

**Gulf Harbor Marina Condominium Association, Inc.**  
**Income Statement**  
June 1, 2025 - June 30, 2025

	Year to Date						
	Actual	Budget	Over Budget	Actual	Budget	Over Budget	Yearly Budget
<b>Income</b>							
Condo Maintenance Assessment	\$ 37,068.83	\$ 67,357.83	\$ (30,289.00)	\$ 354,207.98	\$ 404,146.99	\$ (49,939.01)	\$ 808,294.00
Reserve Assessment	\$ 37,839.17	\$ 37,839.17	\$ -	\$ 227,035.02	\$ 227,035.02	\$ -	\$ 454,070.04
GHM Owned Condo Rental Income	\$ 3,053.33	\$ 2,660.00	\$ 393.33	\$ 32,628.26	\$ 15,960.00	\$ 16,668.26	\$ 31,920.00
Pops Parking Lot Lease Income	\$ 1,669.84	\$ 1,560.58	\$ 109.26	\$ 10,019.04	\$ 9,363.49	\$ 655.55	\$ 18,727.00
GHM Service - Commercial (Service Lease Income)	\$ 2,405.66	\$ 2,600.00	\$ (194.34)	\$ 13,531.31	\$ 15,277.79	\$ (1,746.48)	\$ 29,266.71
Kool Florida Holdings - Commercial (C16 & C17)	\$ 646.85	\$ 646.85	\$ -	\$ 3,381.10	\$ 3,381.10	\$ -	\$ 7,262.20
Kool Florida Holdings - Agreement	\$ 312.50	\$ 312.50	\$ -	\$ 312.50	\$ 1,875.00	\$ (1,562.50)	\$ 3,750.00
Fuel Revenue	\$ 92,016.03	\$ 79,166.67	\$ 12,849.36	\$ 497,039.42	\$ 475,000.01	\$ 22,039.41	\$ 950,000.00
Interest earned	\$ 2,538.11	\$ -	\$ 2,538.11	\$ 14,199.09	\$ -	\$ 14,199.09	\$ -
Administration Fee / Rental Management Fee	\$ 4,740.00	\$ 4,083.33	\$ 656.67	\$ 40,340.00	\$ 24,499.99	\$ 15,840.01	\$ 49,000.00
Haul Out Fees	\$ -	\$ -	\$ -	\$ 1,275.00	\$ -	\$ 1,275.00	\$ -
Charter Captain	\$ 800.00	\$ -	\$ 800.00	\$ 4,400.00	\$ -	\$ 4,400.00	\$ -
Fuel Agreement	\$ 1,001.01	\$ -	\$ 1,001.01	\$ 7,891.57	\$ -	\$ 7,891.57	\$ -
Fuel Pump Claim	\$ -	\$ -	\$ -	\$ 30,000.00	\$ -	\$ 30,000.00	\$ -
Late Fee	\$ -	\$ -	\$ -	\$ 89.00	\$ -	\$ 89.00	\$ -
Sale of Rack Income	\$ 197,292.13	\$ -	\$ 197,292.13	\$ 395,210.20	\$ -	\$ 395,210.20	\$ -
<b>Total Income</b>	<b>\$ 381,383.46</b>	<b>\$ 196,228.93</b>	<b>\$ 185,156.53</b>	<b>\$ 1,631,559.49</b>	<b>\$ 1,176,539.38</b>	<b>\$ 455,020.11</b>	<b>\$ 2,352,289.95</b>

