

GULF HARBOR MARINA CONDO ASSOCIATION, INC.

UNAUDITED FINANCIAL STATEMENTS AND ACCOUNTANTS' COMPILATION REPORT

November 30, 2023



Thomas E. Whittaker, C.P.A.
Roni S. Saucier, C.P.A.
Members of American and
Florida Institutes of C.P.A.'s.

ACCOUNTANTS' COMPILATION REPORT

To the Board of Directors
Gulf Harbor Marina Condo Association, Inc.
Nokomis, FL 34285

Management is responsible for the accompanying financial statements of Gulf Harbor Marina Condo Association, Inc. (a corporation), which comprise the balance sheet as of November 30, 2023 and the related statement of revenues and expenses for the one and eleven months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Management has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context.

We are not independent with respect to Gulf Harbor Marina Condo Association, Inc. because we provide bookkeeping services to the company.

A handwritten signature in blue ink that reads "Whittaker & Saucier".

Whittaker & Saucier, CPA's PA
Venice, FL
December 13, 2023

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304 W. VENICE AVENUE, SUITE 300 - VENICE, FLORIDA 34285

Gulf Harbor Marina Condo Assoc Inc

Balance Sheet

As of November 30, 2023

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating Cash	
08 · Centennial Bank Operating 0970	54,227.47
1108 · Centennial ICS OP 9705	46,424.61
Total 1000 · Operating Cash	100,652.08
1100 · Reserve Cash	
1132 · Centennial Reserve 1115	-88,643.63
1135 · Centennial Reserve ICS 1156	1,065,745.08
Total 1100 · Reserve Cash	977,101.45
Total Checking/Savings	1,077,753.53
Accounts Receivable	
1200 · Accounts Receivable	7,696.70
Total Accounts Receivable	7,696.70
Other Current Assets	
1320 · Racks- avail for sale	192,020.55
1310 · Inventory Asset	10,857.13
1340 · Prepaid Insurance	25,289.98
1200-1 · Allowance for doubtful accounts	-3,398.65
Total Other Current Assets	224,769.01
Total Current Assets	1,310,219.24
Fixed Assets	
1400 · Equipment	477,908.97
1410 · Office Furniture	867.66
1499 · Accumulated Depreciation	-485,169.08
Total Fixed Assets	-6,392.45
TOTAL ASSETS	1,303,826.79
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	721.22
Total Accounts Payable	721.22
Credit Cards	
2055 · BL acct 8812	
Credit Card at 9464	4,115.08
Credit Card at 8659	903.71
Credit Card at 1595	2,500.00
2090 · Visa 9979	97.23
2055 · BL acct 8812 - Other	-97.23
Total 2055 · BL acct 8812	7,518.79
Total Credit Cards	7,518.79

Gulf Harbor Marina Condo Assoc Inc
Balance Sheet
As of November 30, 2023

	Nov 30, 23
Other Current Liabilities	
2181 · Accrued Property Tax	64,996.11
2111 · Direct Deposit Liabilities	-5,330.46
2125 · Prepaid Assessments	28,310.60
2140 · Pass Thru Remittance	14,718.78
2180 · Sales Tax Payable	3,769.38
24000 · Payroll Liabilities	195.64
Total Other Current Liabilities	106,660.05
Total Current Liabilities	114,900.06
Long Term Liabilities	
2200 · Notes Payable	
1530 · Loan Costs	
1511 · Accumulated Amortization	12,103.15
1530 · Loan Costs - Other	-2,934.75
Total 1530 · Loan Costs	9,168.40
Total 2200 · Notes Payable	9,168.40
2235 · Contract Liability - Reserves	1,054,203.97
Total Long Term Liabilities	1,063,372.37
Total Liabilities	1,178,272.43
Equity	
3040 · Beg. Reserve Fund Balance	9,142.24
3000 · Capital	46,200.00
3010 · Beg. Operating Fund Balance	225,149.03
Net Income	-154,936.91
Total Equity	125,554.36
TOTAL LIABILITIES & EQUITY	1,303,826.79

Gulf Harbor Marina Condo Assoc Inc
Statement of Revenue and Expenses
November 2023

