

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

	<u>Balance Dec 31, 2025</u>	<u>Balance Nov 30, 2025</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - BU OPER #0115	399,386.67	70,543.70	328,842.97
1001 - BU OPER WIRE #0174	6,441.20	0.19	6,441.01
1650 - Due To/From Reserves	0.00	50,808.42	(50,808.42)
Total Operating Funds	405,827.87	121,352.31	284,475.56
Reserve Funds			
1325 - BU RSRV #0166	201,447.69	201,388.00	59.69
1651 - Due To/From Operating	0.00	(50,808.42)	50,808.42
Total Reserve Funds	201,447.69	150,579.58	50,868.11
Accounts Receivable			
1500 - Accounts Receivable	62,038.84	50,320.05	11,718.79
1525 - Allowance for Bad Debt	(5,059.28)	(5,059.28)	0.00
Total Accounts Receivable	56,979.56	45,260.77	11,718.79
Prepaid Expenses			
1600 - Prepaid Property & Liability Ins	19,433.40	22,672.30	(3,238.90)
Total Prepaid Expenses	19,433.40	22,672.30	(3,238.90)
Total Assets	683,688.52	339,864.96	343,823.56
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	225.00	225.00	0.00
2015 - Returned Check Fee Payable	90.00	0.00	90.00
Total Accounts Payable	315.00	225.00	90.00

Balance Sheet Report

G.B. Resort Condominium Key Biscayne

As of December 31, 2025

	<u>Balance Dec 31, 2025</u>	<u>Balance Nov 30, 2025</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - General Accruals	302,411.20	6,761.36	295,649.84
Total Accrued Expenses	302,411.20	6,761.36	295,649.84
Accrued Payroll			
2495 - Other Current Liabilities	(56,263.09)	(56,263.09)	0.00
Total Accrued Payroll	(56,263.09)	(56,263.09)	0.00
Prepaid Assessments			
2550 - Prepaid Assessments	6,980.09	13,162.17	(6,182.08)
2598 - Deferred Revenue-Reserves	196,706.41	1,537,004.53	(1,340,298.12)
Total Prepaid Assessments	203,686.50	1,550,166.70	(1,346,480.20)
Total Liabilities	450,149.61	1,500,889.97	(1,050,740.36)
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Retained Earnings - Operating Fund	239,344.82	239,344.82	0.00
3005 - Equity Adjustments - Prior Periods	(8,426.57)	(8,426.57)	0.00
Total Owners Equity - Prior Years	230,918.25	230,918.25	0.00
Total Owners' Equity	230,918.25	230,918.25	0.00
Net Income / (Loss)	2,620.66	(1,391,943.26)	1,394,563.92
Total Liabilities and Equity	683,688.52	339,864.96	343,823.56

Income Statement Report

G.B. Resort Condominium Key Biscayne

Operating

December 01, 2025 thru December 31, 2025

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4000 - CAM Income	321,593.08	234,843.00	86,750.08	2,818,118.75	2,818,121.00	(2.25)	2,818,121.00	2.25
4240 - Move-In & Out Fees	0.00	0.00	0.00	600.00	0.00	600.00	0.00	(600.00)
4260 - Resale Processing Fees	0.00	0.00	0.00	850.00	0.00	850.00	0.00	(850.00)
4590 - Prior Year Surplus	4,688.58	4,689.00	(0.42)	56,262.96	56,263.00	(0.04)	56,263.00	0.04
4825 - Misc. Income	229.60	230.00	(0.40)	1,638.00	1,150.00	488.00	1,150.00	(488.00)
4900 - Interest Revenue - Operations	62.32	0.00	62.32	694.79	0.00	694.79	0.00	(694.79)
Total Assessment Income	326,573.58	239,762.00	86,811.58	2,878,164.50	2,875,534.00	2,630.50	2,875,534.00	(2,630.50)
User Fee Income								
4295 - Other User Income	0.00	0.00	0.00	(0.01)	0.00	(0.01)	0.00	0.01
Total User Fee Income	0.00	0.00	0.00	(0.01)	0.00	(0.01)	0.00	0.01
Total Operating Income	326,573.58	239,762.00	86,811.58	2,878,164.49	2,875,534.00	2,630.49	2,875,534.00	(2,630.49)
<u>Expense</u>								
Administrative								
5010 - Bad Debt	0.00	0.00	0.00	5,059.28	0.00	5,059.28	0.00	(5,059.28)
5015 - Credit Card & Bank Charges	0.00	0.00	0.00	75.00	0.00	75.00	0.00	(75.00)
5020 - Shared - Op Supplies	6,981.60	6,982.00	(0.40)	34,908.00	34,910.00	(2.00)	34,910.00	2.00
5055 - Master Assoc Fees	10,800.00	10,800.00	0.00	129,600.00	129,600.00	0.00	129,600.00	0.00
5090 - Office Supplies	177.23	83.00	94.23	1,760.68	1,000.00	760.68	1,000.00	(760.68)
5150 - Contingency	0.00	1,667.00	(1,667.00)	1,331.99	20,000.00	(18,668.01)	20,000.00	18,668.01
5196 - Miscellaneous Admin Expenses	100.00	342.00	(242.00)	1,420.00	4,105.00	(2,685.00)	4,105.00	2,685.00
Total Administrative	18,058.83	19,874.00	(1,815.17)	174,154.95	189,615.00	(15,460.05)	189,615.00	15,460.05
Payroll & Benefits								
5301 - S&W - Admin	23,106.17	23,106.00	0.17	277,274.03	277,274.00	0.03	277,274.00	(0.03)
5310 - Shared Services -Administrative	2,996.67	2,997.00	(0.33)	35,960.04	35,960.00	0.04	35,960.00	(0.04)
5311 - SharedServ- Security	5,669.42	5,669.00	0.42	68,033.04	68,033.00	0.04	68,033.00	(0.04)
5312 - SharedServ- Engineer	20,809.00	20,809.00	0.00	104,045.00	104,045.00	0.00	104,045.00	0.00

Income Statement Report

G.B. Resort Condominium Key Biscayne

Operating

December 01, 2025 thru December 31, 2025

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Payroll & Benefits								
5316 - SharedServ- Pool	5,092.80	5,092.00	0.80	25,464.00	25,464.00	0.00	25,464.00	0.00
5320 - SharedServ- PTEB	27,075.94	27,077.00	(1.06)	219,464.61	219,465.00	(0.39)	219,465.00	0.39
5323 - Concierge Payroll	13,942.20	13,943.00	(0.80)	69,711.00	69,711.00	0.00	69,711.00	0.00
Total Payroll & Benefits	98,692.20	98,693.00	(0.80)	799,951.72	799,952.00	(0.28)	799,952.00	0.28
Utilities								
6000 - Electricity	22,844.67	22,845.00	(0.33)	274,135.90	274,136.00	(0.10)	274,136.00	0.10
6005 - Gas Service	3,918.80	3,918.00	0.80	19,594.00	19,594.00	0.00	19,594.00	0.00
6025 - Water & Sewer	13,610.08	13,610.00	0.08	163,320.96	163,321.00	(0.04)	163,321.00	0.04
6040 - Bundled Telecom Services	3,370.00	3,370.00	0.00	16,850.00	16,850.00	0.00	16,850.00	0.00
6045 - Cable Service	2,965.60	2,966.00	(0.40)	14,828.00	14,830.00	(2.00)	14,830.00	2.00
Total Utilities	46,709.15	46,709.00	0.15	488,728.86	488,731.00	(2.14)	488,731.00	2.14
Operations								
5400 - Insurance Premiums	61,296.25	61,296.00	0.25	735,554.99	735,555.00	(0.01)	735,555.00	0.01
5402 - Insurance D&O	3,238.90	3,690.00	(451.10)	45,622.19	44,275.00	1,347.19	44,275.00	(1,347.19)
6300 - Licenses & Fees	0.00	63.00	(63.00)	752.00	756.00	(4.00)	756.00	4.00
6416 - Health Club/Amenities Expense	5,000.00	5,000.00	0.00	25,000.00	25,000.00	0.00	25,000.00	0.00
6420 - Uniforms	3,548.80	3,548.00	0.80	17,744.00	17,744.00	0.00	17,744.00	0.00
6424 - Misc Usage Charges -Tennis	3,600.00	3,600.00	0.00	18,000.00	18,000.00	0.00	18,000.00	0.00
6426 - Plant Maintenance	1,914.00	1,914.00	0.00	9,570.00	9,570.00	0.00	9,570.00	0.00
6432 - Janitor & Cleaning Contract	5,888.20	5,889.00	(0.80)	29,441.00	29,441.00	0.00	29,441.00	0.00
6442 - Landscaping/Grounds	12,415.00	12,415.00	0.00	62,075.00	62,075.00	0.00	62,075.00	0.00
6530 - General Maintenance Shared	40,387.60	40,386.00	1.60	201,938.00	201,938.00	0.00	201,938.00	0.00
7000 - Audit Fees	0.00	888.00	(888.00)	10,660.00	10,660.00	0.00	10,660.00	0.00
7001 - Accounting Fees	2,280.00	2,549.00	(269.00)	27,316.00	30,589.00	(3,273.00)	30,589.00	3,273.00
7010 - Professional Development	831.74	125.00	706.74	5,382.87	1,500.00	3,882.87	1,500.00	(3,882.87)
7020 - Legal Fees	0.00	583.00	(583.00)	25,438.85	7,000.00	18,438.85	7,000.00	(18,438.85)

Income Statement Report

G.B. Resort Condominium Key Biscayne

Operating

December 01, 2025 thru December 31, 2025

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Operations								
7040 - Management Fees	11,925.00	11,930.00	(5.00)	143,155.00	143,155.00	0.00	143,155.00	0.00
Total Operations	152,325.49	153,876.00	(1,550.51)	1,357,649.90	1,337,258.00	20,391.90	1,337,258.00	(20,391.90)
Repair & Maintenance								
5408 - Rubbish Removal	4,044.00	4,044.00	0.00	20,220.00	20,220.00	0.00	20,220.00	0.00
5420 - Fire Prevention/Contract	0.00	230.00	(230.00)	0.00	2,760.00	(2,760.00)	2,760.00	2,760.00
Total Repair & Maintenance	4,044.00	4,274.00	(230.00)	20,220.00	22,980.00	(2,760.00)	22,980.00	2,760.00
8800 Expenses								
8902 - Programs & Services Bundle	3,346.29	3,083.00	263.29	39,580.51	37,000.00	2,580.51	37,000.00	(2,580.51)
Total 8800 Expenses	3,346.29	3,083.00	263.29	39,580.51	37,000.00	2,580.51	37,000.00	(2,580.51)
Total Operating Expense	323,175.96	326,509.00	(3,333.04)	2,880,285.94	2,875,536.00	4,749.94	2,875,536.00	(4,749.94)
Total Operating Income / (Loss)	3,397.62	(86,747.00)	90,144.62	(2,121.45)	(2.00)	(2,119.45)	(2.00)	2,119.45