<b>Account</b>							
Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & sewer	\$ -	\$ 250.92	\$ (250.92)	\$ 769.73	\$ 1,505.52	\$ (735.79)	\$ 3,011.00
Garbage Waste Disposal	\$ 640.46	\$ 593.25	\$ 47.21	\$ 4,396.71	\$ 3,559.50	\$ 837.21	\$ 7,119.00
Electricity	\$ 887.02	\$ 814.83	\$ 72.19	\$ 5,353.99	\$ 4,888.98	\$ 465.01	\$ 9,778.00
Cellular Phone Service	\$ 174.91	\$ 200.00	\$ (25.09)	\$ 1,293.24	\$ 1,200.00	\$ 93.24	\$ 2,400.00
Clover Cellular Data	\$ 105.00	\$ -	\$ 105.00	\$ 630.00	\$ -	\$ 630.00	\$ -
Internet & Phone (Frontier Communications)	\$ 78.48	\$ -	\$ 78.48	\$ 470.88	\$ -	\$ 470.88	\$ -
<b>Total Utility</b>	<b>\$ 1,885.87</b>	<b>\$ 1,859.00</b>	<b>\$ 26.87</b>	<b>\$ 12,914.55</b>	<b>\$ 11,154.00</b>	<b>\$ 1,760.55</b>	<b>\$ 22,308.00</b>
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Diesel	\$ 2,847.76	\$ 7,865.00	\$ (5,017.24)	\$ 37,249.96	\$ 47,190.00	\$ (9,940.04)	\$ 94,380.00
90 Octane Non Ethanol	\$ 58,813.74	\$ 46,232.00	\$ 12,581.74	\$ 295,588.90	\$ 277,392.00	\$ 18,196.90	\$ 554,784.00
Forktruck Fuel Cost	\$ 971.46	\$ 547.00	\$ 424.46	\$ 5,853.35	\$ 3,282.00	\$ 2,571.35	\$ 6,564.00
DEF	\$ -	\$ 34.00	\$ (34.00)	\$ -	\$ 204.00	\$ (204.00)	\$ 408.00
<b>Total Fuel</b>	<b>\$ 62,632.96</b>	<b>\$ 54,678.00</b>	<b>\$ 7,954.96</b>	<b>\$ 338,692.21</b>	<b>\$ 328,068.00</b>	<b>\$ 10,624.21</b>	<b>\$ 656,136.00</b>
Insurance	\$ -	\$ -	\$ -	\$ (163.86)	\$ -	\$ (163.86)	\$ -
Director's & Operator's Policy (Board Coverage)	\$ 620.42	\$ 735.00	\$ (114.58)	\$ 3,722.52	\$ 4,410.00	\$ (687.48)	\$ 8,820.00
United Health Care Insurance	\$ 3,782.00	\$ 5,642.58	\$ (1,860.58)	\$ 22,690.19	\$ 33,855.50	\$ (11,165.31)	\$ 67,711.00
Marine Operator's Package	\$ 3,212.28	\$ 3,694.92	\$ (482.64)	\$ 19,273.68	\$ 22,169.52	\$ (2,895.84)	\$ 44,339.00
Marine Package	\$ 5,064.79	\$ 867.33	\$ 4,197.46	\$ 30,388.74	\$ 5,203.98	\$ 25,184.76	\$ 10,408.00
Storage Tank Policy (Fuel Tank)	\$ 106.14	\$ 108.17	\$ (2.03)	\$ 636.84	\$ 649.02	\$ (12.18)	\$ 1,298.00