	Nov 23	Jan - Nov 23
Ordinary Income/Expense		
Income		
4052 · Pops Rental Income	1,560.60	16,742.40
4045 · Sales Tax Commission	30.00	330.00
4050 · Condo Income	0.00	4,048.74
4051 · GHM Owned Condo Rental Income	4,000.00	44,000.00
4055 · Customer Finance Charge	0.00	668.25
4061 · Fuel Revenue	0.00	623,679.96
4063 · Interest	140.46	1,966.81
4066 · Management Fee	3,537.49	38,092.48
4070 · Service Lease Income	449.92	4,949.12
4110 · Miscellaneous Inc	0.00	3,919.81
4170 · Estoppel Income	0.00	4,600.00
Total Income	9,718.47	742,997.57
Gross Profit	9,718.47	742,997.57
Expense		
5025 · Bad Debt	0.00	2,879.93
5010 · Advertising	502.50	502.50
5020 · Automobile Expense	1,588.95	1,588.95
5030 · Bank Service Charges	0.00	117.00
5040 · Computer Software	167.18	803.31
5042 · Commission Expense	0.00	9,610.70
5050 · Credit card fee	491.89	39,715.63
5120 · Depreciation Expense		
5120.01 · Estimated Depreciation Expense	0.00	46,121.52
5120 · Depreciation Expense - Other	6,392.45	6,392.45
Total 5120 · Depreciation Expense	6,392.45	52,513.97
5055 · Dues and Subscriptions	74.96	2,848.68
5080 · Fuel Purchase		
5080-4 · Diesel	0.00	35,678.08
5080-1 · Propane	0.00	297.00
5080-2 · Unleaded Gasoline	149.53	426,899.85
5070 · Forktruck fuel at cost	0.00	10,808.94
Total 5080 · Fuel Purchase	149.53	473,683.87
5090 · Insurance		
5090-01 · Auto Insurance Policy	164.17	1,805.87
5090-02 · Errors & Omissions (D&O)	666.49	7,331.39
5090-04 · Health insurance Yard	3,474.02	26,838.19
5090-05 · Marina Package	3,432.43	37,756.73
5090-06 · Marine Package (BMB)	737.17	8,108.87
5090-07 · Storage Tank (POLLLTN)	101.50	1,116.50
5090-08 · Umbrella (General Liability)	776.17	8,537.87
5090-09 · Workmans Comp.	456.33	5,545.82
5090-10 · Windstorm (Excess)	15,761.58	173,377.38
5090-13 · Other	0.00	325.00
Total 5090 · Insurance	25,569.86	270,743.62
5091 · Interest Expense		
5091-02 · Loan Interest	1,122.45	9,551.38
5091 · Interest Expense - Other	0.00	30.01
Total 5091 · Interest Expense	1,122.45	9,581.39
5093 · Licenses and Permits	0.00	99.93
5094 · Meals and Entertainment	35.96	3,670.38
5099 · Printing and Reproduction	605.00	4,399.57

Gulf Harbor Marina Condo Assoc Inc
Statement of Revenue and Expenses
November 2023

	Nov 23	Jan - Nov 23
5100 · Outside Services		
5100-02 · Fire & theft alarm maintenance	224.70	8,185.94
5100-04 · Pest Control	96.30	385.20
5100-05 · Storm Water Runoff testing	0.00	255.00
Total 5100 · Outside Services	321.00	8,826.14
5140 · Personnel Expense		
5140-10 · Payroll Fees	0.00	120.00
5140-01 · Wages	24,711.88	279,221.22
5140-03 · Payroll Tax	2,142.89	22,038.41
5140-06 · Uniforms/Tshirts	0.00	823.64
Total 5140 · Personnel Expense	26,854.77	302,203.27
5150 · Postage and Delivery	0.00	394.35
5160 · Professional Fees		
5160-01 · Exterior Accounting (Pro. CPA)	2,320.00	2,675.00
5160-02 · Consulting	0.00	4,415.00
5160-05 · Interior Bookkeeping	3,421.17	33,240.82
5160-08 · Legal Fees	15,367.00	21,604.00
Total 5160 · Professional Fees	21,108.17	61,934.82
5180 · Rent	0.00	600.90
5185 · Rental Expense		
5185-02 · Lease - Scrubber	612.04	6,680.71
Total 5185 · Rental Expense	612.04	6,680.71
5190 · Repairs		
5190-01 · Boathouse Repair & Maintenance	0.00	18,988.79
5190-02 · Building Repairs	0.00	25,591.23
5190-04 · Dockside Repairs	0.00	800.00
5190-05 · Forklift Damage	0.00	375.00
5190-06 · Fuel Pump Repairs	0.00	476.00
5190-08 · Ground Repairs	0.00	4,766.25
Total 5190 · Repairs	0.00	50,997.27
6020 · Machinery Repairs		
6020-02 · Large forklift	4,903.85	13,548.29
6020-04 · Scrubber	0.00	138.03
6020-05 · Small forklift	5,994.52	8,850.38
Total 6020 · Machinery Repairs	10,898.37	22,536.70
6055 · Sea Wall	0.00	2,100.00
6070 · Supplies		
6070-01 · Yard supplies	1,329.52	14,000.83
6070-06 · Office Supplies	2,111.86	5,212.89
Total 6070 · Supplies	3,441.38	19,213.72
6100 · Taxes		
6100-02 · Federal	596.00	596.00
6100-03 · Local	0.00	7,048.42
6100-04 · Property	2,996.09	29,617.77
5097 · Tax Penalties	0.00	75.00
Total 6100 · Taxes	3,592.09	37,337.19
6120 · Telephone		
6120-01 · Cell Phone	99.00	933.65
6120 · Telephone - Other	574.10	3,813.84
Total 6120 · Telephone	673.10	4,747.49
6125 · Travel	1,366.11	1,366.11

