,808	50,809	50,808	(1,036,548)	609,701

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of July 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	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	172,879	234,843	234,844	234,843	234,844	234,843	2,979,226	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	4,689	4,689	4,688	4,689	4,688	4,689	56,263	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	6	0	0	0	0	0	574	0
4910 - Reserve Assessment - Intere	986	931	1,083	137	181	190	244	0	0	0	0	0	3,751	0
Total Assessment Income	378,481	378,530	379,509	377,886	228,616	228,983	228,626	290,340	290,341	290,340	290,341	290,570	3,652,564	3,485,235
Total Income	378,481	378,530	379,509	377,886	228,616	228,983	228,626	290,340	290,341	290,340	290,341	290,570	3,652,564	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	413	84	83	83	84	83	1,412	1,000
5150 - Contingency	329	531	235	224	0	13	0	1,666	1,667	1,667	1,666	1,667	9,665	20,000
5196 - Miscellaneous Admin Expens	0	0	80	20	0	0	340	342	342	342	342	342	2,150	4,105
Total Administrative	18,110	18,313	18,395	18,298	10,800	15,884	11,553	12,892	12,892	12,892	12,892	19,874	182,795	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 July 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	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	163,321	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	36,455	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	735,555	735,555
5402 - Insurance D&O	4,153	4,153	4,153	4,153	4,153	4,153	4,512	3,690	3,689	3,690	3,689	3,690	47,876	44,275
6300 - Licenses & Fees	752	0	0	0	0	0	0	63	63	63	63	63	1,067	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	0	889	888	888	889	888	15,102	10,660
7001 - Accounting Fees	0	2,276	4,552	2,276	0	4,552	2,276	2,549	2,549	2,549	2,549	2,549	28,677	30,589
7010 - Professional Development	(800)	0	(800)	103	0	1,289	1,092	125	125	125	125	125	1,510	1,500
7020 - Legal Fees	440	7,940	2,465	5,168	1,155	4,261	525	584	583	583	584	583	24,871	7,000
7040 - Management Fees	11,930	11,930	11,930	11,930	11,930	11,930	11,930	11,930	11,929	11,930	11,929	11,930	143,158	143,155
Total Operations	150,524	165,756	160,821	158,460	78,533	87,481	81,632	81,126	81,122	81,125	81,124	153,876	1,361,582	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	0	230	230	230	230	230	1,150	2,760
Total Repair & Maintenance	4,044	4,044	4,044	4,044	0	0	0	230	230	230	230	4,274	21,370	22,980

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of July 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	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	3,346	3,084	3,083	3,083	3,084	3,083	40,676	37,000
Total 8800 Expenses	0	3,346	8,602	3,272	0	6,693	3,346	3,084	3,083	3,083	3,084	3,083	40,676	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	176,770	177,569	177,568	177,569	177,568	326,509	4,545,102	2,875,536
All Departments Summary	60,401	41,670	1,607,754)	48,410	59,044	38,687	51,856	112,771	112,773	112,771	112,773	(35,939)	(892,538)	609,699

Investment Listing Report

G.B. Resort Condominium Key Biscayne

As of Thu Jul 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		113,118.34	0.150%	11/30/2023	0	
1001 - BU OPER WIRE #0174 Bank United	****0174		0.03	0.150%	11/30/2023	0	
		Total Operating Funds:	<u>113,118.37</u>				
Reserve Funds							
1325 - BU RSRV #0166 Bank United	****0166	Money Market	398,839.71	1.500%	11/30/2023	0	
		Total Reserve Funds:	<u>398,839.71</u>				
		Total GB Resort:	<u><u>511,958.08</u></u>				

Delinquency and Prepaid Report

G.B. Resort Condominium Key Biscayne

As Of: Thu Jul 31, 2025

Outstanding Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0057	Zbn Investments Corp.	455 Grand Bay Drive #1464	UB-0001	1,508.56	0.00	0.00	0.00	0.00	1,508.56
00101-0251	Zbn Investments Corp	455 Grand Bay Drive #1064	UB-0001	1,464.94	0.00	0.00	0.00	0.00	1,464.94
00101-0280	Thierry Viac	455 Grand Bay Drive #1059	UB-0001	757.67	560.90	0.00	0.00	0.00	1,318.57
00101-0361	Keybis Corporation	455 Grand Bay Drive #958	UB-0001	754.07	0.00	0.00	0.00	0.00	754.07
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	513.18	0.00	0.00	244.50	1,515.35
00101-0426	Amram Llc	455 Grand Bay Drive #882	UB-0001	557.35	0.00	0.00	0.00	2,768.45	3,325.80
00101-0442	Roykin Services, Inc.	455 Grand Bay Drive #0880	UB-0001	1,662.90	0.00	0.00	0.00	0.00	1,662.90
00101-0468	Roykin Services, Inc.	455 Grand Bay Drive #878	UB-0001	754.07	16.50	0.00	0.00	0.00	770.57
00101-0633	Keybis Corporation	455 Grand Bay Drive #783	UB-0001	757.67	0.06	0.00	0.00	0.00	757.73
00101-0662	Settled - Rch Investments	455 Grand Bay Drive #0780	UB-0001	0.00	0.00	0.00	0.00	100.01	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	718.07	0.00	0.00	0.00	0.00	718.07
00101-0756	Settled - South Yarra Llc	455 Grand Bay Drive #766	UB-0001	0.00	0.00	0.00	0.00	0.01	0.01
00101-1085	Cpz Investments Corp	455 Grand Bay Drive #585	UB-0001	3,153.04	0.00	0.00	0.00	0.00	3,153.04
00101-1205	Put It On The Ritz, Llc	455 Grand Bay Drive #570	UB-0001	255.83	0.00	0.00	0.00	0.00	255.83
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	314.08	0.00	0.00	0.00	0.00	314.08
00101-1289	Egio Llc	455 Grand Bay Drive #554	UB-0001	555.73	0.00	0.00	0.00	0.00	555.73
00101-1302	Keybis Corporation	455 Grand Bay Drive #487	UB-0001	874.65	874.65	0.00	0.05	0.00	1,749.35
00101-1535	Twin A And B Corp	455 Grand Bay Drive #387	UB-0001	874.65	0.01	0.00	0.00	0.00	874.66
00101-1807	Green Field One Llc	455 Grand Bay Drive #282	UB-0001	1,662.90	1,662.90	4,476.35	45.00	0.00	7,847.15
00101-1878	Cpz Investments Corp	455 Grand Bay Drive #274	UB-0001	1,662.90	0.00	0.00	0.00	0.00	1,662.90
00113-8971	Settled - The JEN Trust	455 Grand Bay Drive #1464	UB-0001	0.00	0.00	0.00	0.00	0.05	0.05
00116-1867	Ross Hollman	455 Grand Bay Drive #768	UB-0001	0.01	0.00	0.00	0.00	0.00	0.01
00117-1404	RITZ-KB 604, LLC	455 Grand Bay Drive #683	UB-0001	3,624.40	0.00	0.00	0.00	0.00	3,624.40
00117-1857	Alexis Braun Burillo	455 Grand Bay Drive #378	UB-0001	754.07	754.07	0.00	754.07	0.00	2,262.21
00117-2649	512 RKB, LLC	455 Grand Bay Drive #574	UB-0001	1,662.90	1,662.90	0.00	0.00	0.00	3,325.80
00117-3664	VMG KB Properties LLC	455 Grand Bay Drive #557	UB-0001	1,662.90	1,662.90	0.00	0.00	0.00	3,325.80
00117-3677	VMG KB Properties LLC	455 Grand Bay Drive #559	UB-0001	757.67	757.67	0.00	0.00	0.00	1,515.34
Outstanding Balance:				30,688.74	8,510.78	4,476.35	799.12	4,042.40	48,517.39
Percentage of Balance:				63.25%	17.54%	9.23%	1.65%	8.33%	100.00%
Total Accounts:				12	8	0	3	7	30

Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0170	11730 Annapolis Road Two, Llc	455 Grand Bay Drive #1255	UB-0001	0.00	0.00	0.00	0.00	-4,271.67	-4,271.67
00101-0206	1119 Llc	455 Grand Bay Drive #1160	UB-0001	0.00	0.00	0.00	0.00	-4,271.67	-4,271.67
00101-0248	Anthony Dellomo Ira	455 Grand Bay Drive #1155	UB-0001	-1,255.39	-1,255.39	-1,255.39	-170.23	0.00	-3,936.40
00101-0536	Settled - Evasun76 Llc	455 Grand Bay Drive #866	UB-0001	0.00	0.00	0.00	0.00	-0.02	-0.02

Delinquency and Prepaid Report
G.B. Resort Condominium Key Biscayne
 As Of: Thu Jul 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
00101-0552	Raul Rivero	455 Grand Bay Drive #862	UB-0001	0.00	-226.82	0.00	0.00	0.00	-226.82
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
00101-0905	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	-822.51	0.00	0.00	0.00	0.00	-822.51
00101-1140	502 Ritz 502 Ritz Llc	455 Grand Bay Drive #579	UB-0001	0.00	0.00	0.00	0.00	-9,420.00	-9,420.00
00101-1328	Settled - Juan Gonzalez	455 Grand Bay Drive #484	UB-0001	0.00	0.00	0.00	0.00	-3.00	-3.00
00101-1467	Francisco Ortega	455 Grand Bay Drive #464	UB-0001	0.00	0.00	-3,417.10	0.00	0.00	-3,417.10
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
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
Prepaid Balance:				-7,665.90	-1,482.21	-4,672.49	-170.23	-17,966.48	-31,957.31
Percentage of Balance:				23.99%	4.64%	14.62%	0.53%	56.22%	100.00%
Total Accounts:				5	1	1	1	6	14
Balance:				23,022.84	7,028.57	-196.14	628.89	-13,924.08	16,560.08
Percentage of Total Balance:				139.03%	42.44%	-1.18%	3.80%	-84.08%	100.00%

Accounts Payable Open Items
G.B. Resort Condominium Key Biscayne
As of Thu Jul 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

Tue Jul 01, 2025 thru Thu Jul 31, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>524 Grand Bay LLC</u>					
Check Date: 07/18/2025	Bank: Bank United Operating	Check Number: 01000066	Check Amount: 1,662.90		
	51 - 2050 - Resident Refunds		07/01/2025 Reimb homeowner for Overpayment	00114-8851	1,662.90
Total for 524 Grand Bay LLC					1,662.90
<u>Associa Client Shared Services, inc</u>					
Check Date: 07/08/2025	Bank: Bank United Operating	Check Number: 02000045	Check Amount: 135.00		
	51 - 2015 - Returned Check Fee Payable		07/01/2025 NSF Fee		135.00
Check Date: 07/30/2025	Bank: Bank United Operating	Check Number: 02000047	Check Amount: 45.00		
	51 - 2015 - Returned Check Fee Payable		07/28/2025 NSF Fee		45.00
Total for Associa Client Shared Services, inc					180.00
<u>GB Resort BU RES 0166</u>					
Check Date: 07/09/2025	Bank: Bank United Operating	Check Number: 02000046	Check Amount: 50,808.42		
	RESERVE - 1325 - BU RSRV #0166		07/01/2025 Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42
Total for GB Resort BU RES 0166					50,808.42
<u>Haber Law, LLP</u>					
Check Date: 07/18/2025	Bank: Bank United Operating	Check Number: 01000064	Check Amount: 525.00		
	51 - 7020 - Legal Fees		07/16/2025 Legal Fees		525.00
Total for Haber Law, LLP					525.00
<u>Insureon</u>					
Check Date: 07/11/2025	Bank: Bank United Operating	Check Number: 01000062	Check Amount: 1,273.58		
	51 - 9815 - Insurance - Common		07/07/2025 Extension of General Liability		1,273.58
Check Date: 07/30/2025	Bank: Bank United Operating	Check Number: 03000048	Check Amount: 35,685.30		
	51 - 9815 - Insurance - Common		07/16/2025 General Liability		35,685.30
Total for Insureon					36,958.88
<u>Neifra LLC</u>					
Check Date: 07/18/2025	Bank: Bank United Operating	Check Number: 01000065	Check Amount: 757.67		
	51 - 2050 - Resident Refunds		07/01/2025 Reimb homeowner for Overpayment	00114-8864	757.67
Total for Neifra LLC					757.67
<u>The Ritz-Carlton Hotel Company, LLC</u>					
Check Date: 07/15/2025	Bank: Bank United Operating	Check Number: 03000045	Check Amount: 5,725.69		
	51 - 7001 - Accounting Fees		07/07/2025 Financial Services	8450116746	2,276.00

Cash Disbursement by Vendor

G.B. Resort Condominium Key Biscayne

Tue Jul 01, 2025 thru Thu Jul 31, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>The Ritz-Carlton Hotel Company, LLC</u>					
Check Date: 07/15/2025	Bank: Bank United Operating	Check Number: 03000045	Check Amount: 5,725.69		
	51 - 7010 - Professional Development	07/07/2025	Training Services	8450116746	103.40
	51 - 8902 - Programs & Services Bundle	07/07/2025	Residential Services	8450116746	3,346.29
Check Date: 07/15/2025	Bank: Bank United Operating	Check Number: 03000046	Check Amount: 5,807.69		
	51 - 7001 - Accounting Fees	07/07/2025	Financial Services	8450117268	2,276.00
	51 - 7010 - Professional Development	07/07/2025	Third party Services	8450117268	82.00
	51 - 7010 - Professional Development	07/07/2025	Training Services	8450117268	103.40
	51 - 8902 - Programs & Services Bundle	07/07/2025	Residential Services	8450117268	3,346.29
Check Date: 07/15/2025	Bank: Bank United Operating	Check Number: 03000047	Check Amount: 11,930.00		
	51 - 7040 - Management Fees	07/07/2025	Management fee 07/25	8450117634	11,930.00
			Total for The Ritz-Carlton Hotel Company, LLC		23,463.38
<u>The Ritz-Carlton Key Biscayne</u>					
Check Date: 07/11/2025	Bank: Bank United Operating	Check Number: 01000063	Check Amount: 1,025.02		
	51 - 5090 - Office Supplies	07/07/2025	bus card sleeves		11.72
	51 - 5150 - Contingency	07/07/2025	Amenities/last guest		12.84
	51 - 7010 - Professional Development	07/07/2025	CAI CLASS EDUCATION		579.00
	51 - 7010 - Professional Development	07/07/2025	CONDOLECES CARDS		28.63
	51 - 7010 - Professional Development	07/07/2025	COPIES / MAIL OUT		392.83
			Total for The Ritz-Carlton Key Biscayne		1,025.02
			Total for GB Resort		115,381.27

