

**Balance Sheet Report**  
**G.B. Resort Condominium Key Biscayne**  
As of November 30, 2025

	<u>Balance Nov 30, 2025</u>	<u>Balance Oct 31, 2025</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1000 - BU OPER #0115	70,543.70	(104,278.52)	174,822.22
1001 - BU OPER WIRE #0174	0.19	0.19	0.00
1650 - Due To/From Reserves	50,808.42	401,616.84	(350,808.42)
<b>Total Operating Funds</b>	<b>121,352.31</b>	<b>297,338.51</b>	<b>(175,986.20)</b>
<b>Reserve Funds</b>			
1325 - BU RSRV #0166	201,388.00	501,312.60	(299,924.60)
1651 - Due To/From Operating	(50,808.42)	(401,616.84)	350,808.42
<b>Total Reserve Funds</b>	<b>150,579.58</b>	<b>99,695.76</b>	<b>50,883.82</b>
<b>Accounts Receivable</b>			
1500 - Accounts Receivable	50,320.05	32,334.84	17,985.21
1525 - Allowance for Bad Debt	(5,059.28)	(5,059.28)	0.00
<b>Total Accounts Receivable</b>	<b>45,260.77</b>	<b>27,275.56</b>	<b>17,985.21</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Property & Liability Ins	22,672.30	25,911.20	(3,238.90)
<b>Total Prepaid Expenses</b>	<b>22,672.30</b>	<b>25,911.20</b>	<b>(3,238.90)</b>
<b>Total Assets</b>	<b>339,864.96</b>	<b>450,221.03</b>	<b>(110,356.07)</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2000 - Accounts Payable	225.00	0.00	225.00
<b>Total Accounts Payable</b>	<b>225.00</b>	<b>0.00</b>	<b>225.00</b>

## Balance Sheet Report

### G.B. Resort Condominium Key Biscayne

As of November 30, 2025

	<u>Balance Nov 30, 2025</u>	<u>Balance Oct 31, 2025</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accrued Expenses</b>			
2395 - General Accruals	6,761.36	159,825.83	(153,064.47)
<b>Total Accrued Expenses</b>	<b>6,761.36</b>	<b>159,825.83</b>	<b>(153,064.47)</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	13,162.17	22,366.02	(9,203.85)
2598 - Deferred Revenue-Reserves	1,537,004.53	1,537,004.53	0.00
<b>Total Prepaid Assessments</b>	<b>1,550,166.70</b>	<b>1,559,370.55</b>	<b>(9,203.85)</b>
<b>Total Liabilities</b>	<b>1,500,889.97</b>	<b>1,662,933.29</b>	<b>(162,043.32)</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>(1,391,943.26)</b>	<b>(1,443,630.51)</b>	<b>51,687.25</b>
<b>Total Liabilities and Equity</b>	<b>339,864.96</b>	<b>450,221.03</b>	<b>(110,356.07)</b>

# Income Statement Report

## G.B. Resort Condominium Key Biscayne

### Operating

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 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	234,844.00	(61,964.80)	2,496,525.67	2,583,278.00	(86,752.33)	2,818,121.00	321,595.33
4240 - Move-In & Out Fees	0.00	0.00	0.00	600.00	0.00	600.00	0.00	(600.00)
4260 - Resale Processing Fees	0.00	0.00	0.00	850.00	0.00	850.00	0.00	(850.00)
4590 - Prior Year Surplus	4,688.58	4,688.00	0.58	51,574.38	51,574.00	0.38	56,263.00	4,688.62
4825 - Misc. Income	0.00	0.00	0.00	1,408.40	920.00	488.40	1,150.00	(258.40)
4900 - Interest Revenue - Operations	6.53	0.00	6.53	632.47	0.00	632.47	0.00	(632.47)
<b>Total Assessment Income</b>	<b>177,574.31</b>	<b>239,532.00</b>	<b>(61,957.69)</b>	<b>2,551,590.92</b>	<b>2,635,772.00</b>	<b>(84,181.08)</b>	<b>2,875,534.00</b>	<b>323,943.08</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>177,574.31</b>	<b>239,532.00</b>	<b>(61,957.69)</b>	<b>2,551,590.91</b>	<b>2,635,772.00</b>	<b>(84,181.09)</b>	<b>2,875,534.00</b>	<b>323,943.09</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	118,800.00	118,800.00	0.00	129,600.00	10,800.00
5090 - Office Supplies	411.29	84.00	327.29	1,583.45	917.00	666.45	1,000.00	(583.45)
5150 - Contingency	0.00	1,666.00	(1,666.00)	1,331.99	18,333.00	(17,001.01)	20,000.00	18,668.01
5196 - Miscellaneous Admin Expenses	60.00	342.00	(282.00)	1,320.00	3,763.00	(2,443.00)	4,105.00	2,785.00
<b>Total Administrative</b>	<b>11,271.29</b>	<b>12,892.00</b>	<b>(1,620.71)</b>	<b>156,096.12</b>	<b>169,741.00</b>	<b>(13,644.88)</b>	<b>189,615.00</b>	<b>33,518.88</b>
<b>Payroll &amp; Benefits</b>								
5301 - S&W - Admin	23,106.17	23,106.00	0.17	254,167.86	254,168.00	(0.14)	277,274.00	23,106.14
5310 - Shared Services -Administrative	2,996.67	2,996.00	0.67	32,963.37	32,963.00	0.37	35,960.00	2,996.63
5311 - SharedServ- Security	5,669.42	5,670.00	(0.58)	62,363.62	62,364.00	(0.38)	68,033.00	5,669.38
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

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 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	192,388.67	192,388.00	0.67	219,465.00	27,076.33
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>701,259.52</b>	<b>701,259.00</b>	<b>0.52</b>	<b>799,952.00</b>	<b>98,692.48</b>
<b>Utilities</b>								
6000 - Electricity	22,844.65	22,844.00	0.65	251,291.23	251,291.00	0.23	274,136.00	22,844.77
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	149,710.88	149,711.00	(0.12)	163,321.00	13,610.12
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>36,454.00</b>	<b>0.73</b>	<b>442,019.71</b>	<b>442,022.00</b>	<b>(2.29)</b>	<b>488,731.00</b>	<b>46,711.29</b>
<b>Operations</b>								
5400 - Insurance Premiums	61,296.25	61,296.00	0.25	674,258.74	674,259.00	(0.26)	735,555.00	61,296.26
5402 - Insurance D&O	3,238.90	3,689.00	(450.10)	42,383.29	40,585.00	1,798.29	44,275.00	1,891.71
6300 - Licenses & Fees	0.00	63.00	(63.00)	752.00	693.00	59.00	756.00	4.00
6416 - Health Club/Amenities Expense	0.00	0.00	0.00	20,000.00	20,000.00	0.00	25,000.00	5,000.00
6420 - Uniforms	0.00	0.00	0.00	14,195.20	14,196.00	(0.80)	17,744.00	3,548.80
6424 - Misc Usage Charges -Tennis	0.00	0.00	0.00	14,400.00	14,400.00	0.00	18,000.00	3,600.00
6426 - Plant Maintenance	0.00	0.00	0.00	7,656.00	7,656.00	0.00	9,570.00	1,914.00
6432 - Janitor & Cleaning Contract	0.00	0.00	0.00	23,552.80	23,552.00	0.80	29,441.00	5,888.20
6442 - Landscaping/Grounds	0.00	0.00	0.00	49,660.00	49,660.00	0.00	62,075.00	12,415.00
6530 - General Maintenance Shared	0.00	0.00	0.00	161,550.40	161,552.00	(1.60)	201,938.00	40,387.60
7000 - Audit Fees	0.00	889.00	(889.00)	10,660.00	9,772.00	888.00	10,660.00	0.00
7001 - Accounting Fees	2,276.00	2,549.00	(273.00)	25,036.00	28,040.00	(3,004.00)	30,589.00	5,553.00
7010 - Professional Development	495.60	125.00	370.60	4,551.13	1,375.00	3,176.13	1,500.00	(3,051.13)
7020 - Legal Fees	2,677.50	584.00	2,093.50	25,438.85	6,417.00	19,021.85	7,000.00	(18,438.85)

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

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Operations</b>								
7040 - Management Fees	11,930.00	11,929.00	1.00	131,230.00	131,225.00	5.00	143,155.00	11,925.00
<b>Total Operations</b>	<b>81,914.25</b>	<b>81,124.00</b>	<b>790.25</b>	<b>1,205,324.41</b>	<b>1,183,382.00</b>	<b>21,942.41</b>	<b>1,337,258.00</b>	<b>131,933.59</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	2,530.00	(2,530.00)	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>18,706.00</b>	<b>(2,530.00)</b>	<b>22,980.00</b>	<b>6,804.00</b>
<b>8800 Expenses</b>								
8902 - Programs & Services Bundle	3,346.29	3,084.00	262.29	36,234.22	33,917.00	2,317.22	37,000.00	765.78
<b>Total 8800 Expenses</b>	<b>3,346.29</b>	<b>3,084.00</b>	<b>262.29</b>	<b>36,234.22</b>	<b>33,917.00</b>	<b>2,317.22</b>	<b>37,000.00</b>	<b>765.78</b>
<b>Total Operating Expense</b>	<b>176,770.95</b>	<b>177,568.00</b>	<b>(797.05)</b>	<b>2,557,109.98</b>	<b>2,549,027.00</b>	<b>8,082.98</b>	<b>2,875,536.00</b>	<b>318,426.02</b>
<b>Total Operating Income / (Loss)</b>	<b>803.36</b>	<b>61,964.00</b>	<b>(61,160.64)</b>	<b>(5,519.07)</b>	<b>86,745.00</b>	<b>(92,264.07)</b>	<b>(2.00)</b>	<b>5,517.07</b>

# Income Statement Report

## G.B. Resort Condominium Key Biscayne

### Reserves

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 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	50,809.00	(0.51)	558,893.39	558,893.00	0.39	609,701.00	50,807.61
4910 - Reserve Assessment - Interest Inc.	75.40	0.00	75.40	4,682.42	0.00	4,682.42	0.00	(4,682.42)
<b>Total Assessment Income</b>	<b>50,883.89</b>	<b>50,809.00</b>	<b>74.89</b>	<b>563,575.81</b>	<b>558,893.00</b>	<b>4,682.81</b>	<b>609,701.00</b>	<b>46,125.19</b>
<b>Total Reserves Income</b>	<b>50,883.89</b>	<b>50,809.00</b>	<b>74.89</b>	<b>563,575.81</b>	<b>558,893.00</b>	<b>4,682.81</b>	<b>609,701.00</b>	<b>46,125.19</b>
<b><u>Expense</u></b>								
<b>Reserve Expenses</b>								
9105 - Reserve Expense	0.00	0.00	0.00	1,950,000.00	0.00	1,950,000.00	0.00	(1,950,000.00)
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</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>0.00</b>	<b>0.00</b>	<b>0.00</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>50,883.89</b>	<b>50,809.00</b>	<b>74.89</b>	<b>(1,386,424.19)</b>	<b>558,893.00</b>	<b>(1,945,317.19)</b>	<b>609,701.00</b>	<b>1,996,125.19</b>
<b>Total Association Net Income / (Loss)</b>	<b>51,687.25</b>	<b>112,773.00</b>	<b>(61,085.75)</b>	<b>(1,391,943.26)</b>	<b>645,638.00</b>	<b>(2,037,581.26)</b>	<b>609,699.00</b>	<b>2,001,642.26</b>