SEE ACCOUNTANTS' COMPILATION REPORT

Gulf Harbor Marina Condo Assoc Inc
Statement of Revenue and Expenses
November 2023

	Nov 23	Jan - Nov 23
6150 · Utilities		
6150-02 · Gas and Electric	777.11	8,946.48
6150-04 · Waste and Recycling	477.29	4,196.77
6150-07 · Water	364.68	2,574.88
	1,619.08	15,718.13
Total 6150 · Utilities		
66000 · Payroll Expenses	2,297.79	4,426.71
	109,484.63	1,411,842.94
Total Expense		
Net Ordinary Income	-99,766.16	-668,845.37
Other Income/Expense		
Other Income		
7000 · Comm Monthly Maintenance Fee	1,772.07	18,818.43
7030 · Condo Maintenance Assessments	41,721.33	457,546.63
7050 · Reserve Fund		
7051 · Reserve Income		
4310 · Interest Income - Reserves	3,285.95	37,739.40
4320 · Reserve Income	236,246.38	600,230.19
	239,532.33	637,969.59
Total 7051 · Reserve Income		
6050 · Reserve Expenses		
6050-01 · Forklift	0.00	-13,236.58
6050-03 · Storage Buildings	0.00	-42,879.29
6050-04 · Seawall	-236,246.38	-544,114.32
	-236,246.38	-600,230.19
Total 6050 · Reserve Expenses		
Total 7050 · Reserve Fund	3,285.95	37,739.40
Total Other Income	46,779.35	514,104.46
Other Expense		
7040 · Suspense	1,327.92	196.00
	1,327.92	196.00
Total Other Expense		
Net Other Income	45,451.43	513,908.46
Net Income	-54,314.73	-154,936.91

Gulf Harbor Marina Condo Association, Inc.

SUPPLEMENTAL REPORTS:

- Profit & Loss by Month Plus Budget
- Reserve Funds Recap

Gulf Harbor Marina Condo Assoc Inc
Monthly Profit Loss Plus Budget
 January through November 2023