General Ledger Report

G.B. Resort Condominium Key Biscayne

From July 01, 2025 To July 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1000 - BU OPER #0115 - Operating						Opening Balance: 11,394.18
07/01/2025	322069	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,662.90
	322074	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,508.13
	322189	C3 ACH Payment		ATGPay Online Payment	ACH Payment	754.07
	322190	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,662.90
07/03/2025	323166	C3 Direct Debit		137 Items on Direct Debit	Direct Debit	167,991.09
07/05/2025	323676	C3 ACH Payment		ATGPay Online Payment	ACH Payment	754.07
	323829	C3 ACH Payment		ATGPay Online Payment	ACH Payment	754.07
	324022	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	718.07
	324114	C3 ACH Payment		ATGPay Online Payment	ACH Payment	757.67
	324133	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,662.90
	324186	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,662.90
07/08/2025	325827	C3 AR Adjustment - Returned Payment		Adjust Account 00117-1404	AR Adjust Batch	(3,579.40)
	326371	AP Check Run 07-08-2025		Associa Client Shared Services, inc	Check No 02000045	(135.00)
	327267	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	717.98
07/09/2025	327166	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,316.48
	327356	AP Check Run 07-09-2025		GB Resort BU RES 0166	Check No 02000046	(50,808.42)
	327949	C3 Lock Box Receipts		008 Items on Lock Box File	Lock Box Receipts	12,702.86
07/10/2025	328516	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	1,255.39
	332044	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	754.07
07/11/2025	331082	AP Check Run 07-11-2025		Insureon	Check No 01000062	(1,273.58)
	331083	AP Check Run 07-11-2025		The Ritz-Carlton Key Biscayne	Check No 01000063	(1,025.02)
07/15/2025	333096	AP Check Run 07-15-2025		The Ritz-Carlton Hotel Company, LLC	Check No 03000045	(5,725.69)
	333097	AP Check Run 07-15-2025		The Ritz-Carlton Hotel Company, LLC	Check No 03000046	(5,807.69)
	333098	AP Check Run 07-15-2025		The Ritz-Carlton Hotel Company, LLC	Check No 03000047	(11,930.00)
07/16/2025	333456	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	1,000.00
	334402	C3 Lock Box Receipts		004 Items on Lock Box File	Lock Box Receipts	5,618.60
07/18/2025	335673	AP Check Run 07-18-2025		Haber Law, LLP	Check No 01000064	(525.00)
	335674	AP Check Run 07-18-2025		Neifra LLC	Check No 01000065	(757.67)
	335675	AP Check Run 07-18-2025		524 Grand Bay LLC	Check No 01000066	(1,662.90)
	336034	C3 Lock Box Receipts		002 Items on Lock Box File	Lock Box Receipts	3,023.48
07/21/2025	336705	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	2,154.21
07/25/2025	338293	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,824.87
	338329	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	754.07
07/28/2025	338673	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	1,662.90
07/29/2025	338770	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,508.13
	338771	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,662.90
07/30/2025	339209	AP Check Run 07-30-2025		Associa Client Shared Services, inc	Check No 02000047	(45.00)
	339210	AP Check Run 07-30-2025		Insureon	Check No 03000048	(35,685.30)
07/31/2025	342027	JE BU WIRE 0174 activity		Wire to Operating	7/16/2025	4,833.94

General Ledger Report

G.B. Resort Condominium Key Biscayne

From July 01, 2025 To July 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1000 - BU OPER #0115 - Operating						Balance From Previous Page: 113,112.16
07/31/2025	342077	JE BU 0115 activity		Interest Credit	7/31/2025	6.18
						Total July, 2025: 101,724.16
Ending Balance 1000 - BU OPER #0115 - Operating:						113,118.34
1001 - BU OPER WIRE #0174 - Operating						Opening Balance: 0.00
07/11/2025	332917	C3 AR Adjustment - Wire Pymnt		Adjust Account 1010468	Wire Pymnt	1,508.14
	332918	C3 AR Adjustment - Wire Pymnt		Adjust Account 1010442	Wire Pymnt	3,325.80
07/31/2025	342027	JE BU WIRE 0174 activity		Interest Credit	7/31/2025	0.03
				Wire to Operating	7/16/2025	(4,833.94)
						Total July, 2025: 0.03
Ending Balance 1001 - BU OPER WIRE #0174 - Operating:						0.03
1325 - BU RSRV #0166 - Reserves						Opening Balance: 347,787.76
07/01/2025	327355	AP GB Resort BU RES 0166		Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42
07/31/2025	342028	JE BU RES 0166 activity		Interest Credit	7/31/2025	243.53
						Total July, 2025: 51,051.95
Ending Balance 1325 - BU RSRV #0166 - Reserves:						398,839.71
1500 - Accounts Receivable - Operating						Opening Balance: 45,829.25
07/01/2025	317171	C3 Billing Batch		188 Units, Assessment	Billing Batch	172,879.20
				188 Units, Reserve Assessment	Billing Batch	50,808.49
	320477	C3 AR Adjustment - Monthly Charge		Adjust Account 1148851	Monthly Charge	(1,285.19)
	320478	C3 AR Adjustment - Monthly Charge		Adjust Account 1148851	Monthly Charge	(377.71)
	320479	C3 AR Adjustment - Monthly Charge		Adjust Account 1173664	Monthly Charge	1,285.19
	320480	C3 AR Adjustment - Monthly Charge		Adjust Account 1173664	Monthly Charge	377.71
	320487	C3 AR Adjustment - Monthly Charge		Adjust Account 1148864	Monthly Charge	(585.57)
	320488	C3 AR Adjustment - Monthly Charge		Adjust Account 1148864	Monthly Charge	(172.10)
	320489	C3 AR Adjustment - Monthly Charge		Adjust Account 1173677	Monthly Charge	585.57
	320490	C3 AR Adjustment - Monthly Charge		Adjust Account 1173677	Monthly Charge	172.10
	320495	C3 AR Adjustment - Monthly Charge		Adjust Account 1011234	Monthly Charge	(806.72)
	320496	C3 AR Adjustment - Monthly Charge		Adjust Account 1011234	Monthly Charge	(237.09)
	320497	C3 AR Adjustment - Monthly Charge		Adjust Account 1173680	Monthly Charge	806.72
	320498	C3 AR Adjustment - Monthly Charge		Adjust Account 1173680	Monthly Charge	237.09
	322069	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,662.90)
	322074	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,508.13)
	322189	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(754.07)
	322190	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,662.90)
	326201	RV System AR to Prepaid Reclassification		Reverse June AR Reclass to Prepaid	Reclass	(35,902.61)
07/03/2025	323166	C3 Direct Debit		137 Items on Direct Debit	Direct Debit	(167,991.09)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From July 01, 2025 To July 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1500 - Accounts Receivable - Operating						Balance From Previous Page: 60,035.24
07/05/2025	323676	C3		ACH Payment	ATGPay Online Payment	(754.07)
	323829	C3		ACH Payment	ACH Payment	(754.07)
	324022	C3		Credit Card Payment	ATGPay Online Payment	(718.07)
	324114	C3		ACH Payment	ACH Payment	(757.67)
	324133	C3		ACH Payment	ATGPay Online Payment	(1,662.90)
	324186	C3		ACH Payment	ATGPay Online Payment	(1,662.90)
07/08/2025	325827	C3		AR Adjustment - Returned Payment	Adjust Account 00117-1404	3,579.40
	325828	C3		AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00117-1404	45.00
	327267	C3		Cash Receipts	001 Items on Deposit Slip	(717.98)
07/09/2025	327166	C3		ACH Payment	ATGPay Online Payment	(1,316.48)
	327949	C3		Lock Box Receipts	008 Items on Lock Box File	(12,702.86)
07/10/2025	328516	C3		Lock Box Receipts	001 Items on Lock Box File	(1,255.39)
	332044	C3		Cash Receipts	001 Items on Deposit Slip	(754.07)
07/11/2025	332917	C3		AR Adjustment - Wire Pymnt	Adjust Account 1010468	(1,508.14)
	332918	C3		AR Adjustment - Wire Pymnt	Adjust Account 1010442	(3,325.80)
07/16/2025	333456	C3		Credit Card Payment	ATGPay Online Payment	(1,000.00)
	334402	C3		Lock Box Receipts	004 Items on Lock Box File	(5,618.60)
07/18/2025	336034	C3		Lock Box Receipts	002 Items on Lock Box File	(3,023.48)
07/21/2025	336705	C3		Lock Box Receipts	001 Items on Lock Box File	(2,154.21)
07/25/2025	338293	C3		ACH Payment	ATGPay Online Payment	(1,824.87)
	338329	C3		Lock Box Receipts	001 Items on Lock Box File	(754.07)
07/28/2025	338673	C3		Lock Box Receipts	001 Items on Lock Box File	(1,662.90)
07/29/2025	338770	C3		ACH Payment	ATGPay Online Payment	(1,508.13)
	338771	C3		ACH Payment	ATGPay Online Payment	(1,662.90)
07/31/2025	344848	RV		System AR to Prepaid Reclassification	July AR Reclass to Prepaid	31,957.31
Total July, 2025:						2,688.14
Ending Balance 1500 - Accounts Receivable - Operating:						48,517.39
1525 - Allowance for Bad Debt - Operating						Opening Balance: (5,059.28)
No Activity this period						0.00
						0.00
Ending Balance 1525 - Allowance for Bad Debt - Operating:						(5,059.28)
1600 - Prepaid Property & Liability Ins - Operating						Opening Balance: 3,181.50
07/31/2025	337890	JE		Monthly insurance amortization	Crime - The Hanover Group	(102.43)
					Nonprofit Entity Group	(162.69)
					GL Insurance - Insureon	(106.13)
	337891	JE		Pre-paid Insurance	7/15/25-7/15/26	1,273.58
	337895	JE		Pre-paid Insurance	Extension	(1,273.58)
					Pre-paid Insurance REV	106.13