Income Statement Report

G.B. Resort Condominium Key Biscayne

Reserves

December 01, 2025 thru December 31, 2025

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4025 - Reserve Assessments	1,391,106.61	50,808.00	1,340,298.61	1,950,000.00	609,701.00	1,340,299.00	609,701.00	(1,340,299.00)
4910 - Reserve Assessment - Interest Inc.	59.69	0.00	59.69	4,742.11	0.00	4,742.11	0.00	(4,742.11)
Total Assessment Income	1,391,166.30	50,808.00	1,340,358.30	1,954,742.11	609,701.00	1,345,041.11	609,701.00	(1,345,041.11)
Total Reserves Income	1,391,166.30	50,808.00	1,340,358.30	1,954,742.11	609,701.00	1,345,041.11	609,701.00	(1,345,041.11)
<u>Expense</u>								
Reserve Expenses								
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)
Total Reserve Expenses	0.00	0.00	0.00	1,950,000.00	0.00	1,950,000.00	0.00	(1,950,000.00)
Total Reserves Expense	0.00	0.00	0.00	1,950,000.00	0.00	1,950,000.00	0.00	(1,950,000.00)
Total Reserves Income / (Loss)	1,391,166.30	50,808.00	1,340,358.30	4,742.11	609,701.00	(604,958.89)	609,701.00	604,958.89
Total Association Net Income / (Loss)	1,394,563.92	(35,939.00)	1,430,502.92	2,620.66	609,699.00	(607,078.34)	609,699.00	607,078.34

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Operating

As of December 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Projected	Total Budget
Assessment Income														
4000 - CAM Income	321,593	321,593	321,592	321,593	172,879	172,879	172,879	172,879	172,879	172,879	172,879	321,593	2,818,119	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	62	695	0
Total Assessment Income	326,687	326,791	327,617	326,940	177,627	177,985	177,574	177,597	177,573	177,626	177,574	326,574	2,878,165	2,875,534
User Fee Income														
4295 - Other User Income	0	0	0	0	0	0	0	(0)	0	0	0	0	(0)	0
Total User Fee Income	0	0	0	0	0	0	0	(0)	0	0	0	0	(0)	0
Total Income	326,687	326,791	327,617	326,940	177,627	177,985	177,574	177,597	177,573	177,626	177,574	326,574	2,878,164	2,875,534
Administrative														
5010 - Bad Debt	0	0	0	0	0	5,059	0	0	0	0	0	0	5,059	0
5015 - Credit Card & Bank Charges	0	0	0	0	0	0	0	0	75	0	0	0	75	0
5020 - Shared - Op Supplies	6,982	6,982	6,982	6,982	0	0	0	0	0	0	0	6,982	34,908	34,910
5055 - Master Assoc Fees	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	129,600	129,600
5090 - Office Supplies	0	0	298	273	0	12	413	0	45	132	411	177	1,761	1,000
5150 - Contingency	329	531	235	224	0	13	0	0	0	0	0	0	1,332	20,000
5196 - Miscellaneous Admin Expens	0	0	80	20	0	0	340	720	100	0	60	100	1,420	4,105
Total Administrative	18,110	18,313	18,395	18,298	10,800	15,884	11,553	11,520	11,020	10,932	11,271	18,059	174,155	189,615
Payroll & Benefits														
5301 - S&W - Admin	23,106	23,106	23,106	23,106	23,106	23,106	23,106	23,106	23,106	23,106	23,106	23,106	277,274	277,274
5310 - Shared Services -Administrat	2,997	2,997	2,997	2,997	2,997	2,997	2,997	2,997	2,997	2,997	2,997	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	5,093	25,464	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	27,076	219,465	219,465

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Operating

As of December 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Projected	Total Budget
Payroll & Benefits														
5323 - Concierge Payroll	13,942	13,942	13,942	13,942	0	0	0	0	0	0	0	13,942	69,711	69,711
Total Payroll & Benefits	98,692	98,692	98,692	98,692	43,784	43,784	43,784	43,784	43,784	43,784	43,784	98,692	799,952	799,952
Utilities														
6000 - Electricity	22,845	22,845	22,845	22,845	22,845	22,845	22,845	22,845	22,845	22,845	22,845	22,845	274,136	274,136
6005 - Gas Service	3,919	3,919	3,919	3,919	0	0	0	0	0	0	0	3,919	19,594	19,594
6025 - Water & Sewer	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	163,321	163,321
6040 - Bundled Telecom Services	3,370	3,370	3,370	3,370	0	0	0	0	0	0	0	3,370	16,850	16,850
6045 - Cable Service	2,966	2,966	2,966	2,966	0	0	0	0	0	0	0	2,966	14,828	14,830
Total Utilities	46,709	46,709	46,709	46,709	36,455	36,455	36,455	36,455	36,455	36,455	36,455	46,709	488,729	488,731
Operations														
5400 - Insurance Premiums	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	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	3,239	45,622	44,275
6300 - Licenses & Fees	752	0	0	0	0	0	0	0	0	0	0	0	752	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	3,549	17,744	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	5,888	29,441	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	40,388	201,938	201,938
7000 - Audit Fees	0	5,408	4,472	780	0	0	0	0	0	0	0	0	10,660	10,660
7001 - Accounting Fees	0	2,276	4,552	2,276	0	4,552	2,276	2,276	0	4,552	2,276	2,280	27,316	30,589
7010 - Professional Development	(800)	0	(800)	103	0	1,289	1,092	0	135	3,036	496	832	5,383	1,500
7020 - Legal Fees	440	7,940	2,465	5,168	1,155	4,261	525	2,465	(1,658)	0	2,678	0	25,439	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	11,925	143,155	143,155
Total Operations	150,524	165,756	160,821	158,460	78,533	87,481	81,632	81,206	74,942	84,053	81,914	152,325	1,357,650	1,337,258
Repair & Maintenance														
5408 - Rubbish Removal	4,044	4,044	4,044	4,044	0	0	0	0	0	0	0	4,044	20,220	20,220

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Operating

As of December 31, 2025

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Projected	Budget
Repair & Maintenance														
5420 - Fire Prevention/Contract	0	0	0	0	0	0	0	0	0	0	0	0	0	2,760
Total Repair & Maintenance	4,044	4,044	4,044	4,044	0	0	0	0	0	0	0	4,044	20,220	22,980
8800 Expenses														
8902 - Programs & Services Bundle	0	3,346	8,602	3,272	0	6,693	3,346	3,450	0	4,179	3,346	3,346	39,581	37,000
Total 8800 Expenses	0	3,346	8,602	3,272	0	6,693	3,346	3,450	0	4,179	3,346	3,346	39,581	37,000
Total Expense	318,080	336,861	337,263	329,476	169,572	190,297	176,770	176,415	166,202	179,403	176,771	323,176	2,880,286	2,875,536
Total Operating	8,607	(10,070)	(9,646)	(2,536)	8,055	(12,311)	804	1,182	11,371	(1,778)	803	3,398	(2,121)	(2)

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

Reserves

As of December 31, 2025

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Projected	Budget
Assessment Income														
4025 - Reserve Assessments	50,808	50,808	50,808	50,808	50,808	50,808	50,808	50,808	50,808	50,808	50,808	1,391,107	1,950,000	609,701
4910 - Reserve Assessment - Intere	986	931	1,083	137	181	190	244	306	338	212	75	60	4,742	0
Total Assessment Income	51,794	51,740	51,891	50,946	50,989	50,998	51,052	51,115	51,146	51,021	50,884	1,391,166	1,954,742	609,701
Total Income	51,794	51,740	51,891	50,946	50,989	50,998	51,052	51,115	51,146	51,021	50,884	1,391,166	1,954,742	609,701
Reserve Expenses														
9105 - Reserve Expense	0	0	1,650,000	0	0	0	0	0	0	300,000	0	0	1,950,000	0
Total Reserve Expenses	0	0	1,650,000	0	0	0	0	0	0	300,000	0	0	1,950,000	0
Total Expense	0	0	1,650,000	0	0	0	0	0	0	300,000	0	0	1,950,000	0
Total Reserves	51,794	51,740	1,598,109	50,946	50,989	50,998	51,052	51,115	51,146	(248,979)	50,884	1,391,166	4,742	609,701

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of December 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Projected	Total Budget
Assessment Income														
4000 - CAM Income	321,593	321,593	321,592	321,593	172,879	172,879	172,879	172,879	172,879	172,879	172,879	321,593	2,818,119	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	1,391,107	1,950,000	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	62	695	0
4910 - Reserve Assessment - Intere	986	931	1,083	137	181	190	244	306	338	212	75	60	4,742	0
Total Assessment Income	378,481	378,530	379,509	377,886	228,616	228,983	228,626	228,711	228,719	228,647	228,458	1,717,740	4,832,907	3,485,235
User Fee Income														
4295 - Other User Income	0	0	0	0	0	0	0	(0)	0	0	0	0	(0)	0
Total User Fee Income	0	0	0	0	0	0	0	(0)	0	0	0	0	(0)	0
Total Income	378,481	378,530	379,509	377,886	228,616	228,983	228,626	228,711	228,719	228,647	228,458	1,717,740	4,832,907	3,485,235
Administrative														
5010 - Bad Debt	0	0	0	0	0	5,059	0	0	0	0	0	0	5,059	0
5015 - Credit Card & Bank Charges	0	0	0	0	0	0	0	0	75	0	0	0	75	0
5020 - Shared - Op Supplies	6,982	6,982	6,982	6,982	0	0	0	0	0	0	0	6,982	34,908	34,910
5055 - Master Assoc Fees	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	129,600	129,600
5090 - Office Supplies	0	0	298	273	0	12	413	0	45	132	411	177	1,761	1,000
5150 - Contingency	329	531	235	224	0	13	0	0	0	0	0	0	1,332	20,000
5196 - Miscellaneous Admin Expens	0	0	80	20	0	0	340	720	100	0	60	100	1,420	4,105
Total Administrative	18,110	18,313	18,395	18,298	10,800	15,884	11,553	11,520	11,020	10,932	11,271	18,059	174,155	189,615
Payroll & Benefits														
5301 - S&W - Admin	23,106	23,106	23,106	23,106	23,106	23,106	23,106	23,106	23,106	23,106	23,106	23,106	277,274	277,274
5310 - Shared Services -Administrat	2,997	2,997	2,997	2,997	2,997	2,997	2,997	2,997	2,997	2,997	2,997	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	5,093	25,464	25,464

