

Balance Sheet Report
G.B. Resort Condominium Key Biscayne
As of August 31, 2025

	<u>Balance Aug 31, 2025</u>	<u>Balance Jul 31, 2025</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - BU OPER #0115	12,235.91	113,118.34	(100,882.43)
1001 - BU OPER WIRE #0174	0.03	0.03	0.00
1650 - Due To/From Reserves	254,042.10	0.00	254,042.10
Total Operating Funds	266,278.04	113,118.37	153,159.67
Reserve Funds			
1325 - BU RSRV #0166	551,571.04	398,839.71	152,731.33
1651 - Due To/From Operating	(254,042.10)	0.00	(254,042.10)
Total Reserve Funds	297,528.94	398,839.71	(101,310.77)
Accounts Receivable			
1500 - Accounts Receivable	43,235.20	48,517.39	(5,282.19)
1525 - Allowance for Bad Debt	(5,059.28)	(5,059.28)	0.00
Total Accounts Receivable	38,175.92	43,458.11	(5,282.19)
Prepaid Expenses			
1600 - Prepaid Property & Liability Ins	32,389.00	35,627.90	(3,238.90)
Total Prepaid Expenses	32,389.00	35,627.90	(3,238.90)
Total Assets	634,371.90	591,044.09	43,327.81
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	45.00	0.00	45.00
Total Accounts Payable	45.00	0.00	45.00

Balance Sheet Report

G.B. Resort Condominium Key Biscayne

As of August 31, 2025

	<u>Balance Aug 31, 2025</u>	<u>Balance Jul 31, 2025</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - General Accruals	154,092.48	155,114.15	(1,021.67)
Total Accrued Expenses	154,092.48	155,114.15	(1,021.67)
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	23,965.32	31,957.31	(7,991.99)
2598 - Deferred Revenue-Reserves	1,537,004.53	1,537,004.53	0.00
Total Prepaid Assessments	1,560,969.85	1,568,961.84	(7,991.99)
Total Liabilities	1,658,844.24	1,667,812.90	(8,968.66)
<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)	(1,255,390.59)	(1,307,687.06)	52,296.47
Total Liabilities and Equity	634,371.90	591,044.09	43,327.81

Income Statement Report

G.B. Resort Condominium Key Biscayne

Operating

August 01, 2025 thru August 31, 2025

	Current Period			Year to Date (8 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)	1,977,888.07	1,878,747.00	99,141.07	2,818,121.00	840,232.93
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)	37,508.64	37,509.00	(0.36)	56,263.00	18,754.36
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	29.10	0.00	29.10	603.30	0.00	603.30	0.00	(603.30)
Total Assessment Income	177,596.88	239,532.00	(61,935.12)	2,018,818.41	1,917,176.00	101,642.41	2,875,534.00	856,715.59
User Fee Income								
4295 - Other User Income	(0.01)	0.00	(0.01)	(0.01)	0.00	(0.01)	0.00	0.01
Total User Fee Income	(0.01)	0.00	(0.01)	(0.01)	0.00	(0.01)	0.00	0.01
Total Operating Income	177,596.87	239,532.00	(61,935.13)	2,018,818.40	1,917,176.00	101,642.40	2,875,534.00	856,715.60
<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	86,400.00	86,400.00	0.00	129,600.00	43,200.00
5090 - Office Supplies	0.00	84.00	(84.00)	994.93	667.00	327.93	1,000.00	5.07
5150 - Contingency	0.00	1,666.00	(1,666.00)	1,331.99	13,333.00	(12,001.01)	20,000.00	18,668.01
5196 - Miscellaneous Admin Expenses	720.00	342.00	378.00	1,160.00	2,737.00	(1,577.00)	4,105.00	2,945.00
Total Administrative	11,520.00	12,892.00	(1,372.00)	122,872.60	131,065.00	(8,192.40)	189,615.00	66,742.40
Payroll & Benefits								
5301 - S&W - Admin	23,106.17	23,106.00	0.17	184,849.35	184,849.00	0.35	277,274.00	92,424.65
5310 - Shared Services -Administrative	2,996.67	2,996.00	0.67	23,973.36	23,973.00	0.36	35,960.00	11,986.64
5311 - SharedServ- Security	5,669.42	5,669.00	0.42	45,355.36	45,355.00	0.36	68,033.00	22,677.64
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

Income Statement Report

G.B. Resort Condominium Key Biscayne

Operating

August 01, 2025 thru August 31, 2025

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5320 - SharedServ- PTEB	12,012.13	12,012.00	0.13	156,352.28	156,352.00	0.28	219,465.00	63,112.72
5323 - Concierge Payroll	0.00	0.00	0.00	55,768.80	55,768.00	0.80	69,711.00	13,942.20
Total Payroll & Benefits	43,784.39	43,783.00	1.39	569,906.35	569,905.00	1.35	799,952.00	230,045.65
Utilities								
6000 - Electricity	22,844.65	22,844.00	0.65	182,757.28	182,757.00	0.28	274,136.00	91,378.72
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	108,880.64	108,881.00	(0.36)	163,321.00	54,440.36
6040 - Bundled Telecom Services	0.00	0.00	0.00	13,480.00	13,480.00	0.00	16,850.00	3,370.00
6045 - Cable Service	0.00	0.00	0.00	11,862.40	11,864.00	(1.60)	14,830.00	2,967.60
Total Utilities	36,454.73	36,454.00	0.73	332,655.52	332,658.00	(2.48)	488,731.00	156,075.48
Operations								
5400 - Insurance Premiums	61,296.25	61,296.00	0.25	490,369.99	490,370.00	(0.01)	735,555.00	245,185.01
5402 - Insurance D&O	3,238.90	3,690.00	(451.10)	32,666.59	29,517.00	3,149.59	44,275.00	11,608.41
6300 - Licenses & Fees	0.00	63.00	(63.00)	752.00	504.00	248.00	756.00	4.00
6416 - Health Club/Amenities Expense	0.00	0.00	0.00	20,000.00	20,000.00	0.00	25,000.00	5,000.00
6420 - Uniforms	0.00	0.00	0.00	14,195.20	14,196.00	(0.80)	17,744.00	3,548.80
6424 - Misc Usage Charges -Tennis	0.00	0.00	0.00	14,400.00	14,400.00	0.00	18,000.00	3,600.00
6426 - Plant Maintenance	0.00	0.00	0.00	7,656.00	7,656.00	0.00	9,570.00	1,914.00
6432 - Janitor & Cleaning Contract	0.00	0.00	0.00	23,552.80	23,552.00	0.80	29,441.00	5,888.20
6442 - Landscaping/Grounds	0.00	0.00	0.00	49,660.00	49,660.00	0.00	62,075.00	12,415.00
6530 - General Maintenance Shared	0.00	0.00	0.00	161,550.40	161,552.00	(1.60)	201,938.00	40,387.60
7000 - Audit Fees	0.00	889.00	(889.00)	10,660.00	7,107.00	3,553.00	10,660.00	0.00
7001 - Accounting Fees	2,276.00	2,549.00	(273.00)	18,208.00	20,393.00	(2,185.00)	30,589.00	12,381.00
7010 - Professional Development	0.00	125.00	(125.00)	885.06	1,000.00	(114.94)	1,500.00	614.94
7020 - Legal Fees	2,465.00	584.00	1,881.00	24,418.85	4,667.00	19,751.85	7,000.00	(17,418.85)

Income Statement Report

G.B. Resort Condominium Key Biscayne

Operating

August 01, 2025 thru August 31, 2025

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Operations								
7040 - Management Fees	11,930.00	11,930.00	0.00	95,440.00	95,437.00	3.00	143,155.00	47,715.00
Total Operations	81,206.15	81,126.00	80.15	964,414.89	940,011.00	24,403.89	1,337,258.00	372,843.11
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
5420 - Fire Prevention/Contract	0.00	230.00	(230.00)	0.00	1,840.00	(1,840.00)	2,760.00	2,760.00
Total Repair & Maintenance	0.00	230.00	(230.00)	16,176.00	18,016.00	(1,840.00)	22,980.00	6,804.00
8800 Expenses								
8902 - Programs & Services Bundle	3,449.69	3,084.00	365.69	28,708.59	24,667.00	4,041.59	37,000.00	8,291.41
Total 8800 Expenses	3,449.69	3,084.00	365.69	28,708.59	24,667.00	4,041.59	37,000.00	8,291.41
Total Operating Expense	176,414.96	177,569.00	(1,154.04)	2,034,733.95	2,016,322.00	18,411.95	2,875,536.00	840,802.05
Total Operating Income / (Loss)	1,181.91	61,963.00	(60,781.09)	(15,915.55)	(99,146.00)	83,230.45	(2.00)	15,913.55