# Income and Expense Projection Report

## G.B. Resort Condominium Key Biscayne

### Operating

As of November 30, 2025

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Projected	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	172,879	234,843	2,731,369	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	4,689	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	7	0	632	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>	<b>177,574</b>	<b>239,762</b>	<b>2,791,353</b>	<b>2,875,534</b>
<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>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>0</b>
<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>	<b>177,574</b>	<b>239,762</b>	<b>2,791,353</b>	<b>2,875,534</b>
<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	411	83	1,666	1,000
5150 - Contingency	329	531	235	224	0	13	0	0	0	0	0	1,667	2,999	20,000
5196 - Miscellaneous Admin Expens	0	0	80	20	0	0	340	720	100	0	60	342	1,662	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>	<b>11,271</b>	<b>19,874</b>	<b>175,970</b>	<b>189,615</b>
<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	2,997	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	5,669	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 November 30, 2025

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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>	<b>43,784</b>	98,693	<b>799,953</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	22,845	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>36,455</b>	46,709	<b>488,729</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	735,555	735,555
5402 - Insurance D&O	4,153	4,153	4,153	4,153	4,153	4,153	4,512	3,239	3,239	3,239	3,239	3,690	46,073	44,275
6300 - Licenses & Fees	752	0	0	0	0	0	0	0	0	0	0	63	815	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	0	888	11,548	10,660
7001 - Accounting Fees	0	2,276	4,552	2,276	0	4,552	2,276	2,276	0	4,552	2,276	2,549	27,585	30,589
7010 - Professional Development	(800)	0	(800)	103	0	1,289	1,092	0	135	3,036	496	125	4,676	1,500
7020 - Legal Fees	440	7,940	2,465	5,168	1,155	4,261	525	2,465	(1,658)	0	2,678	583	26,022	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	11,930	11,930	143,160	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>81,914</b>	153,876	<b>1,359,200</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 November 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	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	0	230	230	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>	<b>0</b>	4,274	<b>20,450</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	3,346	3,083	39,317	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>	<b>3,346</b>	3,083	<b>39,317</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>	<b>176,771</b>	326,509	<b>2,883,619</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>	<b>803</b>	(86,747)	<b>(92,266)</b>	(2)

# Income and Expense Projection Report

## G.B. Resort Condominium Key Biscayne

### Reserves

As of November 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	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	50,808	50,808	609,701	609,701
4910 - Reserve Assessment - Intere	986	931	1,083	137	181	190	244	306	338	212	75	0	4,682	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>	<b>50,884</b>	50,808	<b>614,384</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>	<b>50,884</b>	50,808	<b>614,384</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>	<b>0</b>	<b>0</b>	<b>1,950,000</b>	<b>0</b>
<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>	<b>0</b>	<b>0</b>	<b>1,950,000</b>	<b>0</b>
<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>	<b>50,884</b>	50,808	<b>(1,335,616)</b>	609,701

# Income and Expense Projection Report

## G.B. Resort Condominium Key Biscayne

As of November 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	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	172,879	234,843	2,731,369	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	50,808	50,808	609,701	609,701
4240 - Move-In & Out Fees	0	200	100	300	0	0	0	0	0	0	0	0	600	0
4260 - Resale Processing Fees	0	0	850	0	0	0	0	0	0	0	0	0	850	0
4590 - Prior Year Surplus	4,689	4,689	4,689	4,689	4,689	4,689	4,689	4,689	4,689	4,689	4,689	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	7	0	632	0
4910 - Reserve Assessment - Intere	986	931	1,083	137	181	190	244	306	338	212	75	0	4,682	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>	<b>228,458</b>	290,570	<b>3,405,737</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>	<b>0</b>	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>	<b>228,458</b>	290,570	<b>3,405,737</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	411	83	1,666	1,000
5150 - Contingency	329	531	235	224	0	13	0	0	0	0	0	1,667	2,999	20,000
5196 - Miscellaneous Admin Expens	0	0	80	20	0	0	340	720	100	0	60	342	1,662	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>	<b>11,271</b>	19,874	<b>175,970</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	2,997	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	5,669	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 November 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	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>799,953</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	22,845	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>36,455</b>	<b>46,709</b>	<b>488,729</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	735,555	735,555
5402 - Insurance D&O	4,153	4,153	4,153	4,153	4,153	4,153	4,512	3,239	3,239	3,239	3,239	3,690	46,073	44,275
6300 - Licenses & Fees	752	0	0	0	0	0	0	0	0	0	0	63	815	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	0	888	11,548	10,660
7001 - Accounting Fees	0	2,276	4,552	2,276	0	4,552	2,276	2,276	0	4,552	2,276	2,549	27,585	30,589
7010 - Professional Development	(800)	0	(800)	103	0	1,289	1,092	0	135	3,036	496	125	4,676	1,500
7020 - Legal Fees	440	7,940	2,465	5,168	1,155	4,261	525	2,465	(1,658)	0	2,678	583	26,022	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	11,930	11,930	143,160	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>81,914</b>	<b>153,876</b>	<b>1,359,200</b>	<b>1,337,258</b>

# Income and Expense Projection Report

## G.B. Resort Condominium Key Biscayne

As of November 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	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	0	230	230	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>	<b>0</b>	<b>4,274</b>	<b>20,450</b>	<b>22,980</b>
<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	3,346	3,083	39,317	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>	<b>3,346</b>	<b>3,083</b>	<b>39,317</b>	<b>37,000</b>
<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>	<b>0</b>	<b>0</b>	<b>1,950,000</b>	<b>0</b>
<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>	<b>176,771</b>	<b>326,509</b>	<b>4,833,619</b>	<b>2,875,536</b>
<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>	<b>51,687</b>	<b>(35,939)</b>	<b>(1,427,882)</b>	<b>609,699</b>

## Investment Listing Report

### G.B. Resort Condominium Key Biscayne

As of Sun Nov 30, 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		70,543.70	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>	<u><u>70,543.89</u></u>				
<b>Reserve Funds</b>							
1325 - BU RSRV #0166 Bank United	****0166	Money Market	201,388.00	1.500%	11/30/2023		0
		<b>Total Reserve Funds:</b>	<u><u>201,388.00</u></u>				
		<b>Total GB Resort:</b>	<u><u>271,931.89</u></u>				

## Delinquency and Prepaid Report

### G.B. Resort Condominium Key Biscayne

As Of: Sun Nov 30, 2025

#### Outstanding Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0057	Zbn Investments Corp.	455 Grand Bay Drive #1464	UB-0001	1,508.56	0.00	0.00	0.00	0.00	1,508.56
00101-0251	Zbn Investments Corp	455 Grand Bay Drive #1064	UB-0001	1,464.94	0.00	0.00	0.00	0.00	1,464.94
00101-0280	Thierry Viac	455 Grand Bay Drive #1059	UB-0001	349.25	0.00	0.00	0.00	0.00	349.25
00101-0374	Cynthia Caridad	455 Grand Bay Drive #957	UB-0001	754.07	754.07	311.36	0.00	929.26	2,748.76
00101-0400	Haim Lalo	455 Grand Bay Drive #884	UB-0001	757.67	513.22	0.00	0.00	244.50	1,515.39
00101-0426	Amram Llc	455 Grand Bay Drive #882	UB-0001	557.35	0.00	0.00	0.00	2,768.45	3,325.80
00101-0442	Roykin Services, Inc.	455 Grand Bay Drive #0880	UB-0001	939.24	0.00	0.00	0.00	0.00	939.24
00101-0468	Roykin Services, Inc.	455 Grand Bay Drive #878	UB-0001	754.07	740.16	0.00	0.00	0.00	1,494.23
<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
00101-0808	Varum 2, LLC Key View, LLC	455 Grand Bay Drive #758	UB-0001	1,553.13	0.00	0.00	0.00	0.00	1,553.13
00101-1001	Good Spring Development	455 Grand Bay Drive #664	UB-0001	1,088.81	0.00	0.00	0.00	0.00	1,088.81
00101-1014	Good Spring Development	455 Grand Bay Drive #0660	UB-0001	1,556.73	0.00	0.00	0.00	0.00	1,556.73
00101-1085	Cpz Investments Corp	455 Grand Bay Drive #585	UB-0001	3,153.04	0.00	0.00	0.00	0.00	3,153.04
00101-1098	Tarara Of Florida, Inc.	455 Grand Bay Drive #584	UB-0001	2,408.01	0.00	0.00	0.00	0.00	2,408.01
00101-1111	Tarara Of Florida, Inc.	455 Grand Bay Drive #582	UB-0001	5,123.70	0.00	0.00	0.00	0.00	5,123.70
00101-1247	Dr. Angela Ehrman	455 Grand Bay Drive #560	UB-0001	1,511.73	1,511.73	1,511.73	0.00	314.08	4,849.27
00101-1289	Egio Llc	455 Grand Bay Drive #554	UB-0001	555.73	0.00	0.00	0.00	0.00	555.73
00101-1467	Francisco Ortega	455 Grand Bay Drive #464	UB-0001	758.14	0.00	0.00	0.00	0.00	758.14
00101-1535	Twin A And B Corp	455 Grand Bay Drive #387	UB-0001	874.65	874.65	874.65	0.00	1,749.31	4,373.26
00101-1629	Inversiones Sebastopol SA	455 Grand Bay Drive #377	UB-0001	757.67	847.54	0.00	0.00	0.00	1,605.21
00101-1807	Green Field One Llc	455 Grand Bay Drive #282	UB-0001	1,662.90	1,662.90	1,662.90	0.00	0.01	4,988.71
00101-1878	Cpz Investments Corp	455 Grand Bay Drive #274	UB-0001	1,662.90	0.00	0.00	0.00	0.00	1,662.90
<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
00117-1857	Alexis Braun Burillo	455 Grand Bay Drive #378	UB-0001	754.07	0.00	0.00	0.00	0.00	754.07
<b>Outstanding Balance:</b>				<b>33,049.31</b>	<b>6,904.31</b>	<b>4,360.64</b>	<b>0.00</b>	<b>6,005.79</b>	<b>50,320.05</b>
<b>Percentage of Balance:</b>				<b>65.68%</b>	<b>13.72%</b>	<b>8.67%</b>	<b>0.00%</b>	<b>11.94%</b>	<b>100.00%</b>
<b>Total Accounts:</b>				<b>16</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>27</b>

#### Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0170	11730 Annapolis Road Two, Llc	455 Grand Bay Drive #1255	UB-0001	0.00	0.00	0.00	0.00	-1,255.39	-1,255.39
00101-0206	1119 Llc	455 Grand Bay Drive #1160	UB-0001	0.00	0.00	0.00	0.00	-1,255.39	-1,255.39
00101-0248	Anthony Dellomo Ira	455 Grand Bay Drive #1155	UB-0001	0.00	0.00	0.00	0.00	-920.12	-920.12
<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	-757.66	0.00	0.00	0.00	0.00	-757.66
00101-0633	Keybis Corporation	455 Grand Bay Drive #783	UB-0001	0.00	-0.24	0.00	0.00	0.00	-0.24
00101-0905	Monro Llc	455 Grand Bay Drive #0680	UB-0001	-2,768.44	0.00	0.00	0.00	0.00	-2,768.44

**Delinquency and Prepaid Report**  
**G.B. Resort Condominium Key Biscayne**  
 As Of: Sun Nov 30, 2025

**Prepaid Balances**

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0921	Monro Llc	455 Grand Bay Drive #678	UB-0001	-1,255.39	0.00	0.00	0.00	0.00	-1,255.39
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	-2,768.40	-2,768.40
00101-1205	Put It On The Ritz, Llc	455 Grand Bay Drive #570	UB-0001	-1,120.87	-234.50	0.00	0.00	0.00	-1,355.37
00101-1302	Keybis Corporation	455 Grand Bay Drive #487	UB-0001	0.00	-0.12	0.00	0.00	0.00	-0.12
<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
<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>-6,620.43</b>	<b>-339.30</b>	<b>0.00</b>	<b>0.00</b>	<b>-6,202.44</b>	<b>-13,162.17</b>
<b>Percentage of Balance:</b>				<b>50.30%</b>	<b>2.58%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>47.12%</b>	<b>100.00%</b>
<b>Total Accounts:</b>				<b>3</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>14</b>
<b>Balance:</b>				<b>26,428.88</b>	<b>6,565.01</b>	<b>4,360.64</b>	<b>0.00</b>	<b>-196.65</b>	<b>37,157.88</b>
<b>Percentage of Total Balance:</b>				<b>71.13%</b>	<b>17.67%</b>	<b>11.74%</b>	<b>0.00%</b>	<b>-0.53%</b>	<b>100.00%</b>

# Accounts Payable Open Items

## G.B. Resort Condominium Key Biscayne

As of Sun Nov 30, 2025

Period	Inv Date	Invoice No	Dept	Account	Project	Trans Date	Paid Date	Comment	Reference	Amount
<b>Associa Client Shared Services, inc</b>										
November, 2025	11/25/2025	2025-11-25	51	2015		11/25/2025		NSF Fee	Quantity: 5	225.00
<b>Total Associa Client Shared Services, inc:</b>										<b>225.00</b>
<b>Total report:</b>										<b>225.00</b>

## Cash Disbursement by Vendor

### G.B. Resort Condominium Key Biscayne

Sat Nov 01, 2025 thru Sun Nov 30, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<b><u>eBallot</u></b>					
Check Date: 11/10/2025	Bank: Bank United Operating	Check Number: 01000073	Check Amount: 2,653.00		
	51 - 7010 - Professional Development	11/05/2025	Eballot-2025		2,653.00
				<b>Total for eBallot</b>	<b>2,653.00</b>
<b><u>Haber Law, LLP</u></b>					
Check Date: 11/17/2025	Bank: Bank United Operating	Check Number: 01000074	Check Amount: 2,677.50		
	51 - 7020 - Legal Fees	11/11/2025	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: 11/03/2025	Bank: Bank United Operating	Check Number: 02000060	Check Amount: 147,646.79		
	51 - 4590 - Prior Year Surplus	11/01/2025	Prior Year Assessment/Credit		(4,688.58)
	51 - 5055 - Master Assoc Fees	11/01/2025	GB Master Assoc		10,800.00
	51 - 5301 - S&W - Admin	11/01/2025	S&W Admin/Res Office		23,106.17
	51 - 5310 - Shared Services -Administrative	11/01/2025	Manager's & Asst		2,996.67
	51 - 5311 - SharedServ- Security	11/01/2025	Security Officer		5,669.42
	51 - 5320 - SharedServ- PTEB	11/01/2025	Payroll Taxes & Benefits		12,012.13
	51 - 5400 - Insurance Premiums	11/01/2025	Insurance-Casualty		61,296.25
	51 - 6000 - Electricity	11/01/2025	Electrical		22,844.65
	51 - 6025 - Water & Sewer	11/01/2025	Water & Sewer		13,610.08
Check Date: 11/10/2025	Bank: Bank United Operating	Check Number: 02000061	Check Amount: 147,646.79		
	51 - 4590 - Prior Year Surplus	11/05/2025	Prior Year Assessment/Credit		(4,688.58)
	51 - 5055 - Master Assoc Fees	11/05/2025	GB Master Assoc		10,800.00
	51 - 5301 - S&W - Admin	11/05/2025	S&W Admin/Res Office		23,106.17
	51 - 5310 - Shared Services -Administrative	11/05/2025	Manager's & Asst		2,996.67
	51 - 5311 - SharedServ- Security	11/05/2025	Security Officer		5,669.42
	51 - 5320 - SharedServ- PTEB	11/05/2025	Payroll Taxes & Benefits		12,012.13
	51 - 5400 - Insurance Premiums	11/05/2025	insurance-Casualty		61,296.25
	51 - 6000 - Electricity	11/05/2025	Electrical		22,844.65
	51 - 6025 - Water & Sewer	11/05/2025	Water & Sewer		13,610.08
				<b>Total for Marriott Business Services</b>	<b>295,293.58</b>
<b><u>Ritz 715 Llc</u></b>					
Check Date: 11/03/2025	Bank: Bank United Operating	Check Number: 01000072	Check Amount: 0.00		
	51 - 5090 - Office Supplies	11/01/2025	Office Supplies		177.23

## Cash Disbursement by Vendor

### G.B. Resort Condominium Key Biscayne

Sat Nov 01, 2025 thru Sun Nov 30, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<b><u>Ritz 715 Llc</u></b>					
Check Date: 11/03/2025	Bank: Bank United Operating	Check Number: 01000072	Check Amount: 0.00		
	51 - 5090 - Office Supplies	11/01/2025	*VOID* Office Supplies		(177.23)
	51 - 5196 - Miscellaneous Admin Expenses	11/01/2025	newsletter design		100.00
	51 - 5196 - Miscellaneous Admin Expenses	11/01/2025	*VOID* newsletter design		(100.00)
	51 - 7010 - Professional Development	11/01/2025	Drycleaning / Owner		19.80
	51 - 7010 - Professional Development	11/01/2025	*VOID* Drycleaning / Owner		(19.80)
	51 - 7010 - Professional Development	11/01/2025	CAI/CMCA renewal		155.00
	51 - 7010 - Professional Development	11/01/2025	*VOID* CAI/CMCA renewal		(155.00)
			<b>Total for Ritz 715 Llc</b>		<b>0.00</b>
<b><u>The Ritz-Carlton Hotel Company, LLC</u></b>					
Check Date: 11/17/2025	Bank: Bank United Operating	Check Number: 03000057	Check Amount: 3,212.45		
	51 - 7001 - Accounting Fees	11/01/2025	Financial Services	8450119533	2,276.00
	51 - 7010 - Professional Development	11/01/2025	Training Services	8450119533	103.40
	51 - 8902 - Programs & Services Bundle	11/01/2025	Procurement Services	8450119533	(2,513.24)
	51 - 8902 - Programs & Services Bundle	11/01/2025	Residential Services	8450119533	3,346.29
Check Date: 11/17/2025	Bank: Bank United Operating	Check Number: 03000058	Check Amount: 11,930.00		
	51 - 7040 - Management Fees	11/05/2025	Management fee 11/2025	8450120662	11,930.00
Check Date: 11/17/2025	Bank: Bank United Operating	Check Number: 03000059	Check Amount: 5,861.56		
	51 - 7001 - Accounting Fees	11/05/2025	Financial Services	8450120565	2,276.00
	51 - 7010 - Professional Development	11/05/2025	Training Services	8450120565	103.40
	51 - 7010 - Professional Development	11/05/2025	on-site technology & tech serv	8450120565	135.87
	51 - 8902 - Programs & Services Bundle	11/05/2025	Residential Services	8450120565	3,346.29
			<b>Total for The Ritz-Carlton Hotel Company, LLC</b>		<b>21,004.01</b>
<b><u>The Ritz-Carlton Key Biscayne</u></b>					
Check Date: 11/17/2025	Bank: Bank United Operating	Check Number: 02000062	Check Amount: 279.85		
	51 - 5090 - Office Supplies	11/11/2025	Office Supplies		45.23
	51 - 5196 - Miscellaneous Admin Expenses	11/11/2025	Website Updates		60.00
	51 - 5196 - Miscellaneous Admin Expenses	11/11/2025	Website Updates		40.00
	51 - 7010 - Professional Development	11/11/2025	Lunch with Tim and Alicia		134.62
			<b>Total for The Ritz-Carlton Key Biscayne</b>		<b>279.85</b>
			<b>Total for GB Resort</b>		<b>321,907.94</b>

