

Balance Sheet Report

G.B. Resort Condominium Key Biscayne

As of September 30, 2025

	<u>Balance Sep 30, 2025</u>	<u>Balance Aug 31, 2025</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - BU OPER #0115	125,010.70	12,235.91	112,774.79
1001 - BU OPER WIRE #0174	0.03	0.03	0.00
1650 - Due To/From Reserves	152,425.26	254,042.10	(101,616.84)
Total Operating Funds	277,435.99	266,278.04	11,157.95
Reserve Funds			
1325 - BU RSRV #0166	501,100.23	551,571.04	(50,470.81)
1651 - Due To/From Operating	(152,425.26)	(254,042.10)	101,616.84
Total Reserve Funds	348,674.97	297,528.94	51,146.03
Accounts Receivable			
1500 - Accounts Receivable	38,800.33	43,235.20	(4,434.87)
1525 - Allowance for Bad Debt	(5,059.28)	(5,059.28)	0.00
Total Accounts Receivable	33,741.05	38,175.92	(4,434.87)
Prepaid Expenses			
1600 - Prepaid Property & Liability Ins	29,150.10	32,389.00	(3,238.90)
Total Prepaid Expenses	29,150.10	32,389.00	(3,238.90)
Total Assets	689,002.11	634,371.90	54,630.21
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	0.00	45.00	(45.00)
Total Accounts Payable	0.00	45.00	(45.00)

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As of September 30, 2025

	<u>Balance Sep 30, 2025</u>	<u>Balance Aug 31, 2025</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - General Accruals	147,646.79	154,092.48	(6,445.69)
Total Accrued Expenses	147,646.79	154,092.48	(6,445.69)
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	22,569.22	23,965.32	(1,396.10)
2598 - Deferred Revenue-Reserves	1,537,004.53	1,537,004.53	0.00
Total Prepaid Assessments	1,559,573.75	1,560,969.85	(1,396.10)
Total Liabilities	1,650,957.45	1,658,844.24	(7,886.79)
<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)	(1,192,873.59)	(1,255,390.59)	62,517.00
Total Liabilities and Equity	689,002.11	634,371.90	54,630.21

Income Statement Report

G.B. Resort Condominium Key Biscayne

Operating

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4000 - CAM Income	172,879.20	234,844.00	(61,964.80)	2,150,767.27	2,113,591.00	37,176.27	2,818,121.00	667,353.73
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	42,197.22	42,197.00	0.22	56,263.00	14,065.78
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	4.74	0.00	4.74	608.04	0.00	608.04	0.00	(608.04)
Total Assessment Income	177,572.52	239,532.00	(61,959.48)	2,196,390.93	2,156,708.00	39,682.93	2,875,534.00	679,143.07
User Fee Income								
4295 - Other User Income	0.00	0.00	0.00	(0.01)	0.00	(0.01)	0.00	0.01
Total User Fee Income	0.00	0.00	0.00	(0.01)	0.00	(0.01)	0.00	0.01
Total Operating Income	177,572.52	239,532.00	(61,959.48)	2,196,390.92	2,156,708.00	39,682.92	2,875,534.00	679,143.08
<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)
5015 - Credit Card & Bank Charges	75.00	0.00	75.00	75.00	0.00	75.00	0.00	(75.00)
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	97,200.00	97,200.00	0.00	129,600.00	32,400.00
5090 - Office Supplies	45.23	83.00	(37.77)	1,040.16	750.00	290.16	1,000.00	(40.16)
5150 - Contingency	0.00	1,667.00	(1,667.00)	1,331.99	15,000.00	(13,668.01)	20,000.00	18,668.01
5196 - Miscellaneous Admin Expenses	100.00	342.00	(242.00)	1,260.00	3,079.00	(1,819.00)	4,105.00	2,845.00
Total Administrative	11,020.23	12,892.00	(1,871.77)	133,892.83	143,957.00	(10,064.17)	189,615.00	55,722.17
Payroll & Benefits								
5301 - S&W - Admin	23,106.17	23,107.00	(0.83)	207,955.52	207,956.00	(0.48)	277,274.00	69,318.48
5310 - Shared Services -Administrative	2,996.67	2,997.00	(0.33)	26,970.03	26,970.00	0.03	35,960.00	8,989.97
5311 - SharedServ- Security	5,669.42	5,670.00	(0.58)	51,024.78	51,025.00	(0.22)	68,033.00	17,008.22
5312 - SharedServ- Engineer	0.00	0.00	0.00	83,236.00	83,236.00	0.00	104,045.00	20,809.00

Income Statement Report

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Operating

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
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	168,364.41	168,364.00	0.41	219,465.00	51,100.59
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	43,786.00	(1.61)	613,690.74	613,691.00	(0.26)	799,952.00	186,261.26
Utilities								
6000 - Electricity	22,844.65	22,845.00	(0.35)	205,601.93	205,602.00	(0.07)	274,136.00	68,534.07
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	122,490.72	122,491.00	(0.28)	163,321.00	40,830.28
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)	369,110.25	369,113.00	(2.75)	488,731.00	119,620.75
Operations								
5400 - Insurance Premiums	61,296.25	61,296.00	0.25	551,666.24	551,666.00	0.24	735,555.00	183,888.76
5402 - Insurance D&O	3,238.90	3,689.00	(450.10)	35,905.49	33,206.00	2,699.49	44,275.00	8,369.51
6300 - Licenses & Fees	0.00	63.00	(63.00)	752.00	567.00	185.00	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	7,995.00	2,665.00	10,660.00	0.00
7001 - Accounting Fees	0.00	2,549.00	(2,549.00)	18,208.00	22,942.00	(4,734.00)	30,589.00	12,381.00
7010 - Professional Development	134.62	125.00	9.62	1,019.68	1,125.00	(105.32)	1,500.00	480.32
7020 - Legal Fees	(1,657.50)	583.00	(2,240.50)	22,761.35	5,250.00	17,511.35	7,000.00	(15,761.35)

Income Statement Report

G.B. Resort Condominium Key Biscayne

Operating

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Operations								
7040 - Management Fees	11,930.00	11,929.00	1.00	107,370.00	107,366.00	4.00	143,155.00	35,785.00
Total Operations	74,942.27	81,122.00	(6,179.73)	1,039,357.16	1,021,133.00	18,224.16	1,337,258.00	297,900.84
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	2,070.00	(2,070.00)	2,760.00	2,760.00
Total Repair & Maintenance	0.00	230.00	(230.00)	16,176.00	18,246.00	(2,070.00)	22,980.00	6,804.00
8800 Expenses								
8902 - Programs & Services Bundle	0.00	3,083.00	(3,083.00)	28,708.59	27,750.00	958.59	37,000.00	8,291.41
Total 8800 Expenses	0.00	3,083.00	(3,083.00)	28,708.59	27,750.00	958.59	37,000.00	8,291.41
Total Operating Expense	166,201.62	177,568.00	(11,366.38)	2,200,935.57	2,193,890.00	7,045.57	2,875,536.00	674,600.43
Total Operating Income / (Loss)	11,370.90	61,964.00	(50,593.10)	(4,544.65)	(37,182.00)	32,637.35	(2.00)	4,542.65

Income Statement Report

G.B. Resort Condominium Key Biscayne

Reserves

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4025 - Reserve Assessments	50,808.49	50,809.00	(0.51)	457,276.41	457,276.00	0.41	609,701.00	152,424.59
4910 - Reserve Assessment - Interest Inc.	337.61	0.00	337.61	4,394.65	0.00	4,394.65	0.00	(4,394.65)
Total Assessment Income	51,146.10	50,809.00	337.10	461,671.06	457,276.00	4,395.06	609,701.00	148,029.94
Total Reserves Income	51,146.10	50,809.00	337.10	461,671.06	457,276.00	4,395.06	609,701.00	148,029.94
<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)	51,146.10	50,809.00	337.10	(1,188,328.94)	457,276.00	(1,645,604.94)	609,701.00	1,798,029.94
Total Association Net Income / (Loss)	62,517.00	112,773.00	(50,256.00)	(1,192,873.59)	420,094.00	(1,612,967.59)	609,699.00	1,802,572.59

