

## Balance Sheet Report

### G.B. Resort Condominium Key Biscayne

As of October 31, 2025

	<u>Balance Oct 31, 2025</u>	<u>Balance Sep 30, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1000 - BU OPER #0115	(104,278.52)	125,010.70	(229,289.22)
1001 - BU OPER WIRE #0174	0.19	0.03	0.16
1650 - Due To/From Reserves	401,616.84	152,425.26	249,191.58
<b>Total Operating Funds</b>	<b>297,338.51</b>	<b>277,435.99</b>	<b>19,902.52</b>
<b>Reserve Funds</b>			
1325 - BU RSRV #0166	501,312.60	501,100.23	212.37
1651 - Due To/From Operating	(401,616.84)	(152,425.26)	(249,191.58)
<b>Total Reserve Funds</b>	<b>99,695.76</b>	<b>348,674.97</b>	<b>(248,979.21)</b>
<b>Accounts Receivable</b>			
1500 - Accounts Receivable	32,334.84	38,800.33	(6,465.49)
1525 - Allowance for Bad Debt	(5,059.28)	(5,059.28)	0.00
<b>Total Accounts Receivable</b>	<b>27,275.56</b>	<b>33,741.05</b>	<b>(6,465.49)</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Property & Liability Ins	25,911.20	29,150.10	(3,238.90)
<b>Total Prepaid Expenses</b>	<b>25,911.20</b>	<b>29,150.10</b>	<b>(3,238.90)</b>
<b>Total Assets</b>	<b>450,221.03</b>	<b>689,002.11</b>	<b>(238,781.08)</b>
<b><u>Liabilities</u></b>			
<b>Accrued Expenses</b>			
2395 - General Accruals	159,825.83	147,646.79	12,179.04
<b>Total Accrued Expenses</b>	<b>159,825.83</b>	<b>147,646.79</b>	<b>12,179.04</b>

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

	<u>Balance Oct 31, 2025</u>	<u>Balance Sep 30, 2025</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accrued Payroll</b>			
2495 - Other Current Liabilities	(56,263.09)	(56,263.09)	0.00
<b>Total Accrued Payroll</b>	<b>(56,263.09)</b>	<b>(56,263.09)</b>	<b>0.00</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	22,366.02	22,569.22	(203.20)
2598 - Deferred Revenue-Reserves	1,537,004.53	1,537,004.53	0.00
<b>Total Prepaid Assessments</b>	<b>1,559,370.55</b>	<b>1,559,573.75</b>	<b>(203.20)</b>
<b>Total Liabilities</b>	<b>1,662,933.29</b>	<b>1,650,957.45</b>	<b>11,975.84</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity - Prior Years</b>			
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
<b>Total Owners Equity - Prior Years</b>	<b>230,918.25</b>	<b>230,918.25</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>230,918.25</b>	<b>230,918.25</b>	<b>0.00</b>
<b>Net Income / (Loss)</b>	<b>(1,443,630.51)</b>	<b>(1,192,873.59)</b>	<b>(250,756.92)</b>
<b>Total Liabilities and Equity</b>	<b>450,221.03</b>	<b>689,002.11</b>	<b>(238,781.08)</b>

# Income Statement Report

## G.B. Resort Condominium Key Biscayne

### Operating

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
4000 - CAM Income	172,879.20	234,843.00	(61,963.80)	2,323,646.47	2,348,434.00	(24,787.53)	2,818,121.00	494,474.53
4240 - Move-In & Out Fees	0.00	0.00	0.00	600.00	0.00	600.00	0.00	(600.00)
4260 - Resale Processing Fees	0.00	0.00	0.00	850.00	0.00	850.00	0.00	(850.00)
4590 - Prior Year Surplus	4,688.58	4,689.00	(0.42)	46,885.80	46,886.00	(0.20)	56,263.00	9,377.20
4825 - Misc. Income	40.00	0.00	40.00	1,408.40	920.00	488.40	1,150.00	(258.40)
4900 - Interest Revenue - Operations	17.90	0.00	17.90	625.94	0.00	625.94	0.00	(625.94)
<b>Total Assessment Income</b>	<b>177,625.68</b>	<b>239,532.00</b>	<b>(61,906.32)</b>	<b>2,374,016.61</b>	<b>2,396,240.00</b>	<b>(22,223.39)</b>	<b>2,875,534.00</b>	<b>501,517.39</b>
<b>User Fee Income</b>								
4295 - Other User Income	0.00	0.00	0.00	(0.01)	0.00	(0.01)	0.00	0.01
<b>Total User Fee Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(0.01)</b>	<b>0.00</b>	<b>(0.01)</b>	<b>0.00</b>	<b>0.01</b>
<b>Total Operating Income</b>	<b>177,625.68</b>	<b>239,532.00</b>	<b>(61,906.32)</b>	<b>2,374,016.60</b>	<b>2,396,240.00</b>	<b>(22,223.40)</b>	<b>2,875,534.00</b>	<b>501,517.40</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
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	0.00	0.00	0.00	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	108,000.00	108,000.00	0.00	129,600.00	21,600.00
5090 - Office Supplies	132.00	83.00	49.00	1,172.16	833.00	339.16	1,000.00	(172.16)
5150 - Contingency	0.00	1,667.00	(1,667.00)	1,331.99	16,667.00	(15,335.01)	20,000.00	18,668.01
5196 - Miscellaneous Admin Expenses	0.00	342.00	(342.00)	1,260.00	3,421.00	(2,161.00)	4,105.00	2,845.00
<b>Total Administrative</b>	<b>10,932.00</b>	<b>12,892.00</b>	<b>(1,960.00)</b>	<b>144,824.83</b>	<b>156,849.00</b>	<b>(12,024.17)</b>	<b>189,615.00</b>	<b>44,790.17</b>
<b>Payroll &amp; Benefits</b>								
5301 - S&W - Admin	23,106.17	23,106.00	0.17	231,061.69	231,062.00	(0.31)	277,274.00	46,212.31
5310 - Shared Services -Administrative	2,996.67	2,997.00	(0.33)	29,966.70	29,967.00	(0.30)	35,960.00	5,993.30
5311 - SharedServ- Security	5,669.42	5,669.00	0.42	56,694.20	56,694.00	0.20	68,033.00	11,338.80
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

## G.B. Resort Condominium Key Biscayne

### Operating

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Payroll &amp; Benefits</b>								
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	180,376.54	180,376.00	0.54	219,465.00	39,088.46
5323 - Concierge Payroll	0.00	0.00	0.00	55,768.80	55,768.00	0.80	69,711.00	13,942.20
<b>Total Payroll &amp; Benefits</b>	<b>43,784.39</b>	<b>43,784.00</b>	<b>0.39</b>	<b>657,475.13</b>	<b>657,475.00</b>	<b>0.13</b>	<b>799,952.00</b>	<b>142,476.87</b>
<b>Utilities</b>								
6000 - Electricity	22,844.65	22,845.00	(0.35)	228,446.58	228,447.00	(0.42)	274,136.00	45,689.42
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	136,100.80	136,101.00	(0.20)	163,321.00	27,220.20
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
<b>Total Utilities</b>	<b>36,454.73</b>	<b>36,455.00</b>	<b>(0.27)</b>	<b>405,564.98</b>	<b>405,568.00</b>	<b>(3.02)</b>	<b>488,731.00</b>	<b>83,166.02</b>
<b>Operations</b>								
5400 - Insurance Premiums	61,296.25	61,297.00	(0.75)	612,962.49	612,963.00	(0.51)	735,555.00	122,592.51
5402 - Insurance D&O	3,238.90	3,690.00	(451.10)	39,144.39	36,896.00	2,248.39	44,275.00	5,130.61
6300 - Licenses & Fees	0.00	63.00	(63.00)	752.00	630.00	122.00	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	8,883.00	1,777.00	10,660.00	0.00
7001 - Accounting Fees	4,552.00	2,549.00	2,003.00	22,760.00	25,491.00	(2,731.00)	30,589.00	7,829.00
7010 - Professional Development	3,035.85	125.00	2,910.85	4,055.53	1,250.00	2,805.53	1,500.00	(2,555.53)
7020 - Legal Fees	0.00	583.00	(583.00)	22,761.35	5,833.00	16,928.35	7,000.00	(15,761.35)

# Income Statement Report

## G.B. Resort Condominium Key Biscayne

### Operating

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Operations</b>								
7040 - Management Fees	11,930.00	11,930.00	0.00	119,300.00	119,296.00	4.00	143,155.00	23,855.00
<b>Total Operations</b>	<b>84,053.00</b>	<b>81,125.00</b>	<b>2,928.00</b>	<b>1,123,410.16</b>	<b>1,102,258.00</b>	<b>21,152.16</b>	<b>1,337,258.00</b>	<b>213,847.84</b>
<b>Repair &amp; Maintenance</b>								
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	2,300.00	(2,300.00)	2,760.00	2,760.00
<b>Total Repair &amp; Maintenance</b>	<b>0.00</b>	<b>230.00</b>	<b>(230.00)</b>	<b>16,176.00</b>	<b>18,476.00</b>	<b>(2,300.00)</b>	<b>22,980.00</b>	<b>6,804.00</b>
<b>8800 Expenses</b>								
8902 - Programs & Services Bundle	4,179.34	3,083.00	1,096.34	32,887.93	30,833.00	2,054.93	37,000.00	4,112.07
<b>Total 8800 Expenses</b>	<b>4,179.34</b>	<b>3,083.00</b>	<b>1,096.34</b>	<b>32,887.93</b>	<b>30,833.00</b>	<b>2,054.93</b>	<b>37,000.00</b>	<b>4,112.07</b>
<b>Total Operating Expense</b>	<b>179,403.46</b>	<b>177,569.00</b>	<b>1,834.46</b>	<b>2,380,339.03</b>	<b>2,371,459.00</b>	<b>8,880.03</b>	<b>2,875,536.00</b>	<b>495,196.97</b>
<b>Total Operating Income / (Loss)</b>	<b>(1,777.78)</b>	<b>61,963.00</b>	<b>(63,740.78)</b>	<b>(6,322.43)</b>	<b>24,781.00</b>	<b>(31,103.43)</b>	<b>(2.00)</b>	<b>6,320.43</b>

**Income Statement Report**  
**G.B. Resort Condominium Key Biscayne**  
**Reserves**

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
4025 - Reserve Assessments	50,808.49	50,808.00	0.49	508,084.90	508,084.00	0.90	609,701.00	101,616.10
4910 - Reserve Assessment - Interest Inc.	212.37	0.00	212.37	4,607.02	0.00	4,607.02	0.00	(4,607.02)
<b>Total Assessment Income</b>	<b>51,020.86</b>	<b>50,808.00</b>	<b>212.86</b>	<b>512,691.92</b>	<b>508,084.00</b>	<b>4,607.92</b>	<b>609,701.00</b>	<b>97,009.08</b>
<b>Total Reserves Income</b>	<b>51,020.86</b>	<b>50,808.00</b>	<b>212.86</b>	<b>512,691.92</b>	<b>508,084.00</b>	<b>4,607.92</b>	<b>609,701.00</b>	<b>97,009.08</b>
<b><u>Expense</u></b>								
<b>Reserve Expenses</b>								
9105 - Reserve Expense	300,000.00	0.00	300,000.00	1,950,000.00	0.00	1,950,000.00	0.00	(1,950,000.00)
<b>Total Reserve Expenses</b>	<b>300,000.00</b>	<b>0.00</b>	<b>300,000.00</b>	<b>1,950,000.00</b>	<b>0.00</b>	<b>1,950,000.00</b>	<b>0.00</b>	<b>(1,950,000.00)</b>
<b>Total Reserves Expense</b>	<b>300,000.00</b>	<b>0.00</b>	<b>300,000.00</b>	<b>1,950,000.00</b>	<b>0.00</b>	<b>1,950,000.00</b>	<b>0.00</b>	<b>(1,950,000.00)</b>
<b>Total Reserves Income / (Loss)</b>	<b>(248,979.14)</b>	<b>50,808.00</b>	<b>(299,787.14)</b>	<b>(1,437,308.08)</b>	<b>508,084.00</b>	<b>(1,945,392.08)</b>	<b>609,701.00</b>	<b>2,047,009.08</b>
<b>Total Association Net Income / (Loss)</b>	<b>(250,756.92)</b>	<b>112,771.00</b>	<b>(363,527.92)</b>	<b>(1,443,630.51)</b>	<b>532,865.00</b>	<b>(1,976,495.51)</b>	<b>609,699.00</b>	<b>2,053,329.51</b>