Income Statement Report

G.B. Resort Condominium Key Biscayne

Reserves

August 01, 2025 thru August 31, 2025

	Current Period			Year to Date (8 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	406,467.92	406,467.00	0.92	609,701.00	203,233.08
4910 - Reserve Assessment - Interest Inc.	306.07	0.00	306.07	4,057.04	0.00	4,057.04	0.00	(4,057.04)
Total Assessment Income	51,114.56	50,808.00	306.56	410,524.96	406,467.00	4,057.96	609,701.00	199,176.04
Total Reserves Income	51,114.56	50,808.00	306.56	410,524.96	406,467.00	4,057.96	609,701.00	199,176.04
<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)	51,114.56	50,808.00	306.56	(1,239,475.04)	406,467.00	(1,645,942.04)	609,701.00	1,849,176.04
Total Association Net Income / (Loss)	52,296.47	112,771.00	(60,474.53)	(1,255,390.59)	307,321.00	(1,562,711.59)	609,699.00	1,865,089.59

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Operating

As of August 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	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	172,879	234,844	234,843	234,844	234,843	2,917,262	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	29	0	0	0	0	603	0
Total Assessment Income	326,687	326,791	327,617	326,940	177,627	177,985	177,574	177,597	239,532	239,532	239,532	239,762	2,977,176	2,875,534
User Fee Income														
4295 - Other User Income	0	0	0	0	0	0	0	(0)	0	0	0	0	(0)	0
Total User Fee Income	0	0	0	0	0	0	0	(0)	0	0	0	0	(0)	0
Total Income	326,687	326,791	327,617	326,940	177,627	177,985	177,574	177,597	239,532	239,532	239,532	239,762	2,977,176	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	0	83	83	84	83	1,328	1,000
5150 - Contingency	329	531	235	224	0	13	0	0	1,667	1,667	1,666	1,667	7,999	20,000
5196 - Miscellaneous Admin Expens	0	0	80	20	0	0	340	720	342	342	342	342	2,528	4,105
Total Administrative	18,110	18,313	18,395	18,298	10,800	15,884	11,553	11,520	12,892	12,892	12,892	19,874	181,423	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	2,997	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

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

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Payroll & Benefits														
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	43,784	43,786	43,784	43,784	98,693	799,953	799,952
Utilities														
6000 - Electricity	22,845	22,845	22,845	22,845	22,845	22,845	22,845	22,845	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	36,455	36,455	36,455	36,454	46,709	488,729	488,731
Operations														
5400 - Insurance Premiums	61,296	61,296	61,296	61,296	61,296	61,296	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	3,239	3,689	3,690	3,689	3,690	47,425	44,275
6300 - Licenses & Fees	752	0	0	0	0	0	0	0	63	63	63	63	1,004	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	0	888	888	889	888	14,213	10,660
7001 - Accounting Fees	0	2,276	4,552	2,276	0	4,552	2,276	2,276	2,549	2,549	2,549	2,549	28,404	30,589
7010 - Professional Development	(800)	0	(800)	103	0	1,289	1,092	0	125	125	125	125	1,385	1,500
7020 - Legal Fees	440	7,940	2,465	5,168	1,155	4,261	525	2,465	583	583	584	583	26,752	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	81,206	81,122	81,125	81,124	153,876	1,361,662	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

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

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Repair & Maintenance														
5420 - Fire Prevention/Contract	0	0	0	0	0	0	0	0	230	230	230	230	920	2,760
Total Repair & Maintenance	4,044	4,044	4,044	4,044	0	0	0	0	230	230	230	4,274	21,140	22,980
8800 Expenses														
8902 - Programs & Services Bundle	0	3,346	8,602	3,272	0	6,693	3,346	3,450	3,083	3,083	3,084	3,083	41,042	37,000
Total 8800 Expenses	0	3,346	8,602	3,272	0	6,693	3,346	3,450	3,083	3,083	3,084	3,083	41,042	37,000
Total Expense	318,080	336,861	337,263	329,476	169,572	190,297	176,770	176,415	177,568	177,569	177,568	326,509	2,893,948	2,875,536
Total Operating	8,607	(10,070)	(9,646)	(2,536)	8,055	(12,311)	804	1,182	61,964	61,963	61,964	(86,747)	83,228	(2)

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Reserves

As of August 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	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	609,702	609,701
4910 - Reserve Assessment - Intere	986	931	1,083	137	181	190	244	306	0	0	0	0	4,057	0
Total Assessment Income	51,794	51,740	51,891	50,946	50,989	50,998	51,052	51,115	50,809	50,808	50,809	50,808	613,759	609,701
Total Income	51,794	51,740	51,891	50,946	50,989	50,998	51,052	51,115	50,809	50,808	50,809	50,808	613,759	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	51,115	50,809	50,808	50,809	50,808	(1,036,241)	609,701

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of August 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	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	172,879	234,844	234,843	234,844	234,843	2,917,262	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	609,702	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	29	0	0	0	0	603	0
4910 - Reserve Assessment - Intere	986	931	1,083	137	181	190	244	306	0	0	0	0	4,057	0
Total Assessment Income	378,481	378,530	379,509	377,886	228,616	228,983	228,626	228,711	290,341	290,340	290,341	290,570	3,590,935	3,485,235
User Fee Income														
4295 - Other User Income	0	0	0	0	0	0	0	(0)	0	0	0	0	(0)	0
Total User Fee Income	0	0	0	0	0	0	0	(0)	0	0	0	0	(0)	0
Total Income	378,481	378,530	379,509	377,886	228,616	228,983	228,626	228,711	290,341	290,340	290,341	290,570	3,590,935	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	0	83	83	84	83	1,328	1,000
5150 - Contingency	329	531	235	224	0	13	0	0	1,667	1,667	1,666	1,667	7,999	20,000
5196 - Miscellaneous Admin Expens	0	0	80	20	0	0	340	720	342	342	342	342	2,528	4,105
Total Administrative	18,110	18,313	18,395	18,298	10,800	15,884	11,553	11,520	12,892	12,892	12,892	19,874	181,423	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	2,997	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

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of August 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Payroll & Benefits														
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	43,784	43,786	43,784	43,784	98,693	799,953	799,952
Utilities														
6000 - Electricity	22,845	22,845	22,845	22,845	22,845	22,845	22,845	22,845	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	36,455	36,455	36,455	36,454	46,709	488,729	488,731
Operations														
5400 - Insurance Premiums	61,296	61,296	61,296	61,296	61,296	61,296	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	3,239	3,689	3,690	3,689	3,690	47,425	44,275
6300 - Licenses & Fees	752	0	0	0	0	0	0	0	63	63	63	63	1,004	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	0	888	888	889	888	14,213	10,660
7001 - Accounting Fees	0	2,276	4,552	2,276	0	4,552	2,276	2,276	2,549	2,549	2,549	2,549	28,404	30,589
7010 - Professional Development	(800)	0	(800)	103	0	1,289	1,092	0	125	125	125	125	1,385	1,500
7020 - Legal Fees	440	7,940	2,465	5,168	1,155	4,261	525	2,465	583	583	584	583	26,752	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	81,206	81,122	81,125	81,124	153,876	1,361,662	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

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of August 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Repair & Maintenance														
5420 - Fire Prevention/Contract	0	0	0	0	0	0	0	0	230	230	230	230	920	2,760
Total Repair & Maintenance	4,044	4,044	4,044	4,044	0	0	0	0	230	230	230	4,274	21,140	22,980
8800 Expenses														
8902 - Programs & Services Bundle	0	3,346	8,602	3,272	0	6,693	3,346	3,450	3,083	3,083	3,084	3,083	41,042	37,000
Total 8800 Expenses	0	3,346	8,602	3,272	0	6,693	3,346	3,450	3,083	3,083	3,084	3,083	41,042	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	176,415	177,568	177,569	177,568	326,509	4,543,948	2,875,536
All Departments Summary	60,401	41,670	1,607,754)	48,410	59,044	38,687	51,856	52,296	112,773	112,771	112,773	(35,939)	(953,013)	609,699

Investment Listing Report

G.B. Resort Condominium Key Biscayne

As of Sun Aug 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		12,235.91	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><u>12,235.94</u></u>				
Reserve Funds							
1325 - BU RSRV #0166 Bank United	****0166	Money Market	551,571.04	1.500%	11/30/2023		0
		Total Reserve Funds:	<u><u>551,571.04</u></u>				
		Total GB Resort:	<u><u>563,806.98</u></u>				