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From November 01, 2025 To November 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Assets</b>						
<b>1000 - BU OPER #0115 - Operating</b>						<b>Opening Balance: (104,278.52)</b>
11/02/2025	391525	C3 ACH Payment		ATGPay Online Payment	ACH Payment	754.07
	391526	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,662.90
11/03/2025	391782	AP Check Run 11-03-2025		Ritz 715 Llc	Check No 01000072	(452.03)
	391783	AP Check Run 11-03-2025		Marriott Business Services	Check No 02000060	(147,646.79)
11/05/2025	393257	C3 ACH Payment		ATGPay Online Payment	ACH Payment	754.07
	393422	C3 ACH Payment		ATGPay Online Payment	ACH Payment	754.07
	393570	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	757.66
	393636	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	718.07
	393727	C3 ACH Payment		ATGPay Online Payment	ACH Payment	757.67
	393758	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,662.90
	393802	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,662.90
	394293	C3 Direct Debit		139 Items on Direct Debit	Direct Debit	176,642.28
	394342	JE Reclass		Reserve to Operating TFR	11/5/2025	300,000.00
11/07/2025	395928	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1014	AR Adjust Batch	(1,511.73)
	395931	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1001	AR Adjust Batch	(1,043.81)
	395934	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1111	AR Adjust Batch	(5,078.70)
	395939	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1098	AR Adjust Batch	(2,363.01)
	395943	C3 AR Adjustment - Returned Payment		Adjust Account 00101-0808	AR Adjust Batch	(1,508.13)
	396412	C3 Lock Box Receipts		003 Items on Lock Box File	Lock Box Receipts	3,135.04
	403763	JE MP FROM TOWER RESIDENCES		MP FROM TOWER RESIDENCES	Fri Nov 07, 2025	530.88
11/08/2025	396368	C3 ACH Payment		ATGPay Online Payment	ACH Payment	905.24
11/10/2025	396427	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	1,043.81
	399598	AP Check Run 11-10-2025		Marriott Business Services	Check No 02000061	(147,646.79)
	399599	AP Check Run 11-10-2025		eBallot	Check No 01000073	(2,653.00)
	400731	C3 Lock Box Receipts		002 Items on Lock Box File	Lock Box Receipts	2,416.97
11/12/2025	402063	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	754.07
11/13/2025	402707	AP Ritz 715 Llc		*VOID* Ritz 715 Llc	Void Check: 1000072	177.23
				*VOID* Ritz 715 Llc	Void Check: 1000072	100.00
				*VOID* Ritz 715 Llc	Void Check: 1000072	19.80
				*VOID* Ritz 715 Llc	Void Check: 1000072	155.00
	403178	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	1,120.87
11/17/2025	404963	AP Check Run 11-17-2025		The Ritz-Carlton Hotel Company, LLC	Check No 03000057	(3,212.45)
	404964	AP Check Run 11-17-2025		The Ritz-Carlton Hotel Company, LLC	Check No 03000058	(11,930.00)
	404965	AP Check Run 11-17-2025		The Ritz-Carlton Hotel Company, LLC	Check No 03000059	(5,861.56)
	404966	AP Check Run 11-17-2025		Haber Law, LLP	Check No 01000074	(2,677.50)
	405414	AP Check Run 11-17-2025		The Ritz-Carlton Key Biscayne	Check No 02000062	(279.85)
	405434	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	3,153.04
11/18/2025	406202	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	757.66
11/22/2025	407615	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	1,000.00
11/25/2025	408867	C3 Lock Box Receipts		003 Items on Lock Box File	Lock Box Receipts	4,741.90
11/27/2025	409371	C3 ACH Payment		ATGPay Online Payment	ACH Payment	718.07
	409372	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,824.87

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From November 01, 2025 To November 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Assets</b>						
<b>1000 - BU OPER #0115 - Operating</b>						<b>Balance From Previous Page: 70,537.17</b>
11/30/2025	410241	JE BU 0115 activity		Interest Credit	11/30/2025	3.82
				November Sweep	11/30/2025	2.71
				November Sweep	11/30/2025	(2.71)
				Interest Credit ICS	11/30/2025	2.71
<b>Total November, 2025:</b>						<b>174,822.22</b>
<b>Ending Balance 1000 - BU OPER #0115 - Operating:</b>						<b>70,543.70</b>
<b>1001 - BU OPER WIRE #0174 - Operating</b>						<b>Opening Balance: 0.19</b>
11/30/2025	410247	JE BU WIRE 0174 activity		No Bank Activity	11/30/2025	1.00
	410250	JE BU WIRE 0174 activity		No Bank Activity	11/30/2025	1.00
				No Bank Activity	11/30/2025	(1.00)
				REV	REV	(1.00)
<b>Total November, 2025:</b>						<b>0.00</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: 501,312.60</b>
11/05/2025	394342	JE Reclass		Reserve to Operating TFR	11/5/2025	(300,000.00)
11/30/2025	410248	JE BU RES 0166 activity		Interest Credit	11/30/2025	75.40
<b>Total November, 2025:</b>						<b>(299,924.60)</b>
<b>Ending Balance 1325 - BU RSRV #0166 - Reserves:</b>						<b>201,388.00</b>
<b>1500 - Accounts Receivable - Operating</b>						<b>Opening Balance: 32,334.84</b>
11/01/2025	382535	C3 Billing Batch		188 Units, Assessment	Billing Batch	172,879.20
				188 Units, Reserve Assessment	Billing Batch	50,808.49
	397255	RV System AR to Prepaid Reclassification		Reverse October AR Reclass to Prepaid	Reclass	(22,366.02)
11/02/2025	391525	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(754.07)
	391526	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,662.90)
11/03/2025	391607	C3 AR Adjustment - Misapplied Payment		Adjust Account 101-0552	AR Adjust Batch	(530.88)
11/05/2025	393257	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(754.07)
	393422	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(754.07)
	393570	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(757.66)
	393636	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(718.07)
	393727	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(757.67)
	393758	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,662.90)
	393802	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,662.90)
	394293	C3 Direct Debit		139 Items on Direct Debit	Direct Debit	(176,642.28)
11/07/2025	395928	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1014	AR Adjust Batch	1,511.73
	395929	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1014	AR Adjust Batch	45.00
	395931	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1001	AR Adjust Batch	1,043.81

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From November 01, 2025 To November 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Assets</b>						
<b>1500 - Accounts Receivable - Operating</b>						<b>Balance From Previous Page: 49,599.58</b>
11/07/2025	395932	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-1001	AR Adjust Batch	45.00
	395934	C3	AR Adjustment - Returned Payment	Adjust Account 00101-1111	AR Adjust Batch	5,078.70
	395935	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-1111	AR Adjust Batch	45.00
	395939	C3	AR Adjustment - Returned Payment	Adjust Account 00101-1098	AR Adjust Batch	2,363.01
	395940	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-1098	AR Adjust Batch	45.00
	395943	C3	AR Adjustment - Returned Payment	Adjust Account 00101-0808	AR Adjust Batch	1,508.13
	395944	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-0808	AR Adjust Batch	45.00
	396412	C3	Lock Box Receipts	003 Items on Lock Box File	Lock Box Receipts	(3,135.04)
11/08/2025	396368	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(905.24)
11/10/2025	396427	C3	Credit Card Payment	ATGPay Online Payment	Credit Card Payment	(1,043.81)
	400731	C3	Lock Box Receipts	002 Items on Lock Box File	Lock Box Receipts	(2,416.97)
11/12/2025	402063	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(754.07)
11/13/2025	403178	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(1,120.87)
11/17/2025	405434	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(3,153.04)
11/18/2025	406202	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(757.66)
11/22/2025	407615	C3	Credit Card Payment	ATGPay Online Payment	Credit Card Payment	(1,000.00)
11/25/2025	408867	C3	Lock Box Receipts	003 Items on Lock Box File	Lock Box Receipts	(4,741.90)
11/27/2025	409371	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(718.07)
	409372	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(1,824.87)
11/30/2025	411781	RV	System AR to Prepaid Reclassification	November AR Reclass to Prepaid	Reclass	13,162.17
<b>Total November, 2025:</b>						<b>17,985.21</b>
<b>Ending Balance 1500 - Accounts Receivable - Operating:</b>						<b>50,320.05</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: 25,911.20</b>
11/30/2025	408291	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 November, 2025:</b>						<b>(3,238.90)</b>
<b>Ending Balance 1600 - Prepaid Property &amp; Liability Ins - Operating:</b>						<b>22,672.30</b>
<b>1650 - Due To/From Reserves - Operating</b>						<b>Opening Balance: 401,616.84</b>
11/30/2025	395015	JE	Reclass	Operating paid back Reserves	11/30/2025	(300,000.00)

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From November 01, 2025 To November 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Assets</b>						
<b>1650 - Due To/From Reserves - Operating</b>						<b>Balance From Previous Page: 101,616.84</b>
11/30/2025	395015	JE Reclass		Operating paid back Reserves	11/30/2025	(50,808.42)
						<b>Total November, 2025: (350,808.42)</b>
<b>Ending Balance 1650 - Due To/From Reserves - Operating:</b>						<b>50,808.42</b>
<b>1651 - Due To/From Operating - Operating</b>						<b>Opening Balance: (401,616.84)</b>
11/30/2025	395015	JE Reclass		Operating paid back Reserves	11/30/2025	300,000.00
				Operating paid back Reserves	11/30/2025	50,808.42
						<b>Total November, 2025: 350,808.42</b>
<b>Ending Balance 1651 - Due To/From Operating - Operating:</b>						<b>(50,808.42)</b>
<b>1799 - Clearing Account - Operating</b>						<b>Opening Balance: 0.00</b>
11/03/2025	391607	C3 AR Adjustment - Misapplied Payment		Adjust Account 101-0552	AR Adjust Batch	530.88
11/07/2025	403763	JE MP FROM TOWER RESIDENCES		1100763 TO 1010552	ACH	(530.88)
						<b>Total November, 2025: 0.00</b>
<b>Ending Balance 1799 - Clearing Account - Operating:</b>						<b>0.00</b>
<b>Liabilities</b>						
<b>2000 - Accounts Payable - Operating</b>						<b>Opening Balance: 0.00</b>
11/01/2025	391780	AP Ritz 715 Llc		CAI/CMCA renewal		(155.00)
				newsletter design		(100.00)
				Office Supplies		(177.23)
				Drycleaning / Owner		(19.80)
	391781	AP Marriott Business Services		S&W Admin/Res Office		(23,106.17)
				Insurance-Casualty		(61,296.25)
				Manager's & Asst		(2,996.67)
				GB Master Assoc		(10,800.00)
				Water & Sewer		(13,610.08)
				Payroll Taxes & Benefits		(12,012.13)
				Prior Year Assessment/Credit		4,688.58
				Electrical		(22,844.65)
				Security Officer		(5,669.42)
	404959	AP The Ritz-Carlton Hotel Company, LLC		Financial Services	8450119533	(2,276.00)
				Procurement Services	8450119533	2,513.24
				Training Services	8450119533	(103.40)
				Residential Services	8450119533	(3,346.29)
11/03/2025	391782	AP Ritz 715 Llc		Office Supplies		177.23
				newsletter design		100.00
				Drycleaning / Owner		19.80

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From November 01, 2025 To November 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Liabilities</b>						
<b>2000 - Accounts Payable - Operating</b>						<b>Balance From Previous Page: (151,014.24)</b>
11/03/2025	391782	AP Ritz 715 Llc		CAI/CMCA renewal		155.00
	391783	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)
11/05/2025	399596	AP Marriott Business Services		S&W Admin/Res Office		(23,106.17)
				insurance-Casualty		(61,296.25)
				Manager's & Asst		(2,996.67)
				Payroll Taxes & Benefits		(12,012.13)
				Prior Year Assessment/Credit		4,688.58
				Electrical		(22,844.65)
				GB Master Assoc		(10,800.00)
				Water & Sewer		(13,610.08)
				Security Officer		(5,669.42)
	399597	AP eBallot		Eballot-2025		(2,653.00)
	404960	AP The Ritz-Carlton Hotel Company, LLC		Management fee 11/2025	8450120662	(11,930.00)
	404961	AP The Ritz-Carlton Hotel Company, LLC		Training Services	8450120565	(103.40)
				Residential Services	8450120565	(3,346.29)
				Financial Services	8450120565	(2,276.00)
				on-site technology & tech serv	8450120565	(135.87)
11/10/2025	399598	AP Marriott Business Services		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)
				GB Master Assoc		10,800.00
	399599	AP eBallot		Eballot-2025		2,653.00
11/11/2025	404962	AP Haber Law, LLP		Legal Fees		(2,677.50)
	405413	AP The Ritz-Carlton Key Biscayne		Office Supplies		(45.23)
				Website Updates		(60.00)
				Website Updates		(40.00)
				Lunch with Tim and Alicia		(134.62)
11/17/2025	404963	AP The Ritz-Carlton Hotel Company, LLC		Procurement Services	8450119533	(2,513.24)
				Financial Services	8450119533	2,276.00