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Operating

As of September 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	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	172,879	234,843	234,844	234,843	2,855,297	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	4,689	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	5	0	0	0	608	0
Total Assessment Income	326,687	326,791	327,617	326,940	177,627	177,985	177,574	177,597	177,573	239,532	239,532	239,762	2,915,217	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	177,573	239,532	239,532	239,762	2,915,217	2,875,534
Administrative														
5010 - Bad Debt	0	0	0	0	0	5,059	0	0	0	0	0	0	5,059	0
5015 - Credit Card & Bank Charges	0	0	0	0	0	0	0	0	75	0	0	0	75	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	45	83	84	83	1,290	1,000
5150 - Contingency	329	531	235	224	0	13	0	0	0	1,667	1,666	1,667	6,332	20,000
5196 - Miscellaneous Admin Expens	0	0	80	20	0	0	340	720	100	342	342	342	2,286	4,105
Total Administrative	18,110	18,313	18,395	18,298	10,800	15,884	11,553	11,520	11,020	12,892	12,892	19,874	179,551	189,615
Payroll & Benefits														
5301 - S&W - Admin	23,106	23,106	23,106	23,106	23,106	23,106	23,106	23,106	23,106	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	5,669	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 September 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	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	43,784	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	22,845	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	488,728	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	3,239	3,239	3,690	3,689	3,690	46,974	44,275
6300 - Licenses & Fees	752	0	0	0	0	0	0	0	0	63	63	63	941	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	0	888	889	888	13,325	10,660
7001 - Accounting Fees	0	2,276	4,552	2,276	0	4,552	2,276	2,276	0	2,549	2,549	2,549	25,855	30,589
7010 - Professional Development	(800)	0	(800)	103	0	1,289	1,092	0	135	125	125	125	1,395	1,500
7020 - Legal Fees	440	7,940	2,465	5,168	1,155	4,261	525	2,465	(1,658)	583	584	583	24,511	7,000
7040 - Management Fees	11,930	11,930	11,930	11,930	11,930	11,930	11,930	11,930	11,930	11,930	11,929	11,930	143,159	143,155
Total Operations	150,524	165,756	160,821	158,460	78,533	87,481	81,632	81,206	74,942	81,125	81,124	153,876	1,355,482	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 September 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	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	0	230	230	230	690	2,760
Total Repair & Maintenance	4,044	4,044	4,044	4,044	0	0	0	0	0	230	230	4,274	20,910	22,980
8800 Expenses														
8902 - Programs & Services Bundle	0	3,346	8,602	3,272	0	6,693	3,346	3,450	0	3,083	3,084	3,083	37,959	37,000
Total 8800 Expenses	0	3,346	8,602	3,272	0	6,693	3,346	3,450	0	3,083	3,084	3,083	37,959	37,000
Total Expense	318,080	336,861	337,263	329,476	169,572	190,297	176,770	176,415	166,202	177,569	177,568	326,509	2,882,582	2,875,536
Total Operating	8,607	(10,070)	(9,646)	(2,536)	8,055	(12,311)	804	1,182	11,371	61,963	61,964	(86,747)	32,635	(2)

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Reserves

As of September 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	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	50,808	50,808	50,809	50,808	609,701	609,701
4910 - Reserve Assessment - Intere	986	931	1,083	137	181	190	244	306	338	0	0	0	4,395	0
Total Assessment Income	51,794	51,740	51,891	50,946	50,989	50,998	51,052	51,115	51,146	50,808	50,809	50,808	614,096	609,701
Total Income	51,794	51,740	51,891	50,946	50,989	50,998	51,052	51,115	51,146	50,808	50,809	50,808	614,096	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	51,146	50,808	50,809	50,808	(1,035,904)	609,701

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of September 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	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	172,879	234,843	234,844	234,843	2,855,297	2,818,121
4025 - Reserve Assessments	50,808	50,808	50,808	50,808	50,808	50,808	50,808	50,808	50,808	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	4,689	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	5	0	0	0	608	0
4910 - Reserve Assessment - Intere	986	931	1,083	137	181	190	244	306	338	0	0	0	4,395	0
Total Assessment Income	378,481	378,530	379,509	377,886	228,616	228,983	228,626	228,711	228,719	290,340	290,341	290,570	3,529,313	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	228,719	290,340	290,341	290,570	3,529,313	3,485,235
Administrative														
5010 - Bad Debt	0	0	0	0	0	5,059	0	0	0	0	0	0	5,059	0
5015 - Credit Card & Bank Charges	0	0	0	0	0	0	0	0	75	0	0	0	75	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	45	83	84	83	1,290	1,000
5150 - Contingency	329	531	235	224	0	13	0	0	0	1,667	1,666	1,667	6,332	20,000
5196 - Miscellaneous Admin Expens	0	0	80	20	0	0	340	720	100	342	342	342	2,286	4,105
Total Administrative	18,110	18,313	18,395	18,298	10,800	15,884	11,553	11,520	11,020	12,892	12,892	19,874	179,551	189,615
Payroll & Benefits														
5301 - S&W - Admin	23,106	23,106	23,106	23,106	23,106	23,106	23,106	23,106	23,106	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	5,669	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

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of September 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Payroll & Benefits														
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	43,784	43,784	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	22,845	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	488,728	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	3,239	3,239	3,690	3,689	3,690	46,974	44,275
6300 - Licenses & Fees	752	0	0	0	0	0	0	0	0	63	63	63	941	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	0	888	889	888	13,325	10,660
7001 - Accounting Fees	0	2,276	4,552	2,276	0	4,552	2,276	2,276	0	2,549	2,549	2,549	25,855	30,589
7010 - Professional Development	(800)	0	(800)	103	0	1,289	1,092	0	135	125	125	125	1,395	1,500
7020 - Legal Fees	440	7,940	2,465	5,168	1,155	4,261	525	2,465	(1,658)	583	584	583	24,511	7,000
7040 - Management Fees	11,930	11,930	11,930	11,930	11,930	11,930	11,930	11,930	11,930	11,930	11,929	11,930	143,159	143,155
Total Operations	150,524	165,756	160,821	158,460	78,533	87,481	81,632	81,206	74,942	81,125	81,124	153,876	1,355,482	1,337,258

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of September 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
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	0	0	230	230	230	690	2,760
Total Repair & Maintenance	4,044	4,044	4,044	4,044	0	0	0	0	0	230	230	4,274	20,910	22,980
8800 Expenses														
8902 - Programs & Services Bundle	0	3,346	8,602	3,272	0	6,693	3,346	3,450	0	3,083	3,084	3,083	37,959	37,000
Total 8800 Expenses	0	3,346	8,602	3,272	0	6,693	3,346	3,450	0	3,083	3,084	3,083	37,959	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	166,202	177,569	177,568	326,509	4,532,582	2,875,536
All Departments Summary	60,401	41,670	1,607,754	48,410	59,044	38,687	51,856	52,296	62,517	112,771	112,773	(35,939)	(1,003,269)	609,699

Investment Listing Report

G.B. Resort Condominium Key Biscayne

As of Tue Sep 30, 2025

GI Account \ Institution	Bank Account	Investment Type	Current Balance	Rate	Purchase Date	Term	Maturity Date
Operating Funds							
1000 - BU OPER #0115 Bank United	****0115		125,010.70	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:	125,010.73				
Reserve Funds							
1325 - BU RSRV #0166 Bank United	****0166	Money Market	501,100.23	1.500%	11/30/2023		0
		Total Reserve Funds:	501,100.23				
		Total GB Resort:	626,110.96				

Delinquency and Prepaid Report

G.B. Resort Condominium Key Biscayne

As Of: Tue Sep 30, 2025

Outstanding Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0057	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	76.24	0.00	0.00	0.00	833.91
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	757.67	0.00	513.19	244.50	2,273.03
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	1,662.90	0.00	1,662.90	0.00	4,988.70
00101-0468	Roykin Services, Inc.	455 Grand Bay Drive #878	UB-0001	754.07	754.07	0.00	770.57	0.00	2,278.71
00101-0633	Keybis Corporation	455 Grand Bay Drive #783	UB-0001	757.61	0.00	0.00	0.00	0.00	757.61
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
00101-0895	Ritz Kb 603 Llc	455 Grand Bay Drive #681	UB-0001	1,707.90	0.00	0.00	0.00	0.00	1,707.90
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
00101-1098	Tarara Of Florida, Inc.	455 Grand Bay Drive #584	UB-0001	802.67	0.00	0.00	0.00	0.00	802.67
00101-1111	Tarara Of Florida, Inc.	455 Grand Bay Drive #582	UB-0001	1,707.90	0.00	0.00	0.00	0.00	1,707.90
00101-1247	Dr. Angela Ehrman	455 Grand Bay Drive #560	UB-0001	1,511.73	314.08	0.00	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	874.62	0.00	0.00	0.00	0.00	874.62
00101-1535	Twin A And B Corp	455 Grand Bay Drive #387	UB-0001	874.65	874.65	0.00	874.65	0.01	2,623.96
00101-1603	Inversiones Sebastopol SA	455 Grand Bay Drive #379	UB-0001	1,707.90	0.00	0.00	0.00	0.00	1,707.90
00101-1690	Amura Marine Usa Corp	455 Grand Bay Drive #364	UB-0001	1,088.81	0.00	0.00	0.00	0.00	1,088.81
00101-1807	Green Field One Llc	455 Grand Bay Drive #282	UB-0001	1,662.90	0.01	0.00	0.00	0.00	1,662.91
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
Outstanding Balance:				26,597.00	4,439.62	0.00	3,821.31	3,942.40	38,800.33
Percentage of Balance:				68.55%	11.44%	0.00%	9.85%	10.16%	100.00%
Total Accounts:				14	3	0	2	7	26

