

WEB/OWNER Income Statement - P&L

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

As of: Sep 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	40,268.10	40,060.00	365,993.70	363,540.00	483,720.00
Reserve Income	0.00	0.00	224,850.95	224,460.00	299,280.00
Total Operating Income	40,268.10	40,060.00	590,844.65	588,000.00	783,000.00
Expense					
General Administration	5,037.70	5,135.56	67,654.67	46,220.32	61,627.00
Major Mechanical	0.00	500.00	6,172.70	4,500.00	6,000.00
Utilities	10,367.43	12,204.15	102,778.88	109,837.55	146,450.00
Insurance Expense	10,561.10	12,074.98	95,049.90	108,675.06	144,900.00
Maintenance & Repairs	7,232.67	6,974.98	64,495.05	62,775.06	83,700.00
Grounds Maintenance	7,716.00	2,949.99	46,997.79	26,550.03	35,400.00
Other Expense	0.00	470.25	225.00	4,232.25	5,643.00
Reserve Fund Contributions	0.00	0.00	224,550.99	224,460.00	299,280.00
Total Operating Expense	40,914.90	40,309.91	607,924.98	587,250.27	783,000.00
Total Operating Income	40,268.10	40,060.00	590,844.65	588,000.00	783,000.00
Total Operating Expense	40,914.90	40,309.91	607,924.98	587,250.27	783,000.00
NOI - Net Operating Income	-646.80	-249.91	-17,080.33	749.73	0.00
Other Income					
Gen Resv Income Def Rev Offset	1,229.28	0.00	11,825.30	0.00	0.00
Special Assessment Income	0.00	0.00	603,720.00	0.00	0.00
Total Other Income	1,229.28	0.00	615,545.30	0.00	0.00
Other Expense					
Reserve Expenses	1,229.28	0.00	11,825.30	0.00	0.00
Special Assessment Expenses	0.00	0.00	497,897.26	0.00	0.00
Total Other Expense	1,229.28	0.00	509,722.56	0.00	0.00
Net Other Income	0.00	0.00	105,822.74	0.00	0.00
Total Income	41,497.38	40,060.00	1,206,389.95	588,000.00	783,000.00
Total Expense	42,144.18	40,309.91	1,117,647.54	587,250.27	783,000.00
Net Income	-646.80	-249.91	88,742.41	749.73	0.00