General Ledger Report

G.B. Resort Condominium Key Biscayne

From July 01, 2025 To July 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1600 - Prepaid Property & Liability Ins - Operating						Balance From Previous Page: 2,916.38
07/31/2025	339666	JE		Monthly insurance amortization	GL Insurance - Insureon 07/01/25-07/01/26	(2,973.78)
	339667	JE		Insurance Renewal	Pre-paid Insurance 7/1/25-7/1/26	35,685.30
Total July, 2025:						32,446.40
Ending Balance 1600 - Prepaid Property & Liability Ins - Operating:						35,627.90
1650 - Due To/From Reserves - Operating						Opening Balance: 152,425.26
07/31/2025	346867	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 July, 2025:						(152,425.26)
Ending Balance 1650 - Due To/From Reserves - Operating:						0.00
1651 - Due To/From Operating - Operating						Opening Balance: (152,425.26)
07/31/2025	346867	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 July, 2025:						152,425.26
Ending Balance 1651 - Due To/From Operating - Operating:						0.00
Liabilities						
2000 - Accounts Payable - Operating						Opening Balance: 0.00
07/01/2025	326370	AP		Associa Client Shared Services, inc	NSF Fee	(135.00)
	327355	AP		GB Resort BU RES 0166	Op to Reserve Amt per 2025 Budget HS#8068449	(50,808.42)
	335670	AP		524 Grand Bay LLC	Reimb homeowner for Overpayment 00114-8851	(1,662.90)
	335671	AP		Neifra LLC	Reimb homeowner for Overpayment 00114-8864	(757.67)
07/07/2025	331080	AP		Insureon	Extension of General Liability	(1,273.58)
	331081	AP		The Ritz-Carlton Key Biscayne	Amenities/last guest CONDOLECES CARDS	(12.84) (28.63)
					bus card sleeves	(11.72)
					CAI CLASS EDUCATION	(579.00)
					COPIES / MAIL OUT	(392.83)
	333093	AP		The Ritz-Carlton Hotel Company, LLC	Residential Services 8450117268	(3,346.29)
					Third party Services 8450117268	(82.00)
					Training Services 8450117268	(103.40)
					Financial Services 8450117268	(2,276.00)
	333094	AP		The Ritz-Carlton Hotel Company, LLC	Management fee 07/25 8450117634	(11,930.00)
	333095	AP		The Ritz-Carlton Hotel Company, LLC	Residential Services 8450116746	(3,346.29)
					Training Services 8450116746	(103.40)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From July 01, 2025 To July 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Liabilities						
2000 - Accounts Payable - Operating						Balance From Previous Page: (76,849.97)
07/07/2025	333095	AP The Ritz-Carlton Hotel Company, LLC		Financial Services	8450116746	(2,276.00)
07/08/2025	326371	AP Associa Client Shared Services, inc		NSF Fee		135.00
07/09/2025	327356	AP GB Resort BU RES 0166		Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42
07/11/2025	331082	AP Insureon		Extension of General Liability		1,273.58
	331083	AP The Ritz-Carlton Key Biscayne		Amenities/last guest		12.84
				bus card sleeves		11.72
				CAI CLASS EDUCATION		579.00
				CONDOLECES CARDS		28.63
				COPIES / MAIL OUT		392.83
07/15/2025	333096	AP The Ritz-Carlton Hotel Company, LLC		Financial Services	8450116746	2,276.00
				Training Services	8450116746	103.40
				Residential Services	8450116746	3,346.29
	333097	AP The Ritz-Carlton Hotel Company, LLC		Financial Services	8450117268	2,276.00
				Third party Services	8450117268	82.00
				Training Services	8450117268	103.40
				Residential Services	8450117268	3,346.29
	333098	AP The Ritz-Carlton Hotel Company, LLC		Management fee 07/25	8450117634	11,930.00
07/16/2025	335672	AP Haber Law, LLP		Legal Fees		(525.00)
	339208	AP Insureon		General Liability		(35,685.30)
07/18/2025	335673	AP Haber Law, LLP		Legal Fees		525.00
	335674	AP Neifra LLC		Reimb homeowner for Overpayment	00114-8864	757.67
	335675	AP 524 Grand Bay LLC		Reimb homeowner for Overpayment	00114-8851	1,662.90
07/28/2025	339207	AP Associa Client Shared Services, inc		NSF Fee		(45.00)
07/30/2025	339209	AP Associa Client Shared Services, inc		NSF Fee		45.00
	339210	AP Insureon		General Liability		35,685.30
Total July, 2025:						0.00
Ending Balance 2000 - Accounts Payable - Operating:						0.00
2015 - Returned Check Fee Payable - Operating						Opening Balance: (135.00)
07/01/2025	326370	AP Associa Client Shared Services, inc		NSF Fee		135.00
07/08/2025	325828	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00117-1404	AR Adjust Batch	(45.00)
07/28/2025	339207	AP Associa Client Shared Services, inc		NSF Fee		45.00
Total July, 2025:						135.00
Ending Balance 2015 - Returned Check Fee Payable - Operating:						0.00
2050 - Resident Refunds - Operating						Opening Balance: (2,420.57)
07/01/2025	335670	AP 524 Grand Bay LLC		Reimb homeowner for Overpayment	00114-8851	1,662.90