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	-2,763.53	-2,763.53
00101-0206	1119 Llc	455 Grand Bay Drive #1160	UB-0001	0.00	0.00	0.00	0.00	-2,763.53	-2,763.53
00101-0248	Anthony Dellomo Ira	455 Grand Bay Drive #1155	UB-0001	0.00	0.00	-1,255.39	-1,172.87	0.00	-2,428.26
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	-226.80	0.00	0.00	0.00	0.00	-226.80
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

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

Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0989	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	-6,094.20	-6,094.20
00101-1205	Put It On The Ritz, Llc	455 Grand Bay Drive #570	UB-0001	-549.77	0.00	0.00	0.00	0.00	-549.77
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	0.00	-1,329.48	-1,329.48
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,	455 Grand Bay Drive #768	UB-0001	0.00	0.00	0.00	0.00	-0.12	-0.12
Prepaid Balance:				-7,082.64	-104.44	-1,255.39	-1,172.87	-12,953.88	-22,569.22
Percentage of Balance:				31.38%	0.46%	5.56%	5.20%	57.40%	100.00%
Total Accounts:				6	1	0	1	7	15
Balance:				19,514.36	4,335.18	-1,255.39	2,648.44	-9,011.48	16,231.11
Percentage of Total Balance:				120.23%	26.71%	-7.73%	16.32%	-55.52%	100.00%

Accounts Payable Open Items
G.B. Resort Condominium Key Biscayne
As of Tue Sep 30, 2025

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

Cash Disbursement by Vendor

G.B. Resort Condominium Key Biscayne

Mon Sep 01, 2025 thru Tue Sep 30, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Associa Client Shared Services, inc</u>					
Check Date: 09/04/2025	Bank: Bank United Operating	Check Number: 02000052	Check Amount: 45.00		
	51 - 2015 - Returned Check Fee Payable		09/01/2025 NSF Fee		45.00
Check Date: 09/30/2025	Bank: Bank United Operating	Check Number: 02000056	Check Amount: 300.00		
	51 - 2015 - Returned Check Fee Payable		09/26/2025 NSF Fee		225.00
	51 - 5000 - General Administrative		09/26/2025 Wire Disbursement		75.00
Total for Associa Client Shared Services, inc					345.00
<u>GB Resort BU OP 0115</u>					
Check Date: 09/16/2025	Bank: Bank United Reserve	Check Number: 02000001	Check Amount: 50,828.42		
	51 - 4025 - Reserve Assessments		09/11/2025 DUPLICATE TRANSFER TO RESER' 51		50,828.42
Total for GB Resort BU OP 0115					50,828.42
<u>GB Resort BU RES 0166</u>					
Check Date: 09/18/2025	Bank: Bank United Operating	Check Number: 02000054	Check Amount: 20.00		
	51 - 4025 - Reserve Assessments		09/16/2025 Different amount	HS#8628884	20.00
Total for GB Resort BU RES 0166					20.00
<u>Haber Law, LLP</u>					
Check Date: 09/18/2025	Bank: Bank United Operating	Check Number: 01000069	Check Amount: 807.50		
	51 - 7020 - Legal Fees		09/16/2025 legal service		807.50
Total for Haber Law, LLP					807.50
<u>Marriott Business Services</u>					
Check Date: 09/11/2025	Bank: Bank United Operating	Check Number: 02000053	Check Amount: 147,646.79		
	51 - 4590 - Prior Year Surplus		09/01/2025 Prior Year Assessment/Credit		(4,688.58)
	51 - 5055 - Master Assoc Fees		09/01/2025 GB master Assoc		10,800.00
	51 - 5301 - S&W - Admin		09/01/2025 S&W Admin/Res Office		23,106.17
	51 - 5310 - Shared Services -Administrative		09/01/2025 Manger's & Asst		2,996.67
	51 - 5311 - SharedServ- Security		09/01/2025 security officer		5,669.42
	51 - 5320 - SharedServ- PTEB		09/01/2025 payroll taxes & benefits		12,012.13
	51 - 5400 - Insurance Premiums		09/01/2025 Insurance-Casualty		61,296.25
	51 - 6000 - Electricity		09/01/2025 Electrical		22,844.65
	51 - 6025 - Water & Sewer		09/01/2025 Water & Sewer		13,610.08
Total for Marriott Business Services					147,646.79

Cash Disbursement by Vendor

G.B. Resort Condominium Key Biscayne

Mon Sep 01, 2025 thru Tue Sep 30, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>The Ritz-Carlton Hotel Company, LLC</u>					
Check Date: 09/08/2025	Bank: Bank United Operating	Check Number: 03000053	Check Amount: 11,930.00		
	51 - 7040 - Management Fees	09/01/2025	Management fee 09/25		11,930.00
Check Date: 09/16/2025	Bank: Bank United Operating	Check Number: 03000054	Check Amount: 5,725.69		
	51 - 7001 - Accounting Fees	09/08/2025	Financial Services	8450118936	2,276.00
	51 - 8902 - Programs & Services Bundle	09/08/2025	Training Services	8450118936	103.40
	51 - 8902 - Programs & Services Bundle	09/08/2025	Residential Services	8450118936	3,346.29
Check Date: 09/30/2025	Bank: Bank United Operating	Check Number: 03000055	Check Amount: 11,930.00		
	51 - 7040 - Management Fees	09/22/2025	Management fee 10/2025	8450119892	11,930.00
Total for The Ritz-Carlton Hotel Company, LLC					<u>29,585.69</u>
<u>The Ritz-Carlton Key Biscayne</u>					
Check Date: 09/04/2025	Bank: Bank United Operating	Check Number: 01000068	Check Amount: 720.00		
	51 - 5196 - Miscellaneous Admin Expenses	09/01/2025	website Updates		720.00
Check Date: 09/30/2025	Bank: Bank United Operating	Check Number: 02000055	Check Amount: 279.85		
	51 - 5090 - Office Supplies	09/29/2025	Office Supplies		45.23
	51 - 5196 - Miscellaneous Admin Expenses	09/29/2025	Website Updates		60.00
	51 - 5196 - Miscellaneous Admin Expenses	09/29/2025	Website Updates		40.00
	51 - 7010 - Professional Development	09/29/2025	Lunch with Tim and Alicia		134.62
Total for The Ritz-Carlton Key Biscayne					<u>999.85</u>
Total for GB Resort					<u><u>230,233.25</u></u>