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From November 01, 2025 To November 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Liabilities</b>						
<b>2000 - Accounts Payable - Operating</b>						<b>Balance From Previous Page: (24,198.60)</b>
11/17/2025	404963	AP The Ritz-Carlton Hotel Company, LLC		Training Services	8450119533	103.40
				Residential Services	8450119533	3,346.29
	404964	AP The Ritz-Carlton Hotel Company, LLC		Management fee 11/2025	8450120662	11,930.00
	404965	AP The Ritz-Carlton Hotel Company, LLC		Financial Services	8450120565	2,276.00
				Training Services	8450120565	103.40
				on-site technology & tech serv	8450120565	135.87
				Residential Services	8450120565	3,346.29
	404966	AP Haber Law, LLP		Legal Fees		2,677.50
	405414	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
11/25/2025	408252	AP Associa Client Shared Services, inc		NSF Fee	Quantity: 5	(225.00)
<b>Total November, 2025:</b>						<b>(225.00)</b>
<b>Ending Balance 2000 - Accounts Payable - Operating:</b>						<b>(225.00)</b>
<b>2015 - Returned Check Fee Payable - Operating</b>						<b>Opening Balance: 0.00</b>
11/07/2025	395929	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1014	AR Adjust Batch	(45.00)
	395932	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1001	AR Adjust Batch	(45.00)
	395935	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1111	AR Adjust Batch	(45.00)
	395940	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1098	AR Adjust Batch	(45.00)
	395944	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-0808	AR Adjust Batch	(45.00)
11/25/2025	408252	AP Associa Client Shared Services, inc		NSF Fee	Quantity: 5	225.00
<b>Total November, 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: (159,825.83)</b>
11/01/2025	396434	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

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

Date	Batch	Source	Project	Description	Reference	Amount
<b>Liabilities</b>						
<b>2395 - General Accruals - Operating</b>						<b>Balance From Previous Page: 1,024.10</b>
11/01/2025	396434	RV Accrue Expenses		Accrue Marriott Business Services	73R59038408	(4,688.58)
				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
11/30/2025	416309	RV Accrue Expenses		Accrue The Ritz-Carlton Key Biscayne	NOI1125733	(62.87)
				Accrue The Ritz-Carlton Key Biscayne	NOI1125733	(49.82)
				Accrue The Ritz-Carlton Key Biscayne	NOI1125733	(27.31)
				Accrue The Ritz-Carlton Key Biscayne	NOI1125733	(29.34)
				Accrue The Ritz-Carlton Key Biscayne	NOI1125733	(296.50)
				Accrue The Ritz-Carlton Key Biscayne	NOI1125733	(51.77)
				Accrue The Ritz-Carlton Key Biscayne	NOI1125733	(10.00)
				Accrue The Ritz-Carlton Key Biscayne	NOI1125733	(145.20)
				Accrue The Ritz-Carlton Key Biscayne	NOI1125733	(60.00)
	423644	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Co	8450121235	(161.49)
				Accrue The Ritz-Carlton Hotel Co	8450121235	(2,276.00)
				Accrue The Ritz-Carlton Hotel Co	8450121235	(103.40)
				Accrue The Ritz-Carlton Hotel Co	8450121235	(141.37)
				Accrue The Ritz-Carlton Hotel Co	8450121235	(3,346.29)
<b>Total November, 2025:</b>						<b>153,064.47</b>
<b>Ending Balance 2395 - General Accruals - Operating:</b>						<b>(6,761.36)</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: (22,366.02)</b>
11/01/2025	397255	RV System AR to Prepaid Reclassification		Reverse October AR Reclass to Prepaid	Reclass	22,366.02
11/30/2025	411781	RV System AR to Prepaid Reclassification		November AR Reclass to Prepaid	Reclass	(13,162.17)
<b>Total November, 2025:</b>						<b>9,203.85</b>
<b>Ending Balance 2550 - Prepaid Assessments - Operating:</b>						<b>(13,162.17)</b>

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From November 01, 2025 To November 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b><u>Liabilities</u></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: (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: (273,130.75)</b>
<b><u>Owners' Equity</u></b>						
<b>3000 - Retained Earnings - Operating Fund - Operating</b>						<b>Opening Balance: (239,344.82)</b>
				No Activity this period		0.00
						<b>0.00</b>
						<b>Ending Balance 3000 - Retained Earnings - Operating Fund - Operating: (239,344.82)</b>
<b>3005 - Equity Adjustments - Prior Periods - Operating</b>						<b>Opening Balance: 8,426.57</b>
				No Activity this period		0.00
						<b>0.00</b>
						<b>Ending Balance 3005 - Equity Adjustments - Prior Periods - Operating: 8,426.57</b>
<b><u>Income</u></b>						
<b>4000 - CAM Income - Operating</b>						<b>Opening Balance: (2,323,646.47)</b>
11/01/2025	382535	C3 Billing Batch		188 Units, Assessment	Billing Batch	(172,879.20)
						<b>Total November, 2025: (172,879.20)</b>
						<b>Ending Balance 4000 - CAM Income - Operating: (2,496,525.67)</b>
<b>4025 - Reserve Assessments - Operating</b>						<b>Opening Balance: 0.00</b>
11/01/2025	382535	C3 Billing Batch		188 Units, Reserve Assessment	Billing Batch	(50,808.49)
11/30/2025	422842	JE Reserve Contribution		OP to RES Dept	Reserves	50,808.49
						<b>Total November, 2025: 0.00</b>
						<b>Ending Balance 4025 - Reserve Assessments - Operating: 0.00</b>

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From November 01, 2025 To November 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Income</b>						
<b>4025 - Reserve Assessments - Reserves</b>						<b>Opening Balance: (508,084.90)</b>
11/30/2025	422842	JE		Reserve Contribution	OP to RES Dept	Reserves (50,808.49)
						<b>Total November, 2025: (50,808.49)</b>
<b>Ending Balance 4025 - Reserve Assessments - Reserves:</b>						<b>(558,893.39)</b>
<b>4240 - Move-In &amp; Out Fees - Operating</b>						<b>Opening Balance: (600.00)</b>
						No Activity this period 0.00
						<b>0.00</b>
<b>Ending Balance 4240 - Move-In &amp; Out Fees - Operating:</b>						<b>(600.00)</b>
<b>4260 - Resale Processing Fees - Operating</b>						<b>Opening Balance: (850.00)</b>
						No Activity this period 0.00
						<b>0.00</b>
<b>Ending Balance 4260 - Resale Processing Fees - Operating:</b>						<b>(850.00)</b>
<b>4295 - Other User Income - Operating</b>						<b>Opening Balance: 0.01</b>
						No Activity this period 0.00
						<b>0.00</b>
<b>Ending Balance 4295 - Other User Income - Operating:</b>						<b>0.01</b>
<b>4590 - Prior Year Surplus - Operating</b>						<b>Opening Balance: (46,885.80)</b>
11/01/2025	391781	AP		Marriott Business Services	Prior Year Assessment/Credit	(4,688.58)
	396434	RV		Accrue Expenses	Accrue Marriott Business Services	73R59038408 4,688.58
11/05/2025	399596	AP		Marriott Business Services	Prior Year Assessment/Credit	(4,688.58)
						<b>Total November, 2025: (4,688.58)</b>
<b>Ending Balance 4590 - Prior Year Surplus - Operating:</b>						<b>(51,574.38)</b>
<b>4825 - Misc. Income - Operating</b>						<b>Opening Balance: (1,408.40)</b>
						No Activity this period 0.00
						<b>0.00</b>
<b>Ending Balance 4825 - Misc. Income - Operating:</b>						<b>(1,408.40)</b>
<b>4900 - Interest Revenue - Operations - Operating</b>						<b>Opening Balance: (625.94)</b>
11/30/2025	410241	JE		BU 0115 activity	Interest Credit	11/30/2025 (3.82)
					Interest Credit ICS	11/30/2025 (2.71)
	410247	JE		BU WIRE 0174 activity	No Bank Activity	11/30/2025 (1.00)

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From November 01, 2025 To November 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Income</b>						
<b>4900 - Interest Revenue - Operations - Operating</b>						<b>Balance From Previous Page: (633.47)</b>
11/30/2025	410250	JE BU WIRE 0174 activity		REV	REV	1.00
						<b>Total November, 2025: (6.53)</b>
<b>Ending Balance 4900 - Interest Revenue - Operations - Operating:</b>						<b>(632.47)</b>
<b>4910 - Reserve Assessment - Interest Inc. - Reserves</b>						<b>Opening Balance: (4,607.02)</b>
11/30/2025	410248	JE BU RES 0166 activity		Interest Credit	11/30/2025	(75.40)
						<b>Total November, 2025: (75.40)</b>
<b>Ending Balance 4910 - Reserve Assessment - Interest Inc. - Reserves:</b>						<b>(4,682.42)</b>
<b>Expenses</b>						
<b>5010 - Bad Debt - Operating</b>						<b>Opening Balance: 5,059.28</b>
						No Activity this period
						0.00
						<b>0.00</b>
<b>Ending Balance 5010 - Bad Debt - Operating:</b>						<b>5,059.28</b>
<b>5015 - Credit Card &amp; Bank Charges - Operating</b>						<b>Opening Balance: 75.00</b>
						No Activity this period
						0.00
						<b>0.00</b>
<b>Ending Balance 5015 - Credit Card &amp; Bank Charges - Operating:</b>						<b>75.00</b>
<b>5020 - Shared - Op Supplies - Operating</b>						<b>Opening Balance: 27,926.40</b>
						No Activity this period
						0.00
						<b>0.00</b>
<b>Ending Balance 5020 - Shared - Op Supplies - Operating:</b>						<b>27,926.40</b>
<b>5055 - Master Assoc Fees - Operating</b>						<b>Opening Balance: 108,000.00</b>
11/01/2025	391781	AP Marriott Business Services		GB Master Assoc		10,800.00
	396434	RV Accrue Expenses		Accrue Marriott Business Services	73R59038408	(10,800.00)
11/05/2025	399596	AP Marriott Business Services		GB Master Assoc		10,800.00
						<b>Total November, 2025: 10,800.00</b>
<b>Ending Balance 5055 - Master Assoc Fees - Operating:</b>						<b>118,800.00</b>
<b>5090 - Office Supplies - Operating</b>						<b>Opening Balance: 1,172.16</b>
11/01/2025	391780	AP Ritz 715 Llc		Office Supplies		177.23
	396434	RV Accrue Expenses		Accrue Ritz 715 Llc	NOI1025452	(177.23)

