

WEB/OWNER Balance Sheet

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

As of: 12/31/2025

Accounting Basis: Accrual

Level of Detail: Summary View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	143,496.63
Reserve Cash	348,049.32
First Horizon CD Reserves	153,799.18
GRAND BAY FHB MMA	59,658.23
Total Cash	705,003.36
Accounts Receivable	6,295.68
Due from Operating	-72,846.26
SLIPS TRANSFER FEES RECEIVABLE FOR DEP	29,144.00
Prepaid Insurance	101,775.95
TOTAL ASSETS	769,372.73
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	12,999.96
Fifth Third Loan Payable-Roof	469,217.05
Insurance Loan Payable	19,167.00
Reserve Accounts Payable	54,542.56
Reserve Accrued Exp-LOC-CMR BALANCE	130,165.31
Owner Prepayments	94,606.74
Due to Reserve Fund	-72,846.26
Contract Liab-Replacement Fund	285,193.81
SLIP CONVEYANCE	1,788.00
SIRS Reserve Contribution Def Rev	144,000.00
Total Liabilities	1,138,834.17
Capital	
Operating Fund Balance	-592,336.24
Reserve Fund Balance	88,605.83
Calculated Retained Earnings	62,704.50
Calculated Prior Years Retained Earnings	71,564.47
Total Capital	-369,461.44
TOTAL LIABILITIES & CAPITAL	769,372.73