

WEB/OWNER Income Statement - P&L

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

As of: Dec 2025

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Summary View

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Income					
Operating Income	40,073.26	40,060.00	486,513.48	483,720.00	483,720.00
Reserve Income	0.00	0.00	299,670.95	299,280.00	299,280.00
Total Operating Income	40,073.26	40,060.00	786,184.43	783,000.00	783,000.00
Expense					
General Administration	14,337.28	5,135.56	93,760.13	61,627.00	61,627.00
Major Mechanical	424.00	500.00	7,285.70	6,000.00	6,000.00
Utilities	11,190.01	12,204.15	134,898.07	146,450.00	146,450.00
Insurance Expense	10,561.10	12,074.98	126,733.20	144,900.00	144,900.00
Maintenance & Repairs	6,843.34	6,974.98	90,726.28	83,700.00	83,700.00
Grounds Maintenance	8,025.00	2,949.99	73,796.67	35,400.00	35,400.00
Other Expense	0.00	470.25	225.00	5,643.00	5,643.00
Reserve Fund Contributions	0.00	0.00	299,370.99	299,280.00	299,280.00
Total Operating Expense	51,380.73	40,309.91	826,796.04	783,000.00	783,000.00
Total Operating Income	40,073.26	40,060.00	786,184.43	783,000.00	783,000.00
Total Operating Expense	51,380.73	40,309.91	826,796.04	783,000.00	783,000.00
NOI - Net Operating Income	-11,307.47	-249.91	-40,611.61	0.00	0.00
Other Income					
Gen Resv Income Def Rev Offset	1,192.05	0.00	15,626.41	0.00	0.00
Special Assessment Income	0.00	0.00	603,720.00	0.00	0.00
Total Other Income	1,192.05	0.00	619,346.41	0.00	0.00
Other Expense					
BAD DEBT	0.00	0.00	2,506.63	0.00	0.00
Reserve Expenses	1,192.05	0.00	15,626.41	0.00	0.00
Special Assessment Expenses	0.00	0.00	497,897.26	0.00	0.00
Total Other Expense	1,192.05	0.00	516,030.30	0.00	0.00
Net Other Income	0.00	0.00	103,316.11	0.00	0.00
Total Income	41,265.31	40,060.00	1,405,530.84	783,000.00	783,000.00
Total Expense	52,572.78	40,309.91	1,342,826.34	783,000.00	783,000.00
Net Income	-11,307.47	-249.91	62,704.50	0.00	0.00