Umbrella Policy (BMB)	\$ 1,907.25	\$ 1,067.83	\$ 839.42	\$ 11,443.50	\$ 6,406.98	\$ 5,036.52	\$ 12,814.00
Auto Policy	\$ -	\$ -	\$ -	\$ 1,719.00	\$ -	\$ 1,719.00	\$ -
Worker's compensation Insurance	\$ 371.00	\$ 478.83	\$ (107.83)	\$ 2,226.00	\$ 2,872.98	\$ (646.98)	\$ 5,746.00
Parametric Policy (Wind Policy)	\$ 19,754.77	\$ 18,097.83	\$ 1,656.94	\$ 118,528.62	\$ 108,586.98	\$ 9,941.64	\$ 217,174.00
<b>Total Insurance</b>	<b>\$ 34,818.65</b>	<b>\$ 30,692.49</b>	<b>\$ 4,126.16</b>	<b>\$ 210,465.23</b>	<b>\$ 184,154.97</b>	<b>\$ 26,310.26</b>	<b>\$ 368,310.00</b>
<b>Repairs</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Forklift # 1 Repairs	\$ -	\$ 416.67	\$ (416.67)	\$ -	\$ 2,500.02	\$ (2,500.02)	\$ 5,000.00
Forklift # 2 Repairs	\$ 558.95	\$ 416.67	\$ 142.28	\$ 558.95	\$ 2,500.02	\$ (1,941.07)	\$ 5,000.00
Forklift # 3 Repairs	\$ 596.17	\$ 416.67	\$ 179.50	\$ 2,704.28	\$ 2,500.02	\$ 204.26	\$ 5,000.00
Machinery Repairs	\$ -	\$ 63.33	\$ (63.33)	\$ -	\$ 379.98	\$ (379.98)	\$ 760.00
Scrubber Repairs	\$ -	\$ 20.83	\$ (20.83)	\$ -	\$ 124.98	\$ (124.98)	\$ 250.00
Ground Repairs	\$ -	\$ 333.33	\$ (333.33)	\$ 300.00	\$ 1,999.98	\$ (1,699.98)	\$ 4,000.00
Building Repairs	\$ 642.72	\$ 592.00	\$ 50.72	\$ 642.72	\$ 3,552.00	\$ (2,909.28)	\$ 7,104.00
Computer Repairs	\$ -	\$ 241.67	\$ (241.67)	\$ -	\$ 1,450.02	\$ (1,450.02)	\$ 2,900.00
Fuel Pump Repair	\$ -	\$ 208.33	\$ (208.33)	\$ 4,359.51	\$ 1,249.98	\$ 3,109.53	\$ 2,500.00
Repairs, Replacement, Services	\$ 28.55	\$ 3,967.00	\$ (3,938.45)	\$ 133,405.73	\$ 23,802.00	\$ 109,603.73	\$ 47,604.00
Hurricane Repairs	\$ 3,884.00	\$ -	\$ 3,884.00	\$ 8,317.83	\$ -	\$ 8,317.83	\$ -
Forklift Repairs	\$ 1,019.46	\$ -	\$ 1,019.46	\$ 10,251.34	\$ -	\$ 10,251.34	\$ -
Alarm Systems	\$ -	\$ -	\$ -	\$ 2,341.75	\$ -	\$ 2,341.75	\$ -
<b>Total Repairs</b>	<b>\$ 6,729.85</b>	<b>\$ 6,676.50</b>	<b>\$ 53.35</b>	<b>\$ 162,882.11</b>	<b>\$ 40,059.01</b>	<b>\$ 122,823.10</b>	<b>\$ 80,118.00</b>
<b>Payroll</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Gross Wages	\$ 19,762.14	\$ 27,223.00	\$ (7,460.86)	\$ 143,985.70	\$ 163,338.00	\$ (19,352.30)	\$ 326,676.00
Payroll Tax Expense	\$ 1,460.91	\$ 4,867.00	\$ (3,406.09)	\$ 11,351.44	\$ 29,202.00	\$ (17,850.56)	\$ 58,404.00
Payroll Expenses	\$ -	\$ 4,479.00	\$ (4,479.00)	\$ -	\$ 26,874.00	\$ (26,874.00)	\$ 53,748.00
Payroll Administration Fee (ADP Charge)	\$ 634.06	\$ 208.00	\$ 426.06	\$ 4,130.21	\$ 1,248.00	\$ 2,882.21	\$ 2,496.00
Mojo Dockside LLC Expenses	\$ 4,687.25	\$ -	\$ 4,687.25	\$ 28,562.51	\$ -	\$ 28,562.51	\$ -
Employee Background Check	\$ 40.00	\$ -	\$ 40.00	\$ 311.60	\$ -	\$ 311.60	\$ -
<b>Total Payroll</b>	<b>\$ 26,584.36</b>	<b>\$ 36,777.00</b>	<b>\$ (10,192.84)</b>	<b>\$ 188,341.46</b>	<b>\$ 220,662.00</b>	<b>\$ (34,320.54)</b>	<b>\$ 441,324.00</b>

