



GRS Management, Inc

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Miami Lakes, FL 33016

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**San Marcos Villas of Miami
Condominium Association Inc.
Financial Statements
01/31/26
Draft**

- Completed 1099
- CPA-2025 in process

Include Reports

Balance Sheet

Profit & Loss by Month

Profit & Loss Budget vs. Actual

A/R Aging

A/R Aging Prepaid

A/P Aging Summary

Bank Reconciliation

Insurance Schedule

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02/17/26
Accrual Basis

SAN MARCO VILLAS OF MIAMI CONDOMINIUM ASSOCIATION, INC.
Balance Sheet
As of January 31, 2026

	Jan 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1010 · BP Oper-9717	20,695.71
1015 · BP Security Dep-9725	47,496.11
Total Checking/Savings	68,191.82
Accounts Receivable	
1100 · Accounts Receivables	17,897.92
Total Accounts Receivable	17,897.92
Other Current Assets	
1405 · Prepaid Expenses	1,379.93
1410 · Prepaid Insurance	117,023.85
1430 · Utilities Deposits	1,890.00
Total Other Current Assets	120,293.78
Total Current Assets	206,383.52
TOTAL ASSETS	206,383.52
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	8,286.38
Total Accounts Payable	8,286.38
Other Current Liabilities	
Community Loan-2022	-12,109.32
Roof Claim	
_Roof Insurnace Claim	300,000.00
Building REpairs	-59,555.00
Elevator Repairs	-26,794.00
Fire Alarm Panel	-33,170.00
Replacement Cameras	-9,148.02
Reserve Study	-4,495.00
Roof Repairs	-50,200.88
Shed, Purchase, Inst, Permits	-14,498.69
Total Roof Claim	102,138.41
Security Deposit	
_Interest	142.01
Security Deposit	47,354.10
Total Security Deposit	47,496.11
2110 · Prior Management Comp	47,572.45
2220 · Prepaid Assessment	29,504.40
2250 · Insurance Payables	103,301.34
Total Other Current Liabilities	317,903.39
Total Current Liabilities	326,189.77
Total Liabilities	326,189.77
Equity	
3000 · Opening Bal Equity	11,938.35
3200 · Retained Earnings	-151,146.48
Net Income	19,401.88
Total Equity	-119,806.25
TOTAL LIABILITIES & EQUITY	206,383.52

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SAN MARCO VILLAS OF MIAMI CONDOMINIUM ASSOCIATION, INC.

02/17/26

Profit & Loss

Accrual Basis

January 2026

	TOTAL
Ordinary Income/Expense	
Income	
3005 · Maintenance Assessments	51,850.00
3030 · Fee For Returned Checks	25.00
3035 · Interest Income	0.66
3040 · Late Fees	-150.00
3045 · Miscellaneous Income	414.42
3055 · Key Income	
Parking Decal Income	825.00
3055 · Key Income - Other	25.00
Total 3055 · Key Income	850.00
Total Income	52,990.08
Gross Profit	52,990.08
Expense	
Administrative Expenses	
5115 · Annual Fees Payable to Div	536.00
5125 · Legal Expenses	255.00
5130 · License, Violations & Permits	401.50
5135 · Management Fees	2,871.00
5140 · Postages, Copies, Coupon Book	437.90
Total Administrative Expenses	4,501.40
Contract	
5405 · Janitorial-Ground Maintenance	3,600.00
5410 · Lawn Maintenance Contract	1,400.00
5415 · Pest Control Contract	149.80
Total Contract	5,149.80
Property Expenses	
5515 · Contingencies/Minor Repair	2,300.00
5545 · Roof Repairs	8,050.00
5550 · Tree Trimming & Lawn Improvemen	900.00
Total Property Expenses	11,250.00
Utilities	
5600 · Electric Service	1,146.49
5615 · Cable/Internet Service	418.49
5620 · Sanitation & Recycling Removal	10,557.15
5625 · Water/Sewer	23.10
Total Utilities	12,145.23
Total Expense	33,046.43
Net Ordinary Income	19,943.65
Other Income/Expense	
Other Expense	
Extra Expenses for Build 7 & 8	
5815 · Elevator Maintenance Contract	541.77
Total Extra Expenses for Build 7 & 8	541.77
Total Other Expense	541.77
Net Other Income	-541.77
Net Income	19,401.88

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SAN MARCO VILLAS OF MIAMI CONDOMINIUM ASSOCIATION, INC.