General Ledger Report

G.B. Resort Condominium Key Biscayne

From July 01, 2025 To July 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Liabilities						
2050 - Resident Refunds - Operating						Balance From Previous Page: (757.67)
07/01/2025	335671	AP Neifra LLC		Reimb homeowner for Overpayment	00114-8864	757.67
Total July, 2025:						2,420.57
Ending Balance 2050 - Resident Refunds - Operating:						0.00
2395 - General Accruals - Operating						Opening Balance: (12,558.40)
07/01/2025	327989	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
07/31/2025	344814	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	8450118175	(2,276.00)
				Accrue The Ritz-Carlton Hotel Company, L	8450118175	(305.00)
				Accrue The Ritz-Carlton Hotel Company, L	8450118175	(103.40)
				Accrue The Ritz-Carlton Hotel Company, L	8450118175	(3,346.29)
				Accrue The Ritz-Carlton Key Biscayne	NOI07251437	(240.00)
				Accrue The Ritz-Carlton Key Biscayne	NOI07251437	(579.00)
				Accrue The Ritz-Carlton Key Biscayne	NOI07251437	(37.44)
				Accrue The Ritz-Carlton Key Biscayne	NOI07251437	(31.38)
				Accrue The Ritz-Carlton Key Biscayne	NOI07251437	(67.26)
				Accrue The Ritz-Carlton Key Biscayne	NOI07251437	(276.59)
				Accrue The Ritz-Carlton Key Biscayne	NOI07251437	(100.00)
				Accrue The Ritz-Carlton Key Biscayne	NOI07251437	(105.00)
				Accrue Marriott Business Services	73R59038318	(10,800.00)
				Accrue Marriott Business Services	73R59038318	(61,296.25)
				Accrue Marriott Business Services	73R59038318	(23,106.17)
				Accrue Marriott Business Services	73R59038318	(2,996.67)
				Accrue Marriott Business Services	73R59038318	(5,669.42)
				Accrue Marriott Business Services	73R59038318	(12,012.13)
				Accrue Marriott Business Services	73R59038318	(22,844.65)
				Accrue Marriott Business Services	73R59038318	(13,610.08)

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

Date	Batch	Source	Project	Description	Reference	Amount
<u>Liabilities</u>						
2395 - General Accruals - Operating						Balance From Previous Page: (159,802.73)
07/31/2025	344814	RV Accrue Expenses		Accrue Marriott Business Services	73R59038318	4,688.58
Total July, 2025:						(142,555.75)
Ending Balance 2395 - General Accruals - Operating:						(155,114.15)
2495 - Other Current Liabilities - Operating						Opening Balance: 56,263.09
No Activity this period						0.00
						0.00
Ending Balance 2495 - Other Current Liabilities - Operating:						56,263.09
2550 - Prepaid Assessments - Operating						Opening Balance: (35,902.61)
07/01/2025	326201	RV System AR to Prepaid Reclassification		Reverse June AR Reclass to Prepaid	Reclass	35,902.61
07/31/2025	344848	RV System AR to Prepaid Reclassification		July AR Reclass to Prepaid	Reclass	(31,957.31)
Total July, 2025:						3,945.30
Ending Balance 2550 - Prepaid Assessments - Operating:						(31,957.31)
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)
2598 - Deferred Revenue-Reserves - Reserves						Opening Balance: (273,130.75)
No Activity this period						0.00
						0.00
Ending Balance 2598 - Deferred Revenue-Reserves - Reserves:						(273,130.75)
<u>Owners' Equity</u>						
3000 - Retained Earnings - Operating Fund - Operating						Opening Balance: (239,344.82)
No Activity this period						0.00
						0.00
Ending Balance 3000 - Retained Earnings - Operating Fund - Operating:						(239,344.82)

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

Date	Batch	Source	Project	Description	Reference	Amount
Owners' Equity						
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
Income						
4000 - CAM Income - Operating						Opening Balance: (1,632,129.67)
07/01/2025	317171	C3 Billing Batch		188 Units, Assessment	Billing Batch	(172,879.20)
	320477	C3 AR Adjustment - Monthly Charge		Adjust Account 1148851	Monthly Charge	1,285.19
	320479	C3 AR Adjustment - Monthly Charge		Adjust Account 1173664	Monthly Charge	(1,285.19)
	320487	C3 AR Adjustment - Monthly Charge		Adjust Account 1148864	Monthly Charge	585.57
	320489	C3 AR Adjustment - Monthly Charge		Adjust Account 1173677	Monthly Charge	(585.57)
	320495	C3 AR Adjustment - Monthly Charge		Adjust Account 1011234	Monthly Charge	806.72
	320497	C3 AR Adjustment - Monthly Charge		Adjust Account 1173680	Monthly Charge	(806.72)
Total July, 2025:						(172,879.20)
Ending Balance 4000 - CAM Income - Operating:						(1,805,008.87)
4025 - Reserve Assessments - Operating						Opening Balance: 0.00
07/01/2025	317171	C3 Billing Batch		188 Units, Reserve Assessment	Billing Batch	(50,808.49)
	320478	C3 AR Adjustment - Monthly Charge		Adjust Account 1148851	Monthly Charge	377.71
	320480	C3 AR Adjustment - Monthly Charge		Adjust Account 1173664	Monthly Charge	(377.71)
	320488	C3 AR Adjustment - Monthly Charge		Adjust Account 1148864	Monthly Charge	172.10
	320490	C3 AR Adjustment - Monthly Charge		Adjust Account 1173677	Monthly Charge	(172.10)
	320496	C3 AR Adjustment - Monthly Charge		Adjust Account 1011234	Monthly Charge	237.09
	320498	C3 AR Adjustment - Monthly Charge		Adjust Account 1173680	Monthly Charge	(237.09)
07/31/2025	338338	JE Reserve Contribution		OP to RES Dept	Reserves	50,808.49
Total July, 2025:						0.00
Ending Balance 4025 - Reserve Assessments - Operating:						0.00
4025 - Reserve Assessments - Reserves						Opening Balance: (304,850.94)
07/31/2025	338338	JE Reserve Contribution		OP to RES Dept	Reserves	(50,808.49)
Total July, 2025:						(50,808.49)
Ending Balance 4025 - Reserve Assessments - Reserves:						(355,659.43)

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

Date	Batch	Source	Project	Description	Reference	Amount	
Income							
4240 - Move-In & Out Fees - Operating						Opening Balance:	(600.00)
				No Activity this period		0.00	
						<u>0.00</u>	
						0.00	
							Ending Balance 4240 - Move-In & Out Fees - Operating:
							<u><u>(600.00)</u></u>
4260 - Resale Processing Fees - Operating						Opening Balance:	(850.00)
				No Activity this period		0.00	
						<u>0.00</u>	
						0.00	
							Ending Balance 4260 - Resale Processing Fees - Operating:
							<u><u>(850.00)</u></u>
4590 - Prior Year Surplus - Operating						Opening Balance:	(28,131.48)
07/31/2025	344814	RV Accrue Expenses		Accrue Marriott Business Services	73R59038318	(4,688.58)	
						<u>(4,688.58)</u>	
						(4,688.58)	
							Ending Balance 4590 - Prior Year Surplus - Operating:
							<u><u>(32,820.06)</u></u>
4825 - Misc. Income - Operating						Opening Balance:	(1,368.40)
				No Activity this period		0.00	
						<u>0.00</u>	
						0.00	
							Ending Balance 4825 - Misc. Income - Operating:
							<u><u>(1,368.40)</u></u>
4900 - Interest Revenue - Operations - Operating						Opening Balance:	(567.99)
07/31/2025	342027	JE BU WIRE 0174 activity		Interest Credit	7/31/2025	(0.03)	
	342077	JE BU 0115 activity		Interest Credit	7/31/2025	(6.18)	
						<u>(6.18)</u>	
						(6.21)	
							Ending Balance 4900 - Interest Revenue - Operations - Operating:
							<u><u>(574.20)</u></u>
4910 - Reserve Assessment - Interest Inc. - Reserves						Opening Balance:	(3,507.44)
07/31/2025	342028	JE BU RES 0166 activity		Interest Credit	7/31/2025	(243.53)	
						<u>(243.53)</u>	
						(243.53)	
							Ending Balance 4910 - Reserve Assessment - Interest Inc. - Reserves:
							<u><u>(3,750.97)</u></u>