Delinquency and Prepaid Report

G.B. Resort Condominium Key Biscayne

As Of: Sun Aug 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	0.00	318.57	0.00	0.00	1,076.24
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	0.00	513.19	0.00	244.50	1,515.36
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	1,662.90	0.00	0.00	3,325.80
00101-0468	Roykin Services, Inc.	455 Grand Bay Drive #878	UB-0001	754.07	0.00	770.57	0.00	0.00	1,524.64
00101-0633	Keybis Corporation	455 Grand Bay Drive #783	UB-0001	757.67	0.00	0.00	0.00	0.00	757.67
00101-0662	Settled - Rch Investments	455 Grand Bay Drive #0780	UB-0001	0.00	0.00	0.00	0.00	0.01	0.01
00101-0727	Terranostral Ltd.	455 Grand Bay Drive #772	UB-0001	0.04	0.00	0.00	0.00	0.12	0.16
00101-0808	Varum 2, LLC Key View, LLC	455 Grand Bay Drive #758	UB-0001	1,553.13	0.00	0.00	0.00	0.00	1,553.13
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
00101-1247	Dr. Angela Ehrman	455 Grand Bay Drive #560	UB-0001	1,511.73	0.00	314.08	0.00	0.00	1,825.81
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	0.00	0.00	0.00	0.00	874.65
00101-1535	Twin A And B Corp	455 Grand Bay Drive #387	UB-0001	874.65	0.00	874.65	0.01	0.00	1,749.31
00101-1807	Green Field One Llc	455 Grand Bay Drive #282	UB-0001	0.01	0.00	0.00	0.00	0.00	0.01
00101-1878	Cpz Investments Corp	455 Grand Bay Drive #274	UB-0001	1,662.90	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
00117-0515	c/o Cooperman South Yarra LLC	455 Grand Bay Drive #0780	UB-0001	100.00	0.00	0.00	0.00	0.00	100.00
00117-1857	Alexis Braun Burillo	455 Grand Bay Drive #378	UB-0001	754.07	0.00	754.07	754.07	754.07	3,016.28
00117-2649	512 RKB, LLC	455 Grand Bay Drive #574	UB-0001	1,662.90	0.00	1,662.90	1,662.90	0.00	4,988.70
00117-3664	VMG KB Properties LLC	455 Grand Bay Drive #557	UB-0001	1,662.90	0.00	3,325.80	0.00	0.00	4,988.70
00117-3677	VMG KB Properties LLC	455 Grand Bay Drive #559	UB-0001	757.67	0.00	1,515.34	0.00	0.00	2,273.01
Outstanding Balance:				24,409.69	0.00	11,712.07	2,416.98	4,696.46	43,235.20
Percentage of Balance:				56.46%	0.00%	27.09%	5.59%	10.86%	100.00%
Total Accounts:				12	0	6	2	7	27

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	-3,517.60	-3,517.60
00101-0206	1119 Llc	455 Grand Bay Drive #1160	UB-0001	0.00	0.00	0.00	0.00	-3,517.60	-3,517.60
00101-0248	Anthony Dellomo Ira	455 Grand Bay Drive #1155	UB-0001	0.00	-1,255.39	-1,255.39	-671.55	0.00	-3,182.33
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	-226.81	0.00	0.00	0.00	0.00	-226.81
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

Delinquency and Prepaid Report
G.B. Resort Condominium Key Biscayne
 As Of: Sun Aug 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
00101-0989	Tammy Caress-Zelman	455 Grand Bay Drive #668	UB-0001	-718.07	-104.44	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	-7,757.10	-7,757.10
00101-1205	Put It On The Ritz, Llc	455 Grand Bay Drive #570	UB-0001	-146.97	0.00	0.00	0.00	0.00	-146.97
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	0.00	-2,373.29	0.00	-2,373.29
00113-8997	Settled - King Rental Properties,	455 Grand Bay Drive #768	UB-0001	0.00	0.00	0.00	0.00	-0.12	-0.12
00117-3680	FLM Florida LLC	455 Grand Bay Drive #564	UB-0001	-1.00	0.00	0.00	0.00	0.00	-1.00
Prepaid Balance:				-3,509.82	-1,359.83	-1,255.39	-3,044.84	-14,795.44	-23,965.32
Percentage of Balance:				14.65%	5.67%	5.24%	12.71%	61.74%	100.00%
Total Accounts:				5	1	0	2	6	14
Balance:				20,899.87	-1,359.83	10,456.68	-627.86	-10,098.98	19,269.88
Percentage of Total Balance:				108.46%	-7.06%	54.26%	-3.26%	-52.41%	100.00%

Accounts Payable Open Items
G.B. Resort Condominium Key Biscayne
As of Sun Aug 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

Fri Aug 01, 2025 thru Sun Aug 31, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>GB Resort BU RES 0166</u>					
Check Date: 08/11/2025	Bank: Bank United Operating RESERVE - 1325 - BU RSRV #0166	Check Number: 02000049	Check Amount: 50,808.42		
		08/01/2025	Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42
Check Date: 08/13/2025	Bank: Bank United Operating 51 - 1325 - BU RSRV #0166	Check Number: 02000050	Check Amount: 50,808.42		
		08/01/2025	Op to Reserve per 2025 Budget	HS#7981048	50,808.42
Check Date: 08/18/2025	Bank: Bank United Operating RESERVE - 1325 - BU RSRV #0166	Check Number: 02000051	Check Amount: 50,808.42		
		08/01/2025	Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42
Total for GB Resort BU RES 0166					152,425.26
<u>Haber Law, LLP</u>					
Check Date: 08/19/2025	Bank: Bank United Operating 51 - 7020 - Legal Fees	Check Number: 03000051	Check Amount: 2,465.00		
		08/15/2025	Legal fee		2,465.00
Total for Haber Law, LLP					2,465.00
<u>Insureon</u>					
Check Date: 07/30/2025	Bank: Bank United Operating 51 - 9815 - Insurance - Common	Check Number: 03000048	Check Amount: (35,685.30)		
		07/16/2025	*VOID* General Liability		(35,685.30)
Check Date: 08/27/2025	Bank: Bank United Operating 51 - 9815 - Insurance - Common	Check Number: 03000052	Check Amount: 35,685.30		
		08/01/2025	General Liability		35,685.30
Total for Insureon					0.00
<u>Marriott Business Services</u>					
Check Date: 08/07/2025	Bank: Bank United Operating	Check Number: 02000048	Check Amount: 147,646.79		
	51 - 4590 - Prior Year Surplus		08/01/2025	Prior Year Assessment / Credit	(4,688.58)
	51 - 5055 - Master Assoc Fees		08/01/2025	GB Master Assoc	10,800.00
	51 - 5301 - S&W - Admin		08/01/2025	S&W Admin/Res Office	23,106.17
	51 - 5310 - Shared Services -Administrative		08/01/2025	Manager's & Asst	2,996.67
	51 - 5311 - SharedServ- Security		08/01/2025	Security Officer	5,669.42
	51 - 5320 - SharedServ- PTEB		08/01/2025	Payroll Taxes & Benefits	12,012.13
	51 - 5400 - Insurance Premiums		08/01/2025	Insurance-Casualty	61,296.25
	51 - 6000 - Electricity		08/01/2025	Electrical	22,844.65
	51 - 6025 - Water & Sewer		08/01/2025	Water & Sewer	13,610.08
Total for Marriott Business Services					147,646.79

Cash Disbursement by Vendor

G.B. Resort Condominium Key Biscayne

Fri Aug 01, 2025 thru Sun Aug 31, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>The Ritz-Carlton Hotel Company, LLC</u>					
Check Date: 08/12/2025	Bank: Bank United Operating	Check Number: 03000049	Check Amount: 11,930.00		
	51 - 7040 - Management Fees	08/01/2025	Management fee 08/2025		11,930.00
Check Date: 08/19/2025	Bank: Bank United Operating	Check Number: 03000050	Check Amount: 6,030.69		
	51 - 7001 - Accounting Fees	08/07/2025	Financial Services	8450118175	2,276.00
	51 - 7010 - Professional Development	08/07/2025	Third party Services	8450118175	305.00
	51 - 7010 - Professional Development	08/07/2025	Training Services	8450118175	103.40
	51 - 8902 - Programs & Services Bundle	08/07/2025	Residential Services	8450118175	3,346.29
			Total for The Ritz-Carlton Hotel Company, LLC		17,960.69
<u>The Ritz-Carlton Key Biscayne</u>					
Check Date: 08/12/2025	Bank: Bank United Operating	Check Number: 01000067	Check Amount: 1,436.67		
	51 - 5090 - Office Supplies	08/06/2025	Mouse for Isabella		37.44
	51 - 5090 - Office Supplies	08/06/2025	Mouse for Joe		31.38
	51 - 5090 - Office Supplies	08/06/2025	Office supplies		67.26
	51 - 5090 - Office Supplies	08/06/2025	mail out copies		276.59
	51 - 5196 - Miscellaneous Admin Expenses	08/06/2025	Board emails		240.00
	51 - 5196 - Miscellaneous Admin Expenses	08/06/2025	Q2 Newsletter Design		100.00
	51 - 7010 - Professional Development	08/06/2025	M205 class/Joe Coote		579.00
	51 - 7010 - Professional Development	08/06/2025	AMS Recertification		105.00
			Total for The Ritz-Carlton Key Biscayne		1,436.67
			Total for GB Resort		321,934.41