02/17/26

Profit & Loss Budget vs. Actual

Accrual Basis

January 2026

	Jan 26	Budget	\$ Over B...	% of Bud...
Ordinary Income/Expense				
Income				
3005 · Maintenance Assessments	51,850.00	51,850.00	0.00	100.0%
3030 · Fee For Returned Checks	25.00	0.00	25.00	100.0%
3035 · Interest Income	0.66	0.00	0.66	100.0%
3040 · Late Fees	-150.00	0.00	-150.00	100.0%
3045 · Miscellaneous Income	414.42	0.00	414.42	100.0%
3055 · Key Income				
Parking Decal Income	825.00	0.00	825.00	100.0%
3055 · Key Income - Other	25.00	416.67	-391.67	6.0%
Total 3055 · Key Income	850.00	416.67	433.33	204.0%
Total Income	52,990.08	52,266.67	723.41	101.4%
Gross Profit	52,990.08	52,266.67	723.41	101.4%
Expense				
Administrative Expenses				
5105 · Accounting / CPA Expenses	0.00	500.00	-500.00	0.0%
5110 · Annual Corporate Filing Fees	0.00	5.10	-5.10	0.0%
5115 · Annual Fees Payable to Div	536.00	66.00	470.00	812.1%
5120 · Bank Charges & Fees	0.00	10.00	-10.00	0.0%
5125 · Legal Expenses	255.00	1,000.00	-745.00	25.5%
5130 · License, Violations & Permits	401.50	200.00	201.50	200.8%
5135 · Management Fees	2,871.00	2,871.00	0.00	100.0%
5140 · Postages, Copies, Coupon Book	437.90	420.00	17.90	104.3%
Total Administrative Expenses	4,501.40	5,072.10	-570.70	88.7%
Contract				
5405 · Janitorial-Ground Maintenance	3,600.00	3,900.00	-300.00	92.3%
5410 · Lawn Maintenance Contract	1,400.00	1,400.00	0.00	100.0%
5415 · Pest Control Contract	149.80	150.00	-0.20	99.9%
Total Contract	5,149.80	5,450.00	-300.20	94.5%
Insurance				
5305 · Insurance Package	0.00	25,000.00	-25,000.00	0.0%
Total Insurance	0.00	25,000.00	-25,000.00	0.0%
Property Expenses				
5505 · Building Repairs & Paint	0.00	600.00	-600.00	0.0%
5515 · Contingencies/Minor Repair	2,300.00	3,044.57	-744.57	75.5%
5520 · Electrical Repairs	0.00	200.00	-200.00	0.0%
5525 · Fire Extinguisher & Annual Insp	0.00	75.00	-75.00	0.0%
5545 · Roof Repairs	8,050.00	500.00	7,550.00	1,610.0%
5550 · Tree Trimming & Lawn Improvemen	900.00	750.00	150.00	120.0%
Total Property Expenses	11,250.00	5,169.57	6,080.43	217.6%
Utilities				
5600 · Electric Service	1,146.49	1,000.00	146.49	114.6%
5615 · Cable/Internet Service	418.49	0.00	418.49	100.0%
5620 · Sanitation & Recycling Removal	10,557.15	8,000.00	2,557.15	132.0%
5625 · Water/Sewer	23.10	75.00	-51.90	30.8%
Total Utilities	12,145.23	9,075.00	3,070.23	133.8%
Total Expense	33,046.43	49,766.67	-16,720.24	66.4%
Net Ordinary Income	19,943.65	2,500.00	17,443.65	797.7%

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SAN MARCO VILLAS OF MIAMI CONDOMINIUM ASSOCIATION, INC.

02/17/26

Profit & Loss Budget vs. Actual

Accrual Basis

January 2026

	Jan 26	Budget	\$ Over B...	% of Bud...
Other Income/Expense				
Other Expense				
Extra Expenses for Build 7 & 8				
5805 · Elevator Fire Alarm	0.00	110.00	-110.00	0.0%
5810 · Elevator Inspections	0.00	200.00	-200.00	0.0%
5815 · Elevator Maintenance Contract	541.77	500.00	41.77	108.4%
5820 · Elevator Permit	0.00	50.00	-50.00	0.0%
5825 · Elevator Phone Service	0.00	140.00	-140.00	0.0%
5830 · Elevator Repairs & Service Call	0.00	1,000.00	-1,000.00	0.0%
5835 · Fire Alarm Monitoring	0.00	200.00	-200.00	0.0%
5840 · Fire Alarm Sprinklers Mani	0.00	100.00	-100.00	0.0%
5845 · Fire Extinguisher & Annual Insp	0.00	200.00	-200.00	0.0%
Total Extra Expenses for Build 7 & 8	541.77	2,500.00	-1,958.23	21.7%
Total Other Expense	541.77	2,500.00	-1,958.23	21.7%
Net Other Income	-541.77	-2,500.00	1,958.23	21.7%
Net Income	19,401.88	0.00	19,401.88	100.0%

SAN MARCO VILLAS OF MIAMI CONDOMINIUM ASSOCIATION, INC.

A/R Aging

As of January 31, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
6900101	0.00	0.00	0.00	0.00	25.00	25.00
6900105*Col	0.00	0.00	0.00	25.00	438.66	463.66
6900108*CN	0.00	236.39	0.00	261.39	125.30	623.08
6900111	0.00	0.00	0.00	0.06	0.00	0.06
6900208	0.00	236.39	0.00	25.00	0.30	261.69
6900211*Col	0.00	236.39	0.00	261.39	784.17	1,281.95
6912104	0.00	236.39	0.00	0.00	0.00	236.39
6912106	0.00	11.39	0.00	0.00	0.00	11.39
6912202*Col	0.00	236.39	0.00	261.39	1,210.25	1,708.03
6912207	0.00	236.39	0.00	152.73	0.00	389.12
6912209	0.00	1.17	0.00	0.00	0.00	1.17
6912211	0.00	236.39	0.00	97.69	0.00	334.08
6922109	0.00	498.39	0.00	59.41	0.00	557.80
6922113	0.00	193.77	0.00	0.00	0.00	193.77
6922203	0.00	0.12	0.00	0.00	0.00	0.12
6922212	0.00	236.39	0.00	161.69	0.00	398.08
6930105	0.00	321.69	0.00	25.00	178.31	525.00
6930107	0.00	321.69	0.00	0.00	0.00	321.69
6930207	0.00	321.69	0.00	60.27	0.00	381.96
6930304	0.00	115.07	0.00	0.00	0.00	115.07
6930306	0.00	0.00	0.00	0.00	21.69	21.69
6930404	0.00	321.69	0.00	321.69	63.58	706.96
6930408*Col	0.00	321.69	0.00	346.69	2,227.88	2,896.26
6940105	0.00	321.69	0.00	0.00	0.00	321.69
6940107	0.00	321.69	0.00	10.27	0.00	331.96
6940201	0.00	321.69	0.00	10.27	0.00	331.96
6940202	0.00	321.69	0.00	346.69	25.00	693.38
6940205	0.00	2.96	0.00	0.00	0.00	2.96
6940305	0.00	321.69	0.00	10.27	0.00	331.96
6962206*CO	0.00	236.39	0.00	261.39	261.39	759.17
6972107*Col	0.00	236.39	0.00	261.39	1,196.47	1,694.25
6972109	0.00	236.39	0.00	261.39	162.49	660.27
6972110*CN	0.00	236.39	0.00	261.39	167.39	665.17
6972111	0.00	28.05	0.00	0.00	0.00	28.05
6972210	0.00	236.39	0.00	261.39	125.30	623.08
TOTAL	0.00	7,140.89	0.00	3,743.85	7,013.18	17,897.92

SAN MARCO VILLAS OF MIAMI CONDOMINIUM ASSOCIATION, INC.