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

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5010 - Bad Debt - Operating						Opening Balance: 5,059.28
				No Activity this period		0.00
						0.00
					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: 64,800.00
07/31/2025	344814	RV		Accrue Marriott Business Services	73R59038318	10,800.00
					Total July, 2025:	10,800.00
					Ending Balance 5055 - Master Assoc Fees - Operating:	75,600.00
5090 - Office Supplies - Operating						Opening Balance: 582.26
07/01/2025	327989	RV		Accrue The Ritz-Carlton Key Biscayne	NOI06251025	(11.72)
07/07/2025	331081	AP		bus card sleeves		11.72
07/31/2025	344814	RV		Accrue The Ritz-Carlton Key Biscayne	NOI07251437	37.44
				Accrue The Ritz-Carlton Key Biscayne	NOI07251437	31.38
				Accrue The Ritz-Carlton Key Biscayne	NOI07251437	67.26
				Accrue The Ritz-Carlton Key Biscayne	NOI07251437	276.59
					Total July, 2025:	412.67
					Ending Balance 5090 - Office Supplies - Operating:	994.93
5150 - Contingency - Operating						Opening Balance: 1,331.99
07/01/2025	327989	RV		Accrue The Ritz-Carlton Key Biscayne	NOI06251025	(12.84)
07/07/2025	331081	AP		Amenities/last guest		12.84
					Total July, 2025:	0.00
					Ending Balance 5150 - Contingency - Operating:	1,331.99
5196 - Miscellaneous Admin Expenses - Operating						Opening Balance: 100.00
07/31/2025	344814	RV		Accrue The Ritz-Carlton Key Biscayne	NOI07251437	240.00

General Ledger Report

G.B. Resort Condominium Key Biscayne

From July 01, 2025 To July 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5196 - Miscellaneous Admin Expenses - Operating						Balance From Previous Page: 340.00
07/31/2025	344814	RV		Accrue The Ritz-Carlton Key Biscayne	NOI07251437	100.00
						Total July, 2025: 340.00
Ending Balance 5196 - Miscellaneous Admin Expenses - Operating:						440.00
5301 - S&W - Admin - Operating						Opening Balance: 138,637.01
07/31/2025	344814	RV		Accrue Marriott Business Services	73R59038318	23,106.17
						Total July, 2025: 23,106.17
Ending Balance 5301 - S&W - Admin - Operating:						161,743.18
5310 - Shared Services -Administrative - Operating						Opening Balance: 17,980.02
07/31/2025	344814	RV		Accrue Marriott Business Services	73R59038318	2,996.67
						Total July, 2025: 2,996.67
Ending Balance 5310 - Shared Services -Administrative - Operating:						20,976.69
5311 - SharedServ- Security - Operating						Opening Balance: 34,016.52
07/31/2025	344814	RV		Accrue Marriott Business Services	73R59038318	5,669.42
						Total July, 2025: 5,669.42
Ending Balance 5311 - SharedServ- Security - Operating:						39,685.94
5312 - SharedServ- Engineer - Operating						Opening Balance: 83,236.00
				No Activity this period		0.00
						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
						0.00
Ending Balance 5316 - SharedServ- Pool - Operating:						20,371.20
5320 - SharedServ- PTEB - Operating						Opening Balance: 132,328.02
07/31/2025	344814	RV		Accrue Marriott Business Services	73R59038318	12,012.13
						Total July, 2025: 12,012.13
Ending Balance 5320 - SharedServ- PTEB - Operating:						144,340.15

General Ledger Report
G.B. Resort Condominium Key Biscayne
From July 01, 2025 To July 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	
						0.00	
Ending Balance 5323 - Concierge Payroll - Operating:						55,768.80	
5400 - Insurance Premiums - Operating						Opening Balance:	367,777.49
07/31/2025	344814	RV		Accrue Marriott Business Services	73R59038318	61,296.25	
						Total July, 2025:	61,296.25
Ending Balance 5400 - Insurance Premiums - Operating:						429,073.74	
5402 - Insurance D&O - Operating						Opening Balance:	24,915.21
07/31/2025	337890	JE		Monthly insurance amortization	Crime - The Hanover Group Nonprofit Entity Group	102.43 162.69	
	337895	JE		Pre-paid Insurance	GL Insurance - Insureon Pre-paid Insurance	106.13 1,273.58	
	339666	JE		Monthly insurance amortization	Pre-paid Insurance REV GL Insurance - Insureon	(106.13) 2,973.78	
						Total July, 2025:	4,512.48
Ending Balance 5402 - Insurance D&O - Operating:						29,427.69	
5408 - Rubbish Removal - Operating						Opening Balance:	16,176.00
No Activity this period						0.00	
						0.00	
Ending Balance 5408 - Rubbish Removal - Operating:						16,176.00	
6000 - Electricity - Operating						Opening Balance:	137,067.98
07/31/2025	344814	RV		Accrue Marriott Business Services	73R59038318	22,844.65	
						Total July, 2025:	22,844.65
Ending Balance 6000 - Electricity - Operating:						159,912.63	
6005 - Gas Service - Operating						Opening Balance:	15,675.20
No Activity this period						0.00	
						0.00	
Ending Balance 6005 - Gas Service - Operating:						15,675.20	

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

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
6025 - Water & Sewer - Operating						Opening Balance: 81,660.48
07/31/2025	344814	RV		Accrue Marriott Business Services	73R59038318	13,610.08
						Total July, 2025: 13,610.08
Ending Balance 6025 - Water & Sewer - Operating:						95,270.56
6040 - Bundled Telecom Services - Operating						Opening Balance: 13,480.00
						0.00
						0.00
Ending Balance 6040 - Bundled Telecom Services - Operating:						13,480.00
6045 - Cable Service - Operating						Opening Balance: 11,862.40
						0.00
						0.00
Ending Balance 6045 - Cable Service - Operating:						11,862.40
6300 - Licenses & Fees - Operating						Opening Balance: 752.00
						0.00
						0.00
Ending Balance 6300 - Licenses & Fees - Operating:						752.00
6416 - Health Club/Amenities Expense - Operating						Opening Balance: 20,000.00
						0.00
						0.00
Ending Balance 6416 - Health Club/Amenities Expense - Operating:						20,000.00
6420 - Uniforms - Operating						Opening Balance: 14,195.20
						0.00
						0.00
Ending Balance 6420 - Uniforms - Operating:						14,195.20
6424 - Misc Usage Charges -Tennis - Operating						Opening Balance: 14,400.00
						0.00
						0.00
Ending Balance 6424 - Misc Usage Charges -Tennis - Operating:						14,400.00

