

Gulf Harbor Marina Condominium Association, Inc.

Income Statement

July 1, 2025 - July 31, 2025

	Current			Year to Date			Yearly Budget
	Actual	Budget	Over Budget	Actual	Budget	Over Budget	
Income							
Condo Maintenance Assessment	\$ 48,972.83	\$ 67,357.83	\$ (18,385.00)	\$ 403,180.81	\$ 471,504.82	\$ (68,324.01)	\$ 808,294.00
Reserve Assessment	\$ 37,839.17	\$ 37,839.17	\$ -	\$ 264,874.19	\$ 264,874.19	\$ -	\$ 454,070.04
GHM Owned Condo Rental Income	\$ 3,400.00	\$ 2,660.00	\$ 740.00	\$ 36,028.26	\$ 18,620.00	\$ 17,408.26	\$ 31,920.00
Pops Parking Lot Lease Income	\$ 1,669.84	\$ 1,560.58	\$ 109.26	\$ 11,688.88	\$ 10,924.07	\$ 764.81	\$ 18,727.00
GHM Service - Commercial (Service Lease Income)	\$ 2,405.62	\$ 2,600.00	\$ (194.38)	\$ 15,936.93	\$ 17,877.79	\$ (1,940.86)	\$ 29,266.71
Kool Florida Holdings - Commercial (C16 & C17)	\$ 646.85	\$ 646.85	\$ -	\$ 4,027.95	\$ 4,027.95	\$ -	\$ 7,262.20
Kool Florida Holdings - Agreement	\$ 312.50	\$ 312.50	\$ -	\$ 625.00	\$ 2,187.50	\$ (1,562.50)	\$ 3,750.00
Fuel Revenue	\$ 72,892.55	\$ 79,166.67	\$ (6,274.12)	\$ 569,931.97	\$ 554,166.68	\$ 15,765.29	\$ 950,000.00
Interest earned	\$ 2,434.99	\$ -	\$ 2,434.99	\$ 16,634.08	\$ -	\$ 16,634.08	\$ -
Administration Fee / Rental Management Fee	\$ 4,800.00	\$ 4,083.33	\$ 716.67	\$ 45,140.00	\$ 28,583.32	\$ 16,556.68	\$ 49,000.00
Haul Out Fees	\$ -	\$ -	\$ -	\$ 1,275.00	\$ -	\$ 1,275.00	\$ -
Charter Captain	\$ 800.00	\$ -	\$ 800.00	\$ 5,200.00	\$ -	\$ 5,200.00	\$ -
Fuel Agreement	\$ 7,169.28	\$ -	\$ 7,169.28	\$ 15,060.85	\$ -	\$ 15,060.85	\$ -
Fuel Pump Claim	\$ (30,000.00)	\$ -	\$ (30,000.00)	\$ -	\$ -	\$ -	\$ -
Late Fee	\$ -	\$ -	\$ -	\$ 89.00	\$ -	\$ 89.00	\$ -
Sale of Rack Income	\$ -	\$ -	\$ -	\$ 395,210.20	\$ -	\$ 395,210.20	\$ -
Total Income	\$ 153,343.63	\$ 196,226.93	\$ (42,883.30)	\$ 1,784,903.12	\$ 1,372,766.31	\$ 412,136.81	\$ 2,352,289.95