A/R Prepaid

As of January 31, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
6900102	0.00	0.00	-25.00	0.00	0.00	-25.00
6900103	0.00	-236.39	-201.46	0.00	-95.15	-533.00
6900104	0.00	-236.39	0.00	0.00	0.00	-236.39
6900110	0.00	6.39	0.00	-245.48	0.00	-239.09
6900206	0.00	236.39	0.00	0.00	-777.65	-541.26
6900210	0.00	0.00	-400.00	0.00	-471.63	-871.63
6900212	0.00	-236.39	0.00	0.00	0.00	-236.39
6912101	0.00	-0.61	-4.27	0.00	0.00	-4.88
6912103	0.00	0.00	-236.39	0.00	0.00	-236.39
6912110	0.00	-10.92	0.00	0.00	0.00	-10.92
6912111	0.00	0.00	0.00	-3.05	0.00	-3.05
6912201	0.00	0.00	-0.82	0.00	0.00	-0.82
6912210	0.00	-0.61	-3.66	0.00	0.00	-4.27
6922101	0.00	-236.39	0.00	0.00	-221.10	-457.49
6922104	0.00	-236.39	-25.00	0.00	0.00	-261.39
6922106	0.00	-133.09	0.00	0.00	0.00	-133.09
6922107	0.00	0.00	-4.88	0.00	0.00	-4.88
6922108	0.00	0.00	-2.68	0.00	0.00	-2.68
6922112	0.00	-263.61	0.00	-27.22	0.00	-290.83
6922204	0.00	-236.39	0.00	0.00	0.00	-236.39
6922205	0.00	-2.97	0.00	0.00	0.00	-2.97
6922206	0.00	0.00	-236.39	0.00	0.00	-236.39
6922208	0.00	0.00	-1.83	0.00	0.00	-1.83
6922210	0.00	-236.39	0.00	-0.61	-6.70	-243.70
6930102	0.00	0.00	-300.00	0.00	-1,666.33	-1,966.33
6930106	0.00	-53.03	0.00	0.00	0.00	-53.03
6930204	0.00	321.69	0.00	0.00	-347.93	-26.24
6930208	0.00	-0.31	-3.73	0.00	0.00	-4.04
6930301	0.00	-321.59	0.00	0.00	0.00	-321.59
6930307	0.00	-321.69	0.00	0.00	0.00	-321.69
6930405	0.00	-321.69	0.00	-321.69	0.00	-643.38
6930407	0.00	21.69	-173.51	0.00	0.00	-151.82
6940101	0.00	0.00	0.00	0.00	-765.24	-765.24
6940102	0.00	-0.31	-1.69	0.00	0.00	-2.00
6940103	0.00	0.00	-88.55	0.00	0.00	-88.55
6940204	0.00	0.00	-300.00	0.00	-375.06	-675.06
6940206	0.00	0.00	-1.21	0.00	0.00	-1.21
6940207	0.00	-321.69	0.00	0.00	0.00	-321.69
6940302	0.00	-297.93	0.00	0.00	0.00	-297.93
6940303	0.00	-318.31	-640.00	-640.00	-6,310.82	-7,909.13
6940307	0.00	-50.40	0.00	0.00	0.00	-50.40
6940401	0.00	-65.07	0.00	0.00	0.00	-65.07
6940402	0.00	-321.69	-0.01	0.00	0.00	-321.70

SAN MARCO VILLAS OF MIAMI CONDOMINIUM ASSOCIATION, INC.

A/R Prepaid

As of January 31, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
6940403	0.00	0.00	-321.69	0.00	-470.79	-792.48
6940404	0.00	-321.69	0.00	-83.41	0.00	-405.10
6940408	0.00	-0.31	-1.86	0.00	0.00	-2.17
6962101	0.00	0.00	-7.65	0.00	0.00	-7.65
6962102	0.00	-236.39	0.00	-200.00	0.00	-436.39
6962108	0.00	-0.01	-0.87	0.00	0.00	-0.88
6962111	0.00	-1,244.28	0.00	0.00	0.00	-1,244.28
6962112	0.00	236.39	0.00	0.00	-436.50	-200.11
6962202	0.00	-236.61	0.00	0.00	-16.34	-252.95
6962203	0.00	236.39	-709.17	0.00	0.00	-472.78
6962205	0.00	-0.61	-4.31	0.00	0.00	-4.92
6962211	0.00	-236.39	0.00	0.00	0.00	-236.39
6972101	0.00	-0.10	-0.60	0.00	0.00	-0.70
6972105	0.00	-473.61	0.00	0.00	-25.21	-498.82
6972106	0.00	-236.39	0.00	0.00	0.00	-236.39
6972203	0.00	-3.61	0.00	0.00	-1,933.31	-1,936.92
6972204	0.00	0.00	-3.22	0.00	0.00	-3.22
6972205	0.00	-245.75	0.00	0.00	0.00	-245.75
6972206	0.00	-0.27	0.00	0.00	0.00	-0.27
6972207	0.00	236.39	0.00	0.00	-2,714.10	-2,477.71
6972208	0.00	0.00	-236.39	0.00	0.00	-236.39
6972209	0.00	-109.17	0.00	0.00	0.00	-109.17
6990102	0.00	-13.61	-199.16	0.00	0.00	-212.77
6990104	0.00	0.00	-236.39	0.00	-327.22	-563.61
6990203	0.00	0.39	-126.14	0.00	0.00	-125.75
TOTAL	0.00	-6,523.33	-4,498.53	-1,521.46	-16,961.08	-29,504.40

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02/17/26

SAN MARCO VILLAS OF MIAMI CONDOMINIUM ASSOCIATION, INC.
A/P Aging Summary
As of January 31, 2026

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
A & M ADVANCE GROUP INC.	0.00	350.00	0.00	0.00	0.00	350.00
BRYAN LAW FIRM PA	0.00	255.00	0.00	0.00	0.00	255.00
FRANCO'S LOCKSMITH, INC	0.00	300.00	0.00	0.00	0.00	300.00
GRS-REIM	0.00	981.38	0.00	0.00	0.00	981.38
IGE CONSTRUCTION INC	5,500.00	0.00	0.00	0.00	0.00	5,500.00
RAIDEL LANDSCAPING CORP	0.00	900.00	0.00	0.00	0.00	900.00
TOTAL	<u>5,500.00</u>	<u>2,786.38</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>8,286.38</u>

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SAN MARCO VILLAS OF MIAMI CONDOMINIUM ASSOCIATION, INC.

