

WEB/OWNER Balance Sheet

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

As of: 01/31/2026

Accounting Basis: Accrual

Level of Detail: Summary View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	168,481.45
Reserve Cash	387,103.80
First Horizon CD Reserves	153,799.18
GRAND BAY FHB MMA	59,658.23
Total Cash	769,042.66
Accounts Receivable	9,626.47
Due from Operating	-72,846.26
SLIPS TRANSFER FEES RECEIVABLE FOR DEP	29,144.00
Prepaid Insurance	89,710.28
TOTAL ASSETS	824,677.15
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	-4,356.08
Fifth Third Loan Payable-Roof	461,743.46
Insurance Loan Payable	19,167.00
Reserve Accounts Payable	54,542.56
Reserve Accrued Exp-LOC-CMR BALANCE	130,165.31
Owner Prepayments	13,122.27
Due to Reserve Fund	-72,846.26
Contract Liab-Replacement Fund	276,507.79
SLIP CONVEYANCE	1,788.00
Reserve Contribution Def Rev	4,223.00
SIRS Reserve Contribution Def Rev	155,690.50
Total Liabilities	1,039,747.55
Capital	
Operating Fund Balance	-592,336.24
Reserve Fund Balance	96,079.42
Calculated Retained Earnings	146,081.50
Calculated Prior Years Retained Earnings	135,104.92
Total Capital	-215,070.40
TOTAL LIABILITIES & CAPITAL	824,677.15