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Jan - Nov 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense															
Income															
4008 - Technology_Fees_BG	37.45	45.98	3,138.78	547.82	-3,770.03	48.06	0.00	-48.06	0.00	0.00	0.00	0.00			
Biller Genie Late Fees	0.00	0.00	0.00	0.00	0.00	503.10	108.00	-611.10	0.00	0.00	0.00	0.00			
4052 - Pops Rental Income	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,560.60	1,560.60	1,560.60	1,560.60	16,742.40	16,500.00	242.40	18,000.00
4045 - Sales Tax Commission	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	330.00	1,074.15	-744.15	1,171.80
4050 - Condo Income	2,024.37	0.00	0.00	2,024.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,048.74			
4051 - GHM Owned Condo Rental Income	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	44,000.00	22,000.00	22,000.00	24,000.00
4055 - Customer Finance Charge	109.80	0.00	0.00	197.10	0.00	1.35	180.00	0.00	180.00	0.00	0.00	668.25	94.60	573.65	103.20
4061 - Fuel Revenue	83,035.89	92,475.03	85,846.46	106,528.16	121,093.05	105,931.85	28,758.82	10.70	0.00	0.00	623,679.96	1,046,838.10	-423,158.14	1,142,005.20	
4063 - Interest	256.13	160.78	230.39	249.24	221.01	204.22	230.21	125.73	93.99	54.65	140.46	1,966.81	357.28	1,609.53	389.76
4066 - Management Fee	3,377.30	3,427.86	3,424.21	3,392.12	3,435.73	3,362.37	3,385.36	3,508.15	3,641.54	3,600.35	3,537.49	38,092.48	29,333.37	8,759.11	32,000.04
4070 - Service Lease Income	449.92	449.92	449.92	449.92	449.92	449.92	449.92	449.92	449.92	449.92	449.92	4,949.12			
4075 - Yard Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,300.00	-25,300.00		27,600.00
4110 - Miscellaneous Inc	35.00	125.00	0.00	0.00	8.13	53.50	926.00	2,772.18	0.00	0.00	0.00	3,919.81			
4170 - Estoppel Income	800.00	200.00	800.00	800.00	400.00	400.00	0.00	400.00	600.00	200.00	0.00	4,600.00	4,583.37	16.63	5,000.04
Total Income	95,655.86	102,414.57	99,419.76	119,718.73	127,367.81	116,484.37	39,568.31	12,198.12	10,556.05	9,895.52	9,718.47	742,997.57	1,146,080.87	-403,083.30	1,250,270.04
Expenses															
5025 - Bad Debt	0.00	0.00	0.00	76.84	0.00	1,972.50	830.59	0.00	0.00	0.00	0.00	2,879.93			
5010 - Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	502.50	502.50	899.80	-397.30	981.60
5020 - Automobile Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,588.95	1,588.95			
5030 - Bank Service Charges	64.00	0.00	25.00	0.00	0.00	0.00	6.00	16.00	6.00	0.00	117.00	219.78	-102.78		239.76
5040 - Computer Software	14.99	14.99	239.88	72.00	0.00	0.00	0.00	149.90	22.19	122.18	167.18	803.31	916.63	-113.32	999.96
5042 - Commission Expense	0.00	0.00	0.00	0.00	0.00	0.00	4,800.00	4,010.70	1,000.00	0.00	0.00	9,610.70			
5050 - Credit card fee	4,008.65	5,653.93	7,217.52	4,564.77	449.27	5,159.48	5,079.14	3,066.80	2,118.25	1,905.93	491.89	39,715.63			
5120 - Depreciation Expense															
5120.01 - Estimated Depreciation Expense	6,392.45	6,392.45	6,392.45	6,392.45	6,392.45	6,392.45	6,392.45	1,374.37	0.00	0.00	0.00	46,121.52			
5120 - Depreciation Expense - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,392.45	6,392.45			
Total 5120 - Depreciation Expense	6,392.45	6,392.45	6,392.45	6,392.45	6,392.45	6,392.45	6,392.45	1,374.37	0.00	0.00	6,392.45	52,513.97			
5055 - Dues and Subscriptions	119.99	1,365.75	0.00	0.00	0.00	0.00	0.00	0.00	1,287.98	0.00	74.96	2,848.68	2,933.37	-84.69	3,200.04
5056 - Fees															
5056-01 - Filing Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.75	-24.75		27.00
5056-03 - Registration Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	916.63	-916.63		999.96
Total 5056 - Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	941.38	-941.38		1,026.96
5080 - Fuel Purchase															
5080-4 - Diesel	11,848.14	5,127.95	6,651.05	4,757.91	4,425.79	2,867.24	0.00	0.00	0.00	0.00	0.00	35,678.08	127,830.78	-92,152.70	139,451.76
5080-1 - Propane	0.00	99.00	0.00	99.00	0.00	0.00	0.00	99.00	0.00	0.00	0.00	297.00	332.75	-35.75	363.00
5080-2 - Unleaded Gasoline	54,582.82	60,813.86	61,779.04	82,110.29	76,054.46	64,042.20	27,258.02	45.08	0.00	64.55	149.53	426,899.85	723,333.05	-296,433.20	789,090.60
5070 - Forktruck fuel at cost	1,730.91	1,836.93	1,682.10	1,614.69	1,647.23	1,578.78	718.30	0.00	0.00	0.00	10,808.94	17,128.76	-6,319.82		18,685.92
Total 5080 - Fuel Purchase	68,161.87	67,877.74	70,112.19	88,581.89	82,127.48	68,488.22	27,976.32	144.08	0.00	64.55	149.53	473,683.87	868,625.34	-394,941.47	947,591.28
5090 - Insurance															
5090-01 - Auto Insurance Policy	63.22	63.22	63.22	467.02	164.17	164.17	164.17	164.17	164.17	164.17	164.17	1,805.87	735.13	1,070.74	801.96
5090-02 - Errors & Omissions (D&O)	256.66	256.66	256.66	1,895.98	666.49	666.49	666.49	666.49	666.49	666.49	666.49	7,331.39	4,733.08	2,598.31	5,163.36
5090-04 - Health insurance Yard	0.00	2,301.45	2,632.84	2,632.84	2,632.84	5,265.68	0.00	2,632.84	2,632.84	2,632.84	3,474.02	26,838.19	44,688.27	-17,850.08	48,750.84
5090-05 - Marina Package	1,321.82	1,321.82	1,321.82	9,764.26	3,432.43	3,432.43	3,432.43	3,432.43	3,432.43	3,432.43	3,432.43	37,576.73	33,401.94	4,354.79	36,438.48
5090-06 - Marine Package (BMB)	283.88	15,484.77	16,244.81	-29,064.78	737.17	737.17	737.17	737.17	737.17	737.17	8,108.87	32,374.87	-24,266.00		35,318.04
5090-07 - Storage Tank (POLLTLN)	39.09	39.09	39.09	288.73	101.50	101.50	101.50	101.50	101.50	101.50	101.50	1,116.50	708.40	408.10	772.80
5090-08 - Umbrella (General Liability)	298.90	298.90	298.90	2,207.98	776.17	776.17	776.17	776.17	776.17	776.17	776.17	8,537.87	9,712.12	-1,174.25	10,595.04
5090-09 - Workmans Comp.	531.50	531.50	531.50	-1,594.50	2,657.50	531.50	531.50	456.33	456.33	456.33	456.33	5,545.82	844.47	4,701.35	921.24
5090-10 - Windstorm (Excess)	6,069.76	6,069.76	6,069.76	47,723.08	12,875.54	15,761.58	15,761.58	15,761.58	15,761.58	15,761.58	15,761.58	173,377.38	63,525.00	109,852.38	69,300.00
5090-11 - Wind Policy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,919.13	-8,919.13		9,729.96
5090-12 - Risk Management Fee Assessment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,416.74	-6,416.74		7,000.08
5090-13 - Other	0.00	0.00	0.00	0.00	0.00	325.00	0.00	0.00	0.00	0.00	0.00	325.00			
Total 5090 - Insurance	8,864.83	26,367.17	27,458.60	34,320.61	24,043.81	27,436.69	22,496.01	24,728.68	24,728.68	24,728.68	25,569.86	270,743.62	206,059.15	64,684.47	224,791.80
5091 - Interest Expense															
5091-04 - Interest (IRS)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,916.75	-1,916.75		2,091.00
5091-01 - Finance Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.34	-54.34		59.28
5091-02 - Loan Interest	138.57	115.63	1,323.71	2,441.32	2,312.83	24.75	689.42	576.73	463.16	342.81	1,122.45	9,551.38	4,421.12	5,130.26	4,823.04
5091 - Interest Expense - Other	30.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.01			
Total 5091 - Interest Expense	168.58	115.63	1,323.71	2,441.32	2,312.83	24.75	689.42	576.73	463.16	342.81	1,122.45	9,581.39	6,392.21	3,189.18	6,973.32
5093 - Licenses and Permits	0.00	59.00	0.00	0.00	25.00	0.00	0.00	15.93	0.00	0.00	0.00	99.93	48.62	51.31	53.04
5094 - Meals and Entertainment	0.00	0.00	432.20	2,985.96	-44.81	0.00	78.06	0.00	0.00	183.01	35.96	3,670.38	409.53	3,260.85	446.76
5095 - Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	978.45	-978.45		1,067.40
5099 - Printing and Reproduction	0.00	1,107.80	2,686.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	605.00	4,399.57			
5100 - Outside Services															
5100-02 - Fire & theft alarm maintenance	561.75	535.00	820.59	0.00	4,110.00	686.84	0.00	560.22	686.84	0.00	224.70	8,185.94	1,283.37	6,902.57	1,400.04
5100-04 - Pest Control	0.00	96.30	0.00	0.00	96.30	0.00	96.30	0.00	0.00	0.00	96.30	385.20	166.76	218.44	181.92
5100-05 - Storm Water Runoff testing	0.00	255.													