02/17/26

Reconciliation Detail

1010 · BP Oper-9717, Period Ending 01/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						32,780.27
Cleared Transactions						
Checks and Payments - 30 items						
Bill Pmt -Check	11/07/2025	478	KINGS III OF AMER...	X	-435.49	-435.49
Bill Pmt -Check	12/01/2025	488	GRS-REIM	X	-703.55	-1,139.04
Bill Pmt -Check	12/05/2025	492	RAIDEL LANDSCA...	X	-1,400.00	-2,539.04
Bill Pmt -Check	12/12/2025	500	BRYAN LAW FIRM ...	X	-1,870.00	-4,409.04
Bill Pmt -Check	12/12/2025	496	BRYAN LAW FIRM ...	X	-1,395.00	-5,804.04
Bill Pmt -Check	12/12/2025	501	RYBB FIRE ALARM...	X	-80.00	-5,884.04
Bill Pmt -Check	12/12/2025	498	RYBB FIRE ALARM...	X	-80.00	-5,964.04
Bill Pmt -Check	12/16/2025	502	RAUL GONZALEZ ...	X	-1,800.00	-7,764.04
Bill Pmt -Check	12/16/2025	503	THE SHERWIN-WIL...	X	-244.47	-8,008.51
Check	12/31/2025	AUTO...	WASTE CONENEC...	X	-1,242.00	-9,250.51
Bill Pmt -Check	01/01/2026	497	FIJI ELEVATOR CO...	X	-1,625.31	-10,875.82
Check	01/02/2026	AUTO...	CLICKPAY	X	-65.65	-10,941.47
Check	01/02/2026	AUTO...	CLICKPAY	X	-35.00	-10,976.47
Check	01/06/2026	AUTO...	FIRST INSURANCE...	X	-26,000.56	-36,977.03
Check	01/06/2026	TRAN...	GRS MANAGEMEN...	X	-2,871.00	-39,848.03
Check	01/07/2026	ONLINE	DBPR	X	-536.00	-40,384.03
Invoice	01/08/2026	4107	6922109	X	-237.00	-40,621.03
Check	01/14/2026	AUTO...	FPL	X	-283.03	-40,904.06
Check	01/14/2026	AUTO...	FPL	X	-246.53	-41,150.59
Check	01/14/2026	AUTO...	FPL	X	-166.16	-41,316.75
Check	01/14/2026	AUTO...	FPL	X	-137.65	-41,454.40
Check	01/14/2026	AUTO...	FPL	X	-97.28	-41,551.68
Check	01/14/2026	AUTO...	FPL	X	-88.69	-41,640.37
Check	01/14/2026	AUTO...	FPL	X	-74.40	-41,714.77
Check	01/14/2026	AUTO...	FPL	X	-52.75	-41,767.52
Check	01/15/2026	AUTO...	WASTE CONENEC...	X	-7,659.15	-49,426.67
Bill Pmt -Check	01/16/2026	511	RAUL GONZALEZ ...	X	-1,800.00	-51,226.67
Bill Pmt -Check	01/16/2026	508	RAIDEL LANDSCA...	X	-1,400.00	-52,626.67
Bill Pmt -Check	01/16/2026	507	PROS PLUMBING ...	X	-650.00	-53,276.67
Check	01/20/2026	AUTO...	MIAMI DADE WATE...	X	-23.10	-53,299.77
Total Checks and Payments					-53,299.77	-53,299.77
Deposits and Credits - 36 items						
Deposit	01/02/2026			X	10,652.13	10,652.13
Deposit	01/05/2026			X	5,172.09	15,824.22
Deposit	01/06/2026			X	125.00	15,949.22
Deposit	01/06/2026			X	1,267.25	17,216.47
Deposit	01/06/2026			X	3,851.27	21,067.74
Deposit	01/07/2026			X	643.38	21,711.12
Deposit	01/07/2026			X	6,096.71	27,807.83
Deposit	01/08/2026			X	1,654.73	29,462.56
Deposit	01/08/2026			X	2,586.92	32,049.48
Deposit	01/09/2026			X	236.39	32,285.87
Deposit	01/09/2026			X	558.09	32,843.96
Deposit	01/09/2026			X	945.56	33,789.52
Deposit	01/12/2026			X	472.78	34,262.30
Deposit	01/12/2026			X	1,116.47	35,378.77
Deposit	01/13/2026			X	1,094.08	36,472.85
Deposit	01/13/2026			X	4,747.92	41,220.77
Deposit	01/13/2026			X	4,814.74	46,035.51
Deposit	01/14/2026			X	236.39	46,271.90
Deposit	01/14/2026			X	271.32	46,543.22
Deposit	01/15/2026			X	236.39	46,779.61
Deposit	01/15/2026			X	1,030.86	47,810.47
Deposit	01/16/2026			X	109.17	47,919.64
Deposit	01/16/2026			X	472.78	48,392.42
Deposit	01/16/2026			X	480.00	48,872.42
Deposit	01/21/2026			X	558.08	49,430.50
Deposit	01/21/2026			X	814.69	50,245.19
Deposit	01/26/2026			X	31.96	50,277.15
Deposit	01/27/2026			X	236.39	50,513.54
Deposit	01/27/2026			X	879.75	51,393.29
Deposit	01/28/2026			X	736.39	52,129.68
Deposit	01/28/2026			X	3,687.01	55,816.69

3:22 PM

SAN MARCO VILLAS OF MIAMI CONDOMINIUM ASSOCIATION, INC.