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From November 01, 2025 To November 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
<b>Expenses</b>							
<b>5090 - Office Supplies - Operating</b>						<b>Balance From Previous Page:</b>	<b>1,172.16</b>
11/11/2025	405413	AP The Ritz-Carlton Key Biscayne		Office Supplies		45.23	
11/13/2025	402707	AP Ritz 715 Llc		*VOID* Ritz 715 Llc	Void Check: 1000072	(177.23)	
11/30/2025	416309	RV Accrue Expenses		Accrue The Ritz-Carlton Key Biscayne	NOI1125733	49.82	
				Accrue The Ritz-Carlton Key Biscayne	NOI1125733	296.50	
				Accrue The Ritz-Carlton Key Biscayne	NOI1125733	51.77	
				Accrue The Ritz-Carlton Key Biscayne	NOI1125733	145.20	
<b>Total November, 2025:</b>						<b>411.29</b>	
<b>Ending Balance 5090 - Office Supplies - Operating:</b>						<b>1,583.45</b>	
<b>5150 - Contingency - Operating</b>						<b>Opening Balance:</b>	<b>1,331.99</b>
				No Activity this period		0.00	
						<b>0.00</b>	
<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>
11/01/2025	391780	AP Ritz 715 Llc		newsletter design		100.00	
	396434	RV Accrue Expenses		Accrue Ritz 715 Llc	NOI1025452	(100.00)	
11/11/2025	405413	AP The Ritz-Carlton Key Biscayne		Website Updates		60.00	
				Website Updates		40.00	
11/13/2025	402707	AP Ritz 715 Llc		*VOID* Ritz 715 Llc	Void Check: 1000072	(100.00)	
11/30/2025	416309	RV Accrue Expenses		Accrue The Ritz-Carlton Key Biscayne	NOI1125733	60.00	
<b>Total November, 2025:</b>						<b>60.00</b>	
<b>Ending Balance 5196 - Miscellaneous Admin Expenses - Operating:</b>						<b>1,320.00</b>	
<b>5301 - S&amp;W - Admin - Operating</b>						<b>Opening Balance:</b>	<b>231,061.69</b>
11/01/2025	391781	AP Marriott Business Services		S&W Admin/Res Office		23,106.17	
	396434	RV Accrue Expenses		Accrue Marriott Business Services	73R59038408	(23,106.17)	
11/05/2025	399596	AP Marriott Business Services		S&W Admin/Res Office		23,106.17	
<b>Total November, 2025:</b>						<b>23,106.17</b>	
<b>Ending Balance 5301 - S&amp;W - Admin - Operating:</b>						<b>254,167.86</b>	
<b>5310 - Shared Services -Administrative - Operating</b>						<b>Opening Balance:</b>	<b>29,966.70</b>
11/01/2025	391781	AP Marriott Business Services		Manager's & Asst		2,996.67	
	396434	RV Accrue Expenses		Accrue Marriott Business Services	73R59038408	(2,996.67)	

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From November 01, 2025 To November 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>5310 - Shared Services -Administrative - Operating</b>						<b>Balance From Previous Page: 29,966.70</b>
11/05/2025	399596	AP Marriott Business Services		Manager's & Asst		2,996.67
						<b>Total November, 2025: 2,996.67</b>
<b>Ending Balance 5310 - Shared Services -Administrative - Operating:</b>						<b>32,963.37</b>
<b>5311 - SharedServ- Security - Operating</b>						<b>Opening Balance: 56,694.20</b>
11/01/2025	391781	AP Marriott Business Services		Security Officer		5,669.42
	396434	RV Accrue Expenses		Accrue Marriott Business Services	73R59038408	(5,669.42)
11/05/2025	399596	AP Marriott Business Services		Security Officer		5,669.42
						<b>Total November, 2025: 5,669.42</b>
<b>Ending Balance 5311 - SharedServ- Security - Operating:</b>						<b>62,363.62</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: 180,376.54</b>
11/01/2025	391781	AP Marriott Business Services		Payroll Taxes & Benefits		12,012.13
	396434	RV Accrue Expenses		Accrue Marriott Business Services	73R59038408	(12,012.13)
11/05/2025	399596	AP Marriott Business Services		Payroll Taxes & Benefits		12,012.13
						<b>Total November, 2025: 12,012.13</b>
<b>Ending Balance 5320 - SharedServ- PTEB - Operating:</b>						<b>192,388.67</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: 612,962.49</b>
11/01/2025	391781	AP Marriott Business Services		Insurance-Casualty		61,296.25

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From November 01, 2025 To November 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>5400 - Insurance Premiums - Operating</b>						<b>Balance From Previous Page: 674,258.74</b>
11/01/2025	396434	RV		Accrue Expenses	Accrue Marriott Business Services	73R59038408 (61,296.25)
11/05/2025	399596	AP		Marriott Business Services	insurance-Casualty	61,296.25
<b>Total November, 2025:</b>						<b>61,296.25</b>
<b>Ending Balance 5400 - Insurance Premiums - Operating:</b>						<b>674,258.74</b>
<b>5402 - Insurance D&amp;O - Operating</b>						<b>Opening Balance: 39,144.39</b>
11/30/2025	408291	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 November, 2025:</b>						<b>3,238.90</b>
<b>Ending Balance 5402 - Insurance D&amp;O - Operating:</b>						<b>42,383.29</b>
<b>5408 - Rubbish Removal - Operating</b>						<b>Opening Balance: 16,176.00</b>
No Activity this period						0.00
<b>Total November, 2025:</b>						<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: 228,446.58</b>
11/01/2025	391781	AP		Marriott Business Services	Electrical	22,844.65
	396434	RV		Accrue Expenses	Accrue Marriott Business Services	73R59038408 (22,844.65)
11/05/2025	399596	AP		Marriott Business Services	Electrical	22,844.65
<b>Total November, 2025:</b>						<b>22,844.65</b>
<b>Ending Balance 6000 - Electricity - Operating:</b>						<b>251,291.23</b>
<b>6005 - Gas Service - Operating</b>						<b>Opening Balance: 15,675.20</b>
No Activity this period						0.00
<b>Total November, 2025:</b>						<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: 136,100.80</b>
11/01/2025	391781	AP		Marriott Business Services	Water & Sewer	13,610.08
	396434	RV		Accrue Expenses	Accrue Marriott Business Services	73R59038408 (13,610.08)

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

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>6025 - Water &amp; Sewer - Operating</b>						<b>Balance From Previous Page: 136,100.80</b>
11/05/2025	399596	AP Marriott Business Services		Water & Sewer		13,610.08
						<u>13,610.08</u>
<b>Total November, 2025:</b>						<b>13,610.08</b>
<b>Ending Balance 6025 - Water &amp; Sewer - Operating:</b>						<b><u>149,710.88</u></b>
<b>6040 - Bundled Telecom Services - Operating</b>						<b>Opening Balance: 13,480.00</b>
				No Activity this period		0.00
						<u>0.00</u>
<b>Ending Balance 6040 - Bundled Telecom Services - Operating:</b>						<b><u>13,480.00</u></b>
<b>6045 - Cable Service - Operating</b>						<b>Opening Balance: 11,862.40</b>
				No Activity this period		0.00
						<u>0.00</u>
<b>Ending Balance 6045 - Cable Service - Operating:</b>						<b><u>11,862.40</u></b>
<b>6300 - Licenses &amp; Fees - Operating</b>						<b>Opening Balance: 752.00</b>
				No Activity this period		0.00
						<u>0.00</u>
<b>Ending Balance 6300 - Licenses &amp; Fees - Operating:</b>						<b><u>752.00</u></b>
<b>6416 - Health Club/Amenities Expense - Operating</b>						<b>Opening Balance: 20,000.00</b>
				No Activity this period		0.00
						<u>0.00</u>
<b>Ending Balance 6416 - Health Club/Amenities Expense - Operating:</b>						<b><u>20,000.00</u></b>
<b>6420 - Uniforms - Operating</b>						<b>Opening Balance: 14,195.20</b>
				No Activity this period		0.00
						<u>0.00</u>
<b>Ending Balance 6420 - Uniforms - Operating:</b>						<b><u>14,195.20</u></b>
<b>6424 - Misc Usage Charges -Tennis - Operating</b>						<b>Opening Balance: 14,400.00</b>
				No Activity this period		0.00
						<u>0.00</u>
<b>Ending Balance 6424 - Misc Usage Charges -Tennis - Operating:</b>						<b><u>14,400.00</u></b>

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From November 01, 2025 To November 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
<b>Expenses</b>							
<b>6426 - Plant Maintenance - Operating</b>						<b>Opening Balance:</b>	<b>7,656.00</b>
				No Activity this period		0.00	
						<u>0.00</u>	
					<b>Ending Balance 6426 - Plant Maintenance - Operating:</b>	<b>7,656.00</b>	
<b>6432 - Janitor &amp; Cleaning Contract - Operating</b>						<b>Opening Balance:</b>	<b>23,552.80</b>
				No Activity this period		0.00	
						<u>0.00</u>	
					<b>Ending Balance 6432 - Janitor &amp; Cleaning Contract - Operating:</b>	<b>23,552.80</b>	
<b>6442 - Landscaping/Grounds - Operating</b>						<b>Opening Balance:</b>	<b>49,660.00</b>
				No Activity this period		0.00	
						<u>0.00</u>	
					<b>Ending Balance 6442 - Landscaping/Grounds - Operating:</b>	<b>49,660.00</b>	
<b>6530 - General Maintenance Shared - Operating</b>						<b>Opening Balance:</b>	<b>161,550.40</b>
				No Activity this period		0.00	
						<u>0.00</u>	
					<b>Ending Balance 6530 - General Maintenance Shared - Operating:</b>	<b>161,550.40</b>	
<b>7000 - Audit Fees - Operating</b>						<b>Opening Balance:</b>	<b>10,660.00</b>
				No Activity this period		0.00	
						<u>0.00</u>	
					<b>Ending Balance 7000 - Audit Fees - Operating:</b>	<b>10,660.00</b>	
<b>7001 - Accounting Fees - Operating</b>						<b>Opening Balance:</b>	<b>22,276.00</b>
11/01/2025	396434	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)	
	404959	AP	The Ritz-Carlton Hotel Company, LLC	Financial Services	8450119533	2,276.00	
11/05/2025	404961	AP	The Ritz-Carlton Hotel Company, LLC	Financial Services	8450120565	2,276.00	
11/30/2025	423644	RV	Accrue Expenses	Accrue The Ritz-Carlton Hotel Co	8450121235	2,276.00	
					<b>Total November, 2025:</b>	<b>2,276.00</b>	
					<b>Ending Balance 7001 - Accounting Fees - Operating:</b>	<b>25,036.00</b>	
<b>7010 - Professional Development - Operating</b>						<b>Opening Balance:</b>	<b>4,055.53</b>
11/01/2025	391780	AP	Ritz 715 Llc	CAI/CMCA renewal		155.00	