General Ledger Report

G.B. Resort Condominium Key Biscayne

From September 01, 2025 To September 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1000 - BU OPER #0115 - Operating						Opening Balance:
						12,235.91
09/02/2025	356630	C3		ACH Payment	ATGPay Online Payment	754.07
	356631	C3		ACH Payment	ACH Payment	1,662.90
	357606	C3		Lock Box Receipts	001 Items on Lock Box File	1,511.73
09/03/2025	357682	C3		Lock Box Receipts	001 Items on Lock Box File	1,120.87
09/04/2025	357755	AP		Check Run 09-04-2025	Associa Client Shared Services, inc	(45.00)
	357756	AP		Check Run 09-04-2025	The Ritz-Carlton Key Biscayne	(720.00)
09/05/2025	358053	C3		ACH Payment	ATGPay Online Payment	754.07
	358210	C3		ACH Payment	ATGPay Online Payment	754.07
	358347	C3		Credit Card Payment	ATGPay Online Payment	757.66
	358408	C3		Credit Card Payment	ATGPay Online Payment	718.07
	358494	C3		ACH Payment	ATGPay Online Payment	757.67
	358518	C3		ACH Payment	ATGPay Online Payment	1,662.90
	358551	C3		ACH Payment	ATGPay Online Payment	1,662.90
	359022	C3		Direct Debit	140 Items on Direct Debit	180,688.93
	361613	C3		Cash Receipts	008 Items on Deposit Slip	11,984.17
09/08/2025	360193	AP		Check Run 09-08-2025	The Ritz-Carlton Hotel Company, LLC	(11,930.00)
09/09/2025	361427	C3		ACH Payment	ATGPay Online Payment	905.24
	361501	C3		AR Adjustment - Returned Payment	Adjust Account 00101-1098	(757.67)
	361507	C3		AR Adjustment - Returned Payment	Adjust Account 00101-1111	(1,662.90)
	361511	C3		AR Adjustment - Returned Payment	Adjust Account 00101-0895	(1,662.90)
	361515	C3		AR Adjustment - Returned Payment	Adjust Account 00101-1690	(1,043.81)
	361518	C3		AR Adjustment - Returned Payment	Adjust Account 00101-1603	(1,662.90)
	361540	C3		Credit Card Payment	ATGPay Online Payment	1,042.81
	362066	C3		Lock Box Receipts	004 Items on Lock Box File	3,889.11
09/11/2025	365859	AP		Check Run 09-11-2025	Marriott Business Services	(147,646.79)
09/13/2025	367272	C3		Credit Card Payment	ATGPay Online Payment	1,000.00
09/15/2025	368385	C3		Lock Box Receipts	004 Items on Lock Box File	6,288.08
09/16/2025	368460	AP		Check Run 09-16-2025	The Ritz-Carlton Hotel Company, LLC	(5,725.69)
09/17/2025	368885	C3		Cash Receipts	001 Items on Deposit Slip	754.07
	369071	C3		ACH Payment	ATGPay Online Payment	3,770.35
09/18/2025	370181	AP		Check Run 09-18-2025	GB Resort BU RES 0166	(20.00)
	370182	AP		Check Run 09-18-2025	Haber Law, LLP	(807.50)
09/20/2025	370682	C3		ACH Payment	ATGPay Online Payment	3,325.80
	370683	C3		ACH Payment	ATGPay Online Payment	3,016.26
09/29/2025	373051	C3		Lock Box Receipts	002 Items on Lock Box File	2,416.97
09/30/2025	373165	AP		Check Run 09-30-2025	The Ritz-Carlton Key Biscayne	(279.85)
	373166	AP		Check Run 09-30-2025	Associa Client Shared Services, inc	(300.00)
	373167	AP		Check Run 09-30-2025	The Ritz-Carlton Hotel Company, LLC	(11,930.00)
	373507	C3		ACH Payment	ATGPay Online Payment	718.07
	373508	C3		ACH Payment	ATGPay Online Payment	1,824.87
	374949	JE		BU 0115 activity	Operating to Reserve	50,828.42
					Interest Credit	3.78

General Ledger Report

G.B. Resort Condominium Key Biscayne

From September 01, 2025 To September 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1000 - BU OPER #0115 - Operating						Balance From Previous Page: 110,614.74
09/30/2025	374949	JE BU 0115 activity		September Sweep	9/30/2025	0.96
				September Sweep	9/30/2025	(0.96)
				Interest Credit ICS	9/30/2025	0.96
	374955	JE Clear Bank Rec		Payment did not happen	Reclass	11,930.00
				Payment did not happen	8/15/2025	2,465.00
Total September, 2025:						112,774.79
Ending Balance 1000 - BU OPER #0115 - Operating:						125,010.70
1001 - BU OPER WIRE #0174 - Operating						Opening Balance: 0.03
09/30/2025	374953	JE BU WIRE 0174 activity		No Bank Activity	9/30/2025	1.00
				No Bank Activity	9/30/2025	(1.00)
Total September, 2025:						0.00
Ending Balance 1001 - BU OPER WIRE #0174 - Operating:						0.03
1325 - BU RSRV #0166 - Reserves						Opening Balance: 551,571.04
09/16/2025	368461	AP Check Run 09-16-2025		GB Resort BU OP 0115	Check No 02000001	(50,828.42)
09/30/2025	374949	JE BU 0115 activity		Operating to Reserve	9/30/2025	(50,828.42)
	374952	JE BU RES 0166 activity		Interest Credit	9/30/2025	337.61
				Transfer did not happen	Reclass	50,828.42
				Transfer did not happen	Reclass	20.00
Total September, 2025:						(50,470.81)
Ending Balance 1325 - BU RSRV #0166 - Reserves:						501,100.23
1500 - Accounts Receivable - Operating						Opening Balance: 43,235.20
09/01/2025	350783	C3 Billing Batch		188 Units, Assessment	Billing Batch	172,879.20
				188 Units, Reserve Assessment	Billing Batch	50,808.49
	359668	RV System AR to Prepaid Reclassification		Reverse August AR Reclass to Prepaid	Reclass	(23,965.32)
09/02/2025	356630	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(754.07)
	356631	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,662.90)
	357606	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(1,511.73)
09/03/2025	357682	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(1,120.87)
09/05/2025	358053	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(754.07)
	358210	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(754.07)
	358347	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(757.66)
	358408	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(718.07)
	358494	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(757.67)
	358518	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,662.90)
	358551	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,662.90)
	359022	C3 Direct Debit		140 Items on Direct Debit	Direct Debit	(180,688.93)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From September 01, 2025 To September 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1500 - Accounts Receivable - Operating						Balance From Previous Page: 50,151.73
09/05/2025	361613	C3	Cash Receipts	008 Items on Deposit Slip	Cash Receipts	(11,984.17)
09/09/2025	361427	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(905.24)
	361501	C3	AR Adjustment - Returned Payment	Adjust Account 00101-1098	AR Adjust Batch	757.67
	361502	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-1098	AR Adjust Batch	45.00
	361507	C3	AR Adjustment - Returned Payment	Adjust Account 00101-1111	AR Adjust Batch	1,662.90
	361508	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-1111	AR Adjust Batch	45.00
	361511	C3	AR Adjustment - Returned Payment	Adjust Account 00101-0895	AR Adjust Batch	1,662.90
	361512	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-0895	AR Adjust Batch	45.00
	361515	C3	AR Adjustment - Returned Payment	Adjust Account 00101-1690	AR Adjust Batch	1,043.81
	361516	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-1690	AR Adjust Batch	45.00
	361518	C3	AR Adjustment - Returned Payment	Adjust Account 00101-1603	AR Adjust Batch	1,662.90
	361519	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-1603	AR Adjust Batch	45.00
	361540	C3	Credit Card Payment	ATGPay Online Payment	Credit Card Payment	(1,042.81)
	362066	C3	Lock Box Receipts	004 Items on Lock Box File	Lock Box Receipts	(3,889.11)
09/13/2025	367272	C3	Credit Card Payment	ATGPay Online Payment	Credit Card Payment	(1,000.00)
09/15/2025	368385	C3	Lock Box Receipts	004 Items on Lock Box File	Lock Box Receipts	(6,288.08)
09/17/2025	368885	C3	Cash Receipts	001 Items on Deposit Slip	Cash Receipts	(754.07)
	369071	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(3,770.35)
09/20/2025	370682	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(3,325.80)
	370683	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(3,016.26)
09/29/2025	373051	C3	Lock Box Receipts	002 Items on Lock Box File	Lock Box Receipts	(2,416.97)
09/30/2025	373507	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(718.07)
	373508	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(1,824.87)
	378605	RV	System AR to Prepaid Reclassification	September AR Reclass to Prepaid	Reclass	22,569.22
Total September, 2025:						(4,434.87)
Ending Balance 1500 - Accounts Receivable - Operating:						38,800.33
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: 32,389.00
09/30/2025	373110	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 September, 2025:						(3,238.90)
Ending Balance 1600 - Prepaid Property & Liability Ins - Operating:						29,150.10