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of December 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Projected	Total Budget
Payroll & Benefits														
5320 - SharedServ- PTEB	27,076	27,076	27,076	27,076	12,012	12,012	12,012	12,012	12,012	12,012	12,012	27,076	219,465	219,465
5323 - Concierge Payroll	13,942	13,942	13,942	13,942	0	0	0	0	0	0	0	13,942	69,711	69,711
Total Payroll & Benefits	98,692	98,692	98,692	98,692	43,784	43,784	43,784	43,784	43,784	43,784	43,784	98,692	799,952	799,952
Utilities														
6000 - Electricity	22,845	22,845	22,845	22,845	22,845	22,845	22,845	22,845	22,845	22,845	22,845	22,845	274,136	274,136
6005 - Gas Service	3,919	3,919	3,919	3,919	0	0	0	0	0	0	0	3,919	19,594	19,594
6025 - Water & Sewer	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	163,321	163,321
6040 - Bundled Telecom Services	3,370	3,370	3,370	3,370	0	0	0	0	0	0	0	3,370	16,850	16,850
6045 - Cable Service	2,966	2,966	2,966	2,966	0	0	0	0	0	0	0	2,966	14,828	14,830
Total Utilities	46,709	46,709	46,709	46,709	36,455	36,455	36,455	36,455	36,455	36,455	36,455	46,709	488,729	488,731
Operations														
5400 - Insurance Premiums	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	61,296	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	3,239	45,622	44,275
6300 - Licenses & Fees	752	0	0	0	0	0	0	0	0	0	0	0	752	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	3,549	17,744	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	5,888	29,441	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	40,388	201,938	201,938
7000 - Audit Fees	0	5,408	4,472	780	0	0	0	0	0	0	0	0	10,660	10,660
7001 - Accounting Fees	0	2,276	4,552	2,276	0	4,552	2,276	2,276	0	4,552	2,276	2,280	27,316	30,589
7010 - Professional Development	(800)	0	(800)	103	0	1,289	1,092	0	135	3,036	496	832	5,383	1,500
7020 - Legal Fees	440	7,940	2,465	5,168	1,155	4,261	525	2,465	(1,658)	0	2,678	0	25,439	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	11,925	143,155	143,155
Total Operations	150,524	165,756	160,821	158,460	78,533	87,481	81,632	81,206	74,942	84,053	81,914	152,325	1,357,650	1,337,258

Income and Expense Projection Report

G.B. Resort Condominium Key Biscayne

As of December 31, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Projected	Total Budget
Repair & Maintenance														
5408 - Rubbish Removal	4,044	4,044	4,044	4,044	0	0	0	0	0	0	0	4,044	20,220	20,220
5420 - Fire Prevention/Contract	0	0	0	0	0	0	0	0	0	0	0	0	0	2,760
Total Repair & Maintenance	4,044	4,044	4,044	4,044	0	0	0	0	0	0	0	4,044	20,220	22,980
8800 Expenses														
8902 - Programs & Services Bundle	0	3,346	8,602	3,272	0	6,693	3,346	3,450	0	4,179	3,346	3,346	39,581	37,000
Total 8800 Expenses	0	3,346	8,602	3,272	0	6,693	3,346	3,450	0	4,179	3,346	3,346	39,581	37,000
Reserve Expenses														
9105 - Reserve Expense	0	0	1,650,000	0	0	0	0	0	0	300,000	0	0	1,950,000	0
Total Reserve Expenses	0	0	1,650,000	0	0	0	0	0	0	300,000	0	0	1,950,000	0
Total Expense	318,080	336,861	1,987,263	329,476	169,572	190,297	176,770	176,415	166,202	479,403	176,771	323,176	4,830,286	2,875,536
All Departments Summary	60,401	41,670	1,607,754	48,410	59,044	38,687	51,856	52,296	62,517	(250,757)	51,687	1,394,564	2,621	609,699

Investment Listing Report

G.B. Resort Condominium Key Biscayne

As of Wed Dec 31, 2025

GI Account \ Institution	Bank Account	Investment Type	Current Balance	Rate	Purchase Date	Term	Maturity Date
Operating Funds							
1000 - BU OPER #0115 Bank United	****0115		399,386.67	0.150%	11/30/2023		0
1001 - BU OPER WIRE #0174 Bank United	****0174		6,441.20	0.150%	11/30/2023		0
		Total Operating Funds:	405,827.87				
Reserve Funds							
1325 - BU RSRV #0166 Bank United	****0166	Money Market	201,447.69	1.500%	11/30/2023		0
		Total Reserve Funds:	201,447.69				
		Total GB Resort:	607,275.56				

Delinquency and Prepaid Report

G.B. Resort Condominium Key Biscayne

As Of: Wed Dec 31, 2025

Outstanding Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0057	Zbn Investments Corp.	455 Grand Bay Drive #1464	UB-0001	649.60	0.00	0.00	0.00	0.00	649.60
00101-0251	Zbn Investments Corp	455 Grand Bay Drive #1064	UB-0001	973.93	0.00	0.00	0.00	0.00	973.93
00101-0280	Thierry Viac	455 Grand Bay Drive #1059	UB-0001	1,261.39	349.25	0.00	0.00	0.00	1,610.64
00101-0316	Edward Held	455 Grand Bay Drive #1055	UB-0001	1,084.11	0.00	0.00	0.00	0.00	1,084.11
00101-0374	Cynthia Caridad	455 Grand Bay Drive #957	UB-0001	1,255.39	754.07	0.00	311.36	929.26	3,250.08
00101-0400	Haim Lalo	455 Grand Bay Drive #884	UB-0001	1,261.39	513.23	0.00	0.00	244.50	2,019.12
00101-0426	Amram Llc	455 Grand Bay Drive #882	UB-0001	1,662.90	0.00	0.00	0.00	2,768.45	4,431.35
00101-0442	Roykin Services, Inc.	455 Grand Bay Drive #0880	UB-0001	16.50	0.00	0.00	0.00	0.00	16.50
00101-0552	Raul Rivero	455 Grand Bay Drive #862	UB-0001	0.02	0.00	0.00	0.00	0.00	0.02
00101-0633	Keybis Corporation	455 Grand Bay Drive #783	UB-0001	0.01	0.00	0.00	0.00	0.00	0.01
00101-0662	Settled - Rch Investments	455 Grand Bay Drive #0780	UB-0001	0.00	0.00	0.00	0.00	0.01	0.01
00101-0727	Terranostral Ltd.	455 Grand Bay Drive #772	UB-0001	0.05	0.00	0.00	0.00	0.12	0.17
00101-0811	Pre Group Llc	455 Grand Bay Drive #757	UB-0001	2,768.45	0.00	0.00	0.00	0.00	2,768.45
00101-0853	Matilde Canals	455 Grand Bay Drive #685	UB-0001	1,380.04	0.00	0.00	0.00	0.00	1,380.04
00101-0882	Nathan Halegua	455 Grand Bay Drive #682	UB-0001	0.01	0.00	0.00	0.00	0.00	0.01
00101-1001	Good Spring Development	455 Grand Bay Drive #664	UB-0001	2,871.58	0.00	0.00	0.00	0.00	2,871.58
00101-1014	Good Spring Development	455 Grand Bay Drive #0660	UB-0001	4,118.50	0.00	0.00	0.00	0.00	4,118.50
00101-1085	Cpz Investments Corp	455 Grand Bay Drive #585	UB-0001	2,096.22	0.00	0.00	0.00	0.00	2,096.22
00101-1098	Tarara Of Florida, Inc.	455 Grand Bay Drive #584	UB-0001	1,261.39	2,408.01	0.00	0.00	0.00	3,669.40
00101-1111	Tarara Of Florida, Inc.	455 Grand Bay Drive #582	UB-0001	2,768.45	5,123.70	0.00	0.00	0.00	7,892.15
00101-1140	502 Ritz 502 Ritz Llc	455 Grand Bay Drive #579	UB-0001	0.05	0.00	0.00	0.00	0.00	0.05
00101-1247	Dr. Angela Ehrman	455 Grand Bay Drive #560	UB-0001	404.09	0.00	0.00	0.00	0.00	404.09
00101-1289	Egio Llc	455 Grand Bay Drive #554	UB-0001	347.98	0.00	0.00	0.00	0.00	347.98
00101-1302	Keybis Corporation	455 Grand Bay Drive #487	UB-0001	0.01	0.00	0.00	0.00	0.00	0.01
00101-1467	Francisco Ortega	455 Grand Bay Drive #464	UB-0001	1,737.77	758.14	0.00	0.00	0.00	2,495.91
00101-1496	Pre Group Llc	455 Grand Bay Drive #458	UB-0001	2,510.78	0.00	0.00	0.00	0.00	2,510.78
00101-1519	Sepehr Sajjad	455 Grand Bay Drive #454	UB-0001	1,255.39	0.00	0.00	0.00	0.00	1,255.39
00101-1629	Inversiones Sebastopol SA	455 Grand Bay Drive #377	UB-0001	1,261.39	757.67	847.54	0.00	0.00	2,866.60
00101-1674	Aubry Paul Walckiers	455 Grand Bay Drive #368	UB-0001	1,240.46	0.00	0.00	0.00	0.00	1,240.46
00101-1807	Green Field One Llc	455 Grand Bay Drive #282	UB-0001	2,768.45	1,662.90	0.00	1,662.90	1,662.91	7,757.16
00101-1823	Neida Fragoso	455 Grand Bay Drive #280	UB-0001	2,813.45	0.00	0.00	0.00	0.00	2,813.45
00101-1878	Cpz Investments Corp	455 Grand Bay Drive #274	UB-0001	1,105.55	0.00	0.00	0.00	0.00	1,105.55
00113-8971	Settled - The JEN Trust	455 Grand Bay Drive #1464	UB-0001	0.00	0.00	0.00	0.00	0.05	0.05
00116-1867	Ross Hollman	455 Grand Bay Drive #768	UB-0001	0.01	0.00	0.00	0.00	0.00	0.01
00117-1857	Alexis Braun Burillo	455 Grand Bay Drive #378	UB-0001	409.46	0.00	0.00	0.00	0.00	409.46
Outstanding Balance:				41,284.77	12,326.97	847.54	1,974.26	5,605.30	62,038.84
Percentage of Balance:				66.55%	19.87%	1.37%	3.18%	9.04%	100.00%
Total Accounts:				23	4	1	0	7	35

Delinquency and Prepaid Report
G.B. Resort Condominium Key Biscayne
 As Of: Wed Dec 31, 2025

Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0248	Anthony Dellomo Ira	455 Grand Bay Drive #1155	UB-0001	-920.12	0.00	0.00	0.00	0.00	-920.12
00101-0536	Settled - Evasun76 Llc	455 Grand Bay Drive #866	UB-0001	0.00	0.00	0.00	0.00	-0.02	-0.02
00101-0905	Monro Llc	455 Grand Bay Drive #0680	UB-0001	-2,720.08	0.00	0.00	0.00	0.00	-2,720.08
00101-0921	Monro Llc	455 Grand Bay Drive #678	UB-0001	-1,233.46	0.00	0.00	0.00	0.00	-1,233.46
00101-0989	Tammy Caress-Zelman	455 Grand Bay Drive #668	UB-0001	-822.51	0.00	0.00	0.00	0.00	-822.51
00101-1205	Put It On The Ritz, Llc	455 Grand Bay Drive #570	UB-0001	-1,120.87	-159.91	0.00	0.00	0.00	-1,280.78
00101-1328	Settled - Juan Gonzalez	455 Grand Bay Drive #484	UB-0001	0.00	0.00	0.00	0.00	-3.00	-3.00
00113-8997	Settled - King Rental Properties,	455 Grand Bay Drive #768	UB-0001	0.00	0.00	0.00	0.00	-0.12	-0.12
Prepaid Balance:				-6,817.04	-159.91	0.00	0.00	-3.14	-6,980.09
Percentage of Balance:				97.66%	2.29%	0.00%	0.00%	0.04%	100.00%
Total Accounts:				4	1	0	0	3	8
Balance:				34,467.73	12,167.06	847.54	1,974.26	5,602.16	55,058.75
Percentage of Total Balance:				62.60%	22.10%	1.54%	3.59%	10.17%	100.00%

Accounts Payable Open Items

G.B. Resort Condominium Key Biscayne

As of Wed Dec 31, 2025

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

Cash Disbursement by Vendor

G.B. Resort Condominium Key Biscayne

Mon Dec 01, 2025 thru Wed Dec 31, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Associa Client Shared Services, inc</u>					
Check Date: 12/08/2025	Bank: Bank United Operating	Check Number: 02000064	Check Amount: 225.00		
	51 - 2015 - Returned Check Fee Payable	12/01/2025	NSF Fee		225.00
Total for Associa Client Shared Services, inc					225.00
<u>The Ritz-Carlton Hotel Company, LLC</u>					
Check Date: 12/09/2025	Bank: Bank United Operating	Check Number: 03000060	Check Amount: 11,925.00		
	51 - 7040 - Management Fees	12/02/2025	Management fee 12/2025	8450121474	11,925.00
Check Date: 12/23/2025	Bank: Bank United Operating	Check Number: 03000061	Check Amount: 6,028.55		
	51 - 7001 - Accounting Fees	12/17/2025	Financial Services	8450121235	2,276.00
	51 - 7010 - Professional Development	12/17/2025	Hotel Employee Related Costs	8450121235	161.49
	51 - 7010 - Professional Development	12/17/2025	Training Services	8450121235	103.40
	51 - 7010 - Professional Development	12/17/2025	on-site technology & tech serv	8450121235	141.37
	51 - 8902 - Programs & Services Bundle	12/17/2025	Residential Services	8450121235	3,346.29
Total for The Ritz-Carlton Hotel Company, LLC					17,953.55
<u>The Ritz-Carlton Key Biscayne</u>					
Check Date: 12/03/2025	Bank: Bank United Operating	Check Number: 02000063	Check Amount: 732.81		
	51 - 5090 - Office Supplies	12/01/2025	Budget Mtg mail out		49.82
	51 - 5090 - Office Supplies	12/01/2025	Miami Dade Registration		296.50
	51 - 5090 - Office Supplies	12/01/2025	Office Supplies		51.77
	51 - 5090 - Office Supplies	12/01/2025	Second budget meeting mail out		145.20
	51 - 5196 - Miscellaneous Admin Expenses	12/01/2025	Website Updates		60.00
	51 - 7010 - Professional Development	12/01/2025	Vase sample		62.87
	51 - 7010 - Professional Development	12/01/2025	Kale plant sample		27.31
	51 - 7010 - Professional Development	12/01/2025	Second plant sample		29.34
	51 - 7010 - Professional Development	12/01/2025	Parking , In CG/Mail Out		10.00
Check Date: 12/16/2025	Bank: Bank United Operating	Check Number: 02000065	Check Amount: 452.03		
	51 - 5090 - Office Supplies	12/15/2025	Office Supplies		177.23
	51 - 5196 - Miscellaneous Admin Expenses	12/15/2025	newsletter design		100.00
	51 - 7010 - Professional Development	12/15/2025	Drycleaning / Owner		19.80
	51 - 7010 - Professional Development	12/15/2025	CAI/CMCA renewal		155.00
Check Date: 12/26/2025	Bank: Bank United Operating	Check Number: 02000066	Check Amount: 230.65		
	51 - 7010 - Professional Development	12/22/2025	New Cutlery Trays		40.89
	51 - 7010 - Professional Development	12/22/2025	New vacuum charger		170.58

Cash Disbursement by Vendor

G.B. Resort Condominium Key Biscayne

Mon Dec 01, 2025 thru Wed Dec 31, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>The Ritz-Carlton Key Biscayne</u>					
Check Date: 12/26/2025	Bank: Bank United Operating	Check Number: 02000066	Check Amount: 230.65		
	51 - 7010 - Professional Development	12/22/2025	New Res Storage keys		19.18
			Total for The Ritz-Carlton Key Biscayne		<u>1,415.49</u>
			Total for GB Resort		<u>19,594.04</u>

General Ledger Report

G.B. Resort Condominium Key Biscayne

From December 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1000 - BU OPER #0115 - Operating						Opening Balance: 70,543.70
12/01/2025	409804	C3		ACH Payment	ATGPay Online Payment	ACH Payment 1,600.00
12/02/2025	410544	C3		ACH Payment	ATGPay Online Payment	ACH Payment 1,255.39
	410545	C3		ACH Payment	ATGPay Online Payment	ACH Payment 2,768.45
12/03/2025	411377	AP		Check Run 12-03-2025	The Ritz-Carlton Key Biscayne	Check No 02000063 (732.81)
12/04/2025	411965	C3		ACH Payment	ATGPay Online Payment	ACH Payment 718.07
	411977	C3		ACH Payment	ATGPay Online Payment	ACH Payment 1,824.87
	411979	C3		Cash Receipts	001 Items on Deposit Slip	Cash Receipts 754.07
12/05/2025	413431	C3		ACH Payment	ATGPay Online Payment	ACH Payment 1,255.39
	413587	C3		ACH Payment	ATGPay Online Payment	ACH Payment 1,255.39
	413802	C3		Credit Card Payment	ATGPay Online Payment	Credit Card Payment 1,195.46
	413893	C3		ACH Payment	ATGPay Online Payment	ACH Payment 1,261.39
	413922	C3		ACH Payment	ATGPay Online Payment	ACH Payment 2,768.45
	413960	C3		ACH Payment	ATGPay Online Payment	ACH Payment 2,768.45
	414196	C3		Credit Card Payment	ATGPay Online Payment	Credit Card Payment 503.71
	414353	C3		Direct Debit	137 Items on Direct Debit	Direct Debit 276,576.51
	415220	C3		Lock Box Receipts	003 Items on Lock Box File	Lock Box Receipts 4,144.33
12/06/2025	415173	C3		Credit Card Payment	ATGPay Online Payment	Credit Card Payment 1,737.77
12/08/2025	415288	C3		ACH Payment	ATGPay Online Payment	ACH Payment 1,507.07
	415467	AP		Check Run 12-08-2025	Associa Client Shared Services, inc	Check No 02000064 (225.00)
	416158	C3		Lock Box Receipts	002 Items on Lock Box File	Lock Box Receipts 3,963.90
12/09/2025	416189	C3		AR Adjustment - Returned Payment	Adjust Account 00101-1823	AR Adjust Batch (2,768.45)
	416191	C3		AR Adjustment - Returned Payment	Adjust Account 00101-1674	AR Adjust Batch (1,195.46)
	416193	C3		AR Adjustment - Returned Payment	Adjust Account 00101-1014	AR Adjust Batch (4,073.50)
	416195	C3		AR Adjustment - Returned Payment	Adjust Account 00101-1001	AR Adjust Batch (2,826.58)
	416352	AP		Check Run 12-09-2025	The Ritz-Carlton Hotel Company, LLC	Check No 03000060 (11,925.00)
12/10/2025	416906	C3		AR Adjustment - Returned Payment	Adjust Account 00101-1247	AR Adjust Batch (1,511.73)
	416908	C3		AR Adjustment - Returned Payment	Adjust Account 00101-1247	AR Adjust Batch (1,511.73)
12/11/2025	418539	C3		Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts 1,255.39
12/12/2025	418513	C3		Cash Receipts	001 Items on Deposit Slip	Cash Receipts 1,255.39
12/15/2025	421789	C3		Lock Box Receipts	003 Items on Lock Box File	Lock Box Receipts 2,591.84
12/16/2025	422476	AP		Check Run 12-16-2025	The Ritz-Carlton Key Biscayne	Check No 02000065 (452.03)
12/18/2025	424312	C3		ACH Payment	ATGPay Online Payment	ACH Payment 1,195.46
	424313	C3		ACH Payment	ATGPay Online Payment	ACH Payment 3,038.09
12/22/2025	425091	C3		Cash Receipts	015 Items on Deposit Slip	Cash Receipts 30,973.94
	425652	C3		Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts 3,869.22
12/23/2025	425722	AP		Check Run 12-23-2025	The Ritz-Carlton Hotel Company, LLC	Check No 03000061 (6,028.55)
12/26/2025	426980	AP		Check Run 12-26-2025	The Ritz-Carlton Key Biscayne	Check No 02000066 (230.65)
12/30/2025	427906	C3		Cash Receipts	001 Items on Deposit Slip	Cash Receipts 5,829.40
	427958	C3		AR Adjustment - Returned Payment	Adjust Account 00101-1289	AR Adjust Batch (754.07)
	428543	C3		Lock Box Receipts	003 Items on Lock Box File	Lock Box Receipts 5,149.01
12/31/2025	430476	JE		BU 0115 activity	Interest Credit	11/30/2025 7.79
					December Sweep	12/31/2025 5,149.01

