

WEB/OWNER Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Accrual

Level of Detail: Summary View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	209,251.62
Reserve Cash	408,786.24
First Horizon CD Reserves 12/01/26 3.65%	157,028.96
GRAND BAY FHB MMA	60,854.14
Total Cash	835,920.96
Accounts Receivable	7,718.25
Due from Operating	-72,846.26
SLIPS TRANSFER FEES RECEIVABLE FOR DEP	29,144.00
Prepaid Insurance	69,197.56
TOTAL ASSETS	869,134.51
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	46,339.82
Fifth Third Loan Payable-Roof	439,091.32
Insurance Loan Payable	5,108.00
Reserve Accounts Payable	54,542.56
Reserve Accrued Exp-LOC-CMR BALANCE	130,165.31
Owner Prepayments	10,158.00
Due to Reserve Fund	-72,846.26
Contract Liab-Replacement Fund	250,449.73
SLIP CONVEYANCE	-107.28
Reserve Contribution Def Rev	28,567.78
SIRS Reserve Contribution Def Rev	214,143.00
Total Liabilities	1,105,611.98
Capital	
Operating Fund Balance	-592,336.24
Reserve Fund Balance	118,731.56
Calculated Retained Earnings	101,127.79
Calculated Prior Years Retained Earnings	135,999.42
Total Capital	-236,477.47
TOTAL LIABILITIES & CAPITAL	869,134.51