Gulf Harbor Marina Condo Assoc Inc
Monthly Profit Loss Plus Budget
 January through November 2023

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Jan - Nov 23	YTD Budget	\$ Over Budget	Annual Budget
Total 5100 - Outside Services	561.75	886.30	820.59	0.00	4,206.30	686.84	96.30	560.22	686.84	0.00	321.00	8,826.14	1,683.88	7,142.26	1,836.96
5140 - Personnel Expense															
5140-10 - Payroll Fees	0.00	0.00	0.00	0.00	0.00	30.00	30.00	30.00	30.00	0.00	0.00	120.00			
5140-16 - Wages	20,356.16	21,291.16	27,338.30	22,711.84	23,329.84	30,052.16	32,213.62	28,427.30	24,174.69	24,614.27	24,711.88	279,221.22	284,166.63	-4,945.41	309,999.96
5140-03 - Payroll Tax	1,829.36	1,740.96	2,109.06	1,737.45	1,784.74	2,298.98	2,311.34	2,174.70	1,849.35	2,059.58	2,142.89	22,038.41	22,733.37	-694.96	24,800.04
5140-06 - Uniforms/Tshirts	0.00	456.09	0.00	0.00	0.00	169.55	198.00	0.00	0.00	0.00	0.00	823.64			
Total 5140 - Personnel Expense	22,185.52	23,488.21	29,447.36	24,449.29	25,114.58	32,550.69	34,752.96	30,632.00	26,054.04	26,673.85	26,854.77	302,203.27	306,900.00	-4,696.73	334,800.00
5150 - Postage and Delivery	151.12	126.00	0.00	0.00	7.50	80.15	29.58	0.00	0.00	0.00	0.00	394.35	916.63	-522.28	999.96
5160 - Professional Fees															
5160-01 - Exterior Accounting (Pro. CPA)	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	35.00	0.00	2,320.00	2,675.00	10,523.37	-7,848.37	11,480.04
5160-02 - Consulting	0.00	1,255.00	160.00	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	4,415.00	5,041.63	-626.63	5,499.96
5160-05 - Interior Bookkeeping	3,097.82	2,923.82	2,980.57	2,977.32	2,979.52	3,092.27	2,865.42	2,965.62	2,970.27	2,967.02	3,421.17	33,240.82	28,898.32	4,342.50	31,525.44
5160-08 - Legal Fees	1,770.00	1,520.00	0.00	0.00	0.00	1,628.00	111.00	1,208.00	0.00	0.00	15,367.00	21,804.00	14,666.63	6,937.37	15,999.96
Total 5160 - Professional Fees	4,907.82	5,738.82	3,180.57	3,017.32	3,019.52	7,760.27	3,016.42	4,213.62	3,005.27	2,967.02	21,108.17	61,934.82	59,129.95	2,804.87	64,505.40
5180 - Rent	-808.41	156.59	156.59	156.59	156.59	156.59	156.59	156.59	156.59	156.59	0.00	600.90	1,650.00	-1,049.10	1,800.00
5185 - Rental Expense															
5185-02 - Lease - Scrubber	-51.73	612.04	612.04	612.04	612.04	612.04	612.04	612.04	612.04	1,224.08	612.04	6,680.71	6,941.00	-260.29	7,572.00
Total 5185 - Rental Expense	-51.73	612.04	612.04	612.04	612.04	612.04	612.04	612.04	612.04	1,224.08	612.04	6,680.71	6,941.00	-260.29	7,572.00
5190 - Repairs															
5190-01 - Boathouse Repair & Maintenance	700.00	0.00	138.01	750.00	0.00	0.00	15,694.00	0.00	1,706.78	0.00	0.00	18,988.79	1,833.37	17,155.42	2,000.04
5190-02 - Building Repairs	-428.67	618.88	1,930.00	3,023.53	3,503.20	790.36	3,178.55	12,975.38	0.00	0.00	0.00	25,591.23	5,500.00	20,091.23	6,000.00
5190-03 - Computer Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	132.88	-132.88	144.96
5190-04 - Dockside Repairs	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	1,850.42	-1,050.42	2,018.64
5190-05 - Forklift Damage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375.00	0.00	375.00	3,666.63	-3,291.63	3,999.96
5190-06 - Fuel Pump Repairs	478.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	478.00	916.63	-440.63	999.96
5190-08 - Ground Repairs	0.00	1,508.25	700.00	0.00	400.00	0.00	1,200.00	0.00	0.00	958.00	0.00	4,766.25	7,107.32	-2,341.07	7,753.44
Total 5190 - Repairs	747.33	2,127.13	3,568.01	3,773.53	3,903.20	790.36	20,072.55	12,975.38	1,706.78	1,333.00	0.00	50,997.27	21,007.25	29,990.02	22,917.00
6020 - Machinery Repairs															
6020-01 - Clark forklift	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.68	-42.68	46.56
6020-02 - Large forklift	325.26	2,236.28	0.00	0.00	0.00	0.00	2,007.32	3,977.45	0.00	98.13	4,903.85	13,548.29	22,916.63	-9,368.34	24,999.96
6020-04 - Scrubber	0.00	138.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	138.03			