General Ledger Report

G.B. Resort Condominium Key Biscayne

From August 01, 2025 To August 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1000 - BU OPER #0115 - Operating						Opening Balance: 113,118.34
08/02/2025	340583	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,662.90
	340584	C3 ACH Payment		ATGPay Online Payment	ACH Payment	754.07
08/03/2025	340613	C3 ACH Payment		ATGPay Online Payment	ACH Payment	9,510.04
08/05/2025	341133	C3 ACH Payment		ATGPay Online Payment	ACH Payment	754.07
	341299	C3 ACH Payment		ATGPay Online Payment	ACH Payment	754.07
	341439	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	757.66
	341503	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	718.07
	341599	C3 ACH Payment		ATGPay Online Payment	ACH Payment	757.67
	341628	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,662.90
	341665	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,662.90
	342148	C3 Direct Debit		137 Items on Direct Debit	Direct Debit	166,326.32
	342274	C3 Cash Receipts		009 Items on Deposit Slip	Cash Receipts	13,947.65
	342723	C3 Lock Box Receipts		003 Items on Lock Box File	Lock Box Receipts	3,501.84
08/06/2025	343615	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	754.07
08/07/2025	343636	C3 AR Adjustment - Returned Payment		Adjust Account 00101-0808	AR Adjust Batch	(1,508.13)
	343722	AP Check Run 08-07-2025		Marriott Business Services	Check No 02000048	(147,646.79)
08/09/2025	344750	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	1,000.00
	344763	C3 ACH Payment		ATGPay Online Payment	ACH Payment	905.24
08/11/2025	345041	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	1,044.81
	345227	AP Check Run 08-11-2025		GB Resort BU RES 0166	Check No 02000049	(50,808.42)
	346407	C3 Lock Box Receipts		004 Items on Lock Box File	Lock Box Receipts	6,327.67
08/12/2025	347941	AP Check Run 08-12-2025		The Ritz-Carlton Hotel Company, LLC	Check No 03000049	(11,930.00)
	347942	AP Check Run 08-12-2025		The Ritz-Carlton Key Biscayne	Check No 01000067	(1,436.67)
08/13/2025	348404	C3 ACH Payment		ATGPay Online Payment	ACH Payment	718.07
	348407	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,824.87
	348410	C3 ACH Payment		ATGPay Online Payment	ACH Payment	718.07
	348413	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,824.87
	348914	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	754.07
	349316	AP Check Run 08-13-2025		GB Resort BU RES 0166	Check No 02000050	(50,808.42)
	350315	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	754.07
08/18/2025	351525	AP Check Run 08-18-2025		GB Resort BU RES 0166	Check No 02000051	(50,808.42)
08/19/2025	352241	AP Check Run 08-19-2025		The Ritz-Carlton Hotel Company, LLC	Check No 03000050	(6,030.69)
	352242	AP Check Run 08-19-2025		Haber Law, LLP	Check No 03000051	(2,465.00)
08/20/2025	353755	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	718.07
08/26/2025	354582	AP Insureon		*VOID* Insureon	Void Check: 3000048	35,685.30
	354898	C3 Lock Box Receipts		002 Items on Lock Box File	Lock Box Receipts	2,416.97
08/27/2025	355022	AP Check Run 08-27-2025		Insureon	Check No 03000052	(35,685.30)
08/31/2025	357113	JE BU 0115 activity		Interest Credit	8/29/2025	4.52
				August Sweep	8/29/2025	24.58
				August Sweep	8/29/2025	(24.58)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From August 01, 2025 To August 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1000 - BU OPER #0115 - Operating						Balance From Previous Page: 12,211.33
08/31/2025	357113	JE BU 0115 activity		Interest Credit ICS	8/29/2025	24.58
						Total August, 2025: (100,882.43)
						Ending Balance 1000 - BU OPER #0115 - Operating: 12,235.91
1001 - BU OPER WIRE #0174 - Operating						Opening Balance: 0.03
08/31/2025	357114	JE BU WIRE 0174 activity		No Bank Activity	8/31/2025	1.00
	357116	JE BU WIRE 0174 activity		No Bank Activity REV	8/31/2025	(1.00)
				No Bank Activity	8/31/2025	1.00
				No Bank Activity	8/31/2025	(1.00)
						Total August, 2025: 0.00
						Ending Balance 1001 - BU OPER WIRE #0174 - Operating: 0.03
1325 - BU RSRV #0166 - Operating						Opening Balance: 0.00
08/01/2025	349315	AP GB Resort BU RES 0166		Op to Reserve per 2025 Budget	HS#7981048	50,808.42
08/31/2025	357117	JE BU RES 0166 activity		Operating to Reserves	Dept Reclass	(50,808.42)
						Total August, 2025: 0.00
						Ending Balance 1325 - BU RSRV #0166 - Operating: 0.00
1325 - BU RSRV #0166 - Reserves						Opening Balance: 398,839.71
08/01/2025	345226	AP GB Resort BU RES 0166		Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42
	351524	AP GB Resort BU RES 0166		Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42
08/31/2025	357117	JE BU RES 0166 activity		Interest Credit	8/29/2025	306.07
				Operating to Reserves	Dept Reclass	50,808.42
						Total August, 2025: 152,731.33
						Ending Balance 1325 - BU RSRV #0166 - Reserves: 551,571.04
1500 - Accounts Receivable - Operating						Opening Balance: 48,517.39
08/01/2025	334663	C3 Billing Batch		188 Units, Assessment	Billing Batch	172,879.20
				188 Units, Reserve Assessment	Billing Batch	50,808.49
	344849	RV System AR to Prepaid Reclassification		Reverse July AR Reclass to Prepaid	Reclass	(31,957.31)
08/02/2025	340583	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,662.90)
	340584	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(754.07)
08/03/2025	340613	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(9,510.04)
08/04/2025	340734	C3 AR Adjustment - MISC		Adjust Account 1010756	MISC	(0.01)
08/05/2025	341133	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(754.07)
	341299	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(754.07)
	341439	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(757.66)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From August 01, 2025 To August 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1500 - Accounts Receivable - Operating						Balance From Previous Page: 226,054.95
08/05/2025	341503	C3		Credit Card Payment	ATGPay Online Payment	(718.07)
	341599	C3		ACH Payment	ATGPay Online Payment	(757.67)
	341628	C3		ACH Payment	ATGPay Online Payment	(1,662.90)
	341665	C3		ACH Payment	ATGPay Online Payment	(1,662.90)
	342148	C3		Direct Debit	137 Items on Direct Debit	(166,326.32)
	342274	C3		Cash Receipts	009 Items on Deposit Slip	(13,947.65)
	342723	C3		Lock Box Receipts	003 Items on Lock Box File	(3,501.84)
08/06/2025	343615	C3		Lock Box Receipts	001 Items on Lock Box File	(754.07)
08/07/2025	343636	C3		AR Adjustment - Returned Payment	Adjust Account 00101-0808	1,508.13
	343637	C3		AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-0808	45.00
08/09/2025	344750	C3		Credit Card Payment	ATGPay Online Payment	(1,000.00)
	344763	C3		ACH Payment	ATGPay Online Payment	(905.24)
08/11/2025	345041	C3		Credit Card Payment	ATGPay Online Payment	(1,044.81)
	346407	C3		Lock Box Receipts	004 Items on Lock Box File	(6,327.67)
08/13/2025	348404	C3		ACH Payment	ATGPay Online Payment	(718.07)
	348407	C3		ACH Payment	ATGPay Online Payment	(1,824.87)
	348410	C3		ACH Payment	ATGPay Online Payment	(718.07)
	348413	C3		ACH Payment	ATGPay Online Payment	(1,824.87)
	348914	C3		Cash Receipts	001 Items on Deposit Slip	(754.07)
	350315	C3		Lock Box Receipts	001 Items on Lock Box File	(754.07)
08/20/2025	352838	C3		AR Adjustment - Check 7779	Adjust Account 1170515	100.00
	352839	C3		AR Adjustment - Check 7779	Adjust Account 1010662	(100.00)
	353755	C3		Lock Box Receipts	001 Items on Lock Box File	(718.07)
08/26/2025	354898	C3		Lock Box Receipts	002 Items on Lock Box File	(2,416.97)
08/31/2025	359667	RV		System AR to Prepaid Reclassification	August AR Reclass to Prepaid	23,965.32
Total August, 2025:						(5,282.19)
Ending Balance 1500 - Accounts Receivable - Operating:						43,235.20
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: 35,627.90
08/31/2025	353213	JE		Monthly insurance amortization	Crime - The Hanover Group	(102.43)
					Nonprofit Entity Group	(162.69)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From August 01, 2025 To August 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1600 - Prepaid Property & Liability Ins - Operating						Balance From Previous Page: 35,362.78
08/31/2025	353213	JE		Monthly insurance amortization	GL Insurance - Insureon	(2,973.78)
						Total August, 2025: (3,238.90)
Ending Balance 1600 - Prepaid Property & Liability Ins - Operating:						32,389.00
1650 - Due To/From Reserves - Operating						Opening Balance: 0.00
08/31/2025	360146	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
				Over payment to reserves	Reclass	50,808.42
				Over payment to reserves	Reclass	50,808.42
						Total August, 2025: 254,042.10
Ending Balance 1650 - Due To/From Reserves - Operating:						254,042.10
1651 - Due To/From Operating - Operating						Opening Balance: 0.00
08/31/2025	360146	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)
				Over payment to reserves	Reclass	(50,808.42)
				Over payment to reserves	Reclass	(50,808.42)
						Total August, 2025: (254,042.10)
Ending Balance 1651 - Due To/From Operating - Operating:						(254,042.10)
1799 - Clearing Account - Operating						Opening Balance: 0.00
08/20/2025	352838	C3		AR Adjustment - Check 7779	Adjust Account 1170515	(100.00)
	352839	C3		AR Adjustment - Check 7779	Adjust Account 1010662	100.00
						Total August, 2025: 0.00
Ending Balance 1799 - Clearing Account - Operating:						0.00
Liabilities						
2000 - Accounts Payable - Operating						Opening Balance: 0.00
08/01/2025	343721	AP		Marriott Business Services		
				Security Officer		(5,669.42)
				S&W Admin/Res Office		(23,106.17)
				Insurance-Casualty		(61,296.25)
				Manager's & Asst		(2,996.67)
				GB Master Assoc		(10,800.00)
				Water & Sewer		(13,610.08)
				Prior Year Assessment / Credit		4,688.58

