

Gulf Harbor Marina Condominium Association, Inc.
Income Statement

December 1, 2025 - December 31, 2025

	Current			Year to Date			Yearly Budget
	Actual	Budget	Over Budget	Actual	Budget	Over Budget	
Income							
Condo Maintenance Assessment	\$ 79,700.77	\$ 67,357.83	\$ 12,342.94	\$ 748,414.90	\$ 808,293.97	\$ (59,879.07)	\$ 808,294.00
Reserve Assessment	\$ 37,839.17	\$ 37,839.17	\$ -	\$ 454,070.04	\$ 454,070.04	\$ -	\$ 454,070.04
GHM Owned Condo Rental Income	\$ 4,465.00	\$ 2,660.00	\$ 1,805.00	\$ 55,158.26	\$ 31,920.00	\$ 23,238.26	\$ 31,920.00
Pops Parking Lot Lease Income	\$ 1,660.03	\$ 1,560.58	\$ 99.45	\$ 19,870.79	\$ 18,726.97	\$ 1,143.82	\$ 18,727.00
GHM Service - Commercial (Service Lease Income)	\$ 2,405.62	\$ 2,600.00	\$ (194.38)	\$ 27,965.03	\$ 29,266.71	\$ (1,301.68)	\$ 29,266.71
Kool Florida Holdings - Commercial (C16 & C17)	\$ 646.85	\$ 646.85	\$ -	\$ 7,262.20	\$ 7,262.20	\$ -	\$ 7,262.20
Kool Florida Holdings - Agreement	\$ 312.50	\$ -	\$ -	\$ 2,187.50	\$ 3,125.00	\$ (937.50)	\$ 3,750.00
Fuel Revenue	\$ 45,830.40	\$ 79,166.67	\$ (33,336.27)	\$ 830,554.79	\$ 950,000.03	\$ (119,445.24)	\$ 950,000.00
Interest earned	\$ 2,388.92	\$ -	\$ 2,388.92	\$ 28,020.59	\$ -	\$ 28,020.59	\$ -
Administration Fee / Rental Management Fee	\$ 4,663.18	\$ 4,083.33	\$ 579.85	\$ 68,823.18	\$ 48,999.97	\$ 19,823.21	\$ 49,000.00
Haul Out Fees	\$ -	\$ -	\$ -	\$ 1,275.00	\$ -	\$ 1,275.00	\$ -
Charter Captain	\$ -	\$ -	\$ -	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -
Fuel Agreement	\$ 1,374.79	\$ -	\$ 1,374.79	\$ 21,979.59	\$ -	\$ 21,979.59	\$ -
Fuel Pump Claim	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Late Fee	\$ -	\$ -	\$ -	\$ 89.00	\$ -	\$ 89.00	\$ -
Sale of Rack Income	\$ 189,250.24	\$ -	\$ 189,250.24	\$ 584,460.44	\$ -	\$ 584,460.44	\$ -
Total Income	\$ 370,537.47	\$ 195,914.43	\$ 174,310.54	\$ 2,856,131.31	\$ 2,351,664.88	\$ 504,466.43	\$ 2,352,289.95