Account							
Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & sewer	\$ 622.52	\$ 250.92	\$ 371.60	\$ 1,392.25	\$ 1,756.44	\$ (364.19)	\$ 3,011.00
Garbage Waste Disposal	\$ 614.04	\$ 593.25	\$ 20.79	\$ 5,010.75	\$ 4,152.75	\$ 858.00	\$ 7,119.00
Electricity	\$ 910.87	\$ 814.83	\$ 96.04	\$ 6,264.86	\$ 5,703.81	\$ 561.05	\$ 9,778.00
Cellular Phone Service	\$ 187.50	\$ 200.00	\$ (12.50)	\$ 1,480.74	\$ 1,400.00	\$ 80.74	\$ 2,400.00
Clover Cellular Data	\$ 105.00	\$ -	\$ 105.00	\$ 735.00	\$ -	\$ 735.00	\$ -
Internet & Phone (Frontier Communications)	\$ 79.49	\$ -	\$ 79.49	\$ 550.37	\$ -	\$ 550.37	\$ -
Total Utility	\$ 2,519.42	\$ 1,859.00	\$ 660.42	\$ 15,433.97	\$ 13,013.00	\$ 2,420.97	\$ 22,308.00
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Diesel	\$ 9,933.20	\$ 7,865.00	\$ 2,068.20	\$ 47,183.16	\$ 55,055.00	\$ (7,871.84)	\$ 94,380.00
90 Octane Non Ethanol	\$ 35,110.76	\$ 46,232.00	\$ (11,121.24)	\$ 330,699.66	\$ 323,624.00	\$ 7,075.66	\$ 554,784.00
Forktruck Fuel Cost	\$ 748.44	\$ 547.00	\$ 201.44	\$ 6,601.79	\$ 3,829.00	\$ 2,772.79	\$ 6,564.00
DEF	\$ -	\$ 34.00	\$ (34.00)	\$ -	\$ 238.00	\$ (238.00)	\$ 408.00
Total Fuel	\$ 45,792.40	\$ 54,678.00	\$ (8,885.60)	\$ 384,484.61	\$ 382,746.00	\$ 1,738.61	\$ 656,136.00
Insurance	\$ -	\$ -	\$ -	\$ (163.86)	\$ -	\$ (163.86)	\$ -
Director's & Operator's Policy (Board Coverage)	\$ 620.42	\$ 735.00	\$ (114.58)	\$ 4,342.94	\$ 5,145.00	\$ (802.06)	\$ 8,820.00
United Health Care Insurance	\$ 3,767.04	\$ 5,642.58	\$ (1,875.54)	\$ 26,457.23	\$ 39,498.08	\$ (13,040.85)	\$ 67,711.00
Marine Operator's Package	\$ 3,212.28	\$ 3,694.92	\$ (482.64)	\$ 22,485.96	\$ 25,864.44	\$ (3,378.48)	\$ 44,339.00
Marine Package	\$ 5,064.79	\$ 867.33	\$ 4,197.46	\$ 35,453.53	\$ 6,071.31	\$ 29,382.22	\$ 10,408.00
Storage Tank Policy (Fuel Tank)	\$ 106.14	\$ 108.17	\$ (2.03)	\$ 742.98	\$ 757.19	\$ (14.21)	\$ 1,298.00
Umbrella Policy (BMB)	\$ 1,907.25	\$ 1,067.83	\$ 839.42	\$ 13,350.75	\$ 7,474.81	\$ 5,875.94	\$ 12,814.00
Auto Policy	\$ -	\$ -	\$ -	\$ 1,719.00	\$ -	\$ 1,719.00	\$ -
Worker's compensation insurance	\$ 392.00	\$ 478.83	\$ (86.83)	\$ 2,618.00	\$ 3,351.81	\$ (733.81)	\$ 5,746.00