General Ledger Report

G.B. Resort Condominium Key Biscayne

From December 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1000 - BU OPER #0115 - Operating						Balance From Previous Page: 404,481.35
12/31/2025	430476	JE BU 0115 activity		December Sweep	12/31/2025	(5,149.01)
				Interest Credit ICS	12/31/2025	4.39
				Interest Credit ICS	12/31/2025	49.94
Total December, 2025:						328,842.97
Ending Balance 1000 - BU OPER #0115 - Operating:						399,386.67
1001 - BU OPER WIRE #0174 - Operating						Opening Balance: 0.19
12/09/2025	416778	C3 AR Adjustment - WIRE		Adjust Account 1010468	WIRE	2,749.62
	416779	C3 AR Adjustment - WIRE		Adjust Account 1010442	WIRE	3,691.19
12/31/2025	430483	JE BU WIRE 0174 activity		Interest Credit	12/31/2025	0.20
Total December, 2025:						6,441.01
Ending Balance 1001 - BU OPER WIRE #0174 - Operating:						6,441.20
1325 - BU RSRV #0166 - Reserves						Opening Balance: 201,388.00
12/31/2025	430484	JE BU RES 0166 activity		Interest Credit	12/31/2025	59.69
Total December, 2025:						59.69
Ending Balance 1325 - BU RSRV #0166 - Reserves:						201,447.69
1500 - Accounts Receivable - Operating						Opening Balance: 50,320.05
12/01/2025	403981	C3 Billing Batch		188 Units, Assessment	Billing Batch	321,593.08
				188 Units, Reserve Assessment	Billing Batch	50,808.49
	409804	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,600.00)
	411782	RV System AR to Prepaid Reclassification		Reverse November AR Reclass to Prepaid	Reclass	(13,162.17)
12/02/2025	410544	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,255.39)
	410545	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(2,768.45)
12/04/2025	411965	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(718.07)
	411977	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,824.87)
	411979	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	(754.07)
12/05/2025	413431	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,255.39)
	413587	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,255.39)
	413802	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(1,195.46)
	413893	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,261.39)
	413922	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(2,768.45)
	413960	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(2,768.45)
	414196	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(503.71)
	414353	C3 Direct Debit		137 Items on Direct Debit	Direct Debit	(276,576.51)
	415220	C3 Lock Box Receipts		003 Items on Lock Box File	Lock Box Receipts	(4,144.33)
12/06/2025	415173	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(1,737.77)
12/08/2025	415288	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,507.07)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From December 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1500 - Accounts Receivable - Operating						Balance From Previous Page: 105,664.68
12/08/2025	416158	C3	Lock Box Receipts	002 Items on Lock Box File	Lock Box Receipts	(3,963.90)
12/09/2025	416189	C3	AR Adjustment - Returned Payment	Adjust Account 00101-1823	AR Adjust Batch	2,768.45
	416190	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-1823	AR Adjust Batch	45.00
	416191	C3	AR Adjustment - Returned Payment	Adjust Account 00101-1674	AR Adjust Batch	1,195.46
	416192	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-1674	AR Adjust Batch	45.00
	416193	C3	AR Adjustment - Returned Payment	Adjust Account 00101-1014	AR Adjust Batch	4,073.50
	416194	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-1014	AR Adjust Batch	45.00
	416195	C3	AR Adjustment - Returned Payment	Adjust Account 00101-1001	AR Adjust Batch	2,826.58
	416196	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-1001	AR Adjust Batch	45.00
	416778	C3	AR Adjustment - WIRE	Adjust Account 1010468	WIRE	(2,749.62)
	416779	C3	AR Adjustment - WIRE	Adjust Account 1010442	WIRE	(3,691.19)
12/10/2025	416906	C3	AR Adjustment - Returned Payment	Adjust Account 00101-1247	AR Adjust Batch	1,511.73
	416907	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-1247	AR Adjust Batch	45.00
	416908	C3	AR Adjustment - Returned Payment	Adjust Account 00101-1247	AR Adjust Batch	1,511.73
	416909	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-1247	AR Adjust Batch	45.00
12/11/2025	418539	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(1,255.39)
12/12/2025	418513	C3	Cash Receipts	001 Items on Deposit Slip	Cash Receipts	(1,255.39)
12/15/2025	421789	C3	Lock Box Receipts	003 Items on Lock Box File	Lock Box Receipts	(2,591.84)
12/18/2025	424312	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(1,195.46)
	424313	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(3,038.09)
12/22/2025	425091	C3	Cash Receipts	015 Items on Deposit Slip	Cash Receipts	(30,973.94)
	425652	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(3,869.22)
12/30/2025	427906	C3	Cash Receipts	001 Items on Deposit Slip	Cash Receipts	(5,829.40)
	427958	C3	AR Adjustment - Returned Payment	Adjust Account 00101-1289	AR Adjust Batch	754.07
	427959	C3	AR Adjustment - NSF Proc Fee - Mgmt	Adjust Account 00101-1289	AR Adjust Batch	45.00
	428543	C3	Lock Box Receipts	003 Items on Lock Box File	Lock Box Receipts	(5,149.01)
12/31/2025	432062	RV	System AR to Prepaid Reclassification	December AR Reclass to Prepaid	Reclass	6,980.09
Total December, 2025:						11,718.79
Ending Balance 1500 - Accounts Receivable - Operating:						62,038.84
1525 - Allowance for Bad Debt - Operating						Opening Balance: (5,059.28)
No Activity this period						<u>0.00</u>
						0.00
Ending Balance 1525 - Allowance for Bad Debt - Operating:						(5,059.28)
1600 - Prepaid Property & Liability Ins - Operating						Opening Balance: 22,672.30
12/31/2025	427503	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)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From December 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1600 - Prepaid Property & Liability Ins - Operating						Balance From Previous Page: 22,407.18
12/31/2025	427503	JE		Monthly insurance amortization	GL Insurance - Insureon 07/01/25-07/01/26	(2,973.78)
Total December, 2025:						(3,238.90)
Ending Balance 1600 - Prepaid Property & Liability Ins - Operating:						19,433.40
1650 - Due To/From Reserves - Operating						Opening Balance: 50,808.42
12/31/2025	427502	JE		Due to/from	Over payment to reserves Reclass	(50,808.42)
Total December, 2025:						(50,808.42)
Ending Balance 1650 - Due To/From Reserves - Operating:						0.00
1651 - Due To/From Operating - Operating						Opening Balance: (50,808.42)
12/31/2025	427502	JE		Due to/from	Over payment to reserves Reclass	50,808.42
Total December, 2025:						50,808.42
Ending Balance 1651 - Due To/From Operating - Operating:						0.00
Liabilities						
2000 - Accounts Payable - Operating						Opening Balance: (225.00)
12/01/2025	411376	AP		The Ritz-Carlton Key Biscayne	Office Supplies	(51.77)
					Miami Dade Registration	(296.50)
					Kale plant sample	(27.31)
					Website Updates	(60.00)
					Budget Mtg mail out	(49.82)
					Second budget meeting mail out	(145.20)
					Second plant sample	(29.34)
					Vase sample	(62.87)
					Parking , In CG/Mail Out	(10.00)
					NSF Fee	(225.00)
12/02/2025	415466	AP		Associa Client Shared Services, inc	Management fee 12/2025 8450121474	(11,925.00)
12/02/2025	416351	AP		The Ritz-Carlton Hotel Company, LLC	Vase sample	62.87
12/03/2025	411377	AP		The Ritz-Carlton Key Biscayne	Budget Mtg mail out	49.82
					Kale plant sample	27.31
					Second plant sample	29.34
					Miami Dade Registration	296.50
					Office Supplies	51.77
					Parking , In CG/Mail Out	10.00
					Second budget meeting mail out	145.20
					Website Updates	60.00
12/08/2025	415467	AP		Associa Client Shared Services, inc	NSF Fee	225.00
12/09/2025	416352	AP		The Ritz-Carlton Hotel Company, LLC	Management fee 12/2025 8450121474	11,925.00

General Ledger Report

G.B. Resort Condominium Key Biscayne

From December 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Liabilities						
2000 - Accounts Payable - Operating						Balance From Previous Page: (225.00)
12/15/2025	422475	AP The Ritz-Carlton Key Biscayne		newsletter design		(100.00)
				Drycleaning / Owner		(19.80)
				CAI/CMCA renewal		(155.00)
				Office Supplies		(177.23)
12/16/2025	422476	AP The Ritz-Carlton Key Biscayne		Office Supplies		177.23
				newsletter design		100.00
				Drycleaning / Owner		19.80
				CAI/CMCA renewal		155.00
12/17/2025	425721	AP The Ritz-Carlton Hotel Company, LLC		Training Services	8450121235	(103.40)
				Hotel Employee Related Costs	8450121235	(161.49)
				Financial Services	8450121235	(2,276.00)
				on-site technology & tech serv	8450121235	(141.37)
				Residential Services	8450121235	(3,346.29)
12/22/2025	426979	AP The Ritz-Carlton Key Biscayne		New Res Storage keys		(19.18)
				New vacuum charger		(170.58)
				New Cutlery Trays		(40.89)
12/23/2025	425722	AP The Ritz-Carlton Hotel Company, LLC		Hotel Employee Related Costs	8450121235	161.49
				Financial Services	8450121235	2,276.00
				Training Services	8450121235	103.40
				on-site technology & tech serv	8450121235	141.37
				Residential Services	8450121235	3,346.29
12/26/2025	426980	AP The Ritz-Carlton Key Biscayne		New Cutlery Trays		40.89
				New vacuum charger		170.58
				New Res Storage keys		19.18
Total December, 2025:						0.00
Ending Balance 2000 - Accounts Payable - Operating:						(225.00)
2015 - Returned Check Fee Payable - Operating						Opening Balance: 0.00
12/01/2025	415466	AP Associa Client Shared Services, inc		NSF Fee		225.00
12/09/2025	416190	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1823	AR Adjust Batch	(45.00)
	416192	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1674	AR Adjust Batch	(45.00)
	416194	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1014	AR Adjust Batch	(45.00)
	416196	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1001	AR Adjust Batch	(45.00)
12/10/2025	416907	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1247	AR Adjust Batch	(45.00)
	416909	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1247	AR Adjust Batch	(45.00)
12/30/2025	427959	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1289	AR Adjust Batch	(45.00)
Total December, 2025:						(90.00)
Ending Balance 2015 - Returned Check Fee Payable - Operating:						(90.00)

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

Date	Batch	Source	Project	Description	Reference	Amount
Liabilities						
2395 - General Accruals - Operating						Opening Balance: (6,761.36)
12/01/2025	416310	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
	423645	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
12/31/2025	433331	RV	Accrue Expenses	Accrue The Ritz-Carlton Hotel Company	8450122067	(181.52)
				Accrue The Ritz-Carlton Hotel Company	8450122067	(2,280.00)
				Accrue The Ritz-Carlton Hotel Company	8450122067	(103.40)
				Accrue The Ritz-Carlton Hotel Company	8450122067	(141.37)
				Accrue The Ritz-Carlton Hotel Company	8450122067	(3,346.29)
	433333	RV	Accrue Expenses	Accrue Marriott Business Services	12/31/2025	(296,358.62)
Total December, 2025:						(295,649.84)
Ending Balance 2395 - General Accruals - Operating:						(302,411.20)
2495 - Other Current Liabilities - Operating						Opening Balance: 56,263.09
				No Activity this period		0.00
Ending Balance 2495 - Other Current Liabilities - Operating:						56,263.09
2550 - Prepaid Assessments - Operating						Opening Balance: (13,162.17)
12/01/2025	411782	RV	System AR to Prepaid Reclassification	Reverse November AR Reclass to Prepaid	Reclass	13,162.17
12/31/2025	432062	RV	System AR to Prepaid Reclassification	December AR Reclass to Prepaid	Reclass	(6,980.09)
Total December, 2025:						6,182.08
Ending Balance 2550 - Prepaid Assessments - Operating:						(6,980.09)