Account

Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & sewer	\$ 346.56	\$ 250.92	\$ 95.64	\$ 2,058.04	\$ 3,011.04	\$ (953.00)	\$ 3,011.00
Garbage Waste Disposal	\$ 618.33	\$ 593.25	\$ 25.08	\$ 8,090.14	\$ 7,119.00	\$ 971.14	\$ 7,119.00
Electricity	\$ 853.32	\$ 814.83	\$ 38.49	\$ 10,723.13	\$ 9,777.96	\$ 945.17	\$ 9,778.00
Cellular Phone Service	\$ 194.40	\$ 200.00	\$ (5.60)	\$ 2,438.72	\$ 2,400.00	\$ 38.72	\$ 2,400.00
Clover Cellular Data	\$ 210.00	\$ -	\$ 210.00	\$ 1,470.00	\$ -	\$ 1,470.00	\$ -
Internet & Phone (Frontier Communications)	\$ 133.39	\$ -	\$ 133.39	\$ 1,104.08	\$ -	\$ 1,104.08	\$ -
Total Utility	\$ 2,356.00	\$ 1,859.00	\$ 497.00	\$ 25,884.11	\$ 22,308.00	\$ 3,576.11	\$ 22,308.00
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Diesel	\$ 1,281.75	\$ 7,865.00	\$ (6,583.25)	\$ 71,333.09	\$ 94,380.00	\$ (23,046.91)	\$ 94,380.00
90 Octane Non Ethanol	\$ 44,022.36	\$ 46,232.00	\$ (2,209.64)	\$ 510,397.75	\$ 554,784.00	\$ (44,386.25)	\$ 554,784.00
Forktruck Fuel Cost	\$ -	\$ 547.00	\$ (547.00)	\$ 8,742.03	\$ 6,564.00	\$ 2,178.03	\$ 6,564.00
DEF	\$ -	\$ 34.00	\$ (34.00)	\$ 238.56	\$ 408.00	\$ (169.44)	\$ 408.00
Total Fuel	\$ 45,304.11	\$ 54,678.00	\$ (9,373.89)	\$ 590,711.43	\$ 656,136.00	\$ (65,424.57)	\$ 656,136.00
Insurance	\$ 360.39	\$ -	\$ -	\$ 196.53	\$ -	\$ 196.53	\$ -
Director's & Operator's Policy (Board Coverage)	\$ 1,240.84	\$ 735.00	\$ 505.84	\$ 8,065.46	\$ 8,820.00	\$ (754.54)	\$ 8,820.00
United Health Care Insurance	\$ (4,427.48)	\$ 5,642.58	\$ (10,070.06)	\$ 47,080.61	\$ 67,710.99	\$ (20,630.38)	\$ 67,711.00
Marine Operator's Package	\$ 6,424.56	\$ 3,694.92	\$ 2,729.64	\$ 41,759.64	\$ 44,339.40	\$ (2,579.40)	\$ 44,339.00
Marine Package	\$ 10,129.58	\$ 867.33	\$ 9,262.25	\$ 65,842.27	\$ 10,407.96	\$ 55,434.31	\$ 10,408.00
Storage Tank Policy (Fuel Tank)	\$ 212.28	\$ 108.17	\$ 104.11	\$ 1,379.82	\$ 1,298.04	\$ 81.78	\$ 1,298.00