General Ledger Report
G.B. Resort Condominium Key Biscayne
From July 01, 2025 To July 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>	
					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:	13,656.00
07/01/2025	327989	RV	Accrue Expenses	Accrue The Ritz-Carlton Hotel Company, L	8450116746	(2,276.00)	
				Accrue The Ritz-Carlton Hotel Company, L	8450117268	(2,276.00)	
07/07/2025	333093	AP	The Ritz-Carlton Hotel Company, LLC	Financial Services	8450117268	2,276.00	
	333095	AP	The Ritz-Carlton Hotel Company, LLC	Financial Services	8450116746	2,276.00	
07/31/2025	344814	RV	Accrue Expenses	Accrue The Ritz-Carlton Hotel Company, L	8450118175	2,276.00	
					Total July, 2025:	<u>2,276.00</u>	
					Ending Balance 7001 - Accounting Fees - Operating:		<u>15,932.00</u>
7010 - Professional Development - Operating						Opening Balance:	(207.34)
07/01/2025	327989	RV	Accrue Expenses	Accrue The Ritz-Carlton Hotel Company, L	8450116746	(103.40)	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From July 01, 2025 To July 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
7010 - Professional Development - Operating						Balance From Previous Page: (310.74)
07/01/2025	327989	RV		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)
07/07/2025	331081	AP	The Ritz-Carlton Key Biscayne	CONDOLECES CARDS		28.63
				CAI CLASS EDUCATION		579.00
				COPIES / MAIL OUT		392.83
	333093	AP	The Ritz-Carlton Hotel Company, LLC	Third party Services	8450117268	82.00
				Training Services	8450117268	103.40
	333095	AP	The Ritz-Carlton Hotel Company, LLC	Training Services	8450116746	103.40
07/31/2025	344814	RV	Accrue Expenses	Accrue The Ritz-Carlton Hotel Company, L	8450118175	305.00
				Accrue The Ritz-Carlton Hotel Company, L	8450118175	103.40
				Accrue The Ritz-Carlton Key Biscayne	NOI07251437	579.00
				Accrue The Ritz-Carlton Key Biscayne	NOI07251437	105.00
Total July, 2025:						1,092.40
Ending Balance 7010 - Professional Development - Operating:						885.06
7020 - Legal Fees - Operating						Opening Balance: 21,428.85
07/16/2025	335672	AP	Haber Law, LLP	Legal Fees		525.00
Total July, 2025:						525.00
Ending Balance 7020 - Legal Fees - Operating:						21,953.85
7040 - Management Fees - Operating						Opening Balance: 71,580.00
07/07/2025	333094	AP	The Ritz-Carlton Hotel Company, LLC	Management fee 07/25	8450117634	11,930.00
Total July, 2025:						11,930.00
Ending Balance 7040 - Management Fees - Operating:						83,510.00
8902 - Programs & Services Bundle - Operating						Opening Balance: 21,912.61
07/01/2025	327989	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)
07/07/2025	333093	AP	The Ritz-Carlton Hotel Company, LLC	Residential Services	8450117268	3,346.29
	333095	AP	The Ritz-Carlton Hotel Company, LLC	Residential Services	8450116746	3,346.29
07/31/2025	344814	RV	Accrue Expenses	Accrue The Ritz-Carlton Hotel Company, L	8450118175	3,346.29
Total July, 2025:						3,346.29
Ending Balance 8902 - Programs & Services Bundle - Operating:						25,258.90

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

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
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
9815 - Insurance - Common - Operating						Opening Balance:	0.00
07/07/2025	331080	AP Insureon		Extension of General Liability		1,273.58	
07/16/2025	339208	AP Insureon		General Liability		35,685.30	
07/31/2025	337891	JE Pre-paid Insurance		Pre-paid Insurance	7/15/25-7/15/26	(1,273.58)	
	339667	JE Insurance Renewal		Pre-paid Insurance	7/1/25-7/1/26	(35,685.30)	
						Total July, 2025:	0.00
						Ending Balance 9815 - Insurance - Common - Operating:	0.00
						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:	145,632.61
Plus deposits and outstanding debits:					
338770	07/29/2025	ATGPay Online Payment	ACH Payment	1,508.13	
338771	07/29/2025	ATGPay Online Payment	ACH Payment	1,662.90	
Total deposits and outstanding debits:				3,171.03	148,803.64
Less outstanding checks:					
339210	07/30/2025	Insureon	Check No 03000048	(35,685.30)	
Total outstanding checks:				(35,685.30)	113,118.34
				Ending balance General Ledger:	113,118.34
				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:	0.03
Plus deposits and outstanding debits:					
		No outstanding deposits.		0.00	
				Total deposits and outstanding debits:	0.03
Less outstanding checks:					
		No outstanding checks.		0.00	
				Total outstanding checks:	0.03
				Ending balance General Ledger:	0.03
				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:	398,839.71
Plus deposits and outstanding debits:					
		No outstanding deposits.		0.00	
		Total deposits and outstanding debits:		0.00	398,839.71
Less outstanding checks:					
		No outstanding checks.		0.00	
		Total outstanding checks:		0.00	398,839.71
			Ending balance General Ledger:		398,839.71
				Difference:	0.00

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



>001218 5499008 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 NOW OPERATING
 1225 ALMA ROAD STE 100
 RICHARDSON TX 75081

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

CP IB BUSINESS CHECKING Account ***0115**

Account Summary

Statement Balance as of 06/30/2025			\$9,196.30
Plus	20	Deposits and Other Credits	\$219,705.50
Less	10	Withdrawals, Checks, and Other Debits	\$83,275.37
Less		Service Charge	\$0.00
Plus		Interest Paid	\$6.18
Statement Balance as of 07/31/2025			\$145,632.61

Interest Summary

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$6.18
Interest Paid Year to Date	\$44.08

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
07/03/2025	ATGPay Online Pa ATGPay Onl ST-Z6D8G8B2J7A5 G B RESORT CONDOMINIUM		\$3,171.03	\$12,367.33
07/03/2025	GBResort ACH		\$167,991.09	\$180,358.42

Statement Date: July 31, 2025

Account Number: *****0115

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	MARASSO08			
07/03/2025	RDC Deposit		\$400.00	\$180,758.42
07/03/2025	RDC Deposit		\$1,797.88	\$182,556.30
07/07/2025	ATGPay Online Pa ATGPay Onl ST-D1R6B8B3Y5D8 G B RESORT CONDOMINIUM		\$2,416.97	\$184,973.27
07/08/2025	ATGPay Online Pa ATGPay Onl ST-I8Z2V7N3W3G1 G B RESORT CONDOMINIUM		\$5,591.61	\$190,564.88
07/08/2025	ACH CHARGEBACK RETURN RETIRE	\$3,579.40		\$186,985.48
07/09/2025	ICL Remote Client De		\$12,702.86	\$199,688.34
07/09/2025	ATGPAY ONLINE PA ATGPAY ONL ST-V3U6U5Q7V5L6 G B RESORT CONDOMINIUM		\$718.07	\$200,406.41
07/09/2025	GBResort VendorPymt MARASSO08	\$135.00		\$200,271.41
07/10/2025	ICL Remote Client De		\$1,255.39	\$201,526.80
07/10/2025	RDC Deposit		\$717.98	\$202,244.78
07/10/2025	GBResort VendorPymt MARASSO08	\$50,808.42		\$151,436.36
07/11/2025	ATGPay Online Pa ATGPay Onl ST-R6R8M7C3J1J0 G B RESORT CONDOMINIUM		\$1,316.48	\$152,752.84
07/14/2025	AVIDPAY SERVICE AVIDPAY CK1000063 G.B. Resort Condominiu	\$1,025.02		\$151,727.82
07/14/2025	AVIDPAY SERVICE AVIDPAY CK1000062 G.B. Resort Condominiu	\$1,273.58		\$150,454.24
07/16/2025	WEB TFR FR 009856200174 145025005185 WEB RF#145025005185		\$4,833.94	\$155,288.18
07/16/2025	ICL Remote Client De		\$5,618.60	\$160,906.78
07/16/2025	RDC Deposit		\$754.07	\$161,660.85
07/18/2025	OUTGOING DOM WIRE: THE RITZ-CA RLTON HOTELCOMP LLC C73D590006 7	\$23,463.38		\$138,197.47
07/18/2025	ICL Remote Client De		\$3,023.48	\$141,220.95
07/18/2025	ATGPAY ONLINE PA ATGPAY ONL		\$1,000.00	\$142,220.95