# Income and Expense Projection Report

## G.B. Resort Condominium Key Biscayne

### Operating

As of October 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Budget	Dec Budget	Full Year Projected	Total Budget
<b>Assessment Income</b>														
4000 - CAM Income	321,593	321,593	321,592	321,593	172,879	172,879	172,879	172,879	172,879	172,879	234,844	234,843	2,793,333	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	40	0	230	1,638	1,150
4900 - Interest Revenue - Operation	176	79	157	128	9	18	6	29	5	18	0	0	626	0
<b>Total Assessment Income</b>	<b>326,687</b>	<b>326,791</b>	<b>327,617</b>	<b>326,940</b>	<b>177,627</b>	<b>177,985</b>	<b>177,574</b>	<b>177,597</b>	<b>177,573</b>	<b>177,626</b>	239,532	239,762	<b>2,853,311</b>	2,875,534
<b>User Fee Income</b>														
4295 - Other User Income	0	0	0	0	0	0	0	(0)	0	0	0	0	(0)	0
<b>Total User Fee Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	0	0	<b>(0)</b>	0
<b>Total Income</b>	<b>326,687</b>	<b>326,791</b>	<b>327,617</b>	<b>326,940</b>	<b>177,627</b>	<b>177,985</b>	<b>177,574</b>	<b>177,597</b>	<b>177,573</b>	<b>177,626</b>	239,532	239,762	<b>2,853,311</b>	2,875,534
<b>Administrative</b>														
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	132	84	83	1,339	1,000
5150 - Contingency	329	531	235	224	0	13	0	0	0	0	1,666	1,667	4,665	20,000
5196 - Miscellaneous Admin Expens	0	0	80	20	0	0	340	720	100	0	342	342	1,944	4,105
<b>Total Administrative</b>	<b>18,110</b>	<b>18,313</b>	<b>18,395</b>	<b>18,298</b>	<b>10,800</b>	<b>15,884</b>	<b>11,553</b>	<b>11,520</b>	<b>11,020</b>	<b>10,932</b>	12,892	19,874	<b>177,591</b>	189,615
<b>Payroll &amp; Benefits</b>														
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	219,466	219,465

# Income and Expense Projection Report

## G.B. Resort Condominium Key Biscayne

### Operating

As of October 31, 2025

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Projected	Budget
<b>Payroll &amp; Benefits</b>														
5323 - Concierge Payroll	13,942	13,942	13,942	13,942	0	0	0	0	0	0	0	13,943	69,712	69,711
<b>Total Payroll &amp; Benefits</b>	<b>98,692</b>	<b>98,692</b>	<b>98,692</b>	<b>98,692</b>	<b>43,784</b>	<b>43,784</b>	<b>43,784</b>	<b>43,784</b>	<b>43,784</b>	<b>43,784</b>	43,784	98,693	<b>799,952</b>	799,952
<b>Utilities</b>														
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
<b>Total Utilities</b>	<b>46,709</b>	<b>46,709</b>	<b>46,709</b>	<b>46,709</b>	<b>36,455</b>	<b>36,455</b>	<b>36,455</b>	<b>36,455</b>	<b>36,455</b>	<b>36,455</b>	36,454	46,709	<b>488,728</b>	488,731
<b>Operations</b>														
5400 - Insurance Premiums	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	735,554	735,555
5402 - Insurance D&O	4,153	4,153	4,153	4,153	4,153	4,153	4,512	3,239	3,239	3,239	3,689	3,690	46,523	44,275
6300 - Licenses & Fees	752	0	0	0	0	0	0	0	0	0	63	63	878	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	0	889	888	12,437	10,660
7001 - Accounting Fees	0	2,276	4,552	2,276	0	4,552	2,276	2,276	0	4,552	2,549	2,549	27,858	30,589
7010 - Professional Development	(800)	0	(800)	103	0	1,289	1,092	0	135	3,036	125	125	4,306	1,500
7020 - Legal Fees	440	7,940	2,465	5,168	1,155	4,261	525	2,465	(1,658)	0	584	583	23,928	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
<b>Total Operations</b>	<b>150,524</b>	<b>165,756</b>	<b>160,821</b>	<b>158,460</b>	<b>78,533</b>	<b>87,481</b>	<b>81,632</b>	<b>81,206</b>	<b>74,942</b>	<b>84,053</b>	81,124	153,876	<b>1,358,410</b>	1,337,258
<b>Repair &amp; Maintenance</b>														
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 October 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Budget	Dec Budget	Full Year Projected	Total Budget
<b>Repair &amp; Maintenance</b>														
5420 - Fire Prevention/Contract	0	0	0	0	0	0	0	0	0	0	230	230	460	2,760
<b>Total Repair &amp; Maintenance</b>	<b>4,044</b>	<b>4,044</b>	<b>4,044</b>	<b>4,044</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	230	4,274	<b>20,680</b>	22,980
<b>8800 Expenses</b>														
8902 - Programs & Services Bundle	0	3,346	8,602	3,272	0	6,693	3,346	3,450	0	4,179	3,084	3,083	39,055	37,000
<b>Total 8800 Expenses</b>	<b>0</b>	<b>3,346</b>	<b>8,602</b>	<b>3,272</b>	<b>0</b>	<b>6,693</b>	<b>3,346</b>	<b>3,450</b>	<b>0</b>	<b>4,179</b>	3,084	3,083	<b>39,055</b>	37,000
<b>Total Expense</b>	<b>318,080</b>	<b>336,861</b>	<b>337,263</b>	<b>329,476</b>	<b>169,572</b>	<b>190,297</b>	<b>176,770</b>	<b>176,415</b>	<b>166,202</b>	<b>179,403</b>	177,568	326,509	<b>2,884,416</b>	2,875,536
<b>Total Operating</b>	<b>8,607</b>	<b>(10,070)</b>	<b>(9,646)</b>	<b>(2,536)</b>	<b>8,055</b>	<b>(12,311)</b>	<b>804</b>	<b>1,182</b>	<b>11,371</b>	<b>(1,778)</b>	61,964	(86,747)	<b>(31,105)</b>	(2)

# Income and Expense Projection Report

## G.B. Resort Condominium Key Biscayne

### Reserves

As of October 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Budget	Dec Budget	Full Year Projected	Total Budget
<b>Assessment Income</b>														
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	609,702	609,701
4910 - Reserve Assessment - Intere	986	931	1,083	137	181	190	244	306	338	212	0	0	4,607	0
<b>Total Assessment Income</b>	<b>51,794</b>	<b>51,740</b>	<b>51,891</b>	<b>50,946</b>	<b>50,989</b>	<b>50,998</b>	<b>51,052</b>	<b>51,115</b>	<b>51,146</b>	<b>51,021</b>	50,809	50,808	<b>614,309</b>	609,701
<b>Total Income</b>	<b>51,794</b>	<b>51,740</b>	<b>51,891</b>	<b>50,946</b>	<b>50,989</b>	<b>50,998</b>	<b>51,052</b>	<b>51,115</b>	<b>51,146</b>	<b>51,021</b>	50,809	50,808	<b>614,309</b>	609,701
<b>Reserve Expenses</b>														
9105 - Reserve Expense	0	0	1,650,000	0	0	0	0	0	0	300,000	0	0	1,950,000	0
<b>Total Reserve Expenses</b>	<b>0</b>	<b>0</b>	<b>1,650,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>300,000</b>	0	0	<b>1,950,000</b>	0
<b>Total Expense</b>	<b>0</b>	<b>0</b>	<b>1,650,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>300,000</b>	0	0	<b>1,950,000</b>	0
<b>Total Reserves</b>	<b>51,794</b>	<b>51,740</b>	<b>1,598,109</b>	<b>50,946</b>	<b>50,989</b>	<b>50,998</b>	<b>51,052</b>	<b>51,115</b>	<b>51,146</b>	<b>(248,979)</b>	50,809	50,808	<b>(1,335,691)</b>	609,701

# Income and Expense Projection Report

## G.B. Resort Condominium Key Biscayne

As of October 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Budget	Dec Budget	Full Year Projected	Total Budget
<b>Assessment Income</b>														
4000 - CAM Income	321,593	321,593	321,592	321,593	172,879	172,879	172,879	172,879	172,879	172,879	234,844	234,843	2,793,333	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	609,702	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	4,689	4,689	4,688	4,689	56,263	56,263
4825 - Misc. Income	230	230	230	230	50	400	0	0	0	40	0	230	1,638	1,150
4900 - Interest Revenue - Operation	176	79	157	128	9	18	6	29	5	18	0	0	626	0
4910 - Reserve Assessment - Intere	986	931	1,083	137	181	190	244	306	338	212	0	0	4,607	0
<b>Total Assessment Income</b>	<b>378,481</b>	<b>378,530</b>	<b>379,509</b>	<b>377,886</b>	<b>228,616</b>	<b>228,983</b>	<b>228,626</b>	<b>228,711</b>	<b>228,719</b>	<b>228,647</b>	290,341	290,570	<b>3,467,620</b>	3,485,235
<b>User Fee Income</b>														
4295 - Other User Income	0	0	0	0	0	0	0	(0)	0	0	0	0	(0)	0
<b>Total User Fee Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	0	0	<b>(0)</b>	0
<b>Total Income</b>	<b>378,481</b>	<b>378,530</b>	<b>379,509</b>	<b>377,886</b>	<b>228,616</b>	<b>228,983</b>	<b>228,626</b>	<b>228,711</b>	<b>228,719</b>	<b>228,647</b>	290,341	290,570	<b>3,467,620</b>	3,485,235
<b>Administrative</b>														
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	132	84	83	1,339	1,000
5150 - Contingency	329	531	235	224	0	13	0	0	0	0	1,666	1,667	4,665	20,000
5196 - Miscellaneous Admin Expens	0	0	80	20	0	0	340	720	100	0	342	342	1,944	4,105
<b>Total Administrative</b>	<b>18,110</b>	<b>18,313</b>	<b>18,395</b>	<b>18,298</b>	<b>10,800</b>	<b>15,884</b>	<b>11,553</b>	<b>11,520</b>	<b>11,020</b>	<b>10,932</b>	12,892	19,874	<b>177,591</b>	189,615
<b>Payroll &amp; Benefits</b>														
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 October 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Budget	Dec Budget	Full Year Projected	Total Budget
<b>Payroll &amp; Benefits</b>														
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	219,466	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
<b>Total Payroll &amp; Benefits</b>	<b>98,692</b>	<b>98,692</b>	<b>98,692</b>	<b>98,692</b>	<b>43,784</b>	<b>43,784</b>	<b>43,784</b>	<b>43,784</b>	<b>43,784</b>	<b>43,784</b>	<b>43,784</b>	<b>98,693</b>	<b>799,952</b>	<b>799,952</b>
<b>Utilities</b>														
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
<b>Total Utilities</b>	<b>46,709</b>	<b>46,709</b>	<b>46,709</b>	<b>46,709</b>	<b>36,455</b>	<b>36,455</b>	<b>36,455</b>	<b>36,455</b>	<b>36,455</b>	<b>36,455</b>	<b>36,454</b>	<b>46,709</b>	<b>488,728</b>	<b>488,731</b>
<b>Operations</b>														
5400 - Insurance Premiums	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	735,554	735,555
5402 - Insurance D&O	4,153	4,153	4,153	4,153	4,153	4,153	4,512	3,239	3,239	3,239	3,689	3,690	46,523	44,275
6300 - Licenses & Fees	752	0	0	0	0	0	0	0	0	0	63	63	878	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	0	889	888	12,437	10,660
7001 - Accounting Fees	0	2,276	4,552	2,276	0	4,552	2,276	2,276	0	4,552	2,549	2,549	27,858	30,589
7010 - Professional Development	(800)	0	(800)	103	0	1,289	1,092	0	135	3,036	125	125	4,306	1,500
7020 - Legal Fees	440	7,940	2,465	5,168	1,155	4,261	525	2,465	(1,658)	0	584	583	23,928	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
<b>Total Operations</b>	<b>150,524</b>	<b>165,756</b>	<b>160,821</b>	<b>158,460</b>	<b>78,533</b>	<b>87,481</b>	<b>81,632</b>	<b>81,206</b>	<b>74,942</b>	<b>84,053</b>	<b>81,124</b>	<b>153,876</b>	<b>1,358,410</b>	<b>1,337,258</b>

# Income and Expense Projection Report

## G.B. Resort Condominium Key Biscayne

As of October 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Budget	Dec Budget	Full Year Projected	Total Budget
<b>Repair &amp; Maintenance</b>														
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	0	230	230	460	2,760
<b>Total Repair &amp; Maintenance</b>	<b>4,044</b>	<b>4,044</b>	<b>4,044</b>	<b>4,044</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	230	4,274	<b>20,680</b>	22,980
<b>8800 Expenses</b>														
8902 - Programs & Services Bundle	0	3,346	8,602	3,272	0	6,693	3,346	3,450	0	4,179	3,084	3,083	39,055	37,000
<b>Total 8800 Expenses</b>	<b>0</b>	<b>3,346</b>	<b>8,602</b>	<b>3,272</b>	<b>0</b>	<b>6,693</b>	<b>3,346</b>	<b>3,450</b>	<b>0</b>	<b>4,179</b>	3,084	3,083	<b>39,055</b>	37,000
<b>Reserve Expenses</b>														
9105 - Reserve Expense	0	0	1,650,000	0	0	0	0	0	0	300,000	0	0	1,950,000	0
<b>Total Reserve Expenses</b>	<b>0</b>	<b>0</b>	<b>1,650,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>300,000</b>	0	0	<b>1,950,000</b>	0
<b>Total Expense</b>	<b>318,080</b>	<b>336,861</b>	<b>1,987,263</b>	<b>329,476</b>	<b>169,572</b>	<b>190,297</b>	<b>176,770</b>	<b>176,415</b>	<b>166,202</b>	<b>479,403</b>	177,568	326,509	<b>4,834,416</b>	2,875,536
<b>All Departments Summary</b>	<b>60,401</b>	<b>41,670</b>	<b>1,607,754</b>	<b>48,410</b>	<b>59,044</b>	<b>38,687</b>	<b>51,856</b>	<b>52,296</b>	<b>62,517</b>	<b>(250,757)</b>	112,773	(35,939)	<b>(1,366,797)</b>	609,699

