

WEB/OWNER Income Statement - P&L

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

As of: Jan 2026

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	127,132.46	44,246.58	127,132.46	44,246.58	497,959.00
Loan Payment Assessments	26,520.00	8,840.00	26,520.00	8,840.00	106,080.00
Reserve Income	47,740.80	15,913.50	47,740.80	15,913.50	190,962.00
Total Operating Income	201,393.26	69,000.08	201,393.26	69,000.08	795,001.00
Expense					
General Administration	5,282.10	6,716.61	5,282.10	6,716.61	80,599.00
Major Mechanical	1,151.90	708.33	1,151.90	708.33	8,500.00
Utilities	11,432.68	11,881.17	11,432.68	11,881.17	142,574.00
Insurance Expense	12,065.67	12,065.67	12,065.67	12,065.67	144,788.00
Maintenance & Repairs	6,950.83	5,325.01	6,950.83	5,325.01	63,900.00
Grounds Maintenance	2,515.08	4,500.00	2,515.08	4,500.00	54,000.00
Other Expense	0.00	299.83	0.00	299.83	3,598.00
Reserve Fund Contributions	15,913.50	15,913.50	15,913.50	15,913.50	190,962.00
Total Operating Expense	55,311.76	57,410.12	55,311.76	57,410.12	688,921.00
Total Operating Income	201,393.26	69,000.08	201,393.26	69,000.08	795,001.00
Total Operating Expense	55,311.76	57,410.12	55,311.76	57,410.12	688,921.00
NOI - Net Operating Income	146,081.50	11,589.96	146,081.50	11,589.96	106,080.00
Other Income					
Gen Resv Income Def Rev Offset	1,212.43	0.00	1,212.43	0.00	0.00
Total Other Income	1,212.43	0.00	1,212.43	0.00	0.00
Other Expense					
Interest Expense Roof Loan & Principal	1,212.43	8,840.00	1,212.43	8,840.00	106,080.00
Total Other Expense	1,212.43	8,840.00	1,212.43	8,840.00	106,080.00
Net Other Income	0.00	-8,840.00	0.00	-8,840.00	-106,080.00
Total Income	202,605.69	69,000.08	202,605.69	69,000.08	795,001.00
Total Expense	56,524.19	66,250.12	56,524.19	66,250.12	795,001.00
Net Income	146,081.50	2,749.96	146,081.50	2,749.96	0.00