02/17/26

Reconciliation Detail

1010 - BP Oper-9717, Period Ending 01/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	01/29/2026			X	350.00	56,166.69
Deposit	01/29/2026			X	472.78	56,639.47
Deposit	01/30/2026			X	558.08	57,197.55
Deposit	01/30/2026			X	690.27	57,887.82
Deposit	01/31/2026			X	0.66	57,888.48
Total Deposits and Credits					57,888.48	57,888.48
Total Cleared Transactions					4,588.71	4,588.71
Cleared Balance					4,588.71	37,368.98
Uncleared Transactions						
Checks and Payments - 18 items						
Bill Pmt -Check	10/01/2025	454	ETEK FIRE ALARM ...		-64.20	-64.20
Bill Pmt -Check	10/01/2025	457	ETEK FIRE ALARM ...		-64.20	-128.40
Bill Pmt -Check	10/01/2025	456	ETEK FIRE ALARM ...		-64.20	-192.60
Bill Pmt -Check	10/01/2025	453	ETEK FIRE ALARM ...		-64.20	-256.80
Bill Pmt -Check	10/01/2025	455	ETEK FIRE ALARM ...		-64.20	-321.00
Bill Pmt -Check	12/01/2025	491	GRS-REIM		-504.05	-825.05
Bill Pmt -Check	12/01/2025	489	INTELLIWARE TEC...		-350.00	-1,175.05
Check	12/01/2025	AUTO...	COMCAST BUSINES		-124.86	-1,299.91
Check	12/12/2025	494	JOSE RUIDO		-150.00	-1,449.91
Check	01/01/2026	AUTO...	COMCAST BUSINES		-127.86	-1,577.77
Bill Pmt -Check	01/02/2026	506	GRS-REIM		-1,800.58	-3,378.35
Bill Pmt -Check	01/16/2026	510	TAPIA, ROJAS & A...		-2,950.00	-6,328.35
Bill Pmt -Check	01/16/2026	509	SUMMER PEST CO...		-149.80	-6,478.15
Check	01/19/2026	513	YEZEL ARCHAGA		-2,183.51	-8,661.66
Bill Pmt -Check	01/26/2026	514	RELIANCE MANAG...		-1,000.00	-9,661.66
Bill Pmt -Check	01/27/2026	515	IGE CONSTRUCTI...		-2,550.00	-12,211.66
Bill Pmt -Check	01/30/2026	512	RAUL GONZALEZ ...		-1,800.00	-14,011.66
Check	01/31/2026	AUTO...	WASTE CONENEC...		-2,898.00	-16,909.66
Total Checks and Payments					-16,909.66	-16,909.66
Deposits and Credits - 1 item						
Deposit	01/30/2026				236.39	236.39
Total Deposits and Credits					236.39	236.39
Total Uncleared Transactions					-16,673.27	-16,673.27
Register Balance as of 01/31/2026					-12,084.56	20,695.71
Ending Balance					-12,084.56	20,695.71



Last statement: December 31, 2025
This statement: January 30, 2026
Total days in statement period: 30

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(13)

Direct inquiries to:
Customer Care Center,
1-800-377-0800

SAN MARCO VILLAS OF MIAMI CONDOMINIUM
ASSOCIATION, INC. / OPERATING ACCOUNT
C/O GRS MANAGEMENT INC
15280 NW 79 CT SUITE 101
MIAMI LAKES FL 33016-5852

Popular Bank
P.O. Box 4890
Miami Lakes, FL 33014

Pab Business Interest Checking

Account number	6810779717	Beginning balance	\$32,780.27
Enclosures	13	Total additions	57,888.48
Low balance	\$32,548.61	Total subtractions	53,299.77
Average balance	\$41,602.57	Ending balance	\$37,368.98
Avg collected balance	\$39,863.00		
Interest paid year to date	\$0.66		

CHECKS

Number	Date	Amount	Control
478	01-05	435.49	000007007112010
488 *	01-21	703.55	000005549547790
492 *	01-05	1,400.00	000007007108330
496 *	01-06	1,395.00	000007007261190
497	01-21	1,625.31	000007130611550
498	01-13	80.00	000007007780640
500 *	01-06	1,870.00	000007007261180
501	01-06	80.00	000007007254280
502	01-09	1,800.00	000007007566100
503	01-28	244.47	000007131002800
507 *	01-20	650.00	000007130575560
508	01-28	1,400.00	000007130998370
511 *	01-23	1,800.00	000007008297240

* Skip in check sequence

OTHER DEBITS

Date	Description	Subtractions
01-05	'Cash Mgmt Trsfr Dr REF 0050509LFUNDS TRANSFER TODEP XXXXXX4025 FROM 000997000105050903	2,871.00
01-06	'Preauthorized Wd ClickPayPROPRTYPAY 000122243330064141	65.65
01-06	'Preauthorized Wd WASTE CONNECTIONWEB_PAY260106 000021000025551793	1,242.00

Thank you for banking with Popular



SAN MARCO VILLAS OF MIAMI CONDOMINIUM
January 30, 2026

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Date	Description	Subtractions
01-08	'Preauthorized Wd SAN MARCO VILLASReturn260108 000025972493338 000122038442806656	237.00
01-08	'Preauthorized Wd DBPRDBPR260108 2026119912506 000091000015685327	536.00
01-13	'Preauthorized Wd FIRST INSURANCEINSURANCE260113 900-104264080 000071925334908444	26,000.56
01-20	'Preauthorized Wd MDWSM-DWASDPMT260120 000091000017039689	23.10
01-20	'Preauthorized Wd WASTE CONNECTIONWEB_PAY260120 000021000023494907	7,659.15
01-26	'Preauthorized Wd ClickPayPROPRYPAY 000122243330242396	35.00
01-30	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260130 000111000019999321	52.75
01-30	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260130 000111000019999327	74.40
01-30	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260130 000111000019999330	88.69
01-30	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260130 000111000019999334	97.28
01-30	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260130 000111000019999339	137.65
01-30	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260130 000111000019999344	166.16
01-30	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260130 000111000019999348	246.53
01-30	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260130 000111000019999350	283.03