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

Date	Batch	Source	Project	Description	Reference	Amount
<u>Liabilities</u>						
2598 - Deferred Revenue-Reserves - Operating						Opening Balance: (1,263,873.78)
				No Activity this period		0.00
						0.00
						Ending Balance 2598 - Deferred Revenue-Reserves - Operating: (1,263,873.78)
2598 - Deferred Revenue-Reserves - Reserves						Opening Balance: (273,130.75)
12/31/2025	431179	JE		Reserve Equity Adjustment	12/31/2025	1,340,298.12
					Total December, 2025:	1,340,298.12
						Ending Balance 2598 - Deferred Revenue-Reserves - Reserves: 1,067,167.37
<u>Owners' Equity</u>						
3000 - Retained Earnings - Operating Fund - Operating						Opening Balance: (239,344.82)
				No Activity this period		0.00
						0.00
						Ending Balance 3000 - Retained Earnings - Operating Fund - Operating: (239,344.82)
3005 - Equity Adjustments - Prior Periods - Operating						Opening Balance: 8,426.57
				No Activity this period		0.00
						0.00
						Ending Balance 3005 - Equity Adjustments - Prior Periods - Operating: 8,426.57
<u>Income</u>						
4000 - CAM Income - Operating						Opening Balance: (2,496,525.67)
12/01/2025	403981	C3		188 Units, Assessment	Billing Batch	(321,593.08)
					Total December, 2025:	(321,593.08)
						Ending Balance 4000 - CAM Income - Operating: (2,818,118.75)
4025 - Reserve Assessments - Operating						Opening Balance: 0.00
12/01/2025	403981	C3		188 Units, Reserve Assessment	Billing Batch	(50,808.49)
12/31/2025	427500	JE		OP to RES Dept	Reserves	50,808.49
					Total December, 2025:	0.00
						Ending Balance 4025 - Reserve Assessments - Operating: 0.00
4025 - Reserve Assessments - Reserves						Opening Balance: (558,893.39)
12/31/2025	427500	JE		OP to RES Dept	Reserves	(50,808.49)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From December 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Income						
4025 - Reserve Assessments - Reserves						Balance From Previous Page: (609,701.88)
12/31/2025	431179	JE		Reserve Equity Adjustment	12/31/2025	(1,340,298.12)
						Total December, 2025: (1,391,106.61)
Ending Balance 4025 - Reserve Assessments - Reserves:						(1,950,000.00)
4240 - Move-In & Out Fees - Operating						Opening Balance: (600.00)
				No Activity this period		0.00
						0.00
Ending Balance 4240 - Move-In & Out Fees - Operating:						(600.00)
4260 - Resale Processing Fees - Operating						Opening Balance: (850.00)
				No Activity this period		0.00
						0.00
Ending Balance 4260 - Resale Processing Fees - Operating:						(850.00)
4295 - Other User Income - Operating						Opening Balance: 0.01
				No Activity this period		0.00
						0.00
Ending Balance 4295 - Other User Income - Operating:						0.01
4590 - Prior Year Surplus - Operating						Opening Balance: (51,574.38)
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	(4,688.58)
						Total December, 2025: (4,688.58)
Ending Balance 4590 - Prior Year Surplus - Operating:						(56,262.96)
4825 - Misc. Income - Operating						Opening Balance: (1,408.40)
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	(229.60)
						Total December, 2025: (229.60)
Ending Balance 4825 - Misc. Income - Operating:						(1,638.00)
4900 - Interest Revenue - Operations - Operating						Opening Balance: (632.47)
12/31/2025	430476	JE	BU 0115	Interest Credit	11/30/2025	(7.79)
				Interest Credit ICS	12/31/2025	(4.39)
				Interest Credit ICS	12/31/2025	(49.94)

General Ledger Report

G.B. Resort Condominium Key Biscayne

From December 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Income						
4900 - Interest Revenue - Operations - Operating						Balance From Previous Page: (694.59)
12/31/2025	430483	JE BU WIRE 0174 activity		Interest Credit	12/31/2025	(0.20)
						Total December, 2025: (62.32)
Ending Balance 4900 - Interest Revenue - Operations - Operating:						(694.79)
4910 - Reserve Assessment - Interest Inc. - Reserves						Opening Balance: (4,682.42)
12/31/2025	430484	JE BU RES 0166 activity		Interest Credit	12/31/2025	(59.69)
						Total December, 2025: (59.69)
Ending Balance 4910 - Reserve Assessment - Interest Inc. - Reserves:						(4,742.11)
Expenses						
5010 - Bad Debt - Operating						Opening Balance: 5,059.28
						No Activity this period
						0.00
						0.00
Ending Balance 5010 - Bad Debt - Operating:						5,059.28
5015 - Credit Card & Bank Charges - Operating						Opening Balance: 75.00
						No Activity this period
						0.00
						0.00
Ending Balance 5015 - Credit Card & Bank Charges - Operating:						75.00
5020 - Shared - Op Supplies - Operating						Opening Balance: 27,926.40
12/31/2025	433333	RV Accrue Expenses		Accrue Marriott Business Services	12/31/2025	6,981.60
						Total December, 2025: 6,981.60
Ending Balance 5020 - Shared - Op Supplies - Operating:						34,908.00
5055 - Master Assoc Fees - Operating						Opening Balance: 118,800.00
12/31/2025	433333	RV Accrue Expenses		Accrue Marriott Business Services	12/31/2025	10,800.00
						Total December, 2025: 10,800.00
Ending Balance 5055 - Master Assoc Fees - Operating:						129,600.00
5090 - Office Supplies - Operating						Opening Balance: 1,583.45
12/01/2025	411376	AP The Ritz-Carlton Key Biscayne		Office Supplies		51.77
						Miami Dade Registration
						296.50
						Budget Mtg mail out
						49.82
						Second budget meeting mail out
						145.20

General Ledger Report

G.B. Resort Condominium Key Biscayne

From December 01, 2025 To December 31, 2025

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5090 - Office Supplies - Operating						Balance From Previous Page: 2,126.74
12/01/2025	416310	RV		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)
12/15/2025	422475	AP		Office Supplies		177.23
Total December, 2025:						177.23
Ending Balance 5090 - Office Supplies - Operating:						1,760.68
5150 - Contingency - Operating						Opening Balance: 1,331.99
				No Activity this period		0.00
						0.00
Ending Balance 5150 - Contingency - Operating:						1,331.99
5196 - Miscellaneous Admin Expenses - Operating						Opening Balance: 1,320.00
12/01/2025	411376	AP		Website Updates		60.00
	416310	RV		Accrue The Ritz-Carlton Key Biscayne	NOI1125733	(60.00)
12/15/2025	422475	AP		newsletter design		100.00
Total December, 2025:						100.00
Ending Balance 5196 - Miscellaneous Admin Expenses - Operating:						1,420.00
5301 - S&W - Admin - Operating						Opening Balance: 254,167.86
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	23,106.17
Total December, 2025:						23,106.17
Ending Balance 5301 - S&W - Admin - Operating:						277,274.03
5310 - Shared Services -Administrative - Operating						Opening Balance: 32,963.37
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	2,996.67
Total December, 2025:						2,996.67
Ending Balance 5310 - Shared Services -Administrative - Operating:						35,960.04
5311 - SharedServ- Security - Operating						Opening Balance: 62,363.62
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	5,669.42
Total December, 2025:						5,669.42
Ending Balance 5311 - SharedServ- Security - Operating:						68,033.04

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

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5312 - SharedServ- Engineer - Operating						Opening Balance: 83,236.00
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	20,809.00
Total December, 2025:						20,809.00
Ending Balance 5312 - SharedServ- Engineer - Operating:						104,045.00
5316 - SharedServ- Pool - Operating						Opening Balance: 20,371.20
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	5,092.80
Total December, 2025:						5,092.80
Ending Balance 5316 - SharedServ- Pool - Operating:						25,464.00
5320 - SharedServ- PTEB - Operating						Opening Balance: 192,388.67
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	27,075.94
Total December, 2025:						27,075.94
Ending Balance 5320 - SharedServ- PTEB - Operating:						219,464.61
5323 - Concierge Payroll - Operating						Opening Balance: 55,768.80
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	13,942.20
Total December, 2025:						13,942.20
Ending Balance 5323 - Concierge Payroll - Operating:						69,711.00
5400 - Insurance Premiums - Operating						Opening Balance: 674,258.74
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	61,296.25
Total December, 2025:						61,296.25
Ending Balance 5400 - Insurance Premiums - Operating:						735,554.99
5402 - Insurance D&O - Operating						Opening Balance: 42,383.29
12/31/2025	427503	JE		Crime - The Hanover Group	07/01/25-07/01/26	102.43
				Nonprofit Entity Group	07/01/25-07/01/26	162.69
				GL Insurance - Insureon	07/01/25-07/01/26	2,973.78
Total December, 2025:						3,238.90
Ending Balance 5402 - Insurance D&O - Operating:						45,622.19

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

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
5408 - Rubbish Removal - Operating						Opening Balance:	16,176.00
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	4,044.00	
						Total December, 2025:	4,044.00
Ending Balance 5408 - Rubbish Removal - Operating:						20,220.00	
6000 - Electricity - Operating						Opening Balance:	251,291.23
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	22,844.67	
						Total December, 2025:	22,844.67
Ending Balance 6000 - Electricity - Operating:						274,135.90	
6005 - Gas Service - Operating						Opening Balance:	15,675.20
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	3,918.80	
						Total December, 2025:	3,918.80
Ending Balance 6005 - Gas Service - Operating:						19,594.00	
6025 - Water & Sewer - Operating						Opening Balance:	149,710.88
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	13,610.08	
						Total December, 2025:	13,610.08
Ending Balance 6025 - Water & Sewer - Operating:						163,320.96	
6040 - Bundled Telecom Services - Operating						Opening Balance:	13,480.00
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	3,370.00	
						Total December, 2025:	3,370.00
Ending Balance 6040 - Bundled Telecom Services - Operating:						16,850.00	
6045 - Cable Service - Operating						Opening Balance:	11,862.40
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	2,965.60	
						Total December, 2025:	2,965.60
Ending Balance 6045 - Cable Service - Operating:						14,828.00	
6300 - Licenses & Fees - Operating						Opening Balance:	752.00
				No Activity this period		0.00	
						0.00	
Ending Balance 6300 - Licenses & Fees - Operating:						752.00	