Umbrella Policy (BMB)	\$ 3,814.50	\$ 1,067.83	\$ 2,746.67	\$ 24,794.25	\$ 12,813.96	\$ 11,980.29	\$ 12,814.00
Auto Policy	\$ -	\$ -	\$ -	\$ 1,719.00	\$ -	\$ 1,719.00	\$ -
Worker's compensation insurance	\$ 441.00	\$ 478.83	\$ (37.83)	\$ 4,335.00	\$ 5,745.96	\$ (1,410.96)	\$ 5,746.00
Parametric Policy (Wind Policy)	\$ 39,509.54	\$ 18,097.83	\$ 21,411.71	\$ 256,812.01	\$ 217,173.96	\$ 39,638.05	\$ 217,174.00
Total Insurance	\$ 57,705.21	\$ 30,692.49	\$ 26,652.33	\$ 451,984.59	\$ 368,309.92	\$ 83,674.67	\$ 368,310.00
Repairs	\$ 28.55	\$ -	\$ 28.55	\$ 28.55	\$ -	\$ 28.55	\$ -
Forklift # 1 Repairs	\$ 743.66	\$ 416.67	\$ 326.99	\$ 5,578.77	\$ 5,000.04	\$ 578.73	\$ 5,000.00
Forklift # 2 Repairs	\$ -	\$ 416.67	\$ (416.67)	\$ 3,888.88	\$ 5,000.04	\$ (1,111.16)	\$ 5,000.00
Forklift # 3 Repairs	\$ -	\$ 416.67	\$ (416.67)	\$ 13,129.72	\$ 5,000.04	\$ 8,129.68	\$ 5,000.00
Machinery Repairs	\$ -	\$ 63.33	\$ (63.33)	\$ 98.18	\$ 759.96	\$ (661.78)	\$ 760.00
Scrubber Repairs	\$ -	\$ 20.83	\$ (20.83)	\$ -	\$ 249.96	\$ (249.96)	\$ 250.00
Ground Repairs	\$ 2,400.00	\$ 333.33	\$ 2,066.67	\$ 2,862.15	\$ 3,999.96	\$ (1,137.81)	\$ 4,000.00
Building Repairs	\$ 6,626.07	\$ 592.00	\$ 6,034.07	\$ 33,697.61	\$ 7,104.00	\$ 26,593.61	\$ 7,104.00
Computer Repairs	\$ 277.50	\$ 241.67	\$ 35.83	\$ 2,770.00	\$ 2,900.04	\$ (130.04)	\$ 2,900.00
Fuel Pump Repair	\$ 5,000.00	\$ 208.33	\$ 4,791.67	\$ 29,266.28	\$ 2,499.96	\$ 26,766.32	\$ 2,500.00
Repairs, Replacement, Services	\$ 2,607.79	\$ 3,967.00	\$ (1,359.21)	\$ 140,178.23	\$ 47,604.00	\$ 92,574.23	\$ 47,604.00
Hurricane Repairs	\$ -	\$ -	\$ -	\$ 8,317.83	\$ -	\$ 8,317.83	\$ -
Forklift Repairs	\$ -	\$ -	\$ -	\$ 10,984.02	\$ -	\$ 10,984.02	\$ -
Alarm Systems	\$ 181.90	\$ -	\$ 181.90	\$ 2,826.85	\$ -	\$ 2,826.85	\$ -
Total Repairs	\$ 17,865.47	\$ 6,676.50	\$ 11,188.97	\$ 253,627.07	\$ 80,118.01	\$ 173,509.06	\$ 80,118.00
Payroll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Wages	\$ 28,037.78	\$ 27,223.00	\$ 814.78	\$ 298,184.93	\$ 326,676.00	\$ (28,491.07)	\$ 326,676.00
Payroll Tax Expense	\$ 2,618.57	\$ 4,867.00	\$ (2,248.43)	\$ 23,859.53	\$ 58,404.00	\$ (34,544.47)	\$ 58,404.00
Payroll Expenses	\$ -	\$ 4,479.00	\$ (4,479.00)	\$ -	\$ 53,748.00	\$ (53,748.00)	\$ 53,748.00
Payroll Administration Fee (ADP Charge)	\$ 671.80	\$ 208.00	\$ 463.80	\$ 8,434.01	\$ 2,496.00	\$ 5,938.01	\$ 2,496.00
Mojo Dockside LLC Expenses	\$ -	\$ -	\$ -	\$ 32,928.51	\$ -	\$ 32,928.51	\$ -
Employee Background Check	\$ -	\$ -	\$ -	\$ 583.90	\$ -	\$ 583.90	\$ -
Total Payroll	\$ 31,328.15	\$ 36,777.00	\$ (5,448.85)	\$ 363,990.88	\$ 441,324.00	\$ (77,333.12)	\$ 441,324.00