CREDITS

Date	Description	Additions
01-02	'Preauthorized Credit SAN MARCO VILLASSettlement260102 000025885015038 000122038442035988	236.39
01-02	'Preauthorized Credit SAN MARCO VILLASSettlement260102 000025894625510 000122038442316642	10,415.74
01-05	'Preauthorized Credit SAN MARCO VILLASSettlement260105 000025928767558 000122038442558453	2,147.24



SAN MARCO VILLAS OF MIAMI CONDOMINIUM
January 30, 2026

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Date	Description	Additions
01-05	'Preauthorized Credit SAN MARCO VILLASSettlement260105 000025906986902 000122038442450819	3,024.85
01-06	'Preauthorized Credit ClickPay STL CCCP STL CC260105 70916336 000122243330064751	321.69
01-06	'Preauthorized Credit SAN MARCO VILLASSettlement260106 000025939889234 000122038442665171	3,529.58
01-06	'Lock Box Deposit 000000007129751940	1,267.25
01-07	'Preauthorized Credit SAN MARCO VILLASSettlement260107 000025966362710 000122038442750073	643.38
01-07	'Mail/Courier Deposit 000000005549506320	125.00
01-07	'Lock Box Deposit 000000007129897950	6,096.71
01-08	'Preauthorized Credit ClickPay STL CCCP STL CC260107 71074432 000122243330073907	583.28
01-08	'Preauthorized Credit SAN MARCO VILLASSettlement260108 000025971111078 000122038442806655	2,003.64
01-08	'Lock Box Deposit 000000007007525220	1,654.73
01-09	'Preauthorized Credit ClickPay STL CCCP STL CC260108 71128133 000122243330083449	236.39
01-09	'Preauthorized Credit SAN MARCO VILLASSettlement260109 000025980559030 000122038442848435	709.17
01-09	'Mail/Courier Deposit 000000005549513000	236.39
01-12	'Preauthorized Credit SAN MARCO VILLASSettlement260112 000025989153346 000122038442896992	1,116.47
01-12	'Lock Box Deposit 000000007007750780	472.78
01-13	'Preauthorized Credit SAN MARCO VILLASSettlement260113 000026003171186 000122038442964121	1,094.08
01-13	'Lock Box Deposit 000000007130226280	4,814.74
01-14	'Preauthorized Credit SAN MARCO VILLASSettlement260114 000026016655290 000122038443008636	236.39
01-14	'Mail/Courier Deposit 000000005549536540	271.32
01-14	'Mail/Courier Deposit 000000005549531400	558.09



SAN MARCO VILLAS OF MIAMI CONDOMINIUM
January 30, 2026

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Date	Description	Additions
01-14	'Mail/Courier Deposit 000000005549537230	4,747.92
01-15	'Preauthorized Credit SAN MARCO VILLASSettlement260115 000026028606458 000122038443041206	236.39
01-15	'Lock Box Deposit 000000007130403950	1,030.86
01-16	'Preauthorized Credit SAN MARCO VILLASSettlement260116 000026030426066 000122038443115093	472.78
01-16	'Mail/Courier Deposit 000000005549541270	109.17
01-16	'Lock Box Deposit 000000007130473960	480.00
01-21	'Preauthorized Credit SAN MARCO VILLASSettlement260121 000026052615602 000122038443185409	814.69
01-21	'Lock Box Deposit 000000007008241880	558.08
01-26	'Preauthorized Credit SAN MARCO VILLASSettlement260126 000026084150302 000122038443270094	31.96
01-27	'Preauthorized Credit SAN MARCO VILLASSettlement260127 000026094966830 000122038443327181	879.75
01-27	'Lock Box Deposit 000000007130957200	236.39
01-28	'Preauthorized Credit ClickPay STL CCCP STL CC260127 71601308 000122243330275102	500.00
01-28	'Preauthorized Credit SAN MARCO VILLASSettlement260128 000026110038546 000122038443358507	236.39
01-28	'Mail/Courier Deposit 000000005549560240	3,687.01
01-29	'Preauthorized Credit SAN MARCO VILLASSettlement260129 000026116272858 000122038443396842	350.00
01-29	'Lock Box Deposit 000000007008549260	472.78
01-30	'Preauthorized Credit ClickPay STL CCCP STL CC260129 71669118 000122243330292190	346.89
01-30	'Preauthorized Credit SAN MARCO VILLASSettlement260130 000026125539074 000122038443431801	343.38
01-30	'Lock Box Deposit 000000007008638830	558.08
01-30	'Interest Credit 000000000000000000	0.66



SAN MARCO VILLAS OF MIAMI CONDOMINIUM
January 30, 2026

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DAILY BALANCES

Date	Amount
12-31	32,780.27
01-02	43,432.40
01-05	43,898.00
01-06	44,363.87
01-07	51,228.96
01-08	54,697.61
01-09	54,079.56

Date	Amount
01-12	55,668.81
01-13	35,497.07
01-14	41,310.79
01-15	42,578.04
01-16	43,639.99
01-20	35,307.74
01-21	34,351.65

Date	Amount
01-23	32,551.65
01-26	32,548.61
01-27	33,664.75
01-28	36,443.68
01-29	37,266.46
01-30	37,368.98

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

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Check # 0488, Posted 01-21-26, Amount 703.55

SAN MARCO VILLAS OF MIAMI CONDO ASS
C/O CRE MANAGEMENT INC
12650 NW 79TH COURT SUITE # 101
MIAMI LAKES, FL 33016
305-823-0672