6020-05 - Small forklift	0.00	2,068.09	329.27	0.00	0.00	458.50	0.00	0.00	0.00	0.00	5,994.52	8,850.38	8,250.00	600.38	9,000.00
Total 6020 - Machinery Repairs	325.26	4,442.40	329.27	0.00	0.00	458.50	2,007.32	3,977.45	0.00	98.13	10,898.37	22,536.70	31,209.31	-8,672.61	34,046.52
6055 - Sea Wall	0.00	0.00	0.00	0.00	2,100.00	0.00	0.00	0.00	0.00	0.00	0.00	2,100.00			
6070 - Supplies															
6070-01 - Yard supplies	434.32	857.40	2,484.97	506.26	806.18	2,938.63	1,745.27	1,758.04	637.98	502.26	1,329.52	14,000.83	16,500.00	-2,499.17	18,000.00
6070-06 - Office Supplies	-119.82	368.43	428.81	0.00	346.59	146.33	741.14	116.22	512.94	560.39	2,111.86	5,212.89	6,416.63	-1,203.74	6,999.96
Total 6070 - Supplies	314.50	1,225.83	2,913.78	506.26	1,152.77	3,084.96	2,486.41	1,874.26	1,150.92	1,062.65	3,441.38	19,213.72	22,916.63	-3,702.91	24,999.96
6100 - Taxes															
6100-02 - Federal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	596.00	596.00			
6100-03 - Local	0.00	0.00	0.00	7,048.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,048.42			
6100-04 - Property	1,121.71	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,996.09	29,617.77	23,540.66	6,077.11	25,880.72
5097 - Tax Penalties	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	1,833.37	-1,758.37	2,000.04
Total 6100 - Taxes	1,121.71	2,908.33	2,833.33	9,881.75	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	3,592.09	37,337.19	25,374.03	11,963.16	27,680.76
6120 - Telephone															
6120-01 - Cell Phone	138.51	59.80	59.80	59.76	59.76	59.76	0.00	397.26	0.00	0.00	99.00	933.65	2,915.00	-1,981.35	3,180.00
6120 - Telephone - Other	1,229.33	164.05	1,027.61	631.77	-3,397.79	396.06	629.08	1,442.80	602.22	514.61	574.10	3,813.84	10,083.37	-6,269.53	11,000.04
Total 6120 - Telephone	1,367.84	223.85	1,087.41	691.53	-3,338.03	455.82	629.08	1,840.06	602.22	514.61	673.10	4,747.49	12,998.37	-8,250.88	14,180.04
6125 - Travel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,366.11	1,366.11			
6135 - Uncollectable Funds															
6135 - Uncollectable Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	458.37	-458.37	500.04
6150 - Utilities															
6150-02 - Gas and Electric	612.41	620.42	668.43	719.12	961.03	1,064.67	1,114.83	835.78	801.24	771.44	777.11	8,946.48	10,083.37	-1,136.89	11,000.04
6150-04 - Waste and Recycling	-180.37	427.93	328.50	431.01	429.34	450.10	449.13	450.66	456.00	477.18	477.29	4,196.77	5,500.00	-1,303.23	6,000.00
6150-07 - Water	425.14	430.14	0.00	0.00	597.76	230.44	0.00	369.20	0.00	157.52	364.68	2,574.88	2,108.37	466.51	2,300.04
Total 6150 - Utilities	857.18	1,478.49	996.93	1,150.13	1,988.13	1,745.21	1,563.96	1,655.64	1,257.24	1,406.14	1,619.08	15,718.13	17,691.74	-1,973.61	19,300.08
6600 - Payroll Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,128.92	2,297.79	4,426.71			
Total Expense	119,475.25	152,368.45	161,834.20	183,674.28	157,061.96	160,688.85	136,404.53	95,413.78	67,691.53	67,745.48	109,484.63	1,411,842.94	1,597,301.42	-185,458.48	1,742,510.64
Net Ordinary Income	-23,819.39	-49,953.88	-62,414.44	-63,955.55	-29,894.15	-44,204.48	-96,836.22	-83,215.66	-57,135.48	-57,849.96	-99,766.16	-668,845.37	-451,220.55	-217,624.82	-492,240.60
Other Income/Expense															
Other Income															
7000 - Comm Monthly Maintenance Fee	1,576.07	1,968.07	2,164.07	1,576.07	1,576.07	1,576.07	1,772.07	1,293.73	1,772.07	1,772.07	1,772.07	18,818.43			
7030 - Condo Maintenance Assessments	41,721.33	40,741.33	41,917.33	41,721.33	41,721.33	41,525.33	41,329.33	41,901.33	41,721.33	41,525.33	41,721.33	457,546.63	451,220.22	6,326.41	492,240.24
7050 - Reserve Fund															
7051 - Reserve Income															
4310 - Interest Income - Reserves	3,354.93	3,032.73	3,585.59	3,507.31	3,421.32	3,314.13	3,461.13	3,729.97	3,483.35	3,562.99					