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

Date	Batch	Source	Project	Description	Reference	Amount
Liabilities						
2000 - Accounts Payable - Operating						Balance From Previous Page: (112,790.01)
08/01/2025	343721	AP Marriott Business Services		Electrical		(22,844.65)
				Payroll Taxes & Benefits		(12,012.13)
	345226	AP GB Resort BU RES 0166		Op to Reserve Amt per 2025 Budget	HS#8068449	(50,808.42)
	347939	AP The Ritz-Carlton Hotel Company, LLC		Management fee 08/2025		(11,930.00)
	349315	AP GB Resort BU RES 0166		Op to Reserve per 2025 Budget	HS#7981048	(50,808.42)
	351524	AP GB Resort BU RES 0166		Op to Reserve Amt per 2025 Budget	HS#8068449	(50,808.42)
	355021	AP Insureon		General Liability		(35,685.30)
08/06/2025	347940	AP The Ritz-Carlton Key Biscayne		Mouse for Isabella		(37.44)
				M205 class/Joe Coote		(579.00)
				Q2 Newsletter Design		(100.00)
				mail out copies		(276.59)
				Mouse for Joe		(31.38)
				AMS Recertification		(105.00)
				Board emails		(240.00)
				Office supplies		(67.26)
08/07/2025	343722	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)
	352239	AP The Ritz-Carlton Hotel Company, LLC		Training Services	8450118175	(103.40)
				Residential Services	8450118175	(3,346.29)
				Financial Services	8450118175	(2,276.00)
				Third party Services	8450118175	(305.00)
08/11/2025	345227	AP GB Resort BU RES 0166		Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42
08/12/2025	347941	AP The Ritz-Carlton Hotel Company, LLC		Management fee 08/2025		11,930.00
	347942	AP The Ritz-Carlton Key Biscayne		Board emails		240.00
				M205 class/Joe Coote		579.00
				Mouse for Isabella		37.44
				Mouse for Joe		31.38
				Office supplies		67.26
				mail out copies		276.59
				Q2 Newsletter Design		100.00
				AMS Recertification		105.00
08/13/2025	349316	AP GB Resort BU RES 0166		Op to Reserve per 2025 Budget	HS#7981048	50,808.42
08/15/2025	352240	AP Haber Law, LLP		Legal fee		(2,465.00)
08/18/2025	351525	AP GB Resort BU RES 0166		Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42
08/19/2025	352241	AP The Ritz-Carlton Hotel Company, LLC		Financial Services	8450118175	2,276.00

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

Date	Batch	Source	Project	Description	Reference	Amount
Liabilities						
2000 - Accounts Payable - Operating						Balance From Previous Page: (41,904.99)
08/19/2025	352241	AP The Ritz-Carlton Hotel Company, LLC		Third party Services	8450118175	305.00
				Training Services	8450118175	103.40
				Residential Services	8450118175	3,346.29
	352242	AP Haber Law, LLP		Legal fee		2,465.00
08/27/2025	355022	AP Insureon		General Liability		35,685.30
Total August, 2025:						0.00
Ending Balance 2000 - Accounts Payable - Operating:						0.00
2015 - Returned Check Fee Payable - Operating						Opening Balance: 0.00
08/07/2025	343637	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-0808	AR Adjust Batch	(45.00)
Total August, 2025:						(45.00)
Ending Balance 2015 - Returned Check Fee Payable - Operating:						(45.00)
2395 - General Accruals - Operating						Opening Balance: (155,114.15)
08/01/2025	344815	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
				Accrue Marriott Business Services	73R59038318	(4,688.58)
08/31/2025	361413	RV Accrue Expenses		Accrue The Ritz-Carlton Key Biscayne	NOI0825720	(720.00)
				Accrue Marriott Business Services	73R59038349	(10,800.00)
				Accrue Marriott Business Services	73R59038349	(61,296.25)
				Accrue Marriott Business Services	73R59038349	(23,106.17)
				Accrue Marriott Business Services	73R59038349	(2,996.67)

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

Date	Batch	Source	Project	Description	Reference	Amount
Liabilities						
2395 - General Accruals - Operating						Balance From Previous Page: (98,919.09)
08/31/2025	361413	RV Accrue Expenses		Accrue Marriott Business Services	73R59038349	(5,669.42)
				Accrue Marriott Business Services	73R59038349	(12,012.13)
				Accrue Marriott Business Services	73R59038349	(22,844.65)
				Accrue Marriott Business Services	73R59038349	(13,610.08)
				Accrue The Ritz-Carlton Hotel	8450118936	(5,725.69)
	368428	RV Accrue Expenses		Accrue Marriott Business Services	73R59038349	4,688.58
Total August, 2025:						1,021.67
Ending Balance 2395 - General Accruals - Operating:						<u>(154,092.48)</u>
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:						<u>56,263.09</u>
2550 - Prepaid Assessments - Operating						Opening Balance: (31,957.31)
08/01/2025	344849	RV System AR to Prepaid Reclassification		Reverse July AR Reclass to Prepaid	Reclass	31,957.31
08/31/2025	359667	RV System AR to Prepaid Reclassification		August AR Reclass to Prepaid	Reclass	(23,965.32)
Total August, 2025:						7,991.99
Ending Balance 2550 - Prepaid Assessments - Operating:						<u>(23,965.32)</u>
2598 - Deferred Revenue-Reserves - Operating						Opening Balance: (1,263,873.78)
No Activity this period						0.00
						0.00
Ending Balance 2598 - Deferred Revenue-Reserves - Operating:						<u>(1,263,873.78)</u>
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:						<u>(273,130.75)</u>

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

Date	Batch	Source	Project	Description	Reference	Amount
<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)
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
<u>Income</u>						
4000 - CAM Income - Operating						Opening Balance: (1,805,008.87)
08/01/2025	334663	C3 Billing Batch		188 Units, Assessment	Billing Batch	(172,879.20)
						Total August, 2025: (172,879.20)
						Ending Balance 4000 - CAM Income - Operating: (1,977,888.07)
4025 - Reserve Assessments - Operating						Opening Balance: 0.00
08/01/2025	334663	C3 Billing Batch		188 Units, Reserve Assessment	Billing Batch	(50,808.49)
08/31/2025	356651	JE Reserve Contribution		OP to RES Dept	Reserves	50,808.49
						Total August, 2025: 0.00
						Ending Balance 4025 - Reserve Assessments - Operating: 0.00
4025 - Reserve Assessments - Reserves						Opening Balance: (355,659.43)
08/31/2025	356651	JE Reserve Contribution		OP to RES Dept	Reserves	(50,808.49)
						Total August, 2025: (50,808.49)
						Ending Balance 4025 - Reserve Assessments - Reserves: (406,467.92)
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)

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

Date	Batch	Source	Project	Description	Reference	Amount
Income						
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)
4295 - Other User Income - Operating						Opening Balance: 0.00
08/04/2025	340734	C3 AR Adjustment - MISC		Adjust Account 1010756	MISC	0.01
Total August, 2025:						0.01
Ending Balance 4295 - Other User Income - Operating:						0.01
4590 - Prior Year Surplus - Operating						Opening Balance: (32,820.06)
08/01/2025	343721	AP Marriott Business Services		Prior Year Assessment / Credit		(4,688.58)
	344815	RV Accrue Expenses		Accrue Marriott Business Services	73R59038318	4,688.58
08/31/2025	368428	RV Accrue Expenses		Accrue Marriott Business Services	73R59038349	(4,688.58)
Total August, 2025:						(4,688.58)
Ending Balance 4590 - Prior Year Surplus - Operating:						(37,508.64)
4825 - Misc. Income - Operating						Opening Balance: (1,368.40)
No Activity this period						0.00
						0.00
Ending Balance 4825 - Misc. Income - Operating:						(1,368.40)
4900 - Interest Revenue - Operations - Operating						Opening Balance: (574.20)
08/31/2025	357113	JE BU 0115 activity		Interest Credit	8/29/2025	(4.52)
				Interest Credit ICS	8/29/2025	(24.58)
	357114	JE BU WIRE 0174 activity		No Bank Activity	8/31/2025	(1.00)
	357116	JE BU WIRE 0174 activity		No Bank Activity REV	8/31/2025	1.00
Total August, 2025:						(29.10)
Ending Balance 4900 - Interest Revenue - Operations - Operating:						(603.30)
4910 - Reserve Assessment - Interest Inc. - Reserves						Opening Balance: (3,750.97)
08/31/2025	357117	JE BU RES 0166 activity		Interest Credit	8/29/2025	(306.07)
Total August, 2025:						(306.07)
Ending Balance 4910 - Reserve Assessment - Interest Inc. - Reserves:						(4,057.04)