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

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
6416 - Health Club/Amenities Expense - Operating						Opening Balance: 20,000.00
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	5,000.00
Total December, 2025:						5,000.00
Ending Balance 6416 - Health Club/Amenities Expense - Operating:						25,000.00
6420 - Uniforms - Operating						Opening Balance: 14,195.20
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	3,548.80
Total December, 2025:						3,548.80
Ending Balance 6420 - Uniforms - Operating:						17,744.00
6424 - Misc Usage Charges -Tennis - Operating						Opening Balance: 14,400.00
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	3,600.00
Total December, 2025:						3,600.00
Ending Balance 6424 - Misc Usage Charges -Tennis - Operating:						18,000.00
6426 - Plant Maintenance - Operating						Opening Balance: 7,656.00
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	1,914.00
Total December, 2025:						1,914.00
Ending Balance 6426 - Plant Maintenance - Operating:						9,570.00
6432 - Janitor & Cleaning Contract - Operating						Opening Balance: 23,552.80
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	5,888.20
Total December, 2025:						5,888.20
Ending Balance 6432 - Janitor & Cleaning Contract - Operating:						29,441.00
6442 - Landscaping/Grounds - Operating						Opening Balance: 49,660.00
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	12,415.00
Total December, 2025:						12,415.00
Ending Balance 6442 - Landscaping/Grounds - Operating:						62,075.00
6530 - General Maintenance Shared - Operating						Opening Balance: 161,550.40
12/31/2025	433333	RV		Accrue Marriott Business Services	12/31/2025	40,387.60
Total December, 2025:						40,387.60
Ending Balance 6530 - General Maintenance Shared - Operating:						201,938.00

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

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
7000 - Audit Fees - Operating						Opening Balance:	10,660.00
No Activity this period						0.00	
						<u>0.00</u>	
Ending Balance 7000 - Audit Fees - Operating:						10,660.00	
7001 - Accounting Fees - Operating						Opening Balance:	25,036.00
12/01/2025	423645	RV	Accrue Expenses	Accrue The Ritz-Carlton Hotel Co	8450121235	(2,276.00)	
12/17/2025	425721	AP	The Ritz-Carlton Hotel Company, LLC	Financial Services	8450121235	2,276.00	
12/31/2025	433331	RV	Accrue Expenses	Accrue The Ritz-Carlton Hotel Company	8450122067	2,280.00	
Total December, 2025:						2,280.00	
Ending Balance 7001 - Accounting Fees - Operating:						27,316.00	
7010 - Professional Development - Operating						Opening Balance:	4,551.13
12/01/2025	411376	AP	The Ritz-Carlton Key Biscayne	Kale plant sample		27.31	
				Second plant sample		29.34	
				Vase sample		62.87	
				Parking , In CG/Mail Out		10.00	
	416310	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)	
	423645	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)	
12/15/2025	422475	AP	The Ritz-Carlton Key Biscayne	Drycleaning / Owner		19.80	
				CAI/CMCA renewal		155.00	
12/17/2025	425721	AP	The Ritz-Carlton Hotel Company, LLC	Training Services	8450121235	103.40	
				Hotel Employee Related Costs	8450121235	161.49	
				on-site technology & tech serv	8450121235	141.37	
12/22/2025	426979	AP	The Ritz-Carlton Key Biscayne	New Res Storage keys		19.18	
				New vacuum charger		170.58	
				New Cutlery Trays		40.89	
12/31/2025	433331	RV	Accrue Expenses	Accrue The Ritz-Carlton Hotel Company	8450122067	181.52	
				Accrue The Ritz-Carlton Hotel Company	8450122067	103.40	
				Accrue The Ritz-Carlton Hotel Company	8450122067	141.37	
Total December, 2025:						831.74	
Ending Balance 7010 - Professional Development - Operating:						5,382.87	

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

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
7020 - Legal Fees - Operating						Opening Balance:	25,438.85
No Activity this period						0.00	
						<u>0.00</u>	
Ending Balance 7020 - Legal Fees - Operating:						25,438.85	
7040 - Management Fees - Operating						Opening Balance:	131,230.00
12/02/2025	416351	AP The Ritz-Carlton Hotel Company, LLC		Management fee 12/2025	8450121474	11,925.00	
Total December, 2025:						11,925.00	
Ending Balance 7040 - Management Fees - Operating:						143,155.00	
8902 - Programs & Services Bundle - Operating						Opening Balance:	36,234.22
12/01/2025	423645	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Co	8450121235	(3,346.29)	
12/17/2025	425721	AP The Ritz-Carlton Hotel Company, LLC		Residential Services	8450121235	3,346.29	
12/31/2025	433331	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company	8450122067	3,346.29	
Total December, 2025:						3,346.29	
Ending Balance 8902 - Programs & Services Bundle - Operating:						39,580.51	
9105 - Reserve Expense - Reserves						Opening Balance:	1,950,000.00
No Activity this period						0.00	
						<u>0.00</u>	
Ending Balance 9105 - Reserve Expense - Reserves:						1,950,000.00	
General Ledger Balance:						0.00	

Bank Reconciliation

G.B. Resort Condominium Key Biscayne

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

Batch	Date	Comment	Reference	Amount	Balance
				Balance per Bank:	394,237.66
Plus deposits and outstanding debits:					
430476	12/31/2025	December Sweep	12/31/2025	5,149.01	
				Total deposits and outstanding debits:	399,386.67
Less outstanding checks:					
		No outstanding checks.		0.00	
				Total outstanding checks:	399,386.67
				Ending balance General Ledger:	399,386.67
				Difference:	0.00

Bank Reconciliation

G.B. Resort Condominium Key Biscayne

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

Batch	Date	Comment	Reference	Amount	Balance
				Balance per Bank:	6,441.20
Plus deposits and outstanding debits:					
		No outstanding deposits.		0.00	
				Total deposits and outstanding debits:	6,441.20
Less outstanding checks:					
		No outstanding checks.		0.00	
				Total outstanding checks:	6,441.20
				Ending balance General Ledger:	6,441.20
				Difference:	0.00

Bank Reconciliation

G.B. Resort Condominium Key Biscayne

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

Batch	Date	Comment	Reference	Amount	Balance
				Balance per Bank:	201,447.69
Plus deposits and outstanding debits:					
		No outstanding deposits.		0.00	
				Total deposits and outstanding debits:	201,447.69
Less outstanding checks:					
		No outstanding checks.		0.00	
				Total outstanding checks:	201,447.69
				Ending balance General Ledger:	201,447.69
				Difference:	0.00

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



>001461 3656359 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 NOW OPERATING
 2301 N. GREENVILLE 1ST FLOOR
 RICHARDSON TX 75082

Statement Date: December 31, 2025

Account Number: *****0115

Customer Service Information

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



Customer Message Center

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

CP IB BUSINESS CHECKING Account ***0115**

Account Summary

Statement Balance as of 11/30/2025			\$68,000.76
Plus	23	Deposits and Other Credits	\$383,894.99
Less	23	Withdrawals, Checks, and Other Debits	\$246,341.35
Less		Service Charge	\$0.00
Plus		Interest Paid	\$7.79
Statement Balance as of 12/31/2025			\$205,562.19

Interest Summary

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$7.79
Interest Paid Year to Date	\$69.39

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
12/01/2025	ATGPay Online Pa ATGPay Onl ST-P0R5Q5K2F9H8 G B RESORT CONDOMINIUM		\$2,542.94	\$70,543.70
12/03/2025	ATGPay Online Pa ATGPay Onl		\$1,600.00	\$72,143.70

Statement Date: December 31, 2025

Account Number: *****0115

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
	ST-T0A7O2Q2H9H8 G B RESORT CONDOMINIUM			
12/04/2025	ATGPay Online Pa ATGPay Onl ST-W9L6R2T3T6S0 G B RESORT CONDOMINIUM		\$4,023.84	\$76,167.54
12/04/2025	GBResort VendorPymt MARASSO08	\$732.81		\$75,434.73
12/05/2025	ICL Remote Client De		\$4,144.33	\$79,579.06
12/05/2025	GBResort ACH MARASSO08		\$276,576.51	\$356,155.57
12/05/2025	RDC Deposit		\$754.07	\$356,909.64
12/05/2025	SWEEP TO DDA 009856361429	\$152,286.24		\$204,623.40
12/08/2025	ICL Remote Client De		\$3,963.90	\$208,587.30
12/08/2025	ATGPay Online Pa ATGPay Onl ST-I3L0I5U4H6X6 G B RESORT CONDOMINIUM		\$11,852.01	\$220,439.31
12/08/2025	SWEEP TO DDA 009856361429	\$16,750.41		\$203,688.90
12/09/2025	ATGPay Online Pa ATGPay Onl ST-F5H9R7Q0Z6G9 G B RESORT CONDOMINIUM		\$3,206.24	\$206,895.14
12/09/2025	ACH CHARGEBACK RETURN RETIRE	\$2,826.58		\$204,068.56
12/09/2025	ACH CHARGEBACK RETURN RETIRE	\$4,073.50		\$199,995.06
12/09/2025	GBResort VendorPymt MARASSO08	\$225.00		\$199,770.06
12/09/2025	ACH CHARGEBACK RETURN RETIRE	\$1,195.46		\$198,574.60
12/09/2025	ACH CHARGEBACK RETURN RETIRE	\$2,768.45		\$195,806.15
12/09/2025	TRANSFER FROM DDA 9856361429		\$4,193.85	\$200,000.00
12/10/2025	ATGPay Online Pa ATGPay Onl ST-U6A4W4A1R6Q8 G B RESORT CONDOMINIUM		\$1,737.77	\$201,737.77
12/10/2025	Charge Back Analysis Item Chec	\$1,511.73		\$200,226.04
12/10/2025	Charge Back Analysis Item Chec	\$1,511.73		\$198,714.31
12/10/2025	TRANSFER FROM DDA 9856361429		\$1,285.69	\$200,000.00
12/11/2025	OUTGOING DOM WIRE: 20251211ROO 91049 THE RITZ-CARLTON HOTELCO MP LL C73D5900075	\$11,925.00		\$188,075.00