Parametric Policy (Wind Policy)	\$ 19,754.77	\$ 18,097.83	\$ 1,656.94	\$ 138,283.39	\$ 126,684.81	\$ 11,598.58	\$ 217,174.00
Total Insurance	\$ 34,824.69	\$ 30,692.49	\$ 4,132.20	\$ 245,289.92	\$ 214,847.46	\$ 30,442.46	\$ 368,310.00
Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Forklift # 1 Repairs	\$ 1,860.47	\$ 416.67	\$ 1,443.80	\$ 1,860.47	\$ 2,916.69	\$ (1,056.22)	\$ 5,000.00
Forklift # 2 Repairs	\$ 1,655.20	\$ 416.67	\$ 1,238.53	\$ 2,214.15	\$ 2,916.69	\$ (702.54)	\$ 5,000.00
Forklift # 3 Repairs	\$ 3,614.77	\$ 416.67	\$ 3,098.10	\$ 6,219.05	\$ 2,916.69	\$ 3,302.36	\$ 5,000.00
Machinery Repairs	\$ -	\$ 63.33	\$ (63.33)	\$ -	\$ 443.31	\$ (443.31)	\$ 760.00
Scrubber Repairs	\$ -	\$ 20.83	\$ (20.83)	\$ -	\$ 145.81	\$ (145.81)	\$ 250.00
Ground Repairs	\$ -	\$ 333.33	\$ (333.33)	\$ 300.00	\$ 2,333.31	\$ (2,033.31)	\$ 4,000.00
Building Repairs	\$ -	\$ 592.00	\$ (592.00)	\$ 642.72	\$ 4,144.00	\$ (3,501.28)	\$ 7,104.00
Computer Repairs	\$ 1,475.00	\$ 241.67	\$ 1,233.33	\$ 1,475.00	\$ 1,691.69	\$ (216.69)	\$ 2,900.00
Fuel Pump Repair	\$ (29,197.69)	\$ 208.33	\$ (29,406.02)	\$ (24,838.18)	\$ 1,458.31	\$ (26,296.49)	\$ 2,500.00
Repairs, Replacement, Services	\$ 56.33	\$ 3,967.00	\$ (3,910.67)	\$ 133,462.06	\$ 27,769.00	\$ 105,693.06	\$ 47,604.00
Hurricane Repairs	\$ -	\$ -	\$ -	\$ 8,317.83	\$ -	\$ 8,317.83	\$ -
Forklift Repairs	\$ 732.68	\$ -	\$ 732.88	\$ 10,984.02	\$ -	\$ 10,984.02	\$ -
Alarm Systems	\$ -	\$ -	\$ -	\$ 2,341.75	\$ -	\$ 2,341.75	\$ -
Total Repairs	\$ (19,903.24)	\$ 6,676.50	\$ (26,579.74)	\$ 142,978.87	\$ 46,735.51	\$ 96,243.36	\$ 80,118.00
Payroll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Wages	\$ 25,662.11	\$ 27,223.00	\$ (1,560.89)	\$ 169,647.81	\$ 190,561.00	\$ (20,913.19)	\$ 326,676.00
Payroll Tax Expense	\$ 1,991.84	\$ 4,867.00	\$ (2,875.16)	\$ 13,343.28	\$ 34,069.00	\$ (20,725.72)	\$ 58,404.00
Payroll Expenses	\$ -	\$ 4,479.00	\$ (4,479.00)	\$ -	\$ 31,353.00	\$ (31,353.00)	\$ 53,748.00
Payroll Administration Fee (ADP Charge)	\$ 615.19	\$ 208.00	\$ 407.19	\$ 4,745.40	\$ 1,456.00	\$ 3,289.40	\$ 2,496.00
Mojo Dockside LLC Expenses	\$ 4,506.00	\$ -	\$ 4,506.00	\$ 31,068.51	\$ -	\$ 31,068.51	\$ -
Employee Background Check	\$ 59.90	\$ -	\$ 59.90	\$ 371.50	\$ -	\$ 371.50	\$ -
Total Payroll	\$ 32,835.04	\$ 36,777.00	\$ (3,941.96)	\$ 219,176.50	\$ 257,439.00	\$ (38,282.50)	\$ 441,324.00