General Ledger Report

G.B. Resort Condominium Key Biscayne

From September 01, 2025 To September 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1650 - Due To/From Reserves - Operating						Opening Balance: 254,042.10
09/30/2025	374956	JE		Due to/from		
				Over payment to reserves	Reclass	(50,808.42)
				Over payment to reserves	Reclass	(50,808.42)
Total September, 2025:						(101,616.84)
Ending Balance 1650 - Due To/From Reserves - Operating:						152,425.26
1651 - Due To/From Operating - Operating						Opening Balance: (254,042.10)
09/30/2025	374956	JE		Due to/from		
				Over payment to reserves	Reclass	50,808.42
				Over payment to reserves	Reclass	50,808.42
Total September, 2025:						101,616.84
Ending Balance 1651 - Due To/From Operating - Operating:						(152,425.26)
Liabilities						
2000 - Accounts Payable - Operating						Opening Balance: 0.00
09/01/2025	357753	AP	Associa Client Shared Services, inc	NSF Fee		(45.00)
	357754	AP	The Ritz-Carlton Key Biscayne	website Updates		(720.00)
	360192	AP	The Ritz-Carlton Hotel Company, LLC	Management fee 09/25		(11,930.00)
	365858	AP	Marriott Business Services	S&W Admin/Res Office		(23,106.17)
				Insurance-Casualty		(61,296.25)
				GB master Assoc		(10,800.00)
				Water & Sewer		(13,610.08)
				payroll taxes & benefits		(12,012.13)
				Prior Year Assessment/Credit		4,688.58
				Electrical		(22,844.65)
				security officer		(5,669.42)
				Manger's & Asst		(2,996.67)
09/04/2025	357755	AP	Associa Client Shared Services, inc	NSF Fee		45.00
	357756	AP	The Ritz-Carlton Key Biscayne	website Updates		720.00
09/08/2025	360193	AP	The Ritz-Carlton Hotel Company, LLC	Management fee 09/25		11,930.00
	368458	AP	The Ritz-Carlton Hotel Company, LLC	Training Services	8450118936	(103.40)
				Residential Services	8450118936	(3,346.29)
				Financial Services	8450118936	(2,276.00)
09/11/2025	365859	AP	Marriott Business Services	GB master Assoc		10,800.00
				Insurance-Casualty		61,296.25
				S&W Admin/Res Office		23,106.17
				Manger'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)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From September 01, 2025 To September 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Liabilities						
2000 - Accounts Payable - Operating						Balance From Previous Page: (5,725.69)
09/11/2025	368459	AP GB Resort BU OP 0115		DUPLICATE TRANSFER TO RESERVES	51	(50,828.42)
09/16/2025	368460	AP The Ritz-Carlton Hotel Company, LLC		Financial Services	8450118936	2,276.00
				Training Services	8450118936	103.40
				Residential Services	8450118936	3,346.29
	368461	AP GB Resort BU OP 0115		DUPLICATE TRANSFER TO RESERVES	51	50,828.42
	370179	AP GB Resort BU RES 0166		Different amount	HS#8628884	(20.00)
	370180	AP Haber Law, LLP		legal service		(807.50)
09/18/2025	370181	AP GB Resort BU RES 0166		Different amount	HS#8628884	20.00
	370182	AP Haber Law, LLP		legal service		807.50
09/22/2025	373164	AP The Ritz-Carlton Hotel Company, LLC		Management fee 10/2025	8450119892	(11,930.00)
09/26/2025	373163	AP Associa Client Shared Services, inc		Wire Disbursement		(75.00)
				NSF Fee		(225.00)
09/29/2025	373162	AP The Ritz-Carlton Key Biscayne		Lunch with Tim and Alicia		(134.62)
				Office Supplies		(45.23)
				Website Updates		(60.00)
				Website Updates		(40.00)
09/30/2025	373165	AP The Ritz-Carlton Key Biscayne		Website Updates		60.00
				Website Updates		40.00
				Office Supplies		45.23
				Lunch with Tim and Alicia		134.62
	373166	AP Associa Client Shared Services, inc		NSF Fee		225.00
				Wire Disbursement		75.00
	373167	AP The Ritz-Carlton Hotel Company, LLC		Management fee 10/2025	8450119892	11,930.00
Total September, 2025:						0.00
Ending Balance 2000 - Accounts Payable - Operating:						0.00
2015 - Returned Check Fee Payable - Operating						Opening Balance: (45.00)
09/01/2025	357753	AP Associa Client Shared Services, inc		NSF Fee		45.00
09/09/2025	361502	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1098	AR Adjust Batch	(45.00)
	361508	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1111	AR Adjust Batch	(45.00)
	361512	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-0895	AR Adjust Batch	(45.00)
	361516	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1690	AR Adjust Batch	(45.00)
	361519	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1603	AR Adjust Batch	(45.00)
09/26/2025	373163	AP Associa Client Shared Services, inc		NSF Fee		225.00
Total September, 2025:						45.00
Ending Balance 2015 - Returned Check Fee Payable - Operating:						0.00
2395 - General Accruals - Operating						Opening Balance: (154,092.48)
09/01/2025	361414	RV Accrue Expenses		Accrue The Ritz-Carlton Key Biscayne	NOI0825720	720.00
				Accrue Marriott Business Services	73R59038349	10,800.00

General Ledger Report

G.B. Resort Condominium Key Biscayne

From September 01, 2025 To September 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Liabilities						
2395 - General Accruals - Operating						Balance From Previous Page: (142,572.48)
09/01/2025	361414	RV		Accrue Marriott Business Services	73R59038349	61,296.25
				Accrue Marriott Business Services	73R59038349	23,106.17
				Accrue Marriott Business Services	73R59038349	2,996.67
				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
	368429	RV		Accrue Marriott Business Services	73R59038349	(4,688.58)
09/30/2025	379608	RV		Accrue Marriott Business Services	73R59038384	(10,800.00)
				Accrue Marriott Business Services	73R59038384	(61,296.25)
				Accrue Marriott Business Services	73R59038384	(23,106.17)
				Accrue Marriott Business Services	73R59038384	(2,996.67)
				Accrue Marriott Business Services	73R59038384	(5,669.42)
				Accrue Marriott Business Services	73R59038384	(12,012.13)
				Accrue Marriott Business Services	73R59038384	(22,844.65)
				Accrue Marriott Business Services	73R59038384	(13,610.08)
				Accrue Marriott Business Services	73R59038384	4,688.58
Total September, 2025:						6,445.69
Ending Balance 2395 - General Accruals - Operating:						(147,646.79)
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: (23,965.32)
09/01/2025	359668	RV		Reverse August AR Reclass to Prepaid	Reclass	23,965.32
09/30/2025	378605	RV		September AR Reclass to Prepaid	Reclass	(22,569.22)
Total September, 2025:						1,396.10
Ending Balance 2550 - Prepaid Assessments - Operating:						(22,569.22)
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)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From September 01, 2025 To September 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<u>Liabilities</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:	(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)
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: (1,977,888.07)
09/01/2025	350783	C3 Billing Batch		188 Units, Assessment	Billing Batch	(172,879.20)
					Total September, 2025:	(172,879.20)
					Ending Balance 4000 - CAM Income - Operating:	(2,150,767.27)
4025 - Reserve Assessments - Operating						Opening Balance: 0.00
09/01/2025	350783	C3 Billing Batch		188 Units, Reserve Assessment	Billing Batch	(50,808.49)
09/11/2025	368459	AP GB Resort BU OP 0115		DUPLICATE TRANSFER TO RESERVES	51	50,828.42
09/16/2025	370179	AP GB Resort BU RES 0166		Different amount	HS#8628884	20.00
09/30/2025	374952	JE BU RES 0166 activity		Transfer did not happen	Reclass	(50,828.42)
				Transfer did not happen	Reclass	(20.00)
				OP to RES Dept	Reserves	50,808.49
					Total September, 2025:	0.00
					Ending Balance 4025 - Reserve Assessments - Operating:	0.00