Statement Date: December 31, 2025

Account Number: *****0115

Activity By Date

<i>Date</i>	<i>Description</i>	<i>Withdrawals</i>	<i>Deposits</i>	<i>Balance</i>
12/11/2025	ICL Remote Client De		\$1,255.39	\$189,330.39
12/11/2025	TRANSFER FROM DDA 9856361429		\$11,650.00	\$200,980.39
12/12/2025	SWEEP TO DDA 009856361429	\$980.39		\$200,000.00
12/15/2025	ICL Remote Client De		\$2,591.84	\$202,591.84
12/15/2025	RDC Deposit		\$1,255.39	\$203,847.23
12/15/2025	SWEEP TO DDA 009856361429	\$275.00		\$203,572.23
12/16/2025	SWEEP TO DDA 009856361429	\$3,572.23		\$200,000.00
12/17/2025	GBResort VendorPymt MARASSO08	\$452.03		\$199,547.97
12/17/2025	TRANSFER FROM DDA 9856361429		\$452.03	\$200,000.00
12/22/2025	ICL Remote Client De		\$3,869.22	\$203,869.22
12/22/2025	ATGPay Online Pa ATGPay Onl ST-N0P0M3K9I1B0 G B RESORT CONDOMINIUM		\$4,233.55	\$208,102.77
12/22/2025	SWEEP TO DDA 009856361429	\$4,508.55		\$203,594.22
12/23/2025	RDC Deposit		\$30,973.94	\$234,568.16
12/23/2025	SWEEP TO DDA 009856361429	\$3,869.22		\$230,698.94
12/24/2025	OUTGOING DOM WIRE: 20251224RO1 47664 THE RITZ-CARLTON HOTELCO MP LL C73D5900076	\$6,028.55		\$224,670.39
12/24/2025	SWEEP TO DDA 009856361429	\$24,670.39		\$200,000.00
12/29/2025	Charge Back Analysis Item Chec	\$754.07		\$199,245.93
12/29/2025	TRANSFER FROM DDA 9856361429		\$754.07	\$200,000.00
12/30/2025	ICL Remote Client De		\$5,149.01	\$205,149.01
12/30/2025	GBResort VendorPymt MARASSO08	\$230.65		\$204,918.36
12/30/2025	SWEEP TO DDA 009856361429	\$44.35		\$204,874.01
12/31/2025	RDC Deposit		\$5,829.40	\$210,703.41
12/31/2025	SWEEP TO DDA 009856361429	\$5,149.01		\$205,554.40
12/31/2025	Interest Paid		\$7.79	\$205,562.19

Rates By Date

<i>Date</i>	<i>Rate</i>
12/01	0.05%

Statement Date: December 31, 2025

Account Number: *****0115

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
11/30	\$68,000.76	12/05	\$204,623.40	12/12	\$200,000.00	12/23	\$230,698.94
12/01	\$70,543.70	12/08	\$203,688.90	12/15	\$203,572.23	12/24	\$200,000.00
12/03	\$72,143.70	12/09	\$200,000.00	12/16	\$200,000.00	12/30	\$204,874.01
12/04	\$75,434.73	12/11	\$200,980.39	12/22	\$203,594.22	12/31	\$205,562.19

Other Balances

Minimum Balance this Statement Period	\$68,000.76
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Statement Date: December 31, 2025

Account Number: *****0115

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7815 NW 148th ST, Miami Lakes, FL 33016**For Consumer Customers Only**

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1. Tell us your name and account number.
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.

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BankUnited

We appreciate your business.

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

RETURN SERVICE REQUESTED

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

Contact Us
(305) 818-8325



Account
G.B. Resort Condominium Hotel Associatio

Date
12/31/2025

Page
1 of 2

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

The following information is a summary of activity in your account(s) for the month of December 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%	\$2.71	\$188,675.47
TOTAL			\$2.71	\$188,675.47

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Savings			
Statement Period	12/1-12/31/2025	Average Daily Balance	\$128,206.89
Previous Period Ending Balance	\$2.71	Interest Rate at End of Statement Period	0.499%
Total Program Deposits	206,956.78	Annual Percentage Yield Earned	0.50%
Total Program Withdrawals	(18,338.35)	YTD Interest Paid	624.49
Interest Capitalized	54.33		
Current Period Ending Balance	\$188,675.47		

Account Transaction Detail

Date	Activity Type	Amount	Balance
12/01/2025	Withdrawal	(\$2.71)	\$0.00
12/08/2025	Deposit	152,286.24	152,286.24
12/09/2025	Deposit	16,750.41	169,036.65
12/10/2025	Withdrawal	(4,193.85)	164,842.80
12/11/2025	Withdrawal	(1,285.69)	163,557.11
12/12/2025	Withdrawal	(11,650.00)	151,907.11
12/12/2025	Interest Capitalization	4.39	151,911.50
12/15/2025	Deposit	980.39	152,891.89
12/16/2025	Deposit	275.00	153,166.89
12/17/2025	Deposit	3,572.23	156,739.12
12/18/2025	Withdrawal	(452.03)	156,287.09
12/23/2025	Deposit	4,508.55	160,795.64
12/24/2025	Deposit	3,869.22	164,664.86
12/26/2025	Deposit	24,670.39	189,335.25
12/30/2025	Withdrawal	(754.07)	188,581.18
12/31/2025	Deposit	44.35	188,625.53
12/31/2025	Interest Capitalization	49.94	188,675.47

Summary of Balances as of December 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
NexBank	Dallas, TX	29209	\$188,675.47

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





>000442 3656353 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 OPERATING - WIRES
 2301 N. GREENVILLE 1ST FLOOR
 RICHARDSON TX 75082

Statement Date: December 31, 2025

Account Number: *****0174

Customer Service Information

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



Customer Message Center

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

CP IB BUSINESS CHECKING Account ***0174**

Account Summary

Statement Balance as of 11/30/2025			\$0.19
Plus	1	Deposits and Other Credits	\$6,440.81
Less	0	Withdrawals, Checks, and Other Debits	\$0.00
Less		Service Charge	\$0.00
Plus		Interest Paid	\$0.20
Statement Balance as of 12/31/2025			\$6,441.20

Interest Summary

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	\$0.20
Interest Paid Year to Date	\$0.91

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
12/09/2025	INCOMING INTL WIRE: 251209I2C0 00753 SPICE ISLAND INN LIMITED IB WTRF 19071887 PAYMENT J HO		\$6,440.81	\$6,441.00
12/31/2025	Interest Paid		\$0.20	\$6,441.20

Statement Date: December 31, 2025

Account Number: *****0174

Rates By Date

<i>Date</i>	<i>Rate</i>
12/01	0.05%

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
11/30	\$0.19	12/09	\$6,441.00	12/31	\$6,441.20

Other Balances

Minimum Balance this Statement Period	\$0.19
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Statement Date: December 31, 2025

Account Number: *****0174

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BankUnited

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



>000441 3656353 0001 008229 10Z
 G.B. RESORT CONDOMINIUM HOTEL
 ASSOCIATION, INC
 RESERVE ACCOUNT
 2301 N. GREENVILLE 1ST FLOOR
 RICHARDSON TX 75082

Statement Date: December 31, 2025

Account Number: *****0166

Customer Service Information

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



Customer Message Center

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

Account Summary

Statement Balance as of 11/30/2025			\$201,388.00
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	\$59.69
Statement Balance as of 12/31/2025			\$201,447.69

Interest Summary

Beginning Interest Rate	0.35%
Interest Paid this Statement Period	\$59.69
Interest Paid Year to Date	\$4,742.11

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
12/31/2025	Interest Paid		\$59.69	\$201,447.69

Rates By Date

Date	Rate
12/01	0.35%

Statement Date: December 31, 2025

Account Number: *****0166

Balances by Date

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
11/30	\$201,388.00	12/31	\$201,447.69

Other Balances

Minimum Balance this Statement Period	\$201,388.00
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Statement Date: December 31, 2025

Account Number: *****0166

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BankUnited

We appreciate your business.

51- GB Resort
 Bad Debt Analysis- GL 1525
 12/31/2025

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

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

51- GB Resort
Prepaid expense- GL 1640
12/31/2025

<u>Description</u>	<u>Date</u>	<u>Transaction</u>	<u>Ending Balance</u>
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Totals			
Per GL		\$	-
Diff (due to rounding)		\$	-

51- GB Resort
 Accrued Expenses- GL 2395
 12/31/2025

Vendor Name	Reference #	Invoice Date	Posting Month	Balance	12/31/2025
Accrue The Ritz Carlton Key Biscayne	8450122067	12/31/2025	January	\$	181.52
Accrue The Ritz Carlton Key Biscayne	8450122067	12/31/2025	January	\$	2,280.00
Accrue The Ritz Carlton Key Biscayne	8450122067	12/31/2025	January	\$	103.40
Accrue The Ritz Carlton Key Biscayne	8450122067	12/31/2025	January	\$	141.37
Accrue The Ritz Carlton Key Biscayne	8450122067	12/31/2025	January	\$	3,346.29
Accrue Marriott Business Services	12/31/2025	12/31/2025	January	\$	296,358.62
Total				\$	302,411.20
Per GL				\$	302,411.20
Difference				\$	-

51- GB Resort
Other Current Liabilities- GL 2495
12/31/2025

Description	Date	Transaction	Ending Balance
2025 Opening Balance	1/1/2025		\$ (1,355.91)
To correct balance due to hotel for 2023 true-up per approved 2024 budget; should have been amortized during the year.	6/30/2025	ADJ2024	\$ 57,619.00
Totals			\$ 56,263.09
Per GL			\$ 56,263.09
Diff (due to rounding)			\$ -

51- GB Resort
Reserve Allocation
12/31/2025

Component	GL	Reg. Balance												Cumulative				
		1/1/2024	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Ending Balance			
Deferred Revenues- Reserves	GL 2598	\$ 1,263,073.78						\$ 273,130.75								\$	196,706.41	
Retained Earnings- RSV	GL 3194	\$ -	\$ 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	\$ 1,391,106.61	\$	1,049,999.23
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	\$ 59.69	\$		\$	4,742.11
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	\$ 50,868.18	\$		\$	201,447.75
Cumulative 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	\$ 201,447.75				
Bank United Reserves	GL 1325	\$ 1,537,004.54	\$ 1,588,798.49	\$ 1,691,346.57	\$ 194,854.79	\$ 245,800.52	\$ 296,789.84	\$ 347,787.76	\$ 398,839.71	\$ 551,571.04	\$ 501,100.23	\$ 501,312.60	\$ 201,388.00	\$ 201,447.69				
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	\$ 201,447.69				
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)	\$ 0.06	\$		\$	-
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)	\$ 0.06			\$	0.06

GB Resort
Equity Adjustments - Prior Periods
GL 3005

12/31/2025

Description (include Vendor name)	Reference/Invoice	Date	GL Account	Amount
2024 81 Reimbursement	PTR01257627	1/31/2025	Multiple	\$ 7,626.57
October 2024 Expense	24-Oct	2/28/2025	7010	\$ 800.00

Totals	<u>\$ 8,426.57</u>
Per GL	<u>8,426.57</u>
Diff.	<u>-</u>