Gulf Harbor Marina Condo Assoc Inc
Monthly Profit Loss Plus Budget
 January through November 2023

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Jan - Nov 23	YTD Budget	\$ Over Budget	Annual Budget
6050-03 · Storage Buildings	0.00	0.00	0.00	0.00	-13,019.10	-4,500.00	-1,412.19	-23,948.00	0.00	0.00	0.00	-42,879.29			
6050-04 · Seawall	0.00	0.00	0.00	-92,063.81	-9,527.50	-200.00	-93,077.64	-31,465.60	-59,683.65	-21,849.74	-236,246.38	-544,114.32			
Total 6050 · Reserve Expenses	0.00	0.00	0.00	-105,300.39	-22,546.60	-4,700.00	-94,489.83	-55,413.60	-59,683.65	-21,849.74	-236,246.38	-600,230.19			
Total 7050 · Reserve Fund	3,354.93	3,032.73	3,585.59	3,507.31	3,421.32	3,314.13	3,461.13	3,729.97	3,483.35	3,562.99	3,285.95	37,739.40			
Total Other Income	46,652.33	45,742.13	47,666.99	46,804.71	46,718.72	46,415.53	46,562.53	46,925.03	46,976.75	46,860.39	46,779.35	514,104.46	451,220.22	62,884.24	492,240.24
Other Expense															
7040 · Suspense	0.00	0.00	0.00	0.00	0.00	0.00	196.00	0.00	0.00	-1,327.92	1,327.92	196.00			
Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	196.00	0.00	0.00	-1,327.92	1,327.92	196.00			
Net Other Income	46,652.33	45,742.13	47,666.99	46,804.71	46,718.72	46,415.53	46,366.53	46,925.03	46,976.75	48,188.31	45,451.43	513,908.46	451,220.22	62,688.24	492,240.24
Net Income	22,832.94	-4,211.75	-14,747.45	-17,150.84	17,024.57	2,211.05	-50,469.69	-36,290.63	-10,158.73	-9,661.65	-54,314.73	-154,936.91	-0.33	-154,936.58	-0.36