Administration Office	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Computer Software	\$ 1,926.84	\$ 833.33	\$ 1,093.51	\$ 13,463.16	\$ 4,999.98	\$ 8,463.18	\$ 10,000.00	
Fire & Theft Alarm System Monitoring	\$ 686.84	\$ 153.00	\$ 533.84	\$ 1,373.68	\$ 918.00	\$ 455.68	\$ 1,836.00	
Pest Control	\$ -	\$ 29.17	\$ (29.17)	\$ -	\$ 175.02	\$ (175.02)	\$ 350.00	
Annual Licenses and Fees	\$ -	\$ 500.00	\$ (500.00)	\$ 1,400.32	\$ 3,000.00	\$ (1,599.68)	\$ 6,000.00	
Annual State Registraton	\$ -	\$ 5.08	\$ (5.08)	\$ 70.00	\$ 30.48	\$ 39.52	\$ 61.00	
Office supplies	\$ 752.71	\$ 416.67	\$ 336.04	\$ 3,507.34	\$ 2,500.02	\$ 1,007.32	\$ 5,000.00	
Tax Return	\$ (335.52)	\$ 208.33	\$ (543.85)	\$ (335.52)	\$ 1,249.98	\$ (1,585.50)	\$ 2,500.00	
Property taxes	\$ -	\$ 2,755.17	\$ (2,755.17)	\$ -	\$ 16,531.02	\$ (16,531.02)	\$ 33,062.00	
Postage Printing Etc	\$ -	\$ 400.00	\$ (400.00)	\$ 703.92	\$ 2,400.00	\$ (1,696.08)	\$ 4,800.00	
Legal fees	\$ 333.82	\$ 1,666.67	\$ (1,332.85)	\$ 17,761.52	\$ 10,000.02	\$ 7,761.50	\$ 20,000.00	
Management / Professional Fees	\$ 675.00	\$ 4,860.00	\$ (4,185.00)	\$ 29,422.54	\$ 29,160.00	\$ 262.54	\$ 58,320.00	
Bank fees & service charges	\$ 40.00	\$ -	\$ 40.00	\$ 60.00	\$ -	\$ 60.00	\$ -	
<b>Total Administration Office</b>	<b>\$ 4,079.69</b>	<b>\$ 11,827.42</b>	<b>\$ (7,747.73)</b>	<b>\$ 67,426.96</b>	<b>\$ 70,964.52</b>	<b>\$ (3,537.56)</b>	<b>\$ 141,929.00</b>	
Administration General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Credit Card Fee	\$ 2,163.22	\$ 2,884.00	\$ (720.78)	\$ 11,592.34	\$ 17,304.00	\$ (5,711.66)	\$ 34,608.00	
Clover Credit Card Fee	\$ 134.94	\$ -	\$ 134.94	\$ 884.39	\$ -	\$ 884.39	\$ -	
Mojo Fuel Charges	\$ -	\$ 250.00	\$ (250.00)	\$ -	\$ 1,500.00	\$ (1,500.00)	\$ 3,000.00	
Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Forklift # 3 - Loan	\$ 6,492.00	\$ 6,492.00	\$ -	\$ 38,952.00	\$ 38,952.00	\$ -	\$ 77,904.00	
Clover Credit Card Machines	\$ 119.80	\$ -	\$ 119.80	\$ 569.05	\$ -	\$ 569.05	\$ -	
Stormwater Testing (Quarterly)	\$ -	\$ 32.00	\$ (32.00)	\$ 537.18	\$ 192.00	\$ 345.18	\$ 384.00	
Dock Supplies / Maintenance / Yard Supplies	\$ 57.78	\$ 369.17	\$ (311.39)	\$ 3,987.01	\$ 2,215.02	\$ 1,771.99	\$ 4,430.00	
Employee Safety Award	\$ -	\$ 1,250.00	\$ (1,250.00)	\$ -	\$ 7,500.00	\$ (7,500.00)	\$ 15,000.00	
Contingencies	\$ -	\$ 2,083.33	\$ (2,083.33)	\$ 13,135.00	\$ 12,499.98	\$ 635.02	\$ 25,000.00	
Appraisals & Studies	\$ -	\$ 750.00	\$ (750.00)	\$ 385.00	\$ 4,500.00	\$ (4,115.00)	\$ 9,000.00	
Consulting Fee / Bookkeeping	\$ 1,400.00	\$ -	\$ 1,400.00	\$ 13,350.00	\$ -	\$ 13,350.00	\$ -	
FL. Sales Tax	\$ -	\$ 726.00	\$ (726.00)	\$ -	\$ 4,356.00	\$ (4,356.00)	\$ 8,712.00	
Go Daddy Website and Email Subscription	\$ -	\$ 81.58	\$ (81.58)	\$ 2,884.95	\$ 489.48	\$ 2,395.47	\$ 979.00	
<b>Total Administration General</b>	<b>\$ 10,367.74</b>	<b>\$ 14,918.08</b>	<b>\$ (4,550.34)</b>	<b>\$ 86,276.92</b>	<b>\$ 89,508.48</b>	<b>\$ (3,231.56)</b>	<b>\$ 179,017.00</b>	
<b>Total Expenses</b>	<b>\$ 147,099.12</b>	<b>\$ 157,428.49</b>	<b>\$ (10,329.37)</b>	<b>\$ 1,064,999.44</b>	<b>\$ 944,570.97</b>	<b>\$ 120,428.47</b>	<b>\$ 1,889,142.00</b>	

**Totals**

**\$ 566,560.05 \$ 231,968.41 \$ 334,591.65 \$ 463,147.95**

Total YTD Income \$ 1,631,559.49

Total YTD Expenses \$ 1,064,999.44

**Total YTD Income After Expenses (Net Income) \$ 566,560.05**

Total YTD Budget Income \$ 1,176,539.38

Total YTD Budget Expenses \$ 944,570.97

**Total YTD Budget Income After Expenses \$ 231,968.41**

Total YTD Over Budget Income \$ 455,020.11

Total YTD Over Budget Expenses \$ 120,428.47

**Total YTD Over Budget Income After Expenses \$ 334,591.65**