

WEB/OWNER Balance Sheet

Properties: Grand Bay Condominium - 991 N. Barfield Dr. Marco Island, FL 34145

As of: 11/30/2025

Accounting Basis: Accrual

Level of Detail: Summary View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	99,377.65
Reserve Cash	356,735.34
First Horizon CD Reserves	153,799.18
GRAND BAY FHB MMA	59,658.23
Total Cash	669,570.40
Accounts Receivable	7,528.95
Due from Operating	-72,846.26
SLIPS TRANSFER FEES RECEIVABLE FOR DEP	29,144.00
Prepaid Insurance	112,337.05
TOTAL ASSETS	745,734.14
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	-7,295.85
Fifth Third Loan Payable-Roof	476,711.02
Insurance Loan Payable	36,157.20
Reserve Accounts Payable	54,542.56
Reserve Accrued Exp-LOC-CMR BALANCE	130,165.31
Owner Prepayments	16,008.27
Due to Reserve Fund	-72,846.26
Deferred Maintenance Fees	40,060.00
Contract Liab-Replacement Fund	293,879.83
SIRS Reserve Contribution Def Rev	144,000.00
Total Liabilities	1,111,382.08
Capital	
Operating Fund Balance	-592,336.24
Reserve Fund Balance	81,111.86
Calculated Retained Earnings	74,011.97
Calculated Prior Years Retained Earnings	71,564.47
Total Capital	-365,647.94
TOTAL LIABILITIES & CAPITAL	745,734.14