# General Ledger Report

## G.B. Resort Condominium Key Biscayne

From November 01, 2025 To November 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>7010 - Professional Development - Operating</b>						<b>Balance From Previous Page: 4,210.53</b>
11/01/2025	391780	AP Ritz 715 Llc		Drycleaning / Owner		19.80
	396434	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)
				Accrue Ritz 715 Llc	NOI1025452	(155.00)
	404959	AP The Ritz-Carlton Hotel Company, LLC		Training Services	8450119533	103.40
11/05/2025	399597	AP eBallot		Eballot-2025		2,653.00
	404961	AP The Ritz-Carlton Hotel Company, LLC		Training Services	8450120565	103.40
				on-site technology & tech serv	8450120565	135.87
11/11/2025	405413	AP The Ritz-Carlton Key Biscayne		Lunch with Tim and Alicia		134.62
11/13/2025	402707	AP Ritz 715 Llc		*VOID* Ritz 715 Llc	Void Check: 1000072	(19.80)
				*VOID* Ritz 715 Llc	Void Check: 1000072	(155.00)
11/30/2025	416309	RV Accrue Expenses		Accrue The Ritz-Carlton Key Biscayne	NOI1125733	62.87
				Accrue The Ritz-Carlton Key Biscayne	NOI1125733	27.31
				Accrue The Ritz-Carlton Key Biscayne	NOI1125733	29.34
				Accrue The Ritz-Carlton Key Biscayne	NOI1125733	10.00
	423644	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Co	8450121235	161.49
				Accrue The Ritz-Carlton Hotel Co	8450121235	103.40
				Accrue The Ritz-Carlton Hotel Co	8450121235	141.37
<b>Total November, 2025:</b>						<b>495.60</b>
<b>Ending Balance 7010 - Professional Development - Operating:</b>						<b>4,551.13</b>
<b>7020 - Legal Fees - Operating</b>						<b>Opening Balance: 22,761.35</b>
11/11/2025	404962	AP Haber Law, LLP		Legal Fees		2,677.50
<b>Total November, 2025:</b>						<b>2,677.50</b>
<b>Ending Balance 7020 - Legal Fees - Operating:</b>						<b>25,438.85</b>
<b>7040 - Management Fees - Operating</b>						<b>Opening Balance: 119,300.00</b>
11/05/2025	404960	AP The Ritz-Carlton Hotel Company, LLC		Management fee 11/2025	8450120662	11,930.00
<b>Total November, 2025:</b>						<b>11,930.00</b>
<b>Ending Balance 7040 - Management Fees - Operating:</b>						<b>131,230.00</b>
<b>8902 - Programs &amp; Services Bundle - Operating</b>						<b>Opening Balance: 32,887.93</b>
11/01/2025	396434	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)
	404959	AP The Ritz-Carlton Hotel Company, LLC		Procurement Services	8450119533	(2,513.24)

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

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>8902 - Programs &amp; Services Bundle - Operating</b>						<b>Balance From Previous Page: 26,195.35</b>
11/01/2025	404959	AP The Ritz-Carlton Hotel Company, LLC		Residential Services	8450119533	3,346.29
11/05/2025	404961	AP The Ritz-Carlton Hotel Company, LLC		Residential Services	8450120565	3,346.29
11/30/2025	423644	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Co	8450121235	3,346.29
<b>Total November, 2025:</b>						<b>3,346.29</b>
<b>Ending Balance 8902 - Programs &amp; Services Bundle - Operating:</b>						<b>36,234.22</b>
<b>9105 - Reserve Expense - Reserves</b>						<b>Opening Balance: 1,950,000.00</b>
				No Activity this period		0.00
<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>68,003.47</b>
<b>Plus deposits and outstanding debits:</b>					
409371	11/27/2025	ATGPay Online Payment	ACH Payment	718.07	
409372	11/27/2025	ATGPay Online Payment	ACH Payment	1,824.87	
<b>Total deposits and outstanding debits:</b>				<u>2,542.94</u>	<u>70,546.41</u>
<b>Less outstanding checks:</b>					
410241	11/30/2025	November Sweep	11/30/2025	(2.71)	
<b>Total outstanding checks:</b>				<u>(2.71)</u>	<u>70,543.70</u>
				<b>Ending balance General Ledger:</b>	<b>70,543.70</b>
				<b>Difference:</b>	<b><u>0.00</u></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>	0.19
<b>Less outstanding checks:</b>					
		No outstanding checks.		0.00	
				<b>Total outstanding checks:</b>	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>201,388.00</b>
<b>Plus deposits and outstanding debits:</b>					
		No outstanding deposits.		0.00	
		<b>Total deposits and outstanding debits:</b>		0.00	201,388.00
<b>Less outstanding checks:</b>					
		No outstanding checks.		0.00	
		<b>Total outstanding checks:</b>		0.00	201,388.00
				<b>Ending balance General Ledger:</b>	<b>201,388.00</b>
				<b>Difference:</b>	<b>0.00</b>

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





>001578 7917362 0001 008229 10Z  
 G.B. RESORT CONDOMINIUM HOTEL  
 ASSOCIATION, INC  
 NOW OPERATING  
 2301 N. GREENVILLE 1ST FLOOR  
 RICHARDSON TX 75082


**Statement Date: November 30, 2025**

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

**Customer Service Information**

 Client Care: 877-779-BANK (2265)

 Web Site: www.bankunited.com

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



**Customer Message Center**

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

**CP IB BUSINESS CHECKING Account \*\*\*\*\*0115**

**Account Summary**

Statement Balance as of 10/31/2025			\$-104,278.52
Plus	20	Deposits and Other Credits	\$542,001.40
Less	15	Withdrawals, Checks, and Other Debits	\$369,725.94
Less		Service Charge	\$0.00
Plus		Interest Paid	\$3.82
Statement Balance as of 11/30/2025			\$68,000.76

**Interest Summary**

Beginning Interest Rate	0.00%
Interest Paid this Statement Period	\$3.82
Interest Paid Year to Date	\$61.60

**Activity By Date**

Date	Description	Withdrawals	Deposits	Balance
11/04/2025	ATGPay Online Pa ATGPay Onl ST-M5S1B9A3S2N0 G B RESORT CONDOMINIUM		\$2,416.97	\$-101,861.55
11/04/2025	AVIDPAY SERVICE AVIDPAY	\$452.03		\$-102,313.58

Statement Date: November 30, 2025

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

## Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	CK1000072 G.B. Resort Condominiu			
11/04/2025	GBResort VendorPymt MARASSO08	\$147,646.79		\$-249,960.37
11/05/2025	WEB TFR FR 009856200166 163817006273 WEB RF#163817006273		\$300,000.00	\$50,039.63
11/05/2025	AVIDPAY SERVICE AVIDPAY CK1000072 G.B. Resort Condominiu		\$452.03	\$50,491.66
11/05/2025	GBResort ACH MARASSO08		\$176,642.28	\$227,133.94
11/05/2025	SWEEP TO DDA 009856361429	\$27,133.94		\$200,000.00
11/06/2025	ATGPay Online Pa ATGPay Onl ST-U6L2D7N5B1V7 G B RESORT CONDOMINIUM		\$5,591.61	\$205,591.61
11/06/2025	SWEEP TO DDA 009856361429	\$5,591.61		\$200,000.00
11/07/2025	ICL Remote Client De		\$3,135.04	\$203,135.04
11/07/2025	TowerResidencesC VendorPymt 9856200115 GBResortBUOP0115		\$530.88	\$203,665.92
11/07/2025	ATGPay Online Pa ATGPay Onl ST-F9W7D3V4Z1V8 G B RESORT CONDOMINIUM		\$1,475.73	\$205,141.65
11/07/2025	ACH CHARGEBACK RETURN RETIRE	\$1,043.81		\$204,097.84
11/07/2025	ACH CHARGEBACK RETURN RETIRE	\$1,511.73		\$202,586.11
11/07/2025	ACH CHARGEBACK RETURN RETIRE	\$2,363.01		\$200,223.10
11/07/2025	ACH CHARGEBACK RETURN RETIRE	\$5,078.70		\$195,144.40
11/07/2025	ACH CHARGEBACK RETURN RETIRE	\$1,508.13		\$193,636.27
11/07/2025	TRANSFER FROM DDA 9856361429		\$9,223.77	\$202,860.04
11/10/2025	ICL Remote Client De		\$2,416.97	\$205,277.01
11/10/2025	SWEEP TO DDA 009856361429	\$3,135.04		\$202,141.97
11/12/2025	ICL Remote Client De		\$754.07	\$202,896.04
11/12/2025	ATGPay Online Pa ATGPay Onl ST-T7M0A3H9C4U8		\$905.24	\$203,801.28

**Statement Date: November 30, 2025**

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

**Activity By Date**

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	G B RESORT CONDOMINIUM			
11/12/2025	AVIDPAY SERVICE AVIDPAY CK1000073 G.B. Resort Condominiu	\$2,653.00		\$201,148.28
11/12/2025	GBResort VendorPymt MARASSO08	\$147,646.79		\$53,501.49
11/12/2025	TRANSFER FROM DDA 9856361429		\$26,636.82	\$80,138.31
11/13/2025	ICL Remote Client De		\$1,120.87	\$81,259.18
11/13/2025	ATGPay Online Pa ATGPay Onl ST-Z1W9Y7J0V8S3 G B RESORT CONDOMINIUM		\$1,043.81	\$82,302.99
11/17/2025	ICL Remote Client De		\$3,153.04	\$85,456.03
11/18/2025	ICL Remote Client De		\$757.66	\$86,213.69
11/18/2025	AVIDPAY SERVICE AVIDPAY CK1000074 G.B. Resort Condominiu	\$2,677.50		\$83,536.19
11/18/2025	GBResort VendorPymt MARASSO08	\$279.85		\$83,256.34
11/21/2025	OUTGOING DOM WIRE: 20251121RO0 11361 THE RITZ-CARLTON HOTELCO MP LL C73D5900074	\$21,004.01		\$62,252.33
11/25/2025	ICL Remote Client De		\$4,741.90	\$66,994.23
11/26/2025	ATGPay Online Pa ATGPay Onl ST-S7Y8O8X8O4D8 G B RESORT CONDOMINIUM		\$1,000.00	\$67,994.23
11/28/2025	TRANSFER FROM DDA 9856361429		\$2.71	\$67,996.94
11/28/2025	Interest Paid		\$3.82	\$68,000.76

**Rates By Date**

<i>Date</i>	<i>Rate</i>	<i>Date</i>	<i>Rate</i>
11/03	0.00%	11/05	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>
10/31	\$-104,278.52	11/10	\$202,141.97	11/18	\$83,256.34	11/28	\$68,000.76
11/04	\$-249,960.37	11/12	\$80,138.31	11/21	\$62,252.33		
11/05	\$200,000.00	11/13	\$82,302.99	11/25	\$66,994.23		
11/07	\$202,860.04	11/17	\$85,456.03	11/26	\$67,994.23		

Statement Date: November 30, 2025

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

---

**Other Balances**

Minimum Balance this Statement Period

\$-249,960.37

---



**Effective July 1, 2025, our Funds Availability disclosure will be updated.** This update makes required inflation adjustments to certain dollar amounts affecting funds availability. You may access the revised Funds Availability Disclosure by visiting <https://www.bankunited.com/terms-conditions>. Should you have any questions, please contact our Client Care Center at **(877) 779-2265**. We appreciate your business and look forward to continuing to serve your financial needs.

