

## WEB/OWNER Income Statement - P&L

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

As of: Feb 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
<b>Income</b>					
Operating Income	88.26	41,246.58	127,220.72	85,493.16	497,959.00
Loan Payment Assessments	0.00	8,840.00	26,520.00	17,680.00	106,080.00
Reserve Income	0.00	15,913.50	47,740.80	31,827.00	190,962.00
<b>Total Operating Income</b>	<b>88.26</b>	<b>66,000.08</b>	<b>201,481.52</b>	<b>135,000.16</b>	<b>795,001.00</b>
<b>Expense</b>					
General Administration	5,747.25	6,716.61	11,029.35	13,433.22	80,599.00
Major Mechanical	0.00	708.33	1,151.90	1,416.66	8,500.00
Utilities	11,695.87	11,881.17	23,128.55	23,762.34	142,574.00
Insurance Expense	12,065.67	12,065.67	24,131.34	24,131.34	144,788.00
Maintenance & Repairs	3,828.56	5,325.01	10,779.39	10,650.02	63,900.00
Grounds Maintenance	2,817.52	4,500.00	5,332.60	9,000.00	54,000.00
Other Expense	0.00	299.83	0.00	599.66	3,598.00
Reserve Fund Contributions	15,913.50	15,913.50	31,827.00	31,827.00	190,962.00
<b>Total Operating Expense</b>	<b>52,068.37</b>	<b>57,410.12</b>	<b>107,380.13</b>	<b>114,820.24</b>	<b>688,921.00</b>
Total Operating Income	88.26	66,000.08	201,481.52	135,000.16	795,001.00
Total Operating Expense	52,068.37	57,410.12	107,380.13	114,820.24	688,921.00
<b>NOI - Net Operating Income</b>	<b>-51,980.11</b>	<b>8,589.96</b>	<b>94,101.39</b>	<b>20,179.92</b>	<b>106,080.00</b>
<b>Other Income</b>					
Gen Resv Income Def Rev Offset	1,116.15	0.00	2,328.58	0.00	0.00
<b>Total Other Income</b>	<b>1,116.15</b>	<b>0.00</b>	<b>2,328.58</b>	<b>0.00</b>	<b>0.00</b>
<b>Other Expense</b>					
Interest Expense Roof Loan & Principal	1,116.15	8,840.00	2,328.58	17,680.00	106,080.00
<b>Total Other Expense</b>	<b>1,116.15</b>	<b>8,840.00</b>	<b>2,328.58</b>	<b>17,680.00</b>	<b>106,080.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>-8,840.00</b>	<b>0.00</b>	<b>-17,680.00</b>	<b>-106,080.00</b>
Total Income	1,204.41	66,000.08	203,810.10	135,000.16	795,001.00
Total Expense	53,184.52	66,250.12	109,708.71	132,500.24	795,001.00
<b>Net Income</b>	<b>-51,980.11</b>	<b>-250.04</b>	<b>94,101.39</b>	<b>2,499.92</b>	<b>0.00</b>