Administration Office	\$	-	\$	-	\$	-	\$	-	\$	-				
Computer Software	\$	536.60	\$	833.33	\$	(296.73)	\$	20,565.51	\$	9,999.96	\$	10,565.55	\$	10,000.00
Fire & Theft Alarm System Monitoring	\$	686.84	\$	153.00	\$	533.84	\$	3,421.36	\$	1,836.00	\$	1,585.36	\$	1,836.00
Pest Control	\$	-	\$	29.17	\$	(29.17)	\$	-	\$	350.04	\$	(350.04)	\$	350.00
Annual Licenses and Fees	\$	-	\$	500.00	\$	(500.00)	\$	3,731.20	\$	6,000.00	\$	(2,268.80)	\$	6,000.00
Annual State Registrar	\$	-	\$	5.08	\$	(5.08)	\$	215.00	\$	60.96	\$	154.04	\$	61.00
Office supplies	\$	1,059.12	\$	416.67	\$	642.45	\$	7,893.27	\$	5,000.04	\$	2,893.23	\$	5,000.00
Tax Return	\$	-	\$	208.33	\$	(208.33)	\$	(335.52)	\$	2,499.96	\$	(2,835.48)	\$	2,500.00
Property taxes	\$	-	\$	2,755.17	\$	(2,755.17)	\$	18,696.66	\$	33,062.04	\$	(14,365.38)	\$	33,062.00
Postage Printing Etc	\$	702.00	\$	400.00	\$	302.00	\$	1,751.31	\$	4,800.00	\$	(3,048.69)	\$	4,800.00
Legal fees	\$	2,494.81	\$	1,666.67	\$	828.14	\$	29,836.33	\$	20,000.04	\$	9,836.29	\$	20,000.00
Management / Professional Fees	\$	-	\$	4,860.00	\$	(4,860.00)	\$	29,422.54	\$	58,320.00	\$	(28,897.46)	\$	58,320.00
Bank fees & service charges	\$	1,238.50	\$	-	\$	1,238.50	\$	1,488.50	\$	-	\$	1,488.50	\$	-
Total Administration Office	\$	6,717.87	\$	11,827.42	\$	(5,109.55)	\$	116,686.16	\$	141,929.04	\$	(25,242.88)	\$	141,929.00
Administration General	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Credit Card Fee	\$	1,720.99	\$	2,884.00	\$	(1,163.01)	\$	21,500.06	\$	34,608.00	\$	(13,107.94)	\$	34,608.00
Clover Credit Card Fee	\$	189.79	\$	-	\$	189.79	\$	2,443.13	\$	-	\$	2,443.13	\$	-
Mojo Fuel Charges	\$	-	\$	250.00	\$	(250.00)	\$	-	\$	3,000.00	\$	(3,000.00)	\$	3,000.00
Equipment Lease	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Forklift # 3 - Loan	\$	6,492.00	\$	6,492.00	\$	-	\$	77,904.00	\$	77,904.00	\$	-	\$	77,904.00
Clover Credit Card Machines	\$	29.95	\$	-	\$	29.95	\$	748.75	\$	-	\$	748.75	\$	-
Stormwater Testing (Quarterly)	\$	-	\$	32.00	\$	(32.00)	\$	802.18	\$	384.00	\$	418.18	\$	384.00
Dock Supplies / Maintenance / Yard Supplies	\$	5,213.01	\$	369.17	\$	4,843.84	\$	12,545.20	\$	4,430.04	\$	8,115.16	\$	4,430.00
Employee Safety Award	\$	5,625.00	\$	1,250.00	\$	4,375.00	\$	5,625.00	\$	15,000.00	\$	(9,375.00)	\$	15,000.00
Contingencies	\$	-	\$	2,083.33	\$	(2,083.33)	\$	13,135.00	\$	24,999.96	\$	(11,864.96)	\$	25,000.00
Appraisals & Studies	\$	-	\$	750.00	\$	(750.00)	\$	385.00	\$	9,000.00	\$	(8,615.00)	\$	9,000.00
Consulting Fee / Bookkeeping	\$	1,400.00	\$	-	\$	1,400.00	\$	21,750.00	\$	-	\$	21,750.00	\$	-
FL. Sales Tax	\$	-	\$	726.00	\$	(726.00)	\$	-	\$	8,712.00	\$	(8,712.00)	\$	8,712.00
Go Daddy Website and Email Subscription	\$	-	\$	81.58	\$	(81.58)	\$	4,206.88	\$	978.96	\$	3,227.92	\$	979.00
Total Administration General	\$	20,670.74	\$	14,918.08	\$	5,752.66	\$	161,045.20	\$	179,016.96	\$	(17,971.76)	\$	179,017.00
Total Expenses	\$	181,947.55	\$	157,428.49	\$	24,158.67	\$	1,963,929.44	\$	1,889,141.93	\$	74,787.51	\$	1,889,142.00
Totals							\$	892,201.87	\$	462,522.96	\$	429,678.91	\$	(463,147.95)
Total YTD Income		\$	2,856,131.31											
Total YTD Expenses		\$	1,963,929.44											
Total YTD Income After Expenses (Net Income)		\$	892,201.87											
Total YTD Budget Income		\$	2,351,664.88											
Total YTD Budget Expenses		\$	1,889,141.93											
Total YTD Budget Income After Expenses		\$	462,522.96											
Total YTD Over Budget Income		\$	504,466.43											
Total YTD Over Budget Expenses		\$	74,787.51											
Total YTD Over Budget Income After Expenses		\$	429,678.91											