## Investment Listing Report

### G.B. Resort Condominium Key Biscayne

As of Fri Oct 31, 2025

GI Account \ Institution	Bank Account	Investment Type	Current Balance	Rate	Purchase Date	Term	Maturity Date
<b>Operating Funds</b>							
1000 - BU OPER #0115 Bank United	****0115		(104,278.52)	0.150%	11/30/2023	0	
1001 - BU OPER WIRE #0174 Bank United	****0174		0.19	0.150%	11/30/2023	0	
		<b>Total Operating Funds:</b>	<b>(104,278.33)</b>				
<b>Reserve Funds</b>							
1325 - BU RSRV #0166 Bank United	****0166	Money Market	501,312.60	1.500%	11/30/2023	0	
		<b>Total Reserve Funds:</b>	<b>501,312.60</b>				
		<b>Total GB Resort:</b>	<b>397,034.27</b>				

## Delinquency and Prepaid Report

### G.B. Resort Condominium Key Biscayne

As Of: Fri Oct 31, 2025

#### Outstanding Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0280	Thierry Viac	455 Grand Bay Drive #1059	UB-0001	591.58	0.00	0.00	0.00	0.00	591.58
00101-0374	Cynthia Caridad	455 Grand Bay Drive #957	UB-0001	754.07	311.36	0.00	0.00	929.26	1,994.69
00101-0400	Haim Lalo	455 Grand Bay Drive #884	UB-0001	757.67	513.21	0.00	0.00	244.50	1,515.38
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
00101-0468	Roykin Services, Inc.	455 Grand Bay Drive #878	UB-0001	740.16	0.00	0.00	0.00	0.00	740.16
<b>00101-0662</b>	<b>Settled - Rch Investments</b>	<b>455 Grand Bay Drive #0780</b>	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	1,824.87	0.04	0.00	0.00	0.12	1,825.03
00101-0730	Terranostral Ltd.	455 Grand Bay Drive #0770	UB-0001	718.07	0.00	0.00	0.00	0.00	718.07
00101-1098	Tarara Of Florida, Inc.	455 Grand Bay Drive #584	UB-0001	1,605.34	0.00	0.00	0.00	0.00	1,605.34
00101-1111	Tarara Of Florida, Inc.	455 Grand Bay Drive #582	UB-0001	3,415.80	0.00	0.00	0.00	0.00	3,415.80
00101-1247	Dr. Angela Ehrman	455 Grand Bay Drive #560	UB-0001	1,511.73	1,511.73	0.00	314.08	0.00	3,337.54
00101-1535	Twin A And B Corp	455 Grand Bay Drive #387	UB-0001	874.65	874.65	0.00	874.65	874.66	3,498.61
00101-1603	Inversiones Sebastopol SA	455 Grand Bay Drive #379	UB-0001	3,415.80	0.00	0.00	0.00	0.00	3,415.80
00101-1629	Inversiones Sebastopol SA	455 Grand Bay Drive #377	UB-0001	847.54	0.00	0.00	0.00	0.00	847.54
00101-1690	Amura Marine Usa Corp	455 Grand Bay Drive #364	UB-0001	2,177.62	0.00	0.00	0.00	0.00	2,177.62
00101-1807	Green Field One Llc	455 Grand Bay Drive #282	UB-0001	1,662.90	1,662.90	0.00	0.01	0.00	3,325.81
<b>00113-8971</b>	<b>Settled - The JEN Trust</b>	<b>455 Grand Bay Drive #1464</b>	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
<b>Outstanding Balance:</b>				<b>21,455.16</b>	<b>4,873.89</b>	<b>0.00</b>	<b>1,188.74</b>	<b>4,817.05</b>	<b>32,334.84</b>
<b>Percentage of Balance:</b>				<b>66.35%</b>	<b>15.07%</b>	<b>0.00%</b>	<b>3.68%</b>	<b>14.90%</b>	<b>100.00%</b>
<b>Total Accounts:</b>				<b>9</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>7</b>	<b>18</b>

#### Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0057	Zbn Investments Corp.	455 Grand Bay Drive #1464	UB-0001	-1,054.18	0.00	0.00	0.00	0.00	-1,054.18
00101-0170	11730 Annapolis Road Two, Llc	455 Grand Bay Drive #1255	UB-0001	0.00	0.00	0.00	0.00	-2,009.46	-2,009.46
00101-0206	1119 Llc	455 Grand Bay Drive #1160	UB-0001	0.00	0.00	0.00	0.00	-2,009.46	-2,009.46
00101-0248	Anthony Dellomo Ira	455 Grand Bay Drive #1155	UB-0001	0.00	0.00	0.00	-1,255.39	-418.80	-1,674.19
00101-0361	Keybis Corporation	455 Grand Bay Drive #958	UB-0001	-754.07	0.00	0.00	0.00	0.00	-754.07
00101-0442	Roykin Services, Inc.	455 Grand Bay Drive #0880	UB-0001	-723.66	0.00	0.00	0.00	0.00	-723.66
<b>00101-0536</b>	<b>Settled - Evasun76 Llc</b>	<b>455 Grand Bay Drive #866</b>	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	-226.79	0.00	0.00	0.00	0.00	-226.79
00101-0633	Keybis Corporation	455 Grand Bay Drive #783	UB-0001	-757.91	0.00	0.00	0.00	0.00	-757.91
00101-0811	Pre Group Llc	455 Grand Bay Drive #757	UB-0001	-1,662.90	0.00	0.00	0.00	0.00	-1,662.90
00101-0905	Monro Llc	455 Grand Bay Drive #0680	UB-0001	-1,662.90	0.00	0.00	0.00	0.00	-1,662.90
00101-0921	Monro Llc	455 Grand Bay Drive #678	UB-0001	-754.07	0.00	0.00	0.00	0.00	-754.07
00101-0989	Tammy Caress-Zelman	455 Grand Bay Drive #668	UB-0001	-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	-4,431.30	-4,431.30
00101-1205	Put It On The Ritz, Llc	455 Grand Bay Drive #570	UB-0001	-952.57	0.00	0.00	0.00	0.00	-952.57
00101-1289	Egio Llc	455 Grand Bay Drive #554	UB-0001	-198.34	0.00	0.00	0.00	0.00	-198.34

**Delinquency and Prepaid Report**  
**G.B. Resort Condominium Key Biscayne**  
 As Of: Fri Oct 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
00101-1302	Keybis Corporation	455 Grand Bay Drive #487	UB-0001	-874.77	0.00	0.00	0.00	0.00	-874.77
<b>00101-1328</b>	<b>Settled - Juan Gonzalez</b>	<b>455 Grand Bay Drive #484</b>	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	-285.67	-285.67
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
<b>00113-8997</b>	<b>Settled - King Rental Properties,</b>	<b>455 Grand Bay Drive #768</b>	UB-0001	0.00	0.00	0.00	0.00	-0.12	-0.12
<b>Prepaid Balance:</b>				<b>-11,848.36</b>	<b>-104.44</b>	<b>0.00</b>	<b>-1,255.39</b>	<b>-9,157.83</b>	<b>-22,366.02</b>
<b>Percentage of Balance:</b>				<b>52.97%</b>	<b>0.47%</b>	<b>0.00%</b>	<b>5.61%</b>	<b>40.95%</b>	<b>100.00%</b>
<b>Total Accounts:</b>				<b>12</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>21</b>
<b>Balance:</b>				<b>9,606.80</b>	<b>4,769.45</b>	<b>0.00</b>	<b>-66.65</b>	<b>-4,340.78</b>	<b>9,968.82</b>
<b>Percentage of Total Balance:</b>				<b>96.37%</b>	<b>47.84%</b>	<b>0.00%</b>	<b>-0.67%</b>	<b>-43.54%</b>	<b>100.00%</b>

**Accounts Payable Open Items**  
**G.B. Resort Condominium Key Biscayne**  
As of Fri Oct 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

Wed Oct 01, 2025 thru Fri Oct 31, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<b><u>Associa Client Shared Services, inc</u></b>					
Check Date: 10/28/2025	Bank: Bank United Operating	Check Number: 02000059	Check Amount: 270.00		
	51 - 2015 - Returned Check Fee Payable	10/27/2025	NSF Fee		270.00
<b>Total for Associa Client Shared Services, inc</b>					<b>270.00</b>
<b><u>Haber Law, LLP</u></b>					
Check Date: 10/27/2025	Bank: Bank United Operating	Check Number: 01000071	Check Amount: 2,677.50		
	51 - 7020 - Legal Fees	10/20/2025	Legal Fees		2,677.50
<b>Total for Haber Law, LLP</b>					<b>2,677.50</b>
<b><u>Marriott Business Services</u></b>					
Check Date: 10/14/2025	Bank: Bank United Operating	Check Number: 02000058	Check Amount: 147,646.79		
	51 - 4590 - Prior Year Surplus	10/01/2025	Prior Year Assessment/Credit		(4,688.58)
	51 - 5055 - Master Assoc Fees	10/01/2025	GB Master Assoc		10,800.00
	51 - 5301 - S&W - Admin	10/01/2025	S&W - Admin/Res Office		23,106.17
	51 - 5310 - Shared Services -Administrative	10/01/2025	Manager's & Asst		2,996.67
	51 - 5311 - SharedServ- Security	10/01/2025	Security Officer		5,669.42
	51 - 5320 - SharedServ- PTEB	10/01/2025	Payroll Taxes & Benefits		12,012.13
	51 - 5400 - Insurance Premiums	10/01/2025	Insurance-Casualty		61,296.25
	51 - 6000 - Electricity	10/01/2025	Electrical		22,844.65
	51 - 6025 - Water & Sewer	10/01/2025	Water & Sewer		13,610.08
<b>Total for Marriott Business Services</b>					<b>147,646.79</b>
<b><u>The Ritz-Carlton Hotel Company, LLC</u></b>					
Check Date: 10/28/2025	Bank: Bank United Operating	Check Number: 03000056	Check Amount: 0.00		
	51 - 7001 - Accounting Fees	10/21/2025	Financial Services	8450119533	2,276.00
	51 - 7001 - Accounting Fees	10/21/2025	*VOID* Financial Services	8450119533	(2,276.00)
	51 - 7010 - Professional Development	10/21/2025	Training Services	8450119533	103.40
	51 - 7010 - Professional Development	10/21/2025	*VOID* Training Services	8450119533	(103.40)
	51 - 8902 - Programs & Services Bundle	10/21/2025	*VOID* Procurement Services	8450119533	2,513.24
	51 - 8902 - Programs & Services Bundle	10/21/2025	Procurement Services	8450119533	(2,513.24)
	51 - 8902 - Programs & Services Bundle	10/21/2025	Residential Services	8450119533	3,346.29
	51 - 8902 - Programs & Services Bundle	10/21/2025	*VOID* Residential Services	8450119533	(3,346.29)
<b>Total for The Ritz-Carlton Hotel Company, LLC</b>					<b>0.00</b>

## Cash Disbursement by Vendor

### G.B. Resort Condominium Key Biscayne

Wed Oct 01, 2025 thru Fri Oct 31, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<b>The Ritz-Carlton Key Biscayne</b>					
<b>Check Date: 09/30/2025</b>	<b>Bank: Bank United Operating</b>	<b>Check Number: 02000055</b>	<b>Check Amount:</b>	<b>(279.85)</b>	
	51 - 5090 - Office Supplies	09/29/2025	*VOID* Office Supplies		(45.23)
	51 - 5196 - Miscellaneous Admin Expenses	09/29/2025	*VOID* Website Updates		(60.00)
	51 - 5196 - Miscellaneous Admin Expenses	09/29/2025	*VOID* Website Updates		(40.00)
	51 - 7010 - Professional Development	09/29/2025	*VOID* Lunch with Tim and Alicia		(134.62)
<b>Check Date: 10/14/2025</b>	<b>Bank: Bank United Operating</b>	<b>Check Number: 02000057</b>	<b>Check Amount:</b>	<b>0.00</b>	
	51 - 5090 - Office Supplies	10/15/2025	Office Supplies		45.23
	51 - 5090 - Office Supplies	10/15/2025	*VOID* Office Supplies		(45.23)
	51 - 5196 - Miscellaneous Admin Expenses	10/15/2025	Website Updates		60.00
	51 - 5196 - Miscellaneous Admin Expenses	10/15/2025	*VOID* Website Updates		(60.00)
	51 - 5196 - Miscellaneous Admin Expenses	10/15/2025	Website Updates		40.00
	51 - 5196 - Miscellaneous Admin Expenses	10/15/2025	*VOID* Website Updates		(40.00)
	51 - 7010 - Professional Development	10/15/2025	Lunch with Tim and Alicia		134.62
	51 - 7010 - Professional Development	10/15/2025	*VOID* Lunch with Tim and Alicia		(134.62)
<b>Check Date: 10/17/2025</b>	<b>Bank: Bank United Reserve</b>	<b>Check Number: 02000002</b>	<b>Check Amount:</b>	<b>0.00</b>	
	51 - 9105 - Reserve Expense	10/14/2025	Public space assessment		300,000.00
	51 - 9105 - Reserve Expense	10/14/2025	*VOID* Public space assessment		(300,000.00)
<b>Check Date: 10/22/2025</b>	<b>Bank: Bank United Operating</b>	<b>Check Number: 01000070</b>	<b>Check Amount:</b>	<b>279.85</b>	
	51 - 5090 - Office Supplies	10/23/2025	Office Supplies		45.23
	51 - 5196 - Miscellaneous Admin Expenses	10/23/2025	Website Updates		60.00
	51 - 5196 - Miscellaneous Admin Expenses	10/23/2025	Website Updates		40.00
	51 - 7010 - Professional Development	10/23/2025	Lunch with Tim and Alicia		134.62
<b>Check Date: 10/23/2025</b>	<b>Bank: Bank United Reserve</b>	<b>Check Number: 02000004</b>	<b>Check Amount:</b>	<b>300,000.00</b>	
	51 - 9105 - Reserve Expense	10/24/2025	Public space assessment		300,000.00
				<b>Total for The Ritz-Carlton Key Biscayne</b>	<b>300,000.00</b>
				<b>Total for GB Resort</b>	<b>450,594.29</b>