Statement Date: July 31, 2025
 Account Number: *****0115

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	ST-F7K1N6S6M0B0 G B RESORT CONDOMINIUM			
07/21/2025	ICL Remote Client De		\$2,154.21	\$144,375.16
07/21/2025	AVIDPAY SERVICE AVIDPAY CK1000064 G.B. Resort Condominiu	\$525.00		\$143,850.16
07/21/2025	AVIDPAY SERVICE AVIDPAY CK1000065 G.B. Resort Condominiu	\$757.67		\$143,092.49
07/21/2025	AVIDPAY SERVICE AVIDPAY CK1000066 G.B. Resort Condominiu	\$1,662.90		\$141,429.59
07/25/2025	ICL Remote Client De		\$754.07	\$142,183.66
07/28/2025	ICL Remote Client De		\$1,662.90	\$143,846.56
07/29/2025	ATGPay Online Pa ATGPay Onl ST-A8Q6Q1I4Z8A1 G B RESORT CONDOMINIUM		\$1,824.87	\$145,671.43
07/31/2025	GBResort VendorPymt MARASSO08	\$45.00		\$145,626.43
07/31/2025	Interest Paid		\$6.18	\$145,632.61

Rates By Date

<i>Date</i>	<i>Rate</i>
07/01	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>
06/30	\$9,196.30	07/09	\$200,271.41	07/16	\$161,660.85	07/28	\$143,846.56
07/03	\$182,556.30	07/10	\$151,436.36	07/18	\$142,220.95	07/29	\$145,671.43
07/07	\$184,973.27	07/11	\$152,752.84	07/21	\$141,429.59	07/31	\$145,632.61
07/08	\$186,985.48	07/14	\$150,454.24	07/25	\$142,183.66		

Other Balances

Minimum Balance this Statement Period	\$9,196.30
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Statement Date: July 31, 2025

Account Number: *****0115



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Statement Date: July 31, 2025

Account Number: *****0115

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

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

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

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

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

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





BankUnited

We appreciate your business.

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

RETURN SERVICE REQUESTED

G.B. Resort Condominium Hotel Associatio
1225 ALMA ROAD SUITE 100
RICHARDSON, TX 75081-0000

Contact Us
(305) 818-8325



Account
G.B. Resort Condominium Hotel Associatio

Date
07/31/2025

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 July 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%	\$13.41	\$0.00
TOTAL			\$13.41	\$0.00

DETAILED ACCOUNT OVERVIEW

Account ID: *****115

Account Title: G.B. Resort Condominium Hotel Associatio

Account Summary - Savings

Statement Period	7/1-7/31/2025	Average Daily Balance	\$0.00
Previous Period Ending Balance	\$13.41	Interest Rate at End of Statement Period	1.25%
Total Program Deposits	0.00	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(13.41)	YTD Interest Paid	529.57
Interest Capitalized	0.00		
Current Period Ending Balance	\$0.00		

Account Transaction Detail

Date	Activity Type	Amount	Balance
07/01/2025	Withdrawal	(\$13.41)	\$0.00

Summary of Balances as of July 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
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P.O. Box 521599 Miami, FL 33152-1599




>002753 5499002 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 OPERATING - WIRES
 1225 ALMA ROAD STE 100
 RICHARDSON TX 75081

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

CP IB BUSINESS CHECKING Account ***0174**
Account Summary

Statement Balance as of 06/30/2025			\$0.00
Plus	1	Deposits and Other Credits	\$4,833.94
Less	1	Withdrawals, Checks, and Other Debits	\$4,833.94
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.03
Statement Balance as of 07/31/2025			\$0.03

Interest Summary

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$0.03
Interest Paid Year to Date	\$0.55

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
07/11/2025	INCOMING INTL WIRE: SPICE ISLA ND INN LIMITED IB WTRF 1821389 0 ASSOCIATION FEES FOR RESIDEN		\$4,833.94	\$4,833.94
07/16/2025	WEB TFR TO 009856200115	\$4,833.94		\$0.00

Statement Date: July 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#145025005185			
07/31/2025	Interest Paid		\$0.03	\$0.03

Rates By Date

<i>Date</i>	<i>Rate</i>
07/01	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>
06/30	\$0.00	07/11	\$4,833.94	07/16	\$0.00	07/31	\$0.03

Other Balances

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

Account Number: *****0174

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BankUnited

We appreciate your business.

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



>000549 5498999 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 RESERVE ACCOUNT
 1225 ALMA ROAD STE 100
 RICHARDSON TX 75081

Statement Date: July 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

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

Account Summary

Statement Balance as of 06/30/2025			\$347,787.76
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	\$243.53
Statement Balance as of 07/31/2025			\$398,839.71

Interest Summary

Beginning Interest Rate	0.75%
Interest Paid this Statement Period	\$243.53
Interest Paid Year to Date	\$3,750.97

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
07/10/2025	GBResort VendorPymt 9856200166 GBResortBURES0166		\$50,808.42	\$398,596.18
07/31/2025	Interest Paid		\$243.53	\$398,839.71

Statement Date: July 31, 2025

Account Number: *****0166

Rates By Date

<i>Date</i>	<i>Rate</i>
07/01	0.75%

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
06/30	\$347,787.76	07/10	\$398,596.18	07/31	\$398,839.71

Other Balances

Minimum Balance this Statement Period	\$347,787.76
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Statement Date: July 31, 2025

Account Number: *****0166

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51- GB Resort
 Bad Debt Analysis- GL 1525
 7/31/2025

<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
 Accrued Expenses- GL 2395
 7/31/2025

Vendor Name	GL		Balance
	Account #	Reference #	
Accrue The Ritz-Carlton Hotel Company, L	8450118175		\$ 2,276.00
Accrue The Ritz-Carlton Hotel Company, L	8450118175		\$ 305.00
Accrue The Ritz-Carlton Hotel Company, L	8450118175		\$ 103.40
Accrue The Ritz-Carlton Hotel Company, L	8450118175		\$ 3,346.29
Accrue The Ritz-Carlton Key Biscayne	NOI07251437		\$ 240.00
Accrue The Ritz-Carlton Key Biscayne	NOI07251437		\$ 579.00
Accrue The Ritz-Carlton Key Biscayne	NOI07251437		\$ 37.44
Accrue The Ritz-Carlton Key Biscayne	NOI07251437		\$ 31.38
Accrue The Ritz-Carlton Key Biscayne	NOI07251437		\$ 67.26
Accrue The Ritz-Carlton Key Biscayne	NOI07251437		\$ 275.59
Accrue The Ritz-Carlton Key Biscayne	NOI07251437		\$ 100.00
Accrue The Ritz-Carlton Key Biscayne	NOI07251437		\$ 105.00
Accrue Marriott Business Services	73R59038318		\$ 10,800.00
Accrue Marriott Business Services	73R59038318		\$ 61,296.25
Accrue Marriott Business Services	73R59038318		\$ 23,106.17
Accrue Marriott Business Services	73R59038318		\$ 2,996.67
Accrue Marriott Business Services	73R59038318		\$ 5,669.42
Accrue Marriott Business Services	73R59038318		\$ 12,012.13
Accrue Marriott Business Services	73R59038318		\$ 22,844.65
Accrue Marriott Business Services	73R59038318		\$ 13,610.08
Accrue Marriott Business Services	73R59038318		\$ (4,688.58)
Total			\$ 155,114.15
Per GL			\$ 155,114.15
Difference			\$ -

51- GB Resort
Other Current Liabilities- GL 2495
7/31/2025

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)	\$	-

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

	Current Period				Year to Date (7 months)				Comments
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
5150 - Contingency	\$ -	\$ 1,667.00	\$ (1,667.00)	-100.0%	\$ 1,331.99	\$ 11,667.00	\$ (10,335.01)	-89.0%	Funds will build throughout the year
7020 - Legal Fees	\$ 525.00	\$ 583.00	\$ (58.00)	-10.0%	\$ 21,953.85	\$ 4,083.00	\$ 17,870.85	438.0%	Over Budget