

WEB/OWNER Income Statement - P&L

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

As of: Jul 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	40,198.00	40,060.00	285,607.50	283,420.00	483,720.00
Reserve Income	74,820.00	74,820.00	224,850.95	224,460.00	299,280.00
Total Operating Income	115,018.00	114,880.00	510,458.45	507,880.00	783,000.00
Expense					
General Administration	6,663.70	5,135.58	54,175.56	35,949.18	61,627.00
Major Mechanical	330.40	500.00	2,487.64	3,500.00	6,000.00
Utilities	11,160.63	12,204.17	81,888.00	85,429.23	146,450.00
Insurance Expense	10,561.10	12,075.00	73,927.70	84,525.08	144,900.00
Maintenance & Repairs	9,078.02	6,975.00	52,305.62	48,825.08	83,700.00
Grounds Maintenance	5,458.50	2,950.00	30,309.38	20,650.04	35,400.00
Other Expense	0.00	470.25	225.00	3,291.75	5,643.00
Reserve Fund Contributions	74,820.00	74,820.00	224,550.99	224,460.00	299,280.00
Total Operating Expense	118,072.35	115,130.00	519,869.89	506,630.36	783,000.00
Total Operating Income	115,018.00	114,880.00	510,458.45	507,880.00	783,000.00
Total Operating Expense	118,072.35	115,130.00	519,869.89	506,630.36	783,000.00
NOI - Net Operating Income	-3,054.35	-250.00	-9,411.44	1,249.64	0.00
Other Income					
Gen Resv Income Def Rev Offset	1,308.43	0.00	9,306.65	0.00	0.00
Special Assessment Income	0.00	0.00	603,720.00	0.00	0.00
Total Other Income	1,308.43	0.00	613,026.65	0.00	0.00
Other Expense					
Reserve Expenses	1,308.43	0.00	9,306.65	0.00	0.00
Special Assessment Expenses	108,884.45	0.00	457,885.77	0.00	0.00
Total Other Expense	110,192.88	0.00	467,192.42	0.00	0.00
Net Other Income	-108,884.45	0.00	145,834.23	0.00	0.00
Total Income	116,326.43	114,880.00	1,123,485.10	507,880.00	783,000.00
Total Expense	228,265.23	115,130.00	987,062.31	506,630.36	783,000.00
Net Income	-111,938.80	-250.00	136,422.79	1,249.64	0.00