**Statement Date: November 30, 2025**

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

**If your account does not balance please check the following carefully:**

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

Are the amounts of your deposits and other additions entered in your checkbook register the same as those on this statement?

Have you checked all additions and subtractions in your checkbook register?

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

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

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

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

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

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

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





**BankUnited**

We appreciate your business.

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

RETURN SERVICE REQUESTED

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

Contact Us  
**(305) 818-8325**



Account  
**G.B. Resort Condominium Hotel Associatio**

Date  
**11/30/2025**

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 November 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%	\$12.34	\$2.71
<b>TOTAL</b>			<b>\$12.34</b>	<b>\$2.71</b>

**DETAILED ACCOUNT OVERVIEW**

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

**Account Summary - Savings**

Statement Period	11/1-11/30/2025	Average Daily Balance	\$6,632.61
Previous Period Ending Balance	\$12.34	Interest Rate at End of Statement Period	0.499%
Total Program Deposits	35,860.59	Annual Percentage Yield Earned	0.50%
Total Program Withdrawals	(35,872.93)	YTD Interest Paid	570.16
Interest Capitalized	2.71		
<b>Current Period Ending Balance</b>	<b>\$2.71</b>		

**Account Transaction Detail**

Date	Activity Type	Amount	Balance
11/03/2025	Withdrawal	(\$12.34)	\$0.00
11/06/2025	Deposit	27,133.94	27,133.94
11/07/2025	Deposit	5,591.61	32,725.55
11/10/2025	Withdrawal	(9,223.77)	23,501.78
11/12/2025	Deposit	3,135.04	26,636.82
11/13/2025	Withdrawal	(26,636.82)	0.00
11/28/2025	Interest Capitalization	2.71	2.71

**Summary of Balances as of November 30, 2025**

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
First Horizon Bank	MEMPHIS, TN	4977	\$0.73
MidFirst Bank	Oklahoma City, OK	4063	1.98

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



>003658 7917348 0001 008229 10Z  
 G.B. RESORT CONDOMINIUM HOTEL  
 ASSOCIATION, INC  
 OPERATING - WIRES  
 2301 N. GREENVILLE 1ST FLOOR  
 RICHARDSON TX 75082

**Statement Date: November 30, 2025**

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

**Customer Service Information**

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



**Customer Message Center**

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

**CP IB BUSINESS CHECKING Account \*\*\*\*\*0174**

**Account Summary**

Statement Balance as of 10/31/2025			\$0.19
Plus	0	Deposits and Other Credits	\$0.00
Less	0	Withdrawals, Checks, and Other Debits	\$0.00
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.00
Statement Balance as of 11/30/2025			\$0.19

**Interest Summary**

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$0.00
Interest Paid Year to Date	\$0.71

**Rates By Date**

Date	Rate
11/03	0.05%

Statement Date: November 30, 2025

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

**Balances by Date**

<i>Date</i>	<i>Balance</i>
10/31	\$0.19

**Other Balances**

Minimum Balance this Statement Period	\$0.19
---------------------------------------	--------



**Effective July 1, 2025, our Funds Availability disclosure will be updated.** This update makes required inflation adjustments to certain dollar amounts affecting funds availability. You may access the revised Funds Availability Disclosure by visiting <https://www.bankunited.com/terms-conditions>. Should you have any questions, please contact our Client Care Center at **(877) 779-2265**. We appreciate your business and look forward to continuing to serve your financial needs.

**Statement Date: November 30, 2025**

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

**If your account does not balance please check the following carefully:**

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

Are the amounts of your deposits and other additions entered in your checkbook register the same as those on this statement?

Have you checked all additions and subtractions in your checkbook register?

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

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

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

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

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

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

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





**BankUnited**

We appreciate your business.

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





>003211 7917359 0001 008229 10Z  
 G.B. RESORT CONDOMINIUM HOTEL  
 ASSOCIATION, INC  
 RESERVE ACCOUNT  
 2301 N. GREENVILLE 1ST FLOOR  
 RICHARDSON TX 75082


**Statement Date: November 30, 2025**

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

**Customer Service Information**

 Client Care: 877-779-BANK (2265)

 Web Site: www.bankunited.com

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



**Customer Message Center**

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

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

**Account Summary**

Statement Balance as of 10/31/2025			\$501,312.60
Plus	0	Deposits and Other Credits	\$0.00
Less	1	Withdrawals, Checks, and Other Debits	\$300,000.00
Less		Service Charge	\$0.00
Plus		Interest Paid	\$75.40
Statement Balance as of 11/30/2025			\$201,388.00

**Interest Summary**

Beginning Interest Rate	0.50%
Interest Paid this Statement Period	\$75.40
Interest Paid Year to Date	\$4,682.42

**Activity By Date**

Date	Description	Withdrawals	Deposits	Balance
11/05/2025	WEB TFR TO 009856200115 WEB RF#163817006273	\$300,000.00		\$201,312.60
11/28/2025	Interest Paid		\$75.40	\$201,388.00

Statement Date: November 30, 2025

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

**Rates By Date**

<i>Date</i>	<i>Rate</i>	<i>Date</i>	<i>Rate</i>
11/03	0.50%	11/04	0.35%

**Balances by Date**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
10/31	\$501,312.60	11/05	\$201,312.60	11/28	\$201,388.00

**Other Balances**

Minimum Balance this Statement Period	\$201,312.60
---------------------------------------	--------------



**Effective July 1, 2025, our Funds Availability disclosure will be updated.** This update makes required inflation adjustments to certain dollar amounts affecting funds availability. You may access the revised Funds Availability Disclosure by visiting <https://www.bankunited.com/terms-conditions>. Should you have any questions, please contact our Client Care Center at **(877) 779-2265**. We appreciate your business and look forward to continuing to serve your financial needs.

**Statement Date: November 30, 2025**

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

**If your account does not balance please check the following carefully:**

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

Are the amounts of your deposits and other additions entered in your checkbook register the same as those on this statement?

Have you checked all additions and subtractions in your checkbook register?

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

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

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

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

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

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

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





**BankUnited**

We appreciate your business.

51- GB Resort  
 Bad Debt Analysis- GL 1525  
 11/30/2025

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

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



51- GB Resort  
Prepaid expense- GL 1640  
11/30/2025

<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  
 11/30/2025

Vendor Name	Reference #	Invoice Date	Posting Month	Balance	11/30/2025
Accrue The Ritz carlton Key Biscayne	NOI1125733	11/1/2025	December	\$	62.87
Accrue The Ritz carlton Key Biscayne	NOI1125733	11/1/2025	December	\$	49.82
Accrue The Ritz carlton Key Biscayne	NOI1125733	11/1/2025	December	\$	27.31
Accrue The Ritz carlton Key Biscayne	NOI1125733	11/1/2025	December	\$	29.34
Accrue The Ritz carlton Key Biscayne	NOI1125733	11/1/2025	December	\$	296.50
Accrue The Ritz carlton Key Biscayne	NOI1125733	11/1/2025	December	\$	51.77
Accrue The Ritz carlton Key Biscayne	NOI1125733	11/1/2025	December	\$	10.00
Accrue The Ritz carlton Key Biscayne	NOI1125733	11/1/2025	December	\$	145.20
Accrue The Ritz carlton Hotel Co	NOI1125733	11/1/2025	December	\$	60.00
Accrue The Ritz carlton Hotel Co	8450121235	11/1/2025	December	\$	161.49
Accrue The Ritz carlton Hotel Co	8450121235	11/1/2025	December	\$	2,276.00
Accrue The Ritz carlton Hotel Co	8450121235	11/1/2025	December	\$	103.40
Accrue The Ritz carlton Hotel Co	8450121235	11/1/2025	December	\$	141.37
Accrue The Ritz carlton Hotel Co	8450121235	11/1/2025	December	\$	3,346.29
Total				\$	6,761.36
Per GL				\$	6,761.36
Difference				\$	-

**51- GB Resort**  
**Other Current Liabilities- GL 2495**  
**11/30/2025**

<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  
11/30/2025

Component	GL	Reg. Balance												Cumulative Ending Balance		
		1/1/2024	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25		Dec-25	
Deferred Revenue- Reserves	GL 2598	\$ 1,263,873.78														\$ 1,263,873.78
Retained Earnings- RSV	GL 3194	\$ 273,130.75														\$ 273,130.75
Reserve Income	GL 4025	\$ -	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 50,808.42	\$ 588,892.62
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	\$ 75.40			\$ 4,057.01
Balance per Month		\$ 1,537,004.53	\$ 51,793.95	\$ 51,739.66	\$ (1,598,108.62)	\$ 50,945.73	\$ 50,989.32	\$ 50,997.92	\$ 51,051.95	\$ 51,114.49	\$ 51,146.03	\$ (248,979.21)	\$ 50,883.82	\$ -	\$ -	\$ 150,579.57
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	\$ 150,579.57	\$ 150,579.57		
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	\$ 201,388.00			
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	\$ 201,388.00	\$ -		
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)	\$ (50,808.43)	\$ 150,579.57	\$ -	\$ -
Per GL	GL 1651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (254,042.10)	\$ (152,425.26)	\$ (401,616.84)	\$ (50,808.42)	\$ -	\$ -	\$ -
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)	\$ (0.01)	\$ 150,579.57		

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

	Current Period				Year to Date (11 months)				Comments
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
5150 - Contingency	\$ -	\$ 1,666.00	\$ (1,666.00)	-100.0%	\$ 1,331.99	\$ 18,333.00	\$ (17,001.01)	-93.0%	funds will continue to build
7001 - Accounting Fees	\$ -	\$ 2,549.00	\$ (2,549.00)	-100.0%	\$ 22,760.00	\$ 28,040.00	\$ (5,280.00)	-19.0%	Novemebr payment will be accrued
7020 - Legal Fees	\$ 2,677.50	\$ 584.00	\$ 2,093.50	358.0%	\$ 25,438.85	\$ 6,417.00	\$ 19,021.85	296.0%	Over budget