

## WEB/OWNER Income Statement - P&L

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

As of: Apr 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
<b>Income</b>					
Operating Income	40,737.32	40,060.00	165,004.85	163,240.00	483,720.00
Reserve Income	74,820.00	74,820.00	149,730.99	149,640.00	299,280.00
<b>Total Operating Income</b>	<b>115,557.32</b>	<b>114,880.00</b>	<b>314,735.84</b>	<b>312,880.00</b>	<b>783,000.00</b>
<b>Expense</b>					
General Administration	18,180.60	5,135.61	36,078.41	20,542.44	61,627.00
Major Mechanical	524.41	500.00	1,962.45	2,000.00	6,000.00
Utilities	11,774.23	12,204.18	48,026.46	48,816.72	146,450.00
Insurance Expense	10,561.10	12,075.02	42,244.40	48,300.08	144,900.00
Maintenance & Repairs	9,316.64	6,975.02	32,803.23	27,900.08	83,700.00
Grounds Maintenance	4,459.42	2,950.01	18,981.92	11,800.04	35,400.00
Other Expense	225.00	470.25	225.00	1,881.00	5,643.00
Reserve Fund Contributions	74,820.00	74,820.00	149,730.99	149,640.00	299,280.00
<b>Total Operating Expense</b>	<b>129,861.40</b>	<b>115,130.09</b>	<b>330,052.86</b>	<b>310,880.36</b>	<b>783,000.00</b>
Total Operating Income	115,557.32	114,880.00	314,735.84	312,880.00	783,000.00
Total Operating Expense	129,861.40	115,130.09	330,052.86	310,880.36	783,000.00
<b>NOI - Net Operating Income</b>	<b>-14,304.08</b>	<b>-250.09</b>	<b>-15,317.02</b>	<b>1,999.64</b>	<b>0.00</b>
<b>Other Income</b>					
Gen Resv Income Def Rev Offset	5,836.48	0.00	16,141.99	0.00	0.00
Special Assessment Income	0.00	0.00	422,604.00	0.00	0.00
<b>Total Other Income</b>	<b>5,836.48</b>	<b>0.00</b>	<b>438,745.99</b>	<b>0.00</b>	<b>0.00</b>
<b>Other Expense</b>					
Reserve Expenses	5,836.48	0.00	16,141.99	0.00	0.00
Special Assessment Expenses	32,412.60	0.00	124,961.53	0.00	0.00
<b>Total Other Expense</b>	<b>38,249.08</b>	<b>0.00</b>	<b>141,103.52</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>-32,412.60</b>	<b>0.00</b>	<b>297,642.47</b>	<b>0.00</b>	<b>0.00</b>
Total Income	121,393.80	114,880.00	753,481.83	312,880.00	783,000.00
Total Expense	168,110.48	115,130.09	471,156.38	310,880.36	783,000.00
<b>Net Income</b>	<b>-46,716.68</b>	<b>-250.09</b>	<b>282,325.45</b>	<b>1,999.64</b>	<b>0.00</b>