BANCO POPULAR
BRANCH FL 33016
06-3115856

0004595

19/12/2005

PAID TO THE ORDER OF

BRIVAN LAW FIRM P.A

\$ = 395.00

One Thousand Three Hundred Ninety-Five and 00/100

DOLLARS

BRIVAN LAW FIRM P.A
101 NE THIRD AVE SUITE 1600
FORT LAUDERDALE, FL 33601

MEMO LEGAL SERVICES

0004595 1053112605CB 00779797*

Check # 0496, Posted 01-06-26, Amount 1,395.00

SAN MARCO VILLAGE OF MIAMI CONDO ASS
170 EYRE AVENUE
MIAMI BEACH, FL 33516
954-233-0972

RANCO POPULAR
MIAMI LAGER # 30916
09-31-1980

000488

12/13/2025

FOR THE
ORDER OF: RYBEE FIRE ALARM INC.

\$ 760.00

Eighty and 00/100

RYBEE FIRE ALARM INC.
1713 NW 85TH CT
DORAL, FL 33166

DECLARS

WIND: ELEVATOR INSPECTION

0000488 10031126055681079717*

Check # 0498, Posted 01-13-26, Amount 80.00

SAN MARCO VILLAS OF MIAMI CONDO ASS
202 RIVERCHASE BLVD
13200 NW 77TH COURT SUITE # 101
MIAMI LAKES, FL 33016
305-623-0072

BANCO POPULAR
MIAMI LAKES FL 33016
06-31-12005

000501

12/12/2025

FOR THE ORDER OF RYBEE FIRE ALARM INC.

\$780.00

Eighty and 00/100

RYBEE FIRE ALARM INC.
1713 NW 46TH ST
DORAL, FL 33146

WING ELEVATOR INSPECTION

000501# 00E31120506810779717#

Check # 0501, Posted 01-06-26, Amount 80.00

SAN BARCO MILLER OF MIAMI CONDO ASS
C/O GRS MANAGEMENT INC
1835 NW 19TH COLONY BLVD # 101
MIAMI LAKES, FL 33016
305-653-0072

BARCO POPULAR
MIAMI LAKES FL 33015
60-1112005

000503

12/18/2005

PAID TO THE ORDER OF: THE SHEETRON-Williams COMPANY

Two Hundred, Forty-Four and 47/100

THE SHEETRON-Williams COMPANY
1800 NW 67TH AVE UNIT 122
HOLDAIN, FL 33019

000503

MEMO PAINT

000503P 0063112605468 10779717P

Check # 0503, Posted 01-28-26, Amount 244.47



SAN MARCO VILLAS OF MIAMI CONDOMINIUM
January 30, 2026

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SAN MARCO VILLAS OF MIAMI CONDO ASS
C/O GRS MANAGEMENT INC
15280 NW 75TH COURT SUITE # 101
MIAMI LAKES, FL 33016
305-423-0072

BANCO POPULAR
MIAMI LAKES FL 33016
06-3112609

000507

1/16/2026

PAY TO THE ORDER OF: PRDS PLUMBING SERVICES CORP \$ 650.00

Six Hundred Fifty and 00/100

PRDS PLUMBING SERVICES CORP
6152 NW 183RD ST
UNIT #171233
HIALEAH, FL 33017

MEMO: PLUMBING REPAIRS 6950-105

#000507# 0063112605056810779717#

Check # 0507, Posted 01-20-26, Amount 650.00

SAN MARCO VILLAS OF MIAMI CONDO ASS
C/O GRS MANAGEMENT INC
15280 NW 75TH COURT SUITE # 101
MIAMI LAKES, FL 33016
305-423-0072

BANCO POPULAR
MIAMI LAKES FL 33016
06-3112609

000508

1/16/2026

PAY TO THE ORDER OF: RADEL LANDSCAPING CORP \$ 1,400.00

One Thousand Four Hundred and 00/100

RADEL LANDSCAPING CORP
P.O. BOX 130055
HALEAH, FL 33013

MEMO: SERVICE JAN/2026

#000508# 0063112605056810779717#

Check # 0508, Posted 01-28-26, Amount 1,400.00

SAN MARCO VILLAS OF MIAMI CONDO ASS
C/O GRS MANAGEMENT INC
15280 NW 75TH COURT SUITE # 101
MIAMI LAKES, FL 33016
305-423-0072

BANCO POPULAR
MIAMI LAKES FL 33016
06-3112609

000511

1/16/2026

PAY TO THE ORDER OF: RAUL GONZALEZ CLEANING SERVICES, LLC \$ 1,800.00

One Thousand Eight Hundred and 00/100

RAUL GONZALEZ CLEANING SERVICES, LLC
1310 WEST 46TH ST
APT 8
HALEAH, FL 33012

MEMO: JANITORIAL SERVICE 01/1026-010306

#000511# 0063112605056810779717#

Check # 0511, Posted 01-23-26, Amount 1,800.00

5:00 PM

SAN MARCO VILLAS OF MIAMI CONDOMINIUM ASSOCIATION, INC.