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From October 01, 2025 To October 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Assets</b>						
<b>1000 - BU OPER #0115 - Operating</b>						<b>Opening Balance: 125,010.70</b>
10/02/2025	374214	C3 ACH Payment		ATGPay Online Payment	ACH Payment	754.07
	374215	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,662.90
10/05/2025	375394	C3 ACH Payment		ATGPay Online Payment	ACH Payment	754.07
	375403	C3 ACH Payment		ATGPay Online Payment	ACH Payment	754.07
	375562	C3 ACH Payment		ATGPay Online Payment	ACH Payment	754.07
	375722	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	757.66
	375793	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	718.07
	375883	C3 ACH Payment		ATGPay Online Payment	ACH Payment	757.67
	375905	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,662.90
	375953	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,662.90
10/06/2025	376364	C3 Direct Debit		140 Items on Direct Debit	Direct Debit	173,800.57
10/07/2025	377240	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	3,153.04
	377244	C3 Cash Receipts		008 Items on Deposit Slip	Cash Receipts	11,984.17
	377245	JE MISC INCOME		MISC INCOME	Tue Oct 07, 2025	40.00
	378204	C3 Lock Box Receipts		007 Items on Lock Box File	Lock Box Receipts	6,521.71
10/08/2025	378168	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1690	AR Adjust Batch	(2,132.62)
	378172	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1098	AR Adjust Batch	(1,560.34)
	378175	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1603	AR Adjust Batch	(3,370.80)
	378178	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1111	AR Adjust Batch	(3,370.80)
10/09/2025	378551	C3 ACH Payment		ATGPay Online Payment	ACH Payment	905.24
10/10/2025	381549	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	1,662.90
10/11/2025	381440	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	1,043.81
10/13/2025	382450	AP The Ritz-Carlton Key Biscayne		*VOID* The Ritz-Carlton Key Biscayne	Void Check: 2000055	60.00
				*VOID* The Ritz-Carlton Key Biscayne	Void Check: 2000055	40.00
				*VOID* The Ritz-Carlton Key Biscayne	Void Check: 2000055	45.23
				*VOID* The Ritz-Carlton Key Biscayne	Void Check: 2000055	134.62
10/14/2025	382908	AP Check Run 10-14-2025		Marriott Business Services	Check No 02000058	(147,646.79)
	382910	AP Check Run 10-14-2025		The Ritz-Carlton Key Biscayne	Check No 02000057	(279.85)
10/16/2025	385167	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1629	AR Adjust Batch	(757.67)
	385169	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1629	AR Adjust Batch	(757.67)
	385488	C3 Cash Receipts		011 Items on Deposit Slip	Cash Receipts	14,370.65
10/21/2025	387991	AP The Ritz-Carlton Key Biscayne		*VOID* The Ritz-Carlton Key Biscayne	Void Check: 2000057	60.00
				*VOID* The Ritz-Carlton Key Biscayne	Void Check: 2000057	40.00
				*VOID* The Ritz-Carlton Key Biscayne	Void Check: 2000057	45.23
				*VOID* The Ritz-Carlton Key Biscayne	Void Check: 2000057	134.62
10/22/2025	388319	AP Check Run 10-22-2025		The Ritz-Carlton Key Biscayne	Check No 01000070	(279.85)
	388661	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,508.13
	388662	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,662.90
10/24/2025	389654	C3 Lock Box Receipts		003 Items on Lock Box File	Lock Box Receipts	3,174.63
10/27/2025	389696	AP Check Run 10-27-2025		Haber Law, LLP	Check No 01000071	(2,677.50)
	389853	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	718.07
10/28/2025	390249	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	1,000.00

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From October 01, 2025 To October 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Assets</b>						
<b>1000 - BU OPER #0115 - Operating</b>						<b>Balance From Previous Page: 194,520.71</b>
10/28/2025	390256	AP Check Run 10-28-2025		The Ritz-Carlton Hotel Company, LLC	Check No 03000056	(3,212.45)
	390257	AP Check Run 10-28-2025		Associa Client Shared Services, inc	Check No 02000059	(270.00)
10/31/2025	391458	AP The Ritz-Carlton Hotel Company, LLC		*VOID* The Ritz-Carlton Hotel Company, L	Void Check: 3000056	(2,513.24)
				*VOID* The Ritz-Carlton Hotel Company, L	Void Check: 3000056	2,276.00
				*VOID* The Ritz-Carlton Hotel Company, L	Void Check: 3000056	103.40
				*VOID* The Ritz-Carlton Hotel Company, L	Void Check: 3000056	3,346.29
	394855	JE BU WIRE 0174 activity		Interest Credit	10/31/2025	9,667.88
	394860	JE BU 0115 activity		Haber Law, LLP	10/31/2025	2,677.50
				Interest Credit	10/31/2025	5.40
				September Sweep	10/31/2025	12.34
				September Sweep	10/31/2025	(12.34)
				Interest Credit ICS	10/31/2025	12.34
	394862	JE BU RES 0166 activity		Res exp paid by Op	10/31/2025	(300,000.00)
	394864	JE BU 0115 activity		Management Fee 10/2025	10/31/2025	(11,930.00)
	394865	JE BU 0115 activity		Returned Item	1000070	279.85
	395759	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	757.80
<b>Total October, 2025:</b>						<b>(229,289.22)</b>
<b>Ending Balance 1000 - BU OPER #0115 - Operating:</b>						<b>(104,278.52)</b>
<b>1001 - BU OPER WIRE #0174 - Operating</b>						<b>Opening Balance: 0.03</b>
10/17/2025	386981	C3 AR Adjustment - WIRE		Adjust Account 1010442	WIRE	7,375.26
	386982	C3 AR Adjustment - WIRE		Adjust Account 1010468	WIRE	2,292.62
10/31/2025	394855	JE BU WIRE 0174 activity		Interest Credit	10/31/2025	0.16
				Interest Credit	10/31/2025	(9,667.88)
<b>Total October, 2025:</b>						<b>0.16</b>
<b>Ending Balance 1001 - BU OPER WIRE #0174 - Operating:</b>						<b>0.19</b>
<b>1325 - BU RSRV #0166 - Reserves</b>						<b>Opening Balance: 501,100.23</b>
10/17/2025	386996	AP Check Run 10-17-2025		The Ritz-Carlton Key Biscayne	Check No 02000002	(300,000.00)
10/23/2025	388799	AP The Ritz-Carlton Key Biscayne		*VOID* The Ritz-Carlton Key Biscayne	Void Check: 2000002	300,000.00
	388801	AP Check Run 10-23-2025		The Ritz-Carlton Key Biscayne	Check No 02000004	(300,000.00)
10/31/2025	394861	JE BU RES 0166 activity		Interest Credit	10/31/2025	212.37
	394862	JE BU RES 0166 activity		Res exp paid by Op	10/31/2025	300,000.00
<b>Total October, 2025:</b>						<b>212.37</b>
<b>Ending Balance 1325 - BU RSRV #0166 - Reserves:</b>						<b>501,312.60</b>
<b>1500 - Accounts Receivable - Operating</b>						<b>Opening Balance: 38,800.33</b>
10/01/2025	367613	C3 Billing Batch		188 Units, Assessment	Billing Batch	172,879.20
				188 Units, Reserve Assessment	Billing Batch	50,808.49

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From October 01, 2025 To October 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Assets</b>						
<b>1500 - Accounts Receivable - Operating</b>						<b>Balance From Previous Page: 262,488.02</b>
10/01/2025	378606	RV System AR to Prepaid Reclassification		Reverse September AR Reclass to Prepaid	Reclass	(22,569.22)
10/02/2025	374214	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(754.07)
	374215	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,662.90)
10/05/2025	375394	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(754.07)
	375403	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(754.07)
	375562	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(754.07)
	375722	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(757.66)
	375793	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(718.07)
	375883	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(757.67)
	375905	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,662.90)
	375953	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,662.90)
10/06/2025	376364	C3 Direct Debit		140 Items on Direct Debit	Direct Debit	(173,800.57)
10/07/2025	377240	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	(3,153.04)
	377244	C3 Cash Receipts		008 Items on Deposit Slip	Cash Receipts	(11,984.17)
	378204	C3 Lock Box Receipts		007 Items on Lock Box File	Lock Box Receipts	(6,521.71)
10/08/2025	378168	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1690	AR Adjust Batch	2,132.62
	378169	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1690	AR Adjust Batch	45.00
	378172	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1098	AR Adjust Batch	1,560.34
	378173	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1098	AR Adjust Batch	45.00
	378175	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1603	AR Adjust Batch	3,370.80
	378176	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1603	AR Adjust Batch	45.00
	378178	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1111	AR Adjust Batch	3,370.80
	378179	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1111	AR Adjust Batch	45.00
10/09/2025	378551	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(905.24)
10/10/2025	381549	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(1,662.90)
10/11/2025	381440	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(1,043.81)
10/16/2025	385167	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1629	AR Adjust Batch	757.67
	385168	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1629	AR Adjust Batch	45.00
	385169	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1629	AR Adjust Batch	757.67
	385170	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1629	AR Adjust Batch	45.00
	385488	C3 Cash Receipts		011 Items on Deposit Slip	Cash Receipts	(14,370.65)
10/17/2025	386981	C3 AR Adjustment - WIRE		Adjust Account 1010442	WIRE	(7,375.26)
	386982	C3 AR Adjustment - WIRE		Adjust Account 1010468	WIRE	(2,292.62)
10/22/2025	388661	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,508.13)
	388662	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,662.90)
10/24/2025	389654	C3 Lock Box Receipts		003 Items on Lock Box File	Lock Box Receipts	(3,174.63)
10/27/2025	389853	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(718.07)
10/28/2025	390249	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(1,000.00)
10/31/2025	395759	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	(757.80)

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From October 01, 2025 To October 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Assets</b>						
<b>1500 - Accounts Receivable - Operating</b>						<b>Balance From Previous Page: 9,968.82</b>
10/31/2025	397254	RV System AR to Prepaid Reclassification		October AR Reclass to Prepaid	Reclass	22,366.02
						<b>Total October, 2025: (6,465.49)</b>
<b>Ending Balance 1500 - Accounts Receivable - Operating:</b>						<b>32,334.84</b>
<b>1525 - Allowance for Bad Debt - Operating</b>						<b>Opening Balance: (5,059.28)</b>
				No Activity this period		0.00
						<b>0.00</b>
<b>Ending Balance 1525 - Allowance for Bad Debt - Operating:</b>						<b>(5,059.28)</b>
<b>1600 - Prepaid Property &amp; Liability Ins - Operating</b>						<b>Opening Balance: 29,150.10</b>
10/31/2025	390956	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)
						<b>Total October, 2025: (3,238.90)</b>
<b>Ending Balance 1600 - Prepaid Property &amp; Liability Ins - Operating:</b>						<b>25,911.20</b>
<b>1650 - Due To/From Reserves - Operating</b>						<b>Opening Balance: 152,425.26</b>
10/31/2025	390959	JE Due to/from		Over payment to reserves	Reclass	(50,808.42)
	395013	JE Reclass		Reserve Expense Paid by Operating	10/31/2025	300,000.00
						<b>Total October, 2025: 249,191.58</b>
<b>Ending Balance 1650 - Due To/From Reserves - Operating:</b>						<b>401,616.84</b>
<b>1651 - Due To/From Operating - Operating</b>						<b>Opening Balance: (152,425.26)</b>
10/31/2025	390959	JE Due to/from		Over payment to reserves	Reclass	50,808.42
	395013	JE Reclass		Reserve Expense Paid by Operating	10/31/2025	(300,000.00)
						<b>Total October, 2025: (249,191.58)</b>
<b>Ending Balance 1651 - Due To/From Operating - Operating:</b>						<b>(401,616.84)</b>
<b>Liabilities</b>						
<b>2000 - Accounts Payable - Operating</b>						<b>Opening Balance: 0.00</b>
10/01/2025	382907	AP Marriott Business Services		Electrical		(22,844.65)
				S&W - Admin/Res Office		(23,106.17)
				Manager's & Asst		(2,996.67)
				GB Master Assoc		(10,800.00)
				Security Officer		(5,669.42)
				Water & Sewer		(13,610.08)