General Ledger Report
G.B. Resort Condominium Key Biscayne
From August 01, 2025 To August 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
<hr/>						
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
<hr/>						
5055 - Master Assoc Fees - Operating						Opening Balance: 75,600.00
08/01/2025	343721	AP Marriott Business Services		GB Master Assoc		10,800.00
	344815	RV Accrue Expenses		Accrue Marriott Business Services	73R59038318	(10,800.00)
08/31/2025	361413	RV Accrue Expenses		Accrue Marriott Business Services	73R59038349	10,800.00
Total August, 2025:						10,800.00
Ending Balance 5055 - Master Assoc Fees - Operating:						86,400.00
<hr/>						
5090 - Office Supplies - Operating						Opening Balance: 994.93
08/01/2025	344815	RV Accrue Expenses		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)
08/06/2025	347940	AP The Ritz-Carlton Key Biscayne		Mouse for Isabella		37.44
				mail out copies		276.59
				Mouse for Joe		31.38
				Office supplies		67.26
Total August, 2025:						0.00
Ending Balance 5090 - Office Supplies - Operating:						994.93
<hr/>						
5150 - Contingency - Operating						Opening Balance: 1,331.99
				No Activity this period		0.00
						0.00
Ending Balance 5150 - Contingency - Operating:						1,331.99
<hr/>						
5196 - Miscellaneous Admin Expenses - Operating						Opening Balance: 440.00
08/01/2025	344815	RV Accrue Expenses		Accrue The Ritz-Carlton Key Biscayne	NOI07251437	(240.00)
				Accrue The Ritz-Carlton Key Biscayne	NOI07251437	(100.00)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From August 01, 2025 To August 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5196 - Miscellaneous Admin Expenses - Operating						Balance From Previous Page: 100.00
08/06/2025	347940	AP The Ritz-Carlton Key Biscayne		Q2 Newsletter Design		100.00
				Board emails		240.00
08/31/2025	361413	RV Accrue Expenses		Accrue The Ritz-Carlton Key Biscayne	NOI0825720	720.00
Total August, 2025:						720.00
Ending Balance 5196 - Miscellaneous Admin Expenses - Operating:						1,160.00
5301 - S&W - Admin - Operating						Opening Balance: 161,743.18
08/01/2025	343721	AP Marriott Business Services		S&W Admin/Res Office		23,106.17
	344815	RV Accrue Expenses		Accrue Marriott Business Services	73R59038318	(23,106.17)
08/31/2025	361413	RV Accrue Expenses		Accrue Marriott Business Services	73R59038349	23,106.17
Total August, 2025:						23,106.17
Ending Balance 5301 - S&W - Admin - Operating:						184,849.35
5310 - Shared Services -Administrative - Operating						Opening Balance: 20,976.69
08/01/2025	343721	AP Marriott Business Services		Manager's & Asst		2,996.67
	344815	RV Accrue Expenses		Accrue Marriott Business Services	73R59038318	(2,996.67)
08/31/2025	361413	RV Accrue Expenses		Accrue Marriott Business Services	73R59038349	2,996.67
Total August, 2025:						2,996.67
Ending Balance 5310 - Shared Services -Administrative - Operating:						23,973.36
5311 - SharedServ- Security - Operating						Opening Balance: 39,685.94
08/01/2025	343721	AP Marriott Business Services		Security Officer		5,669.42
	344815	RV Accrue Expenses		Accrue Marriott Business Services	73R59038318	(5,669.42)
08/31/2025	361413	RV Accrue Expenses		Accrue Marriott Business Services	73R59038349	5,669.42
Total August, 2025:						5,669.42
Ending Balance 5311 - SharedServ- Security - Operating:						45,355.36
5312 - SharedServ- Engineer - Operating						Opening Balance: 83,236.00
No Activity this period						0.00
Total August, 2025:						0.00
Ending Balance 5312 - SharedServ- Engineer - Operating:						83,236.00

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

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
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: 144,340.15
08/01/2025	343721	AP Marriott Business Services		Payroll Taxes & Benefits		12,012.13
	344815	RV Accrue Expenses		Accrue Marriott Business Services	73R59038318	(12,012.13)
08/31/2025	361413	RV Accrue Expenses		Accrue Marriott Business Services	73R59038349	12,012.13
Total August, 2025:						12,012.13
Ending Balance 5320 - SharedServ- PTEB - Operating:						156,352.28
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: 429,073.74
08/01/2025	343721	AP Marriott Business Services		Insurance-Casualty		61,296.25
	344815	RV Accrue Expenses		Accrue Marriott Business Services	73R59038318	(61,296.25)
08/31/2025	361413	RV Accrue Expenses		Accrue Marriott Business Services	73R59038349	61,296.25
Total August, 2025:						61,296.25
Ending Balance 5400 - Insurance Premiums - Operating:						490,369.99
5402 - Insurance D&O - Operating						Opening Balance: 29,427.69
08/31/2025	353213	JE Monthly insurance amortization		Crime - The Hanover Group	07/01/25-07/01/26	102.43
				Nonprofit Entity Group	07/01/25-07/01/26	162.69
				GL Insurance - Insureon	07/01/25-07/01/26	2,973.78
Total August, 2025:						3,238.90
Ending Balance 5402 - Insurance D&O - Operating:						32,666.59
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

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

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
6000 - Electricity - Operating						Opening Balance:	159,912.63
08/01/2025	343721	AP Marriott Business Services		Electrical		22,844.65	
	344815	RV Accrue Expenses		Accrue Marriott Business Services	73R59038318	(22,844.65)	
08/31/2025	361413	RV Accrue Expenses		Accrue Marriott Business Services	73R59038349	22,844.65	
Total August, 2025:						22,844.65	
Ending Balance 6000 - Electricity - Operating:						182,757.28	
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	
6025 - Water & Sewer - Operating						Opening Balance:	95,270.56
08/01/2025	343721	AP Marriott Business Services		Water & Sewer		13,610.08	
	344815	RV Accrue Expenses		Accrue Marriott Business Services	73R59038318	(13,610.08)	
08/31/2025	361413	RV Accrue Expenses		Accrue Marriott Business Services	73R59038349	13,610.08	
Total August, 2025:						13,610.08	
Ending Balance 6025 - Water & Sewer - Operating:						108,880.64	
6040 - Bundled Telecom Services - Operating						Opening Balance:	13,480.00
				No Activity this period		0.00	
						0.00	
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	
						0.00	
Ending Balance 6045 - Cable Service - Operating:						11,862.40	
6300 - Licenses & Fees - Operating						Opening Balance:	752.00
				No Activity this period		0.00	
						0.00	
Ending Balance 6300 - Licenses & Fees - Operating:						752.00	

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

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
6416 - Health Club/Amenities Expense - Operating						Opening Balance:	20,000.00
No Activity this period						0.00	
						0.00	
Ending Balance 6416 - Health Club/Amenities Expense - Operating:						20,000.00	
<hr/>							
6420 - Uniforms - Operating						Opening Balance:	14,195.20
No Activity this period						0.00	
						0.00	
Ending Balance 6420 - Uniforms - Operating:						14,195.20	
<hr/>							
6424 - Misc Usage Charges -Tennis - Operating						Opening Balance:	14,400.00
No Activity this period						0.00	
						0.00	
Ending Balance 6424 - Misc Usage Charges -Tennis - Operating:						14,400.00	
<hr/>							
6426 - Plant Maintenance - Operating						Opening Balance:	7,656.00
No Activity this period						0.00	
						0.00	
Ending Balance 6426 - Plant Maintenance - Operating:						7,656.00	
<hr/>							
6432 - Janitor & Cleaning Contract - Operating						Opening Balance:	23,552.80
No Activity this period						0.00	
						0.00	
Ending Balance 6432 - Janitor & Cleaning Contract - Operating:						23,552.80	
<hr/>							
6442 - Landscaping/Grounds - Operating						Opening Balance:	49,660.00
No Activity this period						0.00	
						0.00	
Ending Balance 6442 - Landscaping/Grounds - Operating:						49,660.00	
<hr/>							
6530 - General Maintenance Shared - Operating						Opening Balance:	161,550.40
No Activity this period						0.00	
						0.00	
Ending Balance 6530 - General Maintenance Shared - Operating:						161,550.40	

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

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
7000 - Audit Fees - Operating						Opening Balance:	10,660.00
No Activity this period						0.00	
						0.00	
Ending Balance 7000 - Audit Fees - Operating:						10,660.00	
7001 - Accounting Fees - Operating						Opening Balance:	15,932.00
08/01/2025	344815	RV		Accrue The Ritz-Carlton Hotel Company, L	8450118175	(2,276.00)	
08/07/2025	352239	AP		Financial Services	8450118175	2,276.00	
08/31/2025	361413	RV		Accrue The Ritz-Carlton Hotel	8450118936	2,276.00	
Total August, 2025:						2,276.00	
Ending Balance 7001 - Accounting Fees - Operating:						18,208.00	
7010 - Professional Development - Operating						Opening Balance:	885.06
08/01/2025	344815	RV		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)	
08/06/2025	347940	AP		M205 class/Joe Coote		579.00	
				AMS Recertification		105.00	
08/07/2025	352239	AP		Training Services	8450118175	103.40	
				Third party Services	8450118175	305.00	
Total August, 2025:						0.00	
Ending Balance 7010 - Professional Development - Operating:						885.06	
7020 - Legal Fees - Operating						Opening Balance:	21,953.85
08/15/2025	352240	AP		Legal fee		2,465.00	
Total August, 2025:						2,465.00	
Ending Balance 7020 - Legal Fees - Operating:						24,418.85	
7040 - Management Fees - Operating						Opening Balance:	83,510.00
08/01/2025	347939	AP		Management fee 08/2025		11,930.00	
Total August, 2025:						11,930.00	
Ending Balance 7040 - Management Fees - Operating:						95,440.00	
8902 - Programs & Services Bundle - Operating						Opening Balance:	25,258.90
08/01/2025	344815	RV		Accrue The Ritz-Carlton Hotel Company, L	8450118175	(3,346.29)	
08/07/2025	352239	AP		Residential Services	8450118175	3,346.29	

