

## WEB/OWNER Income Statement - P&L

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

As of: Apr 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	124,330.02	41,246.58	251,790.44	167,986.32	497,959.00
Loan Payment Assessments	26,520.00	8,840.00	53,040.00	35,360.00	106,080.00
Reserve Income	50,970.58	15,913.50	98,711.38	63,654.00	190,962.00
<b>Total Operating Income</b>	<b>201,820.60</b>	<b>66,000.08</b>	<b>403,541.82</b>	<b>267,000.32</b>	<b>795,001.00</b>
<b>Expense</b>					
General Administration	13,683.87	6,716.61	30,977.19	26,866.44	80,599.00
Major Mechanical	82.00	708.33	1,233.90	2,833.32	8,500.00
Utilities	12,397.02	11,881.17	47,422.35	47,524.68	142,574.00
Insurance Expense	12,065.67	12,065.67	48,262.68	48,262.68	144,788.00
Maintenance & Repairs	9,073.31	5,325.01	31,294.13	21,300.04	63,900.00
Grounds Maintenance	30,312.87	4,500.00	44,513.00	18,000.00	54,000.00
Other Expense	0.00	299.83	0.00	1,199.32	3,598.00
Reserve Fund Contributions	50,970.28	15,913.50	98,710.78	63,654.00	190,962.00
<b>Total Operating Expense</b>	<b>128,585.02</b>	<b>57,410.12</b>	<b>302,414.03</b>	<b>229,640.48</b>	<b>688,921.00</b>
Total Operating Income	201,820.60	66,000.08	403,541.82	267,000.32	795,001.00
Total Operating Expense	128,585.02	57,410.12	302,414.03	229,640.48	688,921.00
<b>NOI - Net Operating Income</b>	<b>73,235.58</b>	<b>8,589.96</b>	<b>101,127.79</b>	<b>37,359.84</b>	<b>106,080.00</b>
<b>Other Income</b>					
Gen Resv Income Def Rev Offset	1,154.06	0.00	4,618.35	0.00	0.00
<b>Total Other Income</b>	<b>1,154.06</b>	<b>0.00</b>	<b>4,618.35</b>	<b>0.00</b>	<b>0.00</b>
<b>Other Expense</b>					
General Reserve Expense	1,154.06	8,840.00	4,618.35	35,360.00	106,080.00
<b>Total Other Expense</b>	<b>1,154.06</b>	<b>8,840.00</b>	<b>4,618.35</b>	<b>35,360.00</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>-35,360.00</b>	<b>-106,080.00</b>
Total Income	202,974.66	66,000.08	408,160.17	267,000.32	795,001.00
Total Expense	129,739.08	66,250.12	307,032.38	265,000.48	795,001.00
<b>Net Income</b>	<b>73,235.58</b>	<b>-250.04</b>	<b>101,127.79</b>	<b>1,999.84</b>	<b>0.00</b>