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From October 01, 2025 To October 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Liabilities</b>						
<b>2000 - Accounts Payable - Operating</b>						<b>Balance From Previous Page: (79,026.99)</b>
10/01/2025	382907	AP Marriott Business Services		Insurance-Casualty		(61,296.25)
				Prior Year Assessment/Credit		4,688.58
				Payroll Taxes & Benefits		(12,012.13)
10/14/2025	382908	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)
	382910	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
	386995	AP The Ritz-Carlton Key Biscayne		Public space assessment		(300,000.00)
10/15/2025	382909	AP The Ritz-Carlton Key Biscayne		Website Updates		(60.00)
				Website Updates		(40.00)
				Lunch with Tim and Alicia		(134.62)
				Office Supplies		(45.23)
10/17/2025	386996	AP The Ritz-Carlton Key Biscayne		Public space assessment		300,000.00
10/20/2025	389695	AP Haber Law, LLP		Legal Fees		(2,677.50)
10/21/2025	390254	AP The Ritz-Carlton Hotel Company, LLC		Residential Services	8450119533	(3,346.29)
				Training Services	8450119533	(103.40)
				Financial Services	8450119533	(2,276.00)
				Procurement Services	8450119533	2,513.24
10/22/2025	388319	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
10/23/2025	388318	AP The Ritz-Carlton Key Biscayne		Lunch with Tim and Alicia		(134.62)
				Website Updates		(40.00)
				Office Supplies		(45.23)
				Website Updates		(60.00)
	388801	AP The Ritz-Carlton Key Biscayne		Public space assessment		300,000.00
10/24/2025	388800	AP The Ritz-Carlton Key Biscayne		Public space assessment		(300,000.00)
10/27/2025	389696	AP Haber Law, LLP		Legal Fees		2,677.50
	390255	AP Associa Client Shared Services, inc		NSF Fee		(270.00)
10/28/2025	390256	AP The Ritz-Carlton Hotel Company, LLC		Procurement Services	8450119533	(2,513.24)
				Financial Services	8450119533	2,276.00
				Training Services	8450119533	103.40

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From October 01, 2025 To October 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Liabilities</b>						
<b>2000 - Accounts Payable - Operating</b>						<b>Balance From Previous Page: (3,616.29)</b>
10/28/2025	390256	AP The Ritz-Carlton Hotel Company, LLC		Residential Services	8450119533	3,346.29
	390257	AP Associa Client Shared Services, inc		NSF Fee		270.00
<b>Total October, 2025:</b>						<b>0.00</b>
<b>Ending Balance 2000 - Accounts Payable - Operating:</b>						<b>0.00</b>
<b>2015 - Returned Check Fee Payable - Operating</b>						<b>Opening Balance: 0.00</b>
10/08/2025	378169	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1690	AR Adjust Batch	(45.00)
	378173	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1098	AR Adjust Batch	(45.00)
	378176	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1603	AR Adjust Batch	(45.00)
	378179	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1111	AR Adjust Batch	(45.00)
10/16/2025	385168	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1629	AR Adjust Batch	(45.00)
	385170	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1629	AR Adjust Batch	(45.00)
10/27/2025	390255	AP Associa Client Shared Services, inc		NSF Fee		270.00
<b>Total October, 2025:</b>						<b>0.00</b>
<b>Ending Balance 2015 - Returned Check Fee Payable - Operating:</b>						<b>0.00</b>
<b>2395 - General Accruals - Operating</b>						<b>Opening Balance: (147,646.79)</b>
10/01/2025	379609	RV Accrue Expenses		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)
10/31/2025	396433	RV Accrue Expenses		Accrue eBallot	46041355545	(2,653.00)
				Accrue The Ritz-Carlton Hotel Company, L	8450120565	(2,276.00)
				Accrue The Ritz-Carlton Hotel Company, L	8450120565	(103.40)
				Accrue The Ritz-Carlton Hotel Company, L	8450120565	(135.87)
				Accrue The Ritz-Carlton Hotel Company, L	8450120565	(3,346.29)
				Accrue Marriott Business Services	73R59038408	(10,800.00)
				Accrue Marriott Business Services	73R59038408	(61,296.25)
				Accrue Marriott Business Services	73R59038408	(23,106.17)
				Accrue Marriott Business Services	73R59038408	(2,996.67)
				Accrue Marriott Business Services	73R59038408	(5,669.42)
				Accrue Marriott Business Services	73R59038408	(12,012.13)
				Accrue Marriott Business Services	73R59038408	(22,844.65)
				Accrue Marriott Business Services	73R59038408	(13,610.08)
				Accrue Marriott Business Services	73R59038408	4,688.58

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

Date	Batch	Source	Project	Description	Reference	Amount
<b>Liabilities</b>						
<b>2395 - General Accruals - Operating</b>						<b>Balance From Previous Page: (156,161.35)</b>
10/31/2025	396433	RV		Accrue The Ritz-Carlton Hotel Company, L	8450119533-1	2,513.24
				Accrue The Ritz-Carlton Hotel Company, L	8450119533-1	(2,276.00)
				Accrue The Ritz-Carlton Hotel Company, L	8450119533-1	(103.40)
				Accrue The Ritz-Carlton Hotel Company, L	8450119533-1	(3,346.29)
				Accrue Ritz 715 Llc	NOI1025452	(177.23)
				Accrue Ritz 715 Llc	NOI1025452	(100.00)
				Accrue Ritz 715 Llc	NOI1025452	(19.80)
				Accrue Ritz 715 Llc	NOI1025452	(155.00)
<b>Total October, 2025:</b>						<b>(12,179.04)</b>
<b>Ending Balance 2395 - General Accruals - Operating:</b>						<b>(159,825.83)</b>
<b>2495 - Other Current Liabilities - Operating</b>						<b>Opening Balance: 56,263.09</b>
				No Activity this period		0.00
						<b>0.00</b>
<b>Ending Balance 2495 - Other Current Liabilities - Operating:</b>						<b>56,263.09</b>
<b>2550 - Prepaid Assessments - Operating</b>						<b>Opening Balance: (22,569.22)</b>
10/01/2025	378606	RV		Reverse September AR Reclass to Prepaid	Reclass	22,569.22
10/31/2025	397254	RV		October AR Reclass to Prepaid	Reclass	(22,366.02)
<b>Total October, 2025:</b>						<b>203.20</b>
<b>Ending Balance 2550 - Prepaid Assessments - Operating:</b>						<b>(22,366.02)</b>
<b>2598 - Deferred Revenue-Reserves - Operating</b>						<b>Opening Balance: (1,263,873.78)</b>
				No Activity this period		0.00
						<b>0.00</b>
<b>Ending Balance 2598 - Deferred Revenue-Reserves - Operating:</b>						<b>(1,263,873.78)</b>
<b>2598 - Deferred Revenue-Reserves - Reserves</b>						<b>Opening Balance: (273,130.75)</b>
				No Activity this period		0.00
						<b>0.00</b>
<b>Ending Balance 2598 - Deferred Revenue-Reserves - Reserves:</b>						<b>(273,130.75)</b>

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From October 01, 2025 To October 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
<b><u>Owners' Equity</u></b>							
<b>3000 - Retained Earnings - Operating Fund - Operating</b>						<b>Opening Balance:</b>	<b>(239,344.82)</b>
				No Activity this period		0.00	
						<u>0.00</u>	
					<b>Ending Balance 3000 - Retained Earnings - Operating Fund - Operating:</b>	<b><u>(239,344.82)</u></b>	
<b>3005 - Equity Adjustments - Prior Periods - Operating</b>						<b>Opening Balance:</b>	<b>8,426.57</b>
				No Activity this period		0.00	
						<u>0.00</u>	
					<b>Ending Balance 3005 - Equity Adjustments - Prior Periods - Operating:</b>	<b><u>8,426.57</u></b>	
<b><u>Income</u></b>							
<b>4000 - CAM Income - Operating</b>						<b>Opening Balance:</b>	<b>(2,150,767.27)</b>
10/01/2025	367613	C3	Billing Batch	188 Units, Assessment	Billing Batch	(172,879.20)	
					<b>Total October, 2025:</b>	<b><u>(172,879.20)</u></b>	
					<b>Ending Balance 4000 - CAM Income - Operating:</b>	<b><u>(2,323,646.47)</u></b>	
<b>4025 - Reserve Assessments - Operating</b>						<b>Opening Balance:</b>	<b>0.00</b>
10/01/2025	367613	C3	Billing Batch	188 Units, Reserve Assessment	Billing Batch	(50,808.49)	
10/31/2025	390958	JE	Reserve Contribution	OP to RES Dept	Reserves	50,808.49	
					<b>Total October, 2025:</b>	<b><u>0.00</u></b>	
					<b>Ending Balance 4025 - Reserve Assessments - Operating:</b>	<b><u>0.00</u></b>	
<b>4025 - Reserve Assessments - Reserves</b>						<b>Opening Balance:</b>	<b>(457,276.41)</b>
10/31/2025	390958	JE	Reserve Contribution	OP to RES Dept	Reserves	(50,808.49)	
					<b>Total October, 2025:</b>	<b><u>(50,808.49)</u></b>	
					<b>Ending Balance 4025 - Reserve Assessments - Reserves:</b>	<b><u>(508,084.90)</u></b>	
<b>4240 - Move-In &amp; Out Fees - Operating</b>						<b>Opening Balance:</b>	<b>(600.00)</b>
				No Activity this period		0.00	
						<u>0.00</u>	
					<b>Ending Balance 4240 - Move-In &amp; Out Fees - Operating:</b>	<b><u>(600.00)</u></b>	

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

Date	Batch	Source	Project	Description	Reference	Amount
<b>Income</b>						
<b>4260 - Resale Processing Fees - Operating</b>						<b>Opening Balance: (850.00)</b>
				No Activity this period		0.00
						<u>0.00</u>
						<b>Ending Balance 4260 - Resale Processing Fees - Operating: (850.00)</b>
<b>4295 - Other User Income - Operating</b>						<b>Opening Balance: 0.01</b>
				No Activity this period		0.00
						<u>0.00</u>
						<b>Ending Balance 4295 - Other User Income - Operating: 0.01</b>
<b>4590 - Prior Year Surplus - Operating</b>						<b>Opening Balance: (42,197.22)</b>
10/01/2025	379609	RV Accrue Expenses		Accrue Marriott Business Services	73R59038384	4,688.58
	382907	AP Marriott Business Services		Prior Year Assessment/Credit		(4,688.58)
10/31/2025	396433	RV Accrue Expenses		Accrue Marriott Business Services	73R59038408	(4,688.58)
						<u>(4,688.58)</u>
						<b>Total October, 2025: (4,688.58)</b>
						<b>Ending Balance 4590 - Prior Year Surplus - Operating: (46,885.80)</b>
<b>4825 - Misc. Income - Operating</b>						<b>Opening Balance: (1,368.40)</b>
10/07/2025	377245	JE MISC INCOME		REIMB FOR LUNCH - ARCHDEACON	246	(40.00)
						<u>(40.00)</u>
						<b>Total October, 2025: (40.00)</b>
						<b>Ending Balance 4825 - Misc. Income - Operating: (1,408.40)</b>
<b>4900 - Interest Revenue - Operations - Operating</b>						<b>Opening Balance: (608.04)</b>
10/31/2025	394855	JE BU WIRE 0174 activity		Interest Credit	10/31/2025	(0.16)
	394860	JE BU 0115 activity		Interest Credit	10/31/2025	(5.40)
				Interest Credit ICS	10/31/2025	(12.34)
						<u>(17.90)</u>
						<b>Total October, 2025: (17.90)</b>
						<b>Ending Balance 4900 - Interest Revenue - Operations - Operating: (625.94)</b>
<b>4910 - Reserve Assessment - Interest Inc. - Reserves</b>						<b>Opening Balance: (4,394.65)</b>
10/31/2025	394861	JE BU RES 0166 activity		Interest Credit	10/31/2025	(212.37)
						<u>(212.37)</u>
						<b>Total October, 2025: (212.37)</b>
						<b>Ending Balance 4910 - Reserve Assessment - Interest Inc. - Reserves: (4,607.02)</b>