02/02/26

Reconciliation Detail**1015 · BP Security Dep-9725, Period Ending 01/31/2026**

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						47,161.73
Cleared Transactions						
Deposits and Credits - 4 items						
Deposit	01/13/2026			X	1,000.00	1,000.00
Deposit	01/23/2026			X	1,000.00	2,000.00
Deposit	01/28/2026			X	1,000.00	3,000.00
Deposit	01/31/2026			X	34.38	3,034.38
Total Deposits and Credits					3,034.38	3,034.38
Total Cleared Transactions					3,034.38	3,034.38
Cleared Balance					3,034.38	50,196.11
Uncleared Transactions						
Checks and Payments - 1 item						
Check	01/12/2026	390	JAVIER OLIVA DEL...		-2,700.00	-2,700.00
Total Checks and Payments					-2,700.00	-2,700.00
Total Uncleared Transactions					-2,700.00	-2,700.00
Register Balance as of 01/31/2026					334.38	47,496.11
Ending Balance					334.38	47,496.11



Last statement: December 31, 2025
This statement: January 30, 2026
Total days in statement period: 30

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Direct inquiries to:
Customer Care Center,
1-800-377-0800

SAN MARCO VILLAS OF MIAMI CONDOMINIUM
ASSOCIATION, INC.
C/O GRS MANAGEMENT INC
15280 NW 79 CT SUITE 101
MIAMI LAKES FL 33016-5852

Popular Bank
P.O. Box 4890
Miami Lakes, FL 33014

Pab Platinum Bus MM

Account number	6810779725
Low balance	\$47,161.73
Average balance	\$48,095.06
Avg collected balance	\$47,861.00
Interest paid year to date	\$34.38

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
12-31	Beginning balance			\$47,161.73
01-14	'Mail/Courier Deposit 000005549531540	1,000.00		48,161.73
01-23	'Mail/Courier Deposit 000005549556410	1,000.00		49,161.73
01-28	'Mail/Courier Deposit 000005549561360	1,000.00		50,161.73
01-30	'Interest Credit 000000000000000	34.38		50,196.11
01-30	Ending totals	3,034.38	0.00	\$50,196.11

OVERDRAFT/RETURN ITEM FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Popular

Insurance Schedule-2026

Insurance Description	Annual Premium	Current year	Prepaid	Effective date	Monthly Amortization	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Proof
Property	178,720.00	80,434.00	98,286.00	6/12/2025	14,893.33	14,893.33	14,893.33	14,893.33	14,893.33	14,893.33	5,957.35	-	-	-	-	-	-	-
Property	47,657.89	21,446.05	26,211.84	6/12/2025	3,971.49	3,971.49	3,971.49	3,971.49	3,971.49	3,971.49	1,588.90	-	-	-	-	-	-	-
General Liability	39,370.25	17,718.61	21,653.64	6/12/2025	3,280.85	3,280.85	3,280.85	3,280.85	3,280.85	3,280.85	1,312.36	-	-	-	-	-	-	-
Directors & Officer / Crine	6,051.00	2,722.95	3,328.05	6/12/2025	504.25	504.25	504.25	504.25	504.25	504.25	201.70	-	-	-	-	-	-	-
Umbrella Excess	2,656.05	1,302.22	1,625.03	6/12/2025	246.34	246.34	246.34	246.34	246.34	246.34	98.52	-	-	-	-	-	-	-
Workers Compensation	503.00	238.35	278.65	6/12/2025	41.92	41.92	41.92	41.92	41.92	41.92	16.75	-	-	-	-	-	-	-
Stamery & Docs Fees	10,047.07	4,521.18	5,525.89	6/12/2025	837.26	837.26	837.26	837.26	837.26	837.26	334.68	-	-	-	-	-	-	(0.20)
Total	285,905.26	128,387.26	156,917.90		23,775.44	23,775.44	23,775.44	23,775.44	23,775.44	23,775.44	9,509.86	-	-	-	-	-	-	128,387.16

Insurance Description	Annual Premium	Current year	Prepaid	Effective date	Monthly Amortization	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Proof
Property	178,720.00	80,434.00	98,286.00	6/12/2025	14,893.33	14,893.33	14,893.33	14,893.33	14,893.33	14,893.33	5,957.35	-	-	-	-	-	-	-
Property	47,657.89	21,446.05	26,211.84	6/12/2025	3,971.49	3,971.49	3,971.49	3,971.49	3,971.49	3,971.49	1,588.90	-	-	-	-	-	-	-
General Liability	39,370.25	17,718.61	21,653.64	6/12/2025	3,280.85	3,280.85	3,280.85	3,280.85	3,280.85	3,280.85	1,312.36	-	-	-	-	-	-	-
Directors & Officer / Crine	6,051.00	2,722.95	3,328.05	6/12/2025	504.25	504.25	504.25	504.25	504.25	504.25	201.70	-	-	-	-	-	-	-
Umbrella Excess	2,656.05	1,302.22	1,625.03	6/12/2025	246.34	246.34	246.34	246.34	246.34	246.34	98.52	-	-	-	-	-	-	-
Workers Compensation	503.00	238.35	278.65	6/12/2025	41.92	41.92	41.92	41.92	41.92	41.92	16.75	-	-	-	-	-	-	-
Stamery & Docs Fees	10,047.07	4,521.18	5,525.89	6/12/2025	837.26	837.26	837.26	837.26	837.26	837.26	334.68	-	-	-	-	-	-	-
Total	285,905.26	128,387.26	156,917.90		23,775.44	23,775.44	23,775.44	23,775.44	23,775.44	23,775.44	9,509.86	-	-	-	-	-	-	128,387.16

Current year	128,387.26
Prepaid	156,917.90
Total Annual	285,305.26
Annual Premium	(285,305.26)
	(128,387.16)

Amortization	(23,775.44)	(23,775.44)	(23,775.44)	(23,775.44)	(23,775.44)	(9,509.86)	-	-	-	-	(128,387.16)
Carry Over	-	-	-	-	-	-	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-	-
Adjustments	-	-	-	-	-	-	-	-	-	-	-
Amortization	-	-	-	-	-	-	-	-	-	-	-
1410	-	-	-	-	-	-	-	-	-	-	-
Carry Over	129,301.90	103,301.34	77,300.78	51,300.22	25,299.66	(700.90)	(700.90)	(700.90)	(700.90)	(700.90)	(700.90)
Additions	-	-	-	-	-	-	-	-	-	-	-
Down Payment	-	-	-	-	-	-	-	-	-	-	-
Payments	(26,000.50)	(26,000.50)	(26,000.50)	(26,000.50)	(26,000.50)	(26,000.50)	-	-	-	-	-
2250	103,301.34	77,300.78	51,300.22	25,299.66	(700.90)	(700.90)	(700.90)	(700.90)	(700.90)	(700.90)	(700.90)