General Ledger Report

G.B. Resort Condominium Key Biscayne

From September 01, 2025 To September 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Income						
4025 - Reserve Assessments - Reserves						Opening Balance: (406,467.92)
09/30/2025	374952	JE BU RES 0166 activity		OP to RES Dept	Reserves	(50,808.49)
Total September, 2025:						(50,808.49)
Ending Balance 4025 - Reserve Assessments - Reserves:						(457,276.41)
4240 - Move-In & Out Fees - Operating						Opening Balance: (600.00)
				No Activity this period		0.00
						0.00
Ending Balance 4240 - Move-In & Out Fees - Operating:						(600.00)
4260 - Resale Processing Fees - Operating						Opening Balance: (850.00)
				No Activity this period		0.00
						0.00
Ending Balance 4260 - Resale Processing Fees - Operating:						(850.00)
4295 - Other User Income - Operating						Opening Balance: 0.01
				No Activity this period		0.00
						0.00
Ending Balance 4295 - Other User Income - Operating:						0.01
4590 - Prior Year Surplus - Operating						Opening Balance: (37,508.64)
09/01/2025	365858	AP Marriott Business Services		Prior Year Assessment/Credit		(4,688.58)
	368429	RV Accrue Expenses		Accrue Marriott Business Services	73R59038349	4,688.58
09/30/2025	379608	RV Accrue Expenses		Accrue Marriott Business Services	73R59038384	(4,688.58)
Total September, 2025:						(4,688.58)
Ending Balance 4590 - Prior Year Surplus - Operating:						(42,197.22)
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: (603.30)
09/30/2025	374949	JE BU 0115 activity		Interest Credit	9/30/2025	(3.78)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From September 01, 2025 To September 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Income						
4900 - Interest Revenue - Operations - Operating						Balance From Previous Page: (607.08)
09/30/2025	374949	JE BU 0115 activity		Interest Credit ICS	9/30/2025	(0.96)
Total September, 2025:						(4.74)
Ending Balance 4900 - Interest Revenue - Operations - Operating:						(608.04)
4910 - Reserve Assessment - Interest Inc. - Reserves						Opening Balance: (4,057.04)
09/30/2025	374952	JE BU RES 0166 activity		Interest Credit	9/30/2025	(337.61)
Total September, 2025:						(337.61)
Ending Balance 4910 - Reserve Assessment - Interest Inc. - Reserves:						(4,394.65)
Expenses						
5000 - General Administrative - Operating						Opening Balance: 0.00
09/26/2025	373163	AP Associa Client Shared Services, inc		Wire Disbursement		75.00
09/30/2025	383742	JE Reclass		Wire Transfer Fee	Reclass	(75.00)
Total September, 2025:						0.00
Ending Balance 5000 - General Administrative - Operating:						0.00
5010 - Bad Debt - Operating						Opening Balance: 5,059.28
				No Activity this period		0.00
Total September, 2025:						0.00
Ending Balance 5010 - Bad Debt - Operating:						5,059.28
5015 - Credit Card & Bank Charges - Operating						Opening Balance: 0.00
09/30/2025	383742	JE Reclass		Wire Transfer Fee	Reclass	75.00
Total September, 2025:						75.00
Ending Balance 5015 - Credit Card & Bank Charges - Operating:						75.00
5020 - Shared - Op Supplies - Operating						Opening Balance: 27,926.40
				No Activity this period		0.00
Total September, 2025:						0.00
Ending Balance 5020 - Shared - Op Supplies - Operating:						27,926.40
5055 - Master Assoc Fees - Operating						Opening Balance: 86,400.00
09/01/2025	361414	RV Accrue Expenses		Accrue Marriott Business Services	73R59038349	(10,800.00)
	365858	AP Marriott Business Services		GB master Assoc		10,800.00

General Ledger Report

G.B. Resort Condominium Key Biscayne

From September 01, 2025 To September 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5055 - Master Assoc Fees - Operating						Balance From Previous Page: 86,400.00
09/30/2025	379608	RV		Accrue Marriott Business Services	73R59038384	10,800.00
Total September, 2025:						10,800.00
Ending Balance 5055 - Master Assoc Fees - Operating:						97,200.00
5090 - Office Supplies - Operating						Opening Balance: 994.93
09/29/2025	373162	AP		Office Supplies		45.23
Total September, 2025:						45.23
Ending Balance 5090 - Office Supplies - Operating:						1,040.16
5150 - Contingency - Operating						Opening Balance: 1,331.99
				No Activity this period		0.00
Total September, 2025:						0.00
Ending Balance 5150 - Contingency - Operating:						1,331.99
5196 - Miscellaneous Admin Expenses - Operating						Opening Balance: 1,160.00
09/01/2025	357754	AP		website Updates		720.00
	361414	RV		Accrue The Ritz-Carlton Key Biscayne	NOI0825720	(720.00)
09/29/2025	373162	AP		Website Updates		60.00
				Website Updates		40.00
Total September, 2025:						100.00
Ending Balance 5196 - Miscellaneous Admin Expenses - Operating:						1,260.00
5301 - S&W - Admin - Operating						Opening Balance: 184,849.35
09/01/2025	361414	RV		Accrue Marriott Business Services	73R59038349	(23,106.17)
	365858	AP		S&W Admin/Res Office		23,106.17
09/30/2025	379608	RV		Accrue Marriott Business Services	73R59038384	23,106.17
Total September, 2025:						23,106.17
Ending Balance 5301 - S&W - Admin - Operating:						207,955.52
5310 - Shared Services -Administrative - Operating						Opening Balance: 23,973.36
09/01/2025	361414	RV		Accrue Marriott Business Services	73R59038349	(2,996.67)
	365858	AP		Manger's & Asst		2,996.67

General Ledger Report

G.B. Resort Condominium Key Biscayne

From September 01, 2025 To September 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5310 - Shared Services -Administrative - Operating						Balance From Previous Page: 23,973.36
09/30/2025	379608	RV		Accrue Marriott Business Services	73R59038384	2,996.67
						Total September, 2025: 2,996.67
Ending Balance 5310 - Shared Services -Administrative - Operating:						26,970.03
5311 - SharedServ- Security - Operating						Opening Balance: 45,355.36
09/01/2025	361414	RV		Accrue Marriott Business Services	73R59038349	(5,669.42)
	365858	AP		security officer		5,669.42
09/30/2025	379608	RV		Accrue Marriott Business Services	73R59038384	5,669.42
						Total September, 2025: 5,669.42
Ending Balance 5311 - SharedServ- Security - Operating:						51,024.78
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: 156,352.28
09/01/2025	361414	RV		Accrue Marriott Business Services	73R59038349	(12,012.13)
	365858	AP		payroll taxes & benefits		12,012.13
09/30/2025	379608	RV		Accrue Marriott Business Services	73R59038384	12,012.13
						Total September, 2025: 12,012.13
Ending Balance 5320 - SharedServ- PTEB - Operating:						168,364.41
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: 490,369.99
09/01/2025	361414	RV		Accrue Marriott Business Services	73R59038349	(61,296.25)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From September 01, 2025 To September 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5400 - Insurance Premiums - Operating						Balance From Previous Page: 429,073.74
09/01/2025	365858	AP Marriott Business Services		Insurance-Casualty		61,296.25
09/30/2025	379608	RV Accrue Expenses		Accrue Marriott Business Services	73R59038384	61,296.25
Total September, 2025:						61,296.25
Ending Balance 5400 - Insurance Premiums - Operating:						551,666.24
5402 - Insurance D&O - Operating						Opening Balance: 32,666.59
09/30/2025	373110	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 September, 2025:						3,238.90
Ending Balance 5402 - Insurance D&O - Operating:						35,905.49
5408 - Rubbish Removal - Operating						Opening Balance: 16,176.00
				No Activity this period		0.00
Total September, 2025:						0.00
Ending Balance 5408 - Rubbish Removal - Operating:						16,176.00
6000 - Electricity - Operating						Opening Balance: 182,757.28
09/01/2025	361414	RV Accrue Expenses		Accrue Marriott Business Services	73R59038349	(22,844.65)
	365858	AP Marriott Business Services		Electrical		22,844.65
09/30/2025	379608	RV Accrue Expenses		Accrue Marriott Business Services	73R59038384	22,844.65
Total September, 2025:						22,844.65
Ending Balance 6000 - Electricity - Operating:						205,601.93
6005 - Gas Service - Operating						Opening Balance: 15,675.20
				No Activity this period		0.00
Total September, 2025:						0.00
Ending Balance 6005 - Gas Service - Operating:						15,675.20
6025 - Water & Sewer - Operating						Opening Balance: 108,880.64
09/01/2025	361414	RV Accrue Expenses		Accrue Marriott Business Services	73R59038349	(13,610.08)
	365858	AP Marriott Business Services		Water & Sewer		13,610.08

General Ledger Report

G.B. Resort Condominium Key Biscayne

From September 01, 2025 To September 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
6025 - Water & Sewer - Operating						Balance From Previous Page: 108,880.64
09/30/2025	379608	RV		Accrue Marriott Business Services	73R59038384	13,610.08
						Total September, 2025: 13,610.08
Ending Balance 6025 - Water & Sewer - Operating:						122,490.72
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
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
6420 - Uniforms - Operating						Opening Balance: 14,195.20
No Activity this period						0.00
						0.00
Ending Balance 6420 - Uniforms - Operating:						14,195.20
6424 - Misc Usage Charges -Tennis - Operating						Opening Balance: 14,400.00
No Activity this period						0.00
						0.00
Ending Balance 6424 - Misc Usage Charges -Tennis - Operating:						14,400.00