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

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>5010 - Bad Debt - Operating</b>						<b>Opening Balance: 5,059.28</b>
				No Activity this period		0.00
						<u>0.00</u>
					<b>Ending Balance 5010 - Bad Debt - Operating:</b>	<u><u>5,059.28</u></u>
<b>5015 - Credit Card &amp; Bank Charges - Operating</b>						<b>Opening Balance: 75.00</b>
				No Activity this period		0.00
						<u>0.00</u>
					<b>Ending Balance 5015 - Credit Card &amp; Bank Charges - Operating:</b>	<u><u>75.00</u></u>
<b>5020 - Shared - Op Supplies - Operating</b>						<b>Opening Balance: 27,926.40</b>
				No Activity this period		0.00
						<u>0.00</u>
					<b>Ending Balance 5020 - Shared - Op Supplies - Operating:</b>	<u><u>27,926.40</u></u>
<b>5055 - Master Assoc Fees - Operating</b>						<b>Opening Balance: 97,200.00</b>
10/01/2025	379609	RV Accrue Expenses		Accrue Marriott Business Services	73R59038384	(10,800.00)
	382907	AP Marriott Business Services		GB Master Assoc		10,800.00
10/31/2025	396433	RV Accrue Expenses		Accrue Marriott Business Services	73R59038408	10,800.00
					<b>Total October, 2025:</b>	<u>10,800.00</u>
					<b>Ending Balance 5055 - Master Assoc Fees - Operating:</b>	<u><u>108,000.00</u></u>
<b>5090 - Office Supplies - Operating</b>						<b>Opening Balance: 1,040.16</b>
10/13/2025	382450	AP The Ritz-Carlton Key Biscayne		*VOID* The Ritz-Carlton Key Biscayne	Void Check: 2000055	(45.23)
10/15/2025	382909	AP The Ritz-Carlton Key Biscayne		Office Supplies		45.23
10/21/2025	387991	AP The Ritz-Carlton Key Biscayne		*VOID* The Ritz-Carlton Key Biscayne	Void Check: 2000057	(45.23)
10/23/2025	388318	AP The Ritz-Carlton Key Biscayne		Office Supplies		45.23
10/31/2025	394865	JE BU 0115 activity		Returned Item	1000070	(45.23)
	396433	RV Accrue Expenses		Accrue Ritz 715 Llc	NOI1025452	177.23
					<b>Total October, 2025:</b>	<u>132.00</u>
					<b>Ending Balance 5090 - Office Supplies - Operating:</b>	<u><u>1,172.16</u></u>

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From October 01, 2025 To October 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
<b>Expenses</b>							
<b>5150 - Contingency - Operating</b>						<b>Opening Balance:</b>	<b>1,331.99</b>
No Activity this period						0.00	
						<u>0.00</u>	
<b>Ending Balance 5150 - Contingency - Operating:</b>						<b>1,331.99</b>	
<b>5196 - Miscellaneous Admin Expenses - Operating</b>						<b>Opening Balance:</b>	<b>1,260.00</b>
10/13/2025	382450	AP The Ritz-Carlton Key Biscayne		*VOID* The Ritz-Carlton Key Biscayne	Void Check: 2000055	(60.00)	
10/15/2025	382909	AP The Ritz-Carlton Key Biscayne		*VOID* The Ritz-Carlton Key Biscayne	Void Check: 2000055	(40.00)	
				Website Updates		60.00	
				Website Updates		40.00	
10/21/2025	387991	AP The Ritz-Carlton Key Biscayne		*VOID* The Ritz-Carlton Key Biscayne	Void Check: 2000057	(60.00)	
10/23/2025	388318	AP The Ritz-Carlton Key Biscayne		*VOID* The Ritz-Carlton Key Biscayne	Void Check: 2000057	(40.00)	
				Website Updates		40.00	
				Website Updates		60.00	
10/31/2025	394865	JE BU 0115 activity		Returned Item	1000070	(60.00)	
				Returned Item	1000070	(40.00)	
	396433	RV Accrue Expenses		Accrue Ritz 715 Llc	NOI1025452	100.00	
<b>Total October, 2025:</b>						<b>0.00</b>	
<b>Ending Balance 5196 - Miscellaneous Admin Expenses - Operating:</b>						<b>1,260.00</b>	
<b>5301 - S&amp;W - Admin - Operating</b>						<b>Opening Balance:</b>	<b>207,955.52</b>
10/01/2025	379609	RV Accrue Expenses		Accrue Marriott Business Services	73R59038384	(23,106.17)	
	382907	AP Marriott Business Services		S&W - Admin/Res Office		23,106.17	
10/31/2025	396433	RV Accrue Expenses		Accrue Marriott Business Services	73R59038408	23,106.17	
<b>Total October, 2025:</b>						<b>23,106.17</b>	
<b>Ending Balance 5301 - S&amp;W - Admin - Operating:</b>						<b>231,061.69</b>	
<b>5310 - Shared Services -Administrative - Operating</b>						<b>Opening Balance:</b>	<b>26,970.03</b>
10/01/2025	379609	RV Accrue Expenses		Accrue Marriott Business Services	73R59038384	(2,996.67)	
	382907	AP Marriott Business Services		Manager's & Asst		2,996.67	
10/31/2025	396433	RV Accrue Expenses		Accrue Marriott Business Services	73R59038408	2,996.67	
<b>Total October, 2025:</b>						<b>2,996.67</b>	
<b>Ending Balance 5310 - Shared Services -Administrative - Operating:</b>						<b>29,966.70</b>	
<b>5311 - SharedServ- Security - Operating</b>						<b>Opening Balance:</b>	<b>51,024.78</b>
10/01/2025	379609	RV Accrue Expenses		Accrue Marriott Business Services	73R59038384	(5,669.42)	
	382907	AP Marriott Business Services		Security Officer		5,669.42	

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From October 01, 2025 To October 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>5311 - SharedServ- Security - Operating</b>						<b>Balance From Previous Page: 51,024.78</b>
10/31/2025	396433	RV		Accrue Marriott Business Services	73R59038408	5,669.42
						<b>Total October, 2025: 5,669.42</b>
<b>Ending Balance 5311 - SharedServ- Security - Operating:</b>						<b>56,694.20</b>
<b>5312 - SharedServ- Engineer - Operating</b>						<b>Opening Balance: 83,236.00</b>
				No Activity this period		0.00
						<b>0.00</b>
<b>Ending Balance 5312 - SharedServ- Engineer - Operating:</b>						<b>83,236.00</b>
<b>5316 - SharedServ- Pool - Operating</b>						<b>Opening Balance: 20,371.20</b>
				No Activity this period		0.00
						<b>0.00</b>
<b>Ending Balance 5316 - SharedServ- Pool - Operating:</b>						<b>20,371.20</b>
<b>5320 - SharedServ- PTEB - Operating</b>						<b>Opening Balance: 168,364.41</b>
10/01/2025	379609	RV		Accrue Marriott Business Services	73R59038384	(12,012.13)
	382907	AP		Marriott Business Services		12,012.13
10/31/2025	396433	RV		Accrue Marriott Business Services	73R59038408	12,012.13
						<b>Total October, 2025: 12,012.13</b>
<b>Ending Balance 5320 - SharedServ- PTEB - Operating:</b>						<b>180,376.54</b>
<b>5323 - Concierge Payroll - Operating</b>						<b>Opening Balance: 55,768.80</b>
				No Activity this period		0.00
						<b>0.00</b>
<b>Ending Balance 5323 - Concierge Payroll - Operating:</b>						<b>55,768.80</b>
<b>5400 - Insurance Premiums - Operating</b>						<b>Opening Balance: 551,666.24</b>
10/01/2025	379609	RV		Accrue Marriott Business Services	73R59038384	(61,296.25)
	382907	AP		Marriott Business Services		61,296.25
10/31/2025	396433	RV		Accrue Marriott Business Services	73R59038408	61,296.25
						<b>Total October, 2025: 61,296.25</b>
<b>Ending Balance 5400 - Insurance Premiums - Operating:</b>						<b>612,962.49</b>
<b>5402 - Insurance D&amp;O - Operating</b>						<b>Opening Balance: 35,905.49</b>
10/31/2025	390956	JE		Monthly insurance amortization	07/01/25-07/01/26	102.43

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

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>5402 - Insurance D&amp;O - Operating</b>						<b>Balance From Previous Page: 36,007.92</b>
10/31/2025	390956	JE	Monthly insurance amortization	Nonprofit Entity Group	07/01/25-07/01/26	162.69
				GL Insurance - Insureon	07/01/25-07/01/26	2,973.78
<b>Total October, 2025:</b>						<b>3,238.90</b>
<b>Ending Balance 5402 - Insurance D&amp;O - Operating:</b>						<b>39,144.39</b>
<b>5408 - Rubbish Removal - Operating</b>						<b>Opening Balance: 16,176.00</b>
No Activity this period						0.00
						<b>0.00</b>
<b>Ending Balance 5408 - Rubbish Removal - Operating:</b>						<b>16,176.00</b>
<b>6000 - Electricity - Operating</b>						<b>Opening Balance: 205,601.93</b>
10/01/2025	379609	RV	Accrue Expenses	Accrue Marriott Business Services	73R59038384	(22,844.65)
	382907	AP	Marriott Business Services	Electrical		22,844.65
10/31/2025	396433	RV	Accrue Expenses	Accrue Marriott Business Services	73R59038408	22,844.65
<b>Total October, 2025:</b>						<b>22,844.65</b>
<b>Ending Balance 6000 - Electricity - Operating:</b>						<b>228,446.58</b>
<b>6005 - Gas Service - Operating</b>						<b>Opening Balance: 15,675.20</b>
No Activity this period						0.00
						<b>0.00</b>
<b>Ending Balance 6005 - Gas Service - Operating:</b>						<b>15,675.20</b>
<b>6025 - Water &amp; Sewer - Operating</b>						<b>Opening Balance: 122,490.72</b>
10/01/2025	379609	RV	Accrue Expenses	Accrue Marriott Business Services	73R59038384	(13,610.08)
	382907	AP	Marriott Business Services	Water & Sewer		13,610.08
10/31/2025	396433	RV	Accrue Expenses	Accrue Marriott Business Services	73R59038408	13,610.08
<b>Total October, 2025:</b>						<b>13,610.08</b>
<b>Ending Balance 6025 - Water &amp; Sewer - Operating:</b>						<b>136,100.80</b>
<b>6040 - Bundled Telecom Services - Operating</b>						<b>Opening Balance: 13,480.00</b>
No Activity this period						0.00
						<b>0.00</b>
<b>Ending Balance 6040 - Bundled Telecom Services - Operating:</b>						<b>13,480.00</b>

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

Date	Batch	Source	Project	Description	Reference	Amount	
<b>Expenses</b>							
<b>6045 - Cable Service - Operating</b>						<b>Opening Balance:</b>	<b>11,862.40</b>
No Activity this period						0.00	
						<b>0.00</b>	
<b>Ending Balance 6045 - Cable Service - Operating:</b>						<b>11,862.40</b>	
<hr/>							
<b>6300 - Licenses &amp; Fees - Operating</b>						<b>Opening Balance:</b>	<b>752.00</b>
No Activity this period						0.00	
						<b>0.00</b>	
<b>Ending Balance 6300 - Licenses &amp; Fees - Operating:</b>						<b>752.00</b>	
<hr/>							
<b>6416 - Health Club/Amenities Expense - Operating</b>						<b>Opening Balance:</b>	<b>20,000.00</b>
No Activity this period						0.00	
						<b>0.00</b>	
<b>Ending Balance 6416 - Health Club/Amenities Expense - Operating:</b>						<b>20,000.00</b>	
<hr/>							
<b>6420 - Uniforms - Operating</b>						<b>Opening Balance:</b>	<b>14,195.20</b>
No Activity this period						0.00	
						<b>0.00</b>	
<b>Ending Balance 6420 - Uniforms - Operating:</b>						<b>14,195.20</b>	
<hr/>							
<b>6424 - Misc Usage Charges -Tennis - Operating</b>						<b>Opening Balance:</b>	<b>14,400.00</b>
No Activity this period						0.00	
						<b>0.00</b>	
<b>Ending Balance 6424 - Misc Usage Charges -Tennis - Operating:</b>						<b>14,400.00</b>	
<hr/>							
<b>6426 - Plant Maintenance - Operating</b>						<b>Opening Balance:</b>	<b>7,656.00</b>
No Activity this period						0.00	
						<b>0.00</b>	
<b>Ending Balance 6426 - Plant Maintenance - Operating:</b>						<b>7,656.00</b>	
<hr/>							
<b>6432 - Janitor &amp; Cleaning Contract - Operating</b>						<b>Opening Balance:</b>	<b>23,552.80</b>
No Activity this period						0.00	
						<b>0.00</b>	
<b>Ending Balance 6432 - Janitor &amp; Cleaning Contract - Operating:</b>						<b>23,552.80</b>	

