

WEB/OWNER Balance Sheet

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

As of: 02/28/2026

Accounting Basis: Accrual

Level of Detail: Summary View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	141,108.73
Reserve Cash	378,417.78
First Horizon CD Reserves	153,799.18
GRAND BAY FHB MMA	59,658.23
Total Cash	732,983.92
Accounts Receivable	9,639.73
Due from Operating	-72,846.26
SLIPS TRANSFER FEES RECEIVABLE FOR DEP	29,144.00
Prepaid Insurance	77,644.61
TOTAL ASSETS	776,566.00
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	-7,714.60
Fifth Third Loan Payable-Roof	454,173.59
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	267,821.77
SLIP CONVEYANCE	1,788.00
Reserve Contribution Def Rev	8,446.00
SIRS Reserve Contribution Def Rev	167,381.00
Total Liabilities	1,036,046.64
Capital	
Operating Fund Balance	-592,336.24
Reserve Fund Balance	103,649.29
Calculated Retained Earnings	94,101.39
Calculated Prior Years Retained Earnings	135,104.92
Total Capital	-259,480.64
TOTAL LIABILITIES & CAPITAL	776,566.00