Administration Office	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Computer Software	\$ 2,897.89	\$ 833.33	\$ 2,064.56	\$ 16,361.05	\$ 5,833.31	\$ 10,527.74	\$ 10,000.00	
Fire & Theft Alarm System Monitoring	\$ -	\$ 153.00	\$ (153.00)	\$ 1,373.68	\$ 1,071.00	\$ 302.68	\$ 1,836.00	
Pest Control	\$ -	\$ 29.17	\$ (29.17)	\$ -	\$ 204.19	\$ (204.19)	\$ 350.00	
Annual Licenses and Fees	\$ 1,000.00	\$ 500.00	\$ 500.00	\$ 2,400.32	\$ 3,500.00	\$ (1,099.68)	\$ 6,000.00	
Annual State Registraton	\$ -	\$ 5.08	\$ (5.08)	\$ 70.00	\$ 35.56	\$ 34.44	\$ 61.00	
Office supplies	\$ 678.54	\$ 416.67	\$ 261.87	\$ 4,185.88	\$ 2,916.69	\$ 1,269.19	\$ 5,000.00	
Tax Return	\$ -	\$ 208.33	\$ (208.33)	\$ (335.52)	\$ 1,458.31	\$ (1,793.83)	\$ 2,500.00	
Property taxes	\$ -	\$ 2,755.17	\$ (2,755.17)	\$ -	\$ 19,286.19	\$ (19,286.19)	\$ 33,062.00	
Postage Printing Etc	\$ -	\$ 400.00	\$ (400.00)	\$ 703.92	\$ 2,800.00	\$ (2,096.08)	\$ 4,800.00	
Legal fees	\$ 2,555.00	\$ 1,666.67	\$ 888.33	\$ 20,316.52	\$ 11,666.69	\$ 8,649.83	\$ 20,000.00	
Management / Professional Fees	\$ -	\$ 4,860.00	\$ (4,860.00)	\$ 29,422.54	\$ 34,020.00	\$ (4,597.46)	\$ 58,320.00	
Bank fees & service charges	\$ 20.00	\$ -	\$ 20.00	\$ 80.00	\$ -	\$ 80.00	\$ -	
Total Administration Office	\$ 7,151.43	\$ 11,827.42	\$ (4,675.99)	\$ 74,578.39	\$ 82,791.94	\$ (8,213.55)	\$ 141,929.00	
Administration General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Credit Card Fee	\$ 2,213.24	\$ 2,884.00	\$ (670.76)	\$ 13,805.58	\$ 20,188.00	\$ (6,382.42)	\$ 34,608.00	
Clover Credit Card Fee	\$ 294.79	\$ -	\$ 294.79	\$ 1,179.18	\$ -	\$ 1,179.18	\$ -	
Mojo Fuel Charges	\$ -	\$ 250.00	\$ (250.00)	\$ -	\$ 1,750.00	\$ (1,750.00)	\$ 3,000.00	
Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Forklift # 3 - Loan	\$ 6,492.00	\$ 6,492.00	\$ -	\$ 45,444.00	\$ 45,444.00	\$ -	\$ 77,904.00	
Clover Credit Card Machines	\$ 29.95	\$ -	\$ 29.95	\$ 599.00	\$ -	\$ 599.00	\$ -	
Stormwater Testing (Quarterly)	\$ -	\$ 32.00	\$ (32.00)	\$ 537.18	\$ 224.00	\$ 313.18	\$ 384.00	
Dock Supplies / Maintenance / Yard Supplies	\$ 288.44	\$ 369.17	\$ (80.73)	\$ 4,275.45	\$ 2,584.19	\$ 1,691.26	\$ 4,430.00	
Employee Safety Award	\$ -	\$ 1,250.00	\$ (1,250.00)	\$ -	\$ 8,750.00	\$ (8,750.00)	\$ 15,000.00	
Contingencies	\$ -	\$ 2,083.33	\$ (2,083.33)	\$ 13,135.00	\$ 14,583.31	\$ (1,448.31)	\$ 25,000.00	
Appraisals & Studies	\$ -	\$ 750.00	\$ (750.00)	\$ 385.00	\$ 5,250.00	\$ (4,865.00)	\$ 9,000.00	
Consulting Fee / Bookkeeping	\$ 1,400.00	\$ -	\$ 1,400.00	\$ 14,750.00	\$ -	\$ 14,750.00	\$ -	
FL. Sales Tax	\$ -	\$ 726.00	\$ (726.00)	\$ -	\$ 5,082.00	\$ (5,082.00)	\$ 8,712.00	
Go Daddy Website and Email Subscription	\$ 503.53	\$ 81.58	\$ 421.95	\$ 3,388.48	\$ 571.06	\$ 2,817.42	\$ 979.00	
Total Administration General	\$ 11,221.95	\$ 14,918.08	\$ (3,696.13)	\$ 97,498.87	\$ 104,426.56	\$ (6,927.69)	\$ 179,017.00	
Total Expenses	\$ 114,441.69	\$ 157,428.49	\$ (42,986.80)	\$ 1,179,441.13	\$ 1,101,999.47	\$ 77,441.66	\$ 1,889,142.00	

Totals

\$ 605,461.99 \$ 270,766.84 \$ 334,695.15 \$ 463,147.95

Total YTD Income \$ 1,784,903.12

Total YTD Expenses \$ 1,179,441.13

Total YTD Income After Expenses (Net Income) \$ 605,461.99

Total YTD Budget Income \$ 1,372,766.31

Total YTD Budget Expenses \$ 1,101,999.47

Total YTD Budget Income After Expenses \$ 270,766.84

Total YTD Over Budget Income \$ 412,136.81

Total YTD Over Budget Expenses \$ 77,441.66

Total YTD Over Budget Income After Expenses \$ 334,695.15