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From October 01, 2025 To October 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>6442 - Landscaping/Grounds - Operating</b>						<b>Opening Balance: 49,660.00</b>
				No Activity this period		0.00
						<u>0.00</u>
					<b>Ending Balance 6442 - Landscaping/Grounds - Operating:</b>	<u><u>49,660.00</u></u>
<b>6530 - General Maintenance Shared - Operating</b>						<b>Opening Balance: 161,550.40</b>
				No Activity this period		0.00
						<u>0.00</u>
					<b>Ending Balance 6530 - General Maintenance Shared - Operating:</b>	<u><u>161,550.40</u></u>
<b>7000 - Audit Fees - Operating</b>						<b>Opening Balance: 10,660.00</b>
				No Activity this period		0.00
						<u>0.00</u>
					<b>Ending Balance 7000 - Audit Fees - Operating:</b>	<u><u>10,660.00</u></u>
<b>7001 - Accounting Fees - Operating</b>						<b>Opening Balance: 18,208.00</b>
10/21/2025	390254	AP The Ritz-Carlton Hotel Company, LLC		Financial Services	8450119533	2,276.00
10/31/2025	391458	AP The Ritz-Carlton Hotel Company, LLC		*VOID* The Ritz-Carlton Hotel Company, L	Void Check: 3000056	(2,276.00)
	396433	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	8450120565	2,276.00
				Accrue The Ritz-Carlton Hotel Company, L	8450119533-1	2,276.00
					<b>Total October, 2025:</b>	<u><u>4,552.00</u></u>
					<b>Ending Balance 7001 - Accounting Fees - Operating:</b>	<u><u>22,760.00</u></u>
<b>7010 - Professional Development - Operating</b>						<b>Opening Balance: 1,019.68</b>
10/13/2025	382450	AP The Ritz-Carlton Key Biscayne		*VOID* The Ritz-Carlton Key Biscayne	Void Check: 2000055	(134.62)
10/15/2025	382909	AP The Ritz-Carlton Key Biscayne		Lunch with Tim and Alicia		134.62
10/21/2025	387991	AP The Ritz-Carlton Key Biscayne		*VOID* The Ritz-Carlton Key Biscayne	Void Check: 2000057	(134.62)
	390254	AP The Ritz-Carlton Hotel Company, LLC		Training Services	8450119533	103.40
10/23/2025	388318	AP The Ritz-Carlton Key Biscayne		Lunch with Tim and Alicia		134.62
10/31/2025	391458	AP The Ritz-Carlton Hotel Company, LLC		*VOID* The Ritz-Carlton Hotel Company, L	Void Check: 3000056	(103.40)
	394865	JE BU 0115 activity		Returned Item	1000070	(134.62)
	396433	RV Accrue Expenses		Accrue eBallot	46041355545	2,653.00
				Accrue The Ritz-Carlton Hotel Company, L	8450120565	103.40
				Accrue The Ritz-Carlton Hotel Company, L	8450120565	135.87
				Accrue The Ritz-Carlton Hotel Company, L	8450119533-1	103.40
				Accrue Ritz 715 Llc	NOI1025452	19.80

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From October 01, 2025 To October 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>7010 - Professional Development - Operating</b>						<b>Balance From Previous Page: 3,900.53</b>
10/31/2025	396433	RV		Accrue Expenses	NOI1025452	155.00
						<b>Total October, 2025: 3,035.85</b>
<b>Ending Balance 7010 - Professional Development - Operating:</b>						<b>4,055.53</b>
<b>7020 - Legal Fees - Operating</b>						<b>Opening Balance: 22,761.35</b>
10/20/2025	389695	AP		Haber Law, LLP		2,677.50
10/31/2025	394860	JE		BU 0115 activity	10/31/2025	(2,677.50)
						<b>Total October, 2025: 0.00</b>
<b>Ending Balance 7020 - Legal Fees - Operating:</b>						<b>22,761.35</b>
<b>7040 - Management Fees - Operating</b>						<b>Opening Balance: 107,370.00</b>
10/31/2025	394864	JE		BU 0115 activity	10/31/2025	11,930.00
						<b>Total October, 2025: 11,930.00</b>
<b>Ending Balance 7040 - Management Fees - Operating:</b>						<b>119,300.00</b>
<b>8902 - Programs &amp; Services Bundle - Operating</b>						<b>Opening Balance: 28,708.59</b>
10/21/2025	390254	AP		The Ritz-Carlton Hotel Company, LLC	Residential Services 8450119533	3,346.29
					Procurement Services 8450119533	(2,513.24)
10/31/2025	391458	AP		The Ritz-Carlton Hotel Company, LLC	*VOID* The Ritz-Carlton Hotel Company, L Void Check: 3000056	2,513.24
					*VOID* The Ritz-Carlton Hotel Company, L Void Check: 3000056	(3,346.29)
	396433	RV		Accrue Expenses	Accrue The Ritz-Carlton Hotel Company, L 8450120565	3,346.29
					Accrue The Ritz-Carlton Hotel Company, L 8450119533-1	(2,513.24)
					Accrue The Ritz-Carlton Hotel Company, L 8450119533-1	3,346.29
						<b>Total October, 2025: 4,179.34</b>
<b>Ending Balance 8902 - Programs &amp; Services Bundle - Operating:</b>						<b>32,887.93</b>
<b>9105 - Reserve Expense - Operating</b>						<b>Opening Balance: 0.00</b>
10/14/2025	386995	AP		The Ritz-Carlton Key Biscayne	Public space assessment	300,000.00
10/23/2025	388799	AP		The Ritz-Carlton Key Biscayne	*VOID* The Ritz-Carlton Key Biscayne Void Check: 2000002	(300,000.00)
10/24/2025	388800	AP		The Ritz-Carlton Key Biscayne	Public space assessment	300,000.00
10/31/2025	388314	JE		Reclass	Operating to Reserve Dept	(300,000.00)
						<b>Total October, 2025: 0.00</b>
<b>Ending Balance 9105 - Reserve Expense - Operating:</b>						<b>0.00</b>

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

Date	Batch	Source	Project	Description	Reference	Amount	
<b>Expenses</b>							
<b>9105 - Reserve Expense - Reserves</b>						<b>Opening Balance:</b>	<b>1,650,000.00</b>
10/31/2025	388314	JE Reclass		Operating to Reserve Dept	Reclass	300,000.00	
<b>Total October, 2025:</b>						<b>300,000.00</b>	
<b>Ending Balance 9105 - Reserve Expense - Reserves:</b>						<b>1,950,000.00</b>	
<b>General Ledger Balance:</b>						<b>0.00</b>	

# Bank Reconciliation

## G.B. Resort Condominium Key Biscayne

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

Batch	Date	Comment	Reference	Amount	Balance
				<b>Balance per Bank:</b>	<b>(104,266.18)</b>
<b>Plus deposits and outstanding debits:</b>					
		No outstanding deposits.		0.00	
				<b>Total deposits and outstanding debits:</b>	<b>(104,266.18)</b>
<b>Less outstanding checks:</b>					
394860	10/31/2025	September Sweep	10/31/2025	(12.34)	
				<b>Total outstanding checks:</b>	<b>(104,278.52)</b>
				<b>Ending balance General Ledger:</b>	<b>(104,278.52)</b>
				<b>Difference:</b>	<b>0.00</b>

# Bank Reconciliation

## G.B. Resort Condominium Key Biscayne

Account: 1001 -- BU OPER WIRE #0174 -- Operating

Batch	Date	Comment	Reference	Amount	Balance
				<b>Balance per Bank:</b>	<b>0.19</b>
<b>Plus deposits and outstanding debits:</b>					
		No outstanding deposits.		0.00	
		<b>Total deposits and outstanding debits:</b>		0.00	0.19
<b>Less outstanding checks:</b>					
		No outstanding checks.		0.00	
		<b>Total outstanding checks:</b>		0.00	0.19
			<b>Ending balance General Ledger:</b>		<b>0.19</b>
				<b>Difference:</b>	<b>0.00</b>

# Bank Reconciliation

## G.B. Resort Condominium Key Biscayne

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

Batch	Date	Comment	Reference	Amount	Balance
				<b>Balance per Bank:</b>	<b>501,312.60</b>
<b>Plus deposits and outstanding debits:</b>					
		No outstanding deposits.		0.00	
		<b>Total deposits and outstanding debits:</b>		0.00	501,312.60
<b>Less outstanding checks:</b>					
		No outstanding checks.		0.00	
		<b>Total outstanding checks:</b>		0.00	501,312.60
			<b>Ending balance General Ledger:</b>		<b>501,312.60</b>
				<b>Difference:</b>	<b>0.00</b>

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



>003442 7554882 0001 008229 10Z  
 G.B. RESORT CONDOMINIUM HOTEL  
 ASSOCIATION, INC  
 NOW OPERATING  
 2301 N. GREENVILLE 1ST FLOOR  
 RICHARDSON TX 75082

**Statement Date: October 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 09/30/2025			\$123,047.61
Plus	30	Deposits and Other Credits	\$1,268,468.04
Less	24	Withdrawals, Checks, and Other Debits	\$1,495,799.57
Less		Service Charge	\$0.00
Plus		Interest Paid	\$5.40
Statement Balance as of 10/31/2025			\$-104,278.52

**Interest Summary**

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$5.40
Interest Paid Year to Date	\$57.78

**Activity By Date**

Date	Description	Withdrawals	Deposits	Balance
10/01/2025	GBResort VendorPymt MARASSO08	\$300.00		\$122,747.61
10/01/2025	GBResort VendorPymt	\$279.85		\$122,467.76

Statement Date: October 31, 2025

Account Number: \*\*\*\*\*0115

## Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	MARASSO08			
10/02/2025	OUTGOING DOM WIRE: THE RITZ-CA RLTON HOTELCOMP LL C73D5900072	\$11,930.00		\$110,537.76
10/02/2025	ATGPay Online Pa ATGPay Onl ST-K4M9J2X0N4W9 G B RESORT CONDOMINIUM		\$2,542.94	\$113,080.70
10/03/2025	ACH CHARGEBACK RETURN RETIRE		\$279.85	\$113,360.55
10/06/2025	ATGPay Online Pa ATGPay Onl ST-Q4Z3O2B0H5K3 G B RESORT CONDOMINIUM		\$2,416.97	\$115,777.52
10/06/2025	GBResort ACH MARASSO08		\$173,800.57	\$289,578.09
10/06/2025	SWEEP TO DDA 009856361429	\$89,578.09		\$200,000.00
10/07/2025	ATGPay Online Pa ATGPay Onl ST-U2K7V4X0N0V7 G B RESORT CONDOMINIUM		\$6,345.68	\$206,345.68
10/07/2025	SWEEP TO DDA 009856361429	\$6,345.68		\$200,000.00
10/08/2025	ATGPay Online Pa ATGPay Onl ST-X5G5P4I0F7G2 G B RESORT CONDOMINIUM		\$1,475.73	\$201,475.73
10/08/2025	RDC Deposit		\$3,153.04	\$204,628.77
10/08/2025	RDC Deposit		\$11,984.17	\$216,612.94
10/08/2025	RDC Deposit		\$40.00	\$216,652.94
10/08/2025	ACH CHARGEBACK RETURN RETIRE	\$1,560.34		\$215,092.60
10/08/2025	ACH CHARGEBACK RETURN RETIRE	\$3,370.80		\$211,721.80
10/08/2025	ACH CHARGEBACK RETURN RETIRE	\$2,132.62		\$209,589.18
10/08/2025	ACH CHARGEBACK RETURN RETIRE	\$3,370.80		\$206,218.38
10/08/2025	TRANSFER FROM DDA 9856361429		\$8,683.83	\$214,902.21
10/09/2025	ICL Remote Client De		\$6,521.71	\$221,423.92
10/09/2025	SWEEP TO DDA 009856361429	\$15,177.21		\$206,246.71

**Statement Date: October 31, 2025**

Account Number: \*\*\*\*\*0115

**Activity By Date**

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
10/10/2025	ICL Remote Client De		\$1,662.90	\$207,909.61
10/10/2025	ATGPay Online Pa ATGPay Onl ST-M5B5N9P1H7V8 G B RESORT CONDOMINIUM		\$905.24	\$208,814.85
10/10/2025	SWEEP TO DDA 009856361429	\$7,426.95		\$201,387.90
10/14/2025	SWEEP TO DDA 009856361429	\$1,387.90		\$200,000.00
10/15/2025	GBResort VendorPymt MARASSO08	\$279.85		\$199,720.15
10/15/2025	GBResort VendorPymt MARASSO08	\$147,646.79		\$52,073.36
10/15/2025	TRANSFER FROM DDA 9856361429		\$111,232.00	\$163,305.36
10/16/2025	ATGPay Online Pa ATGPay Onl ST-C9P0G7B3M5L6 G B RESORT CONDOMINIUM		\$1,043.81	\$164,349.17
10/16/2025	ACH CHARGEBACK RETURN RETIRE	\$757.67		\$163,591.50
10/16/2025	ACH CHARGEBACK RETURN RETIRE	\$757.67		\$162,833.83
10/17/2025	ACH CHARGEBACK RETURN RETIRE		\$279.85	\$163,113.68
10/17/2025	RDC Deposit		\$14,370.65	\$177,484.33
10/20/2025	WEB TFR FR 009856200174 101112000527 WEB RF#101112000527		\$9,667.88	\$187,152.21
10/20/2025	GBResort VendorPymt MARASSO08	\$300,000.00		\$-112,847.79
10/21/2025	GBResort VendorPymt MARASSO08		\$300,000.00	\$187,152.21
10/22/2025	ACH CHARGEBACK RETURN RETIRE		\$300,000.00	\$487,152.21
10/22/2025	ACH RETURN 10/22/25	\$300,000.00		\$187,152.21
10/24/2025	ICL Remote Client De		\$3,174.63	\$190,326.84
10/24/2025	ATGPay Online Pa ATGPay Onl ST-W8R7J4D5L5Y3 G B RESORT CONDOMINIUM		\$3,171.03	\$193,497.87

Statement Date: October 31, 2025

Account Number: \*\*\*\*\*0115

## Activity By Date

Date	Description	Withdrawals	Deposits	Balance
10/24/2025	AVIDPAY CORP PAY ASSOCIA ASSOCIA MAR		\$757.80	\$194,255.67
10/24/2025	GBResort VendorPymt MARASSO08	\$300,000.00		\$-105,744.33
10/27/2025	ICL Remote Client De		\$718.07	\$-105,026.26
10/27/2025	GBResort VendorPymt MARASSO08		\$300,000.00	\$194,973.74
10/28/2025	ACH RETURN 10/27/25	\$300,000.00		\$-105,026.26
10/28/2025	AVIDPAY SERVICE AVIDPAY CK1000071 G.B. Resort Condominiu	\$2,677.50		\$-107,703.76
10/29/2025	AVIDPAY SERVICE AVIDPAY CK1000071 G.B. Resort Condominiu		\$2,677.50	\$-105,026.26
10/29/2025	GBResort VendorPymt MARASSO08	\$270.00		\$-105,296.26
10/30/2025	GBResort VendorPymt MARASSO08		\$270.00	\$-105,026.26
10/30/2025	ATGPay Online Pa ATGPay Onl ST-H4C9L0A4G5I0 G B RESORT CONDOMINIUM		\$1,000.00	\$-104,026.26
10/30/2025	CHECK #1000070	\$279.85		\$-104,306.11
10/31/2025	Returned Item		\$279.85	\$-104,026.26
10/31/2025	ACH RETURN 10/29/25	\$270.00		\$-104,296.26
10/31/2025	TRANSFER FROM DDA 9856361429		\$12.34	\$-104,283.92
10/31/2025	Interest Paid		\$5.40	\$-104,278.52

## Check Transactions

Check #	Date	Amount
1000070	10/30	\$279.85

Items denoted with an "\*\*\*" indicate processed checks out of sequence.