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

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
8902 - Programs & Services Bundle - Operating						Balance From Previous Page: 25,258.90
08/31/2025	361413	RV		Accrue The Ritz-Carlton Hotel	8450118936	103.40
				Accrue The Ritz-Carlton Hotel	8450118936	3,346.29
Total August, 2025:						3,449.69
Ending Balance 8902 - Programs & Services Bundle - Operating:						28,708.59
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
08/01/2025	355021	AP		General Liability		35,685.30
08/26/2025	354582	AP		*VOID* Insureon	Void Check: 3000048	(35,685.30)
Total August, 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:	14,725.49
Plus deposits and outstanding debits:					
No outstanding deposits.				0.00	
Total deposits and outstanding debits:				0.00	14,725.49
Less outstanding checks:					
352242	08/19/2025	Haber Law, LLP	Check No 03000051	(2,465.00)	
357113	08/31/2025	August Sweep	8/29/2025	(24.58)	
Total outstanding checks:				(2,489.58)	12,235.91
				Ending balance General Ledger:	12,235.91
				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:	551,571.04
Plus deposits and outstanding debits:					
		No outstanding deposits.		0.00	
				Total deposits and outstanding debits:	551,571.04
Less outstanding checks:					
		No outstanding checks.		0.00	
				Total outstanding checks:	551,571.04
				Ending balance General Ledger:	551,571.04
				Difference:	0.00

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



>001279 6046208 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 NOW OPERATING
 2301 N. GREENVILLE 1ST FLOOR
 RICHARDSON TX 75082

Statement Date: August 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 07/31/2025			\$145,632.61
Plus	18	Deposits and Other Credits	\$376,821.36
Less	13	Withdrawals, Checks, and Other Debits	\$507,757.58
Less		Service Charge	\$0.00
Plus		Interest Paid	\$4.52
Statement Balance as of 08/31/2025			\$14,700.91

Interest Summary

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$4.52
Interest Paid Year to Date	\$48.60

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
08/01/2025	ATGPay Online Pa ATGPay Onl ST-Z9B7X6V1V2M1 G B RESORT CONDOMINIUM		\$3,171.03	\$148,803.64
08/05/2025	ICL Remote Client De		\$3,501.84	\$152,305.48

Statement Date: August 31, 2025

Account Number: *****0115

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
08/05/2025	ATGPay Online Pa ATGPay Onl ST-S3M6B5Y6F5Y0 G B RESORT CONDOMINIUM		\$11,927.01	\$164,232.49
08/05/2025	GBResort ACH MARASSO08		\$166,326.32	\$330,558.81
08/05/2025	SWEEP TO DDA 009856361429	\$127,331.97		\$203,226.84
08/06/2025	ICL Remote Client De		\$754.07	\$203,980.91
08/06/2025	RDC Deposit		\$13,947.65	\$217,928.56
08/06/2025	SWEEP TO DDA 009856361429	\$3,501.84		\$214,426.72
08/07/2025	ATGPay Online Pa ATGPay Onl ST-Q6I3C8P7W2N9 G B RESORT CONDOMINIUM		\$7,067.34	\$221,494.06
08/07/2025	ACH CHARGEBACK RETURN RETIRE	\$1,508.13		\$219,985.93
08/07/2025	SWEEP TO DDA 009856361429	\$19,985.93		\$200,000.00
08/08/2025	GBResort VendorPymt MARASSO08	\$147,646.79		\$52,353.21
08/08/2025	TRANSFER FROM DDA 9856361429		\$147,646.79	\$200,000.00
08/11/2025	ICL Remote Client De		\$6,327.67	\$206,327.67
08/11/2025	SWEEP TO DDA 009856361429	\$275.00		\$206,052.67
08/12/2025	ATGPay Online Pa ATGPay Onl ST-X1V5A6D9T1W9 G B RESORT CONDOMINIUM		\$905.24	\$206,957.91
08/12/2025	GBResort VendorPymt MARASSO08	\$50,808.42		\$156,149.49
08/12/2025	TRANSFER FROM DDA 9856361429		\$3,447.95	\$159,597.44
08/13/2025	ICL Remote Client De		\$754.07	\$160,351.51
08/13/2025	ATGPay Online Pa ATGPay Onl ST-N0O5T3A3F2U2 G B RESORT CONDOMINIUM		\$2,044.81	\$162,396.32
08/13/2025	AVIDPAY SERVICE AVIDPAY CK1000067 G.B. Resort Condominiu	\$1,436.67		\$160,959.65
08/14/2025	OUTGOING DOM WIRE: THE RITZ-CA RLTON HOTELCOMP LLC C73D590006 8	\$11,930.00		\$149,029.65
08/14/2025	ATGPay Online Pa ATGPay Onl ST-U2D9O0U9Z3H1 G B RESORT CONDOMINIUM		\$5,085.88	\$154,115.53
08/14/2025	RDC Deposit		\$754.07	\$154,869.60

Statement Date: August 31, 2025

Account Number: *****0115

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
08/14/2025	GBResort VendorPymt MARASSO08	\$50,808.42		\$104,061.18
08/19/2025	GBResort VendorPymt MARASSO08	\$50,808.42		\$53,252.76
08/20/2025	ICL Remote Client De		\$718.07	\$53,970.83
08/21/2025	OUTGOING DOM WIRE: THE RITZ-CA RLTON HOTELCOMP LL C73D5900069	\$6,030.69		\$47,940.14
08/26/2025	ICL Remote Client De		\$2,416.97	\$50,357.11
08/27/2025	OUTGOING DOM WIRE: BIN INSURAN CE HOLDINGS LLC 17801061-1	\$35,685.30		\$14,671.81
08/29/2025	TRANSFER FROM DDA 9856361429		\$24.58	\$14,696.39
08/29/2025	Interest Paid		\$4.52	\$14,700.91

Rates By Date

<i>Date</i>	<i>Rate</i>
08/01	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>
07/31	\$145,632.61	08/07	\$200,000.00	08/14	\$104,061.18	08/26	\$50,357.11
08/01	\$148,803.64	08/11	\$206,052.67	08/19	\$53,252.76	08/27	\$14,671.81
08/05	\$203,226.84	08/12	\$159,597.44	08/20	\$53,970.83	08/29	\$14,700.91
08/06	\$214,426.72	08/13	\$160,959.65	08/21	\$47,940.14		

Other Balances

Minimum Balance this Statement Period	\$14,671.81
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Statement Date: August 31, 2025

Account Number: *****0115



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Statement Date: August 31, 2025

Account Number: *****0115

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**IN CASE OF QUESTIONS OR ERRORS ABOUT YOUR STATEMENT:
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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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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.

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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
2301 N. GREENVILLE SUITE 1ST FLOOR
RICHARDSON, TX 75082-0000

Contact Us
(305) 818-8325



Account
G.B. Resort Condominium Hotel Associatio

Date
08/31/2025

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 August 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%	\$0.00	\$24.58
TOTAL			\$0.00	\$24.58

DETAILED ACCOUNT OVERVIEW

Account ID: *****115

Account Title: G.B. Resort Condominium Hotel Associatio

Account Summary - Savings

Statement Period	8/1-8/31/2025	Average Daily Balance	\$23,137.76
Previous Period Ending Balance	\$0.00	Interest Rate at End of Statement Period	1.25%
Total Program Deposits	151,094.74	Annual Percentage Yield Earned	1.26%
Total Program Withdrawals	(151,094.74)	YTD Interest Paid	554.15
Interest Capitalized	24.58		
Current Period Ending Balance	\$24.58		

Account Transaction Detail

Date	Activity Type	Amount	Balance
08/06/2025	Deposit	\$127,331.97	\$127,331.97
08/07/2025	Deposit	3,501.84	130,833.81
08/08/2025	Deposit	19,985.93	150,819.74
08/11/2025	Withdrawal	(147,646.79)	3,172.95
08/12/2025	Deposit	275.00	3,447.95
08/13/2025	Withdrawal	(3,447.95)	0.00
08/29/2025	Interest Capitalization	24.58	24.58

Summary of Balances as of August 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Valley National Bank	Morristown, NJ	9396	\$24.58

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



>003721 6046196 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 OPERATING - WIRES
 2301 N. GREENVILLE 1ST FLOOR
 RICHARDSON TX 75082