Gulf Harbor Marina Condominium Association
Reserve Fund- Pooling Method
November 30, 2023

Contract Liability Balance as of 12/31/2022 **1,550,301.58**

Transfers from Operating Fund:

1/31/2023	Operating fund collected reserve fund assessment	9,466.67	
2/28/2023	Operating fund collected reserve fund assessment	9,466.67	
3/31/2023	Operating fund collected reserve fund assessment	9,466.67	
4/30/2023	Operating fund collected reserve fund assessment	9,466.67	
5/31/2023	Operating fund collected reserve fund assessment	9,466.67	
6/30/2023	Operating fund collected reserve fund assessment	9,466.67	
7/31/2023	Operating fund collected reserve fund assessment	9,466.67	
8/1/2023	Operating fund collected reserve fund assessment	9,466.67	
9/1/2023	Operating fund collected reserve fund assessment	9,466.67	
10/1/2023	Operating fund collected reserve fund assessment	9,466.67	
11/1/2023	Operating fund collected reserve fund assessment	9,466.67	
		104,133.37	104,133.37

Expenditures:

P&L

4/25/2023	Calleghan Tire	Forklift Reserve	(13,236.58)	
4/23/2023	Abbotts Construction	Seawall Reserve	(92,063.81)	
5/1/2023	Trident Building Systems	Storage Buildings	(9,396.10)	
05/10/2023	Trident Building Systems	Storage Buildings	(3,623.00)	
04/26/2023	Spatco Energy	Seawall Reserve	(9,527.50)	
06/01/2023	Plumber 941	3 Toilets with Sloan Valves	(4,500.00)	
06/24/2023	Wawa	Fuel (Seawall)	(100.00)	
06/30/2023	Wawa	Fuel (Seawall)	(100.00)	
07/10/2023	Sarasota Paint Companyh	Storage Buildings	(1,412.19)	
07/10/2023	Abbotts Construction	Seawall Reserve	(91,625.40)	
07/31/2023	Wawa	Fuel (Seawall)	(1,452.24)	
08/01/2023	Wawa	Fuel (Seawall)	(1,400.00)	
08/07/2023	Trident Building Systems	Seawall Expense	(11,586.60)	
08/15/2023	Spatco Energy	Seawall Reserve	(15,955.00)	
08/17/2023	The Tignor Group	Seawall Expense	(2,524.00)	
08/01/2023	Trident Building Systems	Storage Buildings	(23,948.00)	
09/01/2023	Abbotts Construction	Seawall Expense	(58,579.17)	
09/30/2023	Wawa	Fuel (Seawall)	(1,104.48)	
10/06/2023	Wawa	Fuel (Seawall)	(350.00)	
10/14/2023	Wawa	Fuel (Seawall)	(300.00)	
10/16/2023	Spatco Energy	Seawall Expense	(20,899.74)	
10/27/2023	Dave Wierczorek	Seawall Expense	(300.00)	Not paid until 11/7/23
11/01/2023	Abbotts Construction	Seawall Reserve	(144,996.60)	
11/03/2023	Abbotts Construction	Seawall Reserve	(75,388.00)	
11/08/2023	DRM Electrical	Seawall Reserve	(8,546.70)	
11/29/2023	The Tignor Group, P.A.	Seawall Reserve	(4,200.00)	
11/29/2023	Persson, Cohen, Mooney, Fernan	Seawall Reserve	(1,917.50)	
11/30/2023	Wawa	Fuel (Seawall)	(1,197.58)	
		(600,230.19)	(600,230.19)	

Contract Liability Balance **1,054,204.76**

Reserve Fund Balance 12/31/22 9,141.46
YTD Interest Income **37,739.40**
YTD bank fees

Reserve Fund Balance **46,880.86**

Contract Liability & Reserve Fund Balance **1,101,085.62**

Reserve Cash Balance	977,101.45
Less: Reserve Expense in Payables	
Due to Reserves From Operating	123,984.17

Contract Liability & Reserve Fund Balance **1,101,085.62**

Difference **(0.00)**

Reconciliation:

10/31/2023	Balance Due to Reserves From Operating	5,770.83
11/1/2023	Reserve Assessment Collected by Operating	9,466.67
11/29/2023	Reserve Expenditure paid from Operating	(4,200.00)
11/29/2023	Reserve Expenditure paid from Operating	(1,917.50)
11/30/2023	Used Operating Fund Credit Card to pay for Fuel at Wawa	(1,197.58)
11/15/2023	Transfer from Reserve to Operating 0970	112,587.75
11/15/2023	Transfer from Reserve to Operating 0970	3,474.00

Ending Due (to)/from Reserves **123,984.17**

Difference -