General Ledger Report
G.B. Resort Condominium Key Biscayne
From September 01, 2025 To September 30, 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><u>7,656.00</u></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><u>23,552.80</u></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><u>49,660.00</u></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><u>161,550.40</u></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><u>10,660.00</u></u>
7001 - Accounting Fees - Operating						Opening Balance: 18,208.00
09/01/2025	361414	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel	8450118936	(2,276.00)
09/08/2025	368458	AP The Ritz-Carlton Hotel Company, LLC		Financial Services	8450118936	2,276.00
						<u>0.00</u>
					Total September, 2025:	<u>0.00</u>
					Ending Balance 7001 - Accounting Fees - Operating:	<u><u>18,208.00</u></u>

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

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
7010 - Professional Development - Operating						Opening Balance: 885.06
09/29/2025	373162	AP	The Ritz-Carlton Key Biscayne	Lunch with Tim and Alicia		134.62
Total September, 2025:						134.62
Ending Balance 7010 - Professional Development - Operating:						1,019.68
7020 - Legal Fees - Operating						Opening Balance: 24,418.85
09/16/2025	370180	AP	Haber Law, LLP	legal service		807.50
09/30/2025	374955	JE	Clear Bank Rec	Payment did not happen	8/15/2025	(2,465.00)
Total September, 2025:						(1,657.50)
Ending Balance 7020 - Legal Fees - Operating:						22,761.35
7040 - Management Fees - Operating						Opening Balance: 95,440.00
09/01/2025	360192	AP	The Ritz-Carlton Hotel Company, LLC	Management fee 09/25		11,930.00
09/22/2025	373164	AP	The Ritz-Carlton Hotel Company, LLC	Management fee 10/2025	8450119892	11,930.00
09/30/2025	374955	JE	Clear Bank Rec	Payment did not happen	Reclass	(11,930.00)
Total September, 2025:						11,930.00
Ending Balance 7040 - Management Fees - Operating:						107,370.00
8902 - Programs & Services Bundle - Operating						Opening Balance: 28,708.59
09/01/2025	361414	RV	Accrue Expenses	Accrue The Ritz-Carlton Hotel	8450118936	(103.40)
				Accrue The Ritz-Carlton Hotel	8450118936	(3,346.29)
09/08/2025	368458	AP	The Ritz-Carlton Hotel Company, LLC	Training Services	8450118936	103.40
				Residential Services	8450118936	3,346.29
Total September, 2025:						0.00
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
Total September, 2025:						0.00
Ending Balance 9105 - Reserve Expense - Reserves:						1,650,000.00
General Ledger Balance:						0.00

Bank Reconciliation

G.B. Resort Condominium Key Biscayne

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

Batch	Date	Comment	Reference	Amount	Balance
				Balance per Bank:	123,048.57
Plus deposits and outstanding debits:					
373507	09/30/2025	ATGPay Online Payment	ACH Payment	718.07	
373508	09/30/2025	ATGPay Online Payment	ACH Payment	1,824.87	
Total deposits and outstanding debits:				2,542.94	125,591.51
Less outstanding checks:					
373165	09/30/2025	The Ritz-Carlton Key Biscayne	Check No 02000055	(279.85)	
373166	09/30/2025	Associa Client Shared Services, inc	Check No 02000056	(300.00)	
374949	09/30/2025	September Sweep	9/30/2025	(0.96)	
Total outstanding checks:				(580.81)	125,010.70
				Ending balance General Ledger:	125,010.70
				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:	501,100.23
Plus deposits and outstanding debits:					
		No outstanding deposits.		0.00	
				Total deposits and outstanding debits:	501,100.23
Less outstanding checks:					
		No outstanding checks.		0.00	
				Total outstanding checks:	501,100.23
				Ending balance General Ledger:	501,100.23
				Difference:	0.00

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





>001588 7027879 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 NOW OPERATING
 2301 N. GREENVILLE 1ST FLOOR
 RICHARDSON TX 75082

Statement Date: September 30, 2025

Account Number: *****0115

Customer Service Information

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



Customer Message Center

Please reference Statement Message section for important information regarding Funds Availability update, effective July 1, 2025.

CP IB BUSINESS CHECKING Account ***0115**

Account Summary

Statement Balance as of 08/31/2025			\$14,700.91
Plus	21	Deposits and Other Credits	\$343,738.85
Less	16	Withdrawals, Checks, and Other Debits	\$235,395.93
Less		Service Charge	\$0.00
Plus		Interest Paid	\$3.78
Statement Balance as of 09/30/2025			\$123,047.61

Interest Summary

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$3.78
Interest Paid Year to Date	\$52.38

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
09/02/2025	ICL Remote Client De		\$1,511.73	\$16,212.64
09/03/2025	ICL Remote Client De		\$1,120.87	\$17,333.51
09/04/2025	ATGPay Online Pa ATGPay Onl ST-C9N7Q2L8S4G2		\$2,416.97	\$19,750.48

Statement Date: September 30, 2025

Account Number: *****0115

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	G B RESORT CONDOMINIUM			
09/05/2025	GBResort ACH MARASSO08		\$180,688.93	\$200,439.41
09/05/2025	AVIDPAY SERVICE AVIDPAY CK1000068 G.B. Resort Condominiu	\$720.00		\$199,719.41
09/05/2025	GBResort VendorPymt MARASSO08	\$45.00		\$199,674.41
09/08/2025	ATGPay Online Pa ATGPay Onl ST-M1P7O4Z5C6H3 G B RESORT CONDOMINIUM		\$5,591.61	\$205,266.02
09/08/2025	SWEEP TO DDA 009856361429	\$5,266.02		\$200,000.00
09/09/2025	ICL Remote Client De		\$3,889.11	\$203,889.11
09/09/2025	ATGPay Online Pa ATGPay Onl ST-X4H2X3N5X6N2 G B RESORT CONDOMINIUM		\$1,475.73	\$205,364.84
09/09/2025	ACH CHARGEBACK RETURN RETIRE	\$1,662.90		\$203,701.94
09/09/2025	ACH CHARGEBACK RETURN RETIRE	\$757.67		\$202,944.27
09/09/2025	ACH CHARGEBACK RETURN RETIRE	\$1,662.90		\$201,281.37
09/09/2025	ACH CHARGEBACK RETURN RETIRE	\$1,043.81		\$200,237.56
09/09/2025	ACH CHARGEBACK RETURN RETIRE	\$1,662.90		\$198,574.66
09/09/2025	TRANSFER FROM DDA 9856361429		\$5,039.45	\$203,614.11
09/10/2025	ATGPay Online Pa ATGPay Onl ST-X2G3I4P2C7E1 G B RESORT CONDOMINIUM		\$905.24	\$204,519.35
09/10/2025	RDC Deposit		\$11,984.17	\$216,503.52
09/10/2025	SWEEP TO DDA 009856361429	\$4,794.35		\$211,709.17
09/11/2025	OUTGOING DOM WIRE: THE RITZ-CA RLTON HOTELCOMP LLC C73D590007 0	\$11,930.00		\$199,779.17
09/11/2025	ATGPay Online Pa ATGPay Onl ST-E2D8F9E5I1F3 G B RESORT CONDOMINIUM		\$1,042.81	\$200,821.98
09/11/2025	SWEEP TO DDA 009856361429	\$821.98		\$200,000.00
09/12/2025	GBResort VendorPymt	\$147,646.79		\$52,353.21