Statement Date: August 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 07/31/2025			\$0.03
Plus	0	Deposits and Other Credits	\$0.00
Less	0	Withdrawals, Checks, and Other Debits	\$0.00
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 08/31/2025			\$0.03

Interest Summary

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$0.00
Interest Paid Year to Date	\$0.55

Rates By Date

Date	Rate
08/01	0.05%

Statement Date: August 31, 2025

Account Number: *****0174

Balances by Date

Date	Balance
07/31	\$0.03

Other Balances

Minimum Balance this Statement Period	\$0.03
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Statement Date: August 31, 2025

Account Number: *****0174

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



>000775 6046202 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 RESERVE ACCOUNT
 2301 N. GREENVILLE 1ST FLOOR
 RICHARDSON TX 75082

Statement Date: August 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 07/31/2025			\$398,839.71
Plus	3	Deposits and Other Credits	\$152,425.26
Less	0	Withdrawals, Checks, and Other Debits	\$0.00
Less		Service Charge	\$0.00
Plus		Interest Paid	\$306.07
Statement Balance as of 08/31/2025			\$551,571.04

Interest Summary

Beginning Interest Rate	0.75%
Interest Paid this Statement Period	\$306.07
Interest Paid Year to Date	\$4,057.04

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
08/12/2025	GBResort VendorPymt 9856200166 GBResortBURES0166		\$50,808.42	\$449,648.13
08/14/2025	GBResort VendorPymt		\$50,808.42	\$500,456.55

Statement Date: August 31, 2025

Account Number: *****0166

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	9856200166 GBResortBURES0166			
08/19/2025	GBResort VendorPymt 9856200166 GBResortBURES0166		\$50,808.42	\$551,264.97
08/29/2025	Interest Paid		\$306.07	\$551,571.04

Rates By Date

<i>Date</i>	<i>Rate</i>
08/01	0.75%

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
07/31	\$398,839.71	08/14	\$500,456.55	08/29	\$551,571.04
08/12	\$449,648.13	08/19	\$551,264.97		

Other Balances

Minimum Balance this Statement Period	\$398,839.71
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Statement Date: August 31, 2025

Account Number: *****0166

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**Member
FDIC**



BankUnited

We appreciate your business.

51- GB Resort
 Bad Debt Analysis- GL 1525
 8/31/2025

<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
 Prepaid Insurance - GL 1600
 8/31/2025
 SUMMARY OF INSURANCE POLICIES

Type of Coverage	Umbrella	Crime	NonProfit entity	GL	Crime	Nonprofit	GL	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	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	\$ 35,685.30	\$ 88,697.19
Finance Charges	\$ 13,197.45	\$ 1,237.25	\$ 1,771.54	\$ 33,624.15	\$ 1,229.17	\$ 1,952.33	\$ 35,685.30	\$ 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				\$ 20,762.68	
Feb-25	\$ 1,099.79	\$ 103.10	\$ 147.63	\$ 2,802.01				\$ 16,610.15	
Mar-25	\$ 1,099.79	\$ 103.10	\$ 147.63	\$ 2,802.01				\$ 12,457.61	
Apr-25	\$ 1,099.79	\$ 103.10	\$ 147.63	\$ 2,802.01				\$ 8,305.08	
May-25	\$ 1,099.79	\$ 103.10	\$ 147.63	\$ 2,802.01				\$ 4,152.55	
Jun-25	\$ 1,099.79	\$ 103.10	\$ 147.63	\$ 2,802.01				\$ 0.01	
Jul-25					\$ 102.43	\$ 162.69	\$ 2,973.78	\$ 3,238.90	\$ 35,627.92
Aug-25					\$ 102.43	\$ 162.69	\$ 2,973.78	\$ 3,238.90	\$ 32,389.02
Sep-25								\$ -	\$ 32,389.02
Oct-25								\$ -	\$ 32,389.02
Nov-25								\$ -	\$ 32,389.02
Dec-25								\$ -	\$ 32,389.02
	\$ 6,598.73	\$ 618.63	\$ 885.77	\$ 16,812.08				\$ 31,393.00	
Balance amortized last year								\$ (18,195.55)	

51- GB Resort
Prepaid expense- GL 1640
8/31/2025

<u>Description</u>	<u>Date</u>	<u>Transaction</u>	<u>Ending Balance</u>
--------------------	-------------	--------------------	-----------------------

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

51- GB Resort
 Accrued Expenses- GL 2395
 8/31/2025

Vendor Name	Reference #	Invoice Date	Posting Month	Balance	8/31/2025
Accrue The Ritz-Carlton Key Biscayne	NO0825720	8/22/2025	September	\$	720.00
Accrue Marriott Business Services	73R59038349	8/31/2025	September	\$	10,800.00
Accrue Marriott Business Services	73R59038349	8/31/2025	September	\$	61,296.25
Accrue Marriott Business Services	73R59038349	8/31/2025	September	\$	23,106.17
Accrue Marriott Business Services	73R59038349	8/31/2025	September	\$	2,996.67
Accrue Marriott Business Services	73R59038349	8/31/2025	September	\$	5,669.42
Accrue Marriott Business Services	73R59038349	8/31/2025	September	\$	12,012.13
Accrue Marriott Business Services	73R59038349	8/31/2025	September	\$	22,844.65
Accrue Marriott Business Services	73R59038349	8/31/2025	September	\$	13,610.08
Accrue Marriott Business Services	73R59038349	8/31/2025	September	\$	(4,688.58)
Accrue The Ritz-Carlton Hotel	8450118936	8/31/2025	September	\$	5,725.69
Total				\$	154,092.48
Per GL				\$	154,092.48
Difference				\$	-

51- GB Resort
Other Current Liabilities- GL 2495
8/31/2025

Description	Date	Transaction	Ending Balance
2025 Opening Balance	1/1/2025		\$ (1,355.91)
To correct balance due to hotel for 2023 true-up per approved 2024 budget; should have been amortized during the year.	6/30/2025	ADJ2024	\$ 57,619.00

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

51- GB Resort
Reserve Allocation
8/31/2025

Component	GL	Reg. Balance												Cumulative Ending Balance		
		1/1/2024	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25		Dec-25	
Deferred Revenue- Reserves	GL 2598	\$ 1,263,873.78														\$ 1,263,873.78
Retained Earnings- RSV	GL 3194	\$ 273,130.75														\$ 273,130.75
Reserve Income	GL 4025	\$ -	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 406,467.36
Expenses	GL 9105	\$ -			\$ (1,650,000.00)											\$ (1,650,000.00)
Interest	GL 4910	\$ -	\$ 985.53	\$ 931.24	\$ 1,082.96	\$ 137.31	\$ 180.90	\$ 189.60	\$ 243.53	\$ 306.07						\$ 4,057.01
Balance per Month		\$ 1,537,004.53	\$ 51,793.95	\$ 51,739.66	\$ (1,598,108.62)	\$ 50,945.73	\$ 50,989.32	\$ 50,997.92	\$ 51,051.95	\$ 51,114.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 246,414.44
Cummulative Balance		\$ 1,537,004.53	\$ 1,588,798.48	\$ 1,640,538.14	\$ 42,429.52	\$ 93,375.25	\$ 144,364.57	\$ 195,362.49	\$ 246,414.44	\$ 297,528.93	\$ 297,528.93	\$ 297,528.93	\$ 297,528.93	\$ 297,528.93	\$ 297,528.93	
Bank United Reserves	GL 1325	\$ 1,537,004.54	\$ 1,588,798.49	\$ 1,691,346.57	\$ 194,854.79	\$ 245,800.52	\$ 296,789.84	\$ 347,787.76	\$ 398,839.71	\$ 551,571.04						
Total Reserve Cash Balance		\$ 1,537,004.54	\$ 1,588,798.49	\$ 1,691,346.57	\$ 194,854.79	\$ 245,800.52	\$ 296,789.84	\$ 347,787.76	\$ 398,839.71	\$ 551,571.04	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to/From Reserve	GL 1651	\$ (0.01)	\$ (0.01)	\$ (50,808.43)	\$ (152,425.27)	\$ (152,425.27)	\$ (152,425.27)	\$ (152,425.27)	\$ (152,425.27)	\$ (254,042.11)	\$ 297,528.93	\$ 297,528.93	\$ 297,528.93	\$ 297,528.93	\$ 297,528.93	\$ -
Per GL	GL 1651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (254,042.10)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Difference		\$ (0.01)	\$ (0.01)	\$ (50,808.43)	\$ (152,425.27)	\$ (152,425.27)	\$ (152,425.27)	\$ (152,425.27)	\$ (152,425.27)	\$ (0.01)	\$ 297,528.93	\$ 297,528.93	\$ 297,528.93	\$ 297,528.93	\$ 297,528.93	

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

	Current Period				Year to Date (8 months)				Comments
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
5150 - Contingency	\$ -	\$ 1,666.00	\$ (1,666.00)	-100.0%	\$ 1,331.99	\$ 13,333.00	\$ (12,001.01)	-90.0%	Funds will continue to grow throughout the year
7020 - Legal Fees	\$ 2,465.00	\$ 584.00	\$ 1,881.00	322.0%	\$ 24,418.85	\$ 4,667.00	\$ 19,751.85	423.0%	Over Budget per BOD