**Statement Date: October 31, 2025**  
 Account Number: \*\*\*\*\*0115

### Rates by Date

Date	Rate	Date	Rate	Date	Rate
10/01	0.05%	10/21	0.05%	10/27	0.05%
10/20	0.00%	10/24	0.00%	10/28	0.00%

### Balances by Date

Date	Balance	Date	Balance	Date	Balance	Date	Balance
09/30	\$123,047.61	10/08	\$214,902.21	10/16	\$162,833.83	10/27	\$194,973.74
10/01	\$122,467.76	10/09	\$206,246.71	10/17	\$177,484.33	10/28	\$-107,703.76
10/02	\$113,080.70	10/10	\$201,387.90	10/20	\$-112,847.79	10/29	\$-105,296.26
10/03	\$113,360.55	10/14	\$200,000.00	10/21	\$187,152.21	10/30	\$-104,306.11
10/06	\$200,000.00	10/15	\$163,305.36	10/24	\$-105,744.33	10/31	\$-104,278.52

### Other Balances

Minimum Balance this Statement Period	\$-112,847.79
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**Statement Date: October 31, 2025**

Account Number: \*\*\*\*\*0115

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

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

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PLEASE CALL (TOLL FREE) 1-877-779-BANK (2265) OR WRITE US AT:**

BankUnited Operations / EFT Error  
7815 NW 148th ST, Miami Lakes, FL 33016

**For Consumer Customers Only**

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

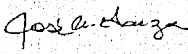
1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need further information.
3. Tell us the dollar amount of the suspected error.

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

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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.



G.B. Resort Condominium Key Biscayne 455 Grand Bay Drive Key Biscayne, FL 33149		BankUnited 110 DASH STREET NEW YORK, NY 10022	1000070 DATE: 10/22/2025
PAY TO <u>The Ritz-Carlton Key Biscayne</u>		\$ 279.85	DOLLARS
THE ORDER OF <u>Two hundred Seventy-Nine Dollars and Eighty-Five Cents</u>			
MEMO: low NO6925209		VOID AFTER 90 DAYS	
			
*1000070* 126709059412 9856200115*			

#1000070      10/30/2025      \$279.85





**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  
**10/31/2025**

Page  
**1 of 2**

### IntraFi Cash Service<sup>SM</sup>, or ICS<sup>®</sup>, Monthly Statement

The following information is a summary of activity in your account(s) for the month of October 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%	\$0.96	\$12.34
<b>TOTAL</b>			<b>\$0.96</b>	<b>\$12.34</b>

**DETAILED ACCOUNT OVERVIEW**

Account ID: \*\*\*\*\*115  
Account Title: G.B. Resort Condominium Hotel Associatio

**Account Summary - Savings**

Statement Period	10/1-10/31/2025	Average Daily Balance	\$29,145.12
Previous Period Ending Balance	\$0.96	Interest Rate at End of Statement Period	0.499%
Total Program Deposits	119,915.83	Annual Percentage Yield Earned	0.50%
Total Program Withdrawals	(119,916.79)	YTD Interest Paid	567.45
Interest Capitalized	12.34		
<b>Current Period Ending Balance</b>	<b>\$12.34</b>		

**Account Transaction Detail**

Date	Activity Type	Amount	Balance
10/01/2025	Withdrawal	(\$0.96)	\$0.00
10/07/2025	Deposit	89,578.09	89,578.09
10/08/2025	Deposit	6,345.68	95,923.77
10/09/2025	Withdrawal	(8,683.83)	87,239.94
10/10/2025	Deposit	15,177.21	102,417.15
10/14/2025	Deposit	7,426.95	109,844.10
10/15/2025	Deposit	1,387.90	111,232.00
10/16/2025	Withdrawal	(111,232.00)	0.00
10/31/2025	Interest Capitalization	12.34	12.34

**Summary of Balances as of October 31, 2025**

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
First Horizon Bank	MEMPHIS, TN	4977	\$11.12
Provident Bank	Jersey City, NJ	12010	1.22

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



>002631 7551657 0001 008229 10Z  
 G.B. RESORT CONDOMINIUM HOTEL  
 ASSOCIATION, INC  
 OPERATING - WIRES  
 2301 N. GREENVILLE 1ST FLOOR  
 RICHARDSON TX 75082

**Statement Date: October 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 09/30/2025			\$0.03
Plus	1	Deposits and Other Credits	\$9,667.88
Less	1	Withdrawals, Checks, and Other Debits	\$9,667.88
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.16
Statement Balance as of 10/31/2025			\$0.19

**Interest Summary**

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$0.16
Interest Paid Year to Date	\$0.71

**Activity By Date**

Date	Description	Withdrawals	Deposits	Balance
10/08/2025	INCOMING INTL WIRE: SPICE ISLA ND INN LIMITED IB WTRF 1870957 8 PAYMENT FOR ASSESSMENT DUES		\$9,667.88	\$9,667.91
10/20/2025	WEB TFR TO 009856200115	\$9,667.88		\$0.03

Statement Date: October 31, 2025

Account Number: \*\*\*\*\*0174

**Activity By Date**

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	WEB RF#101112000527			
10/31/2025	Interest Paid		\$0.16	\$0.19

**Rates By Date**

<i>Date</i>	<i>Rate</i>
10/01	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>
09/30	\$0.03	10/08	\$9,667.91	10/20	\$0.03	10/31	\$0.19

**Other Balances**

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

Account Number: \*\*\*\*\*0174

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**BankUnited**

We appreciate your business.

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



>000318 7551654 0001 008229 10Z  
 G.B. RESORT CONDOMINIUM HOTEL  
 ASSOCIATION, INC  
 RESERVE ACCOUNT  
 2301 N. GREENVILLE 1ST FLOOR  
 RICHARDSON TX 75082

**Statement Date: October 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 09/30/2025			\$501,100.23
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	\$212.37
Statement Balance as of 10/31/2025			\$501,312.60

**Interest Summary**

Beginning Interest Rate	0.50%
Interest Paid this Statement Period	\$212.37
Interest Paid Year to Date	\$4,607.02

**Activity By Date**

Date	Description	Withdrawals	Deposits	Balance
10/31/2025	Interest Paid		\$212.37	\$501,312.60

**Rates By Date**

Date	Rate
10/01	0.50%

Statement Date: **October 31, 2025**

Account Number: \*\*\*\*\*0166

**Balances by Date**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
09/30	\$501,100.23	10/31	\$501,312.60

**Other Balances**

Minimum Balance this Statement Period	\$501,100.23
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**Statement Date: October 31, 2025**

Account Number: \*\*\*\*\*0166

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**BankUnited**

We appreciate your business.

51- GB Resort  
 Bad Debt Analysis- GL 1525  
 10/31/2025

<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  
 10/31/2025  
 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					\$ 102.43	\$ 162.69	\$ 2,973.78	\$ 3,238.90	\$ 29,150.12
Oct-25					\$ 102.43	\$ 162.69	\$ 2,973.78	\$ 3,238.90	\$ 25,911.22
Nov-25								\$ -	\$ 25,911.22
Dec-25								\$ -	\$ 25,911.22
	\$ 6,598.73	\$ 618.63	\$ 885.77	\$ 16,812.08				\$ 37,870.80	
Balance amortized last year								\$ -	\$ (24,673.35)

51- GB Resort  
Prepaid expense- GL 1640  
10/31/2025

<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  
 10/31/2025

Vendor Name	Reference #	Invoice Date	Posting Month	Balance	9/30/2025
Accrue eBallot	46041355545	10/1/2025	November		2653
Accrue The Ritz-Carlton Hotel Company, L	8450120565	10/1/2025	November		2276
Accrue The Ritz-Carlton Hotel Company, L	8450120565	10/1/2025	November		103.4
Accrue The Ritz-Carlton Hotel Company, L	8450120565	10/1/2025	November		135.87
Accrue The Ritz-Carlton Hotel Company, L	8450120565	10/1/2025	November		3346.29
Accrue Marriott Business Services	73R59038408	10/1/2025	November		10800
Accrue Marriott Business Services	73R59038408	10/1/2025	November		61296.25
Accrue Marriott Business Services	73R59038408	10/1/2025	November		23106.17
Accrue Marriott Business Services	73R59038408	10/1/2025	November		2996.67
Accrue Marriott Business Services	73R59038408	10/1/2025	November		5663.42
Accrue Marriott Business Services	73R59038408	10/1/2025	November		12012.13
Accrue Marriott Business Services	73R59038408	10/1/2025	November		22844.65
Accrue Marriott Business Services	73R59038408	10/1/2025	November		13610.08
Accrue Marriott Business Services	73R59038408	10/1/2025	November		-4688.58
Accrue The Ritz-Carlton Hotel Company, L	8450119533-1	10/1/2025	November		-2513.24
Accrue The Ritz-Carlton Hotel Company, L	8450119533-1	10/1/2025	November		2276
Accrue The Ritz-Carlton Hotel Company, L	8450119533-1	10/1/2025	November		103.4
Accrue The Ritz-Carlton Hotel Company, L	8450119533-1	10/1/2025	November		3346.29
Accrue Ritz 715 Lic	NOI1025452	10/1/2025	November		177.23
Accrue Ritz 715 Lic	NOI1025452	10/1/2025	November		100
Accrue Ritz 715 Lic	NOI1025452	10/1/2025	November		19.8
Accrue Ritz 715 Lic	NOI1025452	10/1/2025	November		155
Total				\$	159,825.83
Per GL				\$	159,825.83
Difference				\$	-

**51- GB Resort**  
**Other Current Liabilities- GL 2495**  
**10/31/2025**

<b>Description</b>	<b>Date</b>	<b>Transaction</b>	<b>Ending Balance</b>
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  
10/31/2025

Component	GL	Reg. Balance												Cumulative		
		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	Ending Balance
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	\$ 508,084.20
Expenses	GL 9105	\$ -			\$ (1,650,000.00)								\$ (300,000.00)			\$ (1,950,000.00)
Interest	GL 4910	\$ -	\$ 985.53	\$ 931.24	\$ 1,082.96	\$ 137.31	\$ 180.90	\$ 189.60	\$ 243.53	\$ 306.07	\$ 337.61	\$ 212.37				\$ 4,057.04
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	\$ (248,979.21)	\$ -	\$ -	\$ -	\$ 99,695.75
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	\$ 99,695.75	\$ 99,695.75	\$ 99,695.75	\$ 99,695.75	\$ 99,695.75
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	\$ 501,312.60				
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	\$ 501,312.60	\$ -	\$ -	\$ -	\$ -
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)	\$ (401,616.85)	\$ 99,695.75	\$ 99,695.75	\$ 99,695.75	\$ -
Per GL	GL 1651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (254,042.10)	\$ (152,425.26)	\$ (401,616.84)	\$ -	\$ -	\$ -	\$ -
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)	\$ (0.01)	\$ 99,695.75	\$ 99,695.75	\$ 99,695.75	\$ -

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

	Current Period				Year to Date (10 months)				Comments
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
5150 - Contingency	\$ -	\$ 1,667.00	\$ (1,667.00)	-100.0%	\$ 1,331.99	\$ 16,667.00	\$ (15,335.01)	-92.0%	Funds will build throughout the year
7020 - Legal Fees	\$ -	\$ 583.00	\$ (583.00)	-100.0%	\$ 22,761.35	\$ 5,833.00	\$ 16,928.35	290.0%	Over Budget per Board