Statement Date: September 30, 2025

Account Number: *****0115

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	MARASSO08			
09/12/2025	TRANSFER FROM DDA 9856361429		\$5,842.90	\$58,196.11
09/15/2025	ICL Remote Client De		\$6,288.08	\$64,484.19
09/17/2025	GBResort VendorPymt 9856200115 GBResortBUOP0115		\$50,828.42	\$115,312.61
09/17/2025	ATGPay Online Pa ATGPay Onl ST-Q4L8Q6O5E0J3 G B RESORT CONDOMINIUM		\$1,000.00	\$116,312.61
09/17/2025	GBResort VendorPymt MARASSO08	\$50,828.42		\$65,484.19
09/18/2025	RDC Deposit		\$754.07	\$66,238.26
09/19/2025	OUTGOING DOM WIRE: THE RITZ-CA RLTON HOTELCOMP LL C73D5900071	\$5,725.69		\$60,512.57
09/19/2025	ATGPay Online Pa ATGPay Onl ST-F4Z4Z7V1Y2P0 G B RESORT CONDOMINIUM		\$3,770.35	\$64,282.92
09/19/2025	AVIDPAY SERVICE AVIDPAY CK1000069 G.B. Resort Condominiu	\$807.50		\$63,475.42
09/19/2025	GBResort VendorPymt MARASSO08	\$20.00		\$63,455.42
09/23/2025	ATGPay Online Pa ATGPay Onl ST-K4Y8O9T6V7K6 G B RESORT CONDOMINIUM		\$6,342.06	\$69,797.48
09/29/2025	ICL Remote Client De		\$2,416.97	\$72,214.45
09/30/2025	WEB TFR FR 009856200166 151729003952 WEB RF#151729003952		\$50,828.42	\$123,042.87
09/30/2025	TRANSFER FROM DDA 9856361429		\$0.96	\$123,043.83
09/30/2025	Interest Paid		\$3.78	\$123,047.61

Rates By Date

Date	Rate
09/02	0.05%

Statement Date: September 30, 2025
 Account Number: *****0115

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>
08/31	\$14,700.91	09/08	\$200,000.00	09/15	\$64,484.19	09/29	\$72,214.45
09/02	\$16,212.64	09/09	\$203,614.11	09/17	\$65,484.19	09/30	\$123,047.61
09/03	\$17,333.51	09/10	\$211,709.17	09/18	\$66,238.26		
09/04	\$19,750.48	09/11	\$200,000.00	09/19	\$63,455.42		
09/05	\$199,674.41	09/12	\$58,196.11	09/23	\$69,797.48		

Other Balances

Minimum Balance this Statement Period	\$14,700.91
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Statement Date: September 30, 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**

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BankUnited

We appreciate your business.

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

RETURN SERVICE REQUESTED

G.B. Resort Condominium Hotel Associatio
2301 N. GREENVILLE SUITE 1ST FLOOR
RICHARDSON, TX 75082-0000

Contact Us
(305) 818-8325



Account
G.B. Resort Condominium Hotel Associatio

Date
09/30/2025

Page
1 of 2

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

The following information is a summary of activity in your account(s) for the month of September 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	0.499%	\$24.58	\$0.96
TOTAL			\$24.58	\$0.96

DETAILED ACCOUNT OVERVIEW

Account ID: *****115

Account Title: G.B. Resort Condominium Hotel Associatio

Account Summary - Savings

Statement Period	9/1-9/30/2025	Average Daily Balance	\$935.59
Previous Period Ending Balance	\$24.58	Interest Rate at End of Statement Period	0.499%
Total Program Deposits	10,882.35	Annual Percentage Yield Earned	1.26%
Total Program Withdrawals	(10,906.93)	YTD Interest Paid	555.11
Interest Capitalized	0.96		
Current Period Ending Balance	\$0.96		

Account Transaction Detail

Date	Activity Type	Amount	Balance
09/02/2025	Withdrawal	(\$24.58)	\$0.00
09/09/2025	Deposit	5,266.02	5,266.02
09/10/2025	Withdrawal	(5,039.45)	226.57
09/11/2025	Deposit	4,794.35	5,020.92
09/12/2025	Deposit	821.98	5,842.90
09/15/2025	Withdrawal	(5,842.90)	0.00
09/30/2025	Interest Capitalization	0.96	0.96

Summary of Balances as of September 30, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Barclays Bank Delaware	Wilmington, DE	57203	\$0.96

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





>003597 7027865 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 OPERATING - WIRES
 2301 N. GREENVILLE 1ST FLOOR
 RICHARDSON TX 75082

Statement Date: September 30, 2025

Account Number: *****0174

Customer Service Information

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



Customer Message Center

Please reference Statement Message section for important information regarding Funds Availability update, effective July 1, 2025.

CP IB BUSINESS CHECKING Account ***0174**

Account Summary

Statement Balance as of 08/31/2025			\$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 09/30/2025			\$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
09/02	0.05%

Statement Date: September 30, 2025

Account Number: *****0174

Balances by Date

<i>Date</i>	<i>Balance</i>
08/31	\$0.03

Other Balances

Minimum Balance this Statement Period	\$0.03
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Statement Date: September 30, 2025

Account Number: *****0174

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



>002982 7027876 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 RESERVE ACCOUNT
 2301 N. GREENVILLE 1ST FLOOR
 RICHARDSON TX 75082

Statement Date: September 30, 2025

Account Number: *****0166

Customer Service Information

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


Customer Message Center

Please reference Statement Message section for important information regarding Funds Availability update, effective July 1, 2025.

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

Statement Balance as of 08/31/2025			\$551,571.04
Plus	1	Deposits and Other Credits	\$20.00
Less	1	Withdrawals, Checks, and Other Debits	\$50,828.42
Less		Service Charge	\$0.00
Plus		Interest Paid	\$337.61
Statement Balance as of 09/30/2025			\$501,100.23

Interest Summary

Beginning Interest Rate	0.75%
Interest Paid this Statement Period	\$337.61
Interest Paid Year to Date	\$4,394.65

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
09/19/2025	GBResort VendorPymt 9856200166 GBResortBURES0166		\$20.00	\$551,591.04
09/30/2025	WEB TFR TO 009856200115	\$50,828.42		\$500,762.62

Statement Date: **September 30, 2025**

Account Number: *****0166

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	WEB RF#151729003952			
09/30/2025	Interest Paid		\$337.61	\$501,100.23

Rates By Date

<i>Date</i>	<i>Rate</i>
09/02	0.75%

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
08/31	\$551,571.04	09/19	\$551,591.04	09/30	\$501,100.23

Other Balances

Minimum Balance this Statement Period	\$501,100.23
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Statement Date: September 30, 2025

Account Number: *****0166

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BankUnited

We appreciate your business.

51- GB Resort
 Bad Debt Analysis- GL 1525
 9/30/2025

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

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

51- GB Resort
 Accrued Expenses- GL 2395
 9/30/2025

Vendor Name	Reference #	Invoice Date	Posting Month	Balance	9/30/2025
Accrue Marriott Business Services	73R59038384	9/1/2025	October		10800
Accrue Marriott Business Services	73R59038384	9/1/2025	October		61296.25
Accrue Marriott Business Services	73R59038384	9/1/2025	October		23106.17
Accrue Marriott Business Services	73R59038384	9/1/2025	October		2996.67
Accrue Marriott Business Services	73R59038384	9/1/2025	October		5669.42
Accrue Marriott Business Services	73R59038384	9/1/2025	October		12012.13
Accrue Marriott Business Services	73R59038384	9/1/2025	October		22844.65
Accrue Marriott Business Services	73R59038384	9/1/2025	October		13610.08
Accrue Marriott Business Services	73R59038384	9/1/2025	October		-4688.58
Total				\$	147,646.79
Per GL				\$	147,646.79
Difference				\$	-

51- GB Resort
Other Current Liabilities- GL 2495
9/30/2025

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
9/30/2025

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	\$ 50,808.42	\$ 457,275.78
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	\$ 189.50	\$ 243.53	\$ 306.07	\$ 337.61						\$ 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	\$ 51,146.03	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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	\$ 348,674.96	\$ 348,674.96	\$ 348,674.96	\$ 348,674.96	\$ 348,674.96	\$ 348,674.96	
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	\$ 501,100.23						
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	\$ 501,100.23	\$ -	\$ -	\$ -	\$ -	\$ -	
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)	\$ (152,425.27)	\$ 348,674.96	\$ 348,674.96	\$ 348,674.96	\$ 348,674.96	\$ -	\$ -
Per GL	GL 1651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (254,042.10)	\$ (152,425.26)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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)	\$ (0.01)	\$ 348,674.96	\$ 348,674.96	\$ 348,674.96	\$ 348,674.96	\$ -	\$ -

Variance Report
G.B. Resort Condominium Key Biscayne
 September 01, 2025 thru September 30, 2025

	Current Period				Year to Date (9 months)				Comments
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
5150 - Contingency	0.00	1,667.00	-1,667.00	-100.0%	1,331.99	15,000.00	-13,668.01	-91.0%	Funds will continue to increase until used
7020 - Legal Fees	-1,657.50	583.00	-2,240.50	-384.0%	22,761.35	5,250.00	17,511.35	334.0%	Over Budget per Board