

# Gulf Harbor Marina Condominium Association, Inc.

## Income Statement

October 1, 2025 - October 31, 2025

	Current			Year to Date			Yearly Budget
	Actual	Budget	Over Budget	Actual	Budget	Over Budget	
<b>Income</b>							
Condo Maintenance Assessment	\$ 82,911.83	\$ 67,357.83	\$ 15,554.00	\$ 604,521.30	\$ 673,578.31	\$ (69,057.01)	\$ 808,294.00
Reserve Assessment	\$ 37,839.17	\$ 37,839.17	\$ -	\$ 378,391.70	\$ 378,391.70	\$ -	\$ 454,070.04
GHM Owned Condo Rental Income	\$ 3,400.00	\$ 2,660.00	\$ 740.00	\$ 46,228.26	\$ 26,600.00	\$ 19,628.26	\$ 31,920.00
Pops Parking Lot Lease Income	\$ 1,621.20	\$ 1,560.58	\$ 60.62	\$ 16,649.76	\$ 15,605.81	\$ 1,043.95	\$ 18,727.00
GHM Service - Commercial (Service Lease Income)	\$ 2,405.62	\$ 2,600.00	\$ (194.38)	\$ 23,153.91	\$ 24,066.71	\$ (912.80)	\$ 29,266.71
Kool Florida Holdings - Commercial (C16 & C17)	\$ 646.85	\$ 646.85	\$ -	\$ 5,968.50	\$ 5,968.50	\$ -	\$ 7,262.20
Kool Florida Holdings - Agreement	\$ 312.50	\$ 312.50	\$ -	\$ 1,562.50	\$ 3,125.00	\$ (1,562.50)	\$ 3,750.00
Fuel Revenue	\$ 46,336.64	\$ 79,166.67	\$ (32,830.03)	\$ 719,633.85	\$ 791,666.69	\$ (72,032.84)	\$ 950,000.00
Interest earned	\$ 2,232.13	\$ -	\$ 2,232.13	\$ 23,587.53	\$ -	\$ 23,587.53	\$ -
Administration Fee / Rental Management Fee	\$ 4,620.00	\$ 4,083.33	\$ 536.67	\$ 59,360.00	\$ 40,833.31	\$ 18,526.69	\$ 49,000.00
Haul Out Fees	\$ -	\$ -	\$ -	\$ 1,275.00	\$ -	\$ 1,275.00	\$ -
Charter Captain	\$ -	\$ -	\$ -	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -
Fuel Agreement	\$ 4,730.37	\$ -	\$ 4,730.37	\$ 19,791.22	\$ -	\$ 19,791.22	\$ -
Fuel Pump Claim	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Late Fee	\$ -	\$ -	\$ -	\$ 89.00	\$ -	\$ 89.00	\$ -
Sale of Rack Income	\$ -	\$ -	\$ -	\$ 395,210.20	\$ -	\$ 395,210.20	\$ -
<b>Total Income</b>	<b>\$ 187,056.31</b>	<b>\$ 196,226.93</b>	<b>\$ (9,170.62)</b>	<b>\$ 2,301,422.73</b>	<b>\$ 1,959,836.02</b>	<b>\$ 341,586.71</b>	<b>\$ 2,352,289.95</b>

<b>Account</b>							
Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & sewer	\$ 168.06	\$ 250.92	\$ (82.86)	\$ 1,711.48	\$ 2,509.20	\$ (797.72)	\$ 3,011.00
Garbage Waste Disposal	\$ 615.81	\$ 593.25	\$ 22.56	\$ 6,857.37	\$ 5,932.50	\$ 924.87	\$ 7,119.00
Electricity	\$ 890.29	\$ 814.83	\$ 75.46	\$ 8,981.14	\$ 8,148.30	\$ 832.84	\$ 9,778.00
Cellular Phone Service	\$ 194.30	\$ 200.00	\$ (5.70)	\$ 2,049.92	\$ 2,000.00	\$ 49.92	\$ 2,400.00
Clover Cellular Data	\$ 105.00	\$ -	\$ 105.00	\$ 1,050.00	\$ -	\$ 1,050.00	\$ -
Internet & Phone (Frontier Communications)	\$ 138.79	\$ -	\$ 138.79	\$ 848.14	\$ -	\$ 848.14	\$ -
<b>Total Utility</b>	<b>\$ 2,112.25</b>	<b>\$ 1,859.00</b>	<b>\$ 253.25</b>	<b>\$ 21,498.05</b>	<b>\$ 18,590.00</b>	<b>\$ 2,908.05</b>	<b>\$ 22,308.00</b>
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Diesel	\$ -	\$ 7,865.00	\$ (7,865.00)	\$ 58,420.87	\$ 78,650.00	\$ (20,229.13)	\$ 94,380.00
90 Octane Non Ethanol	\$ 16,131.05	\$ 46,232.00	\$ (30,100.95)	\$ 423,227.68	\$ 462,320.00	\$ (39,092.32)	\$ 554,784.00
Forktruck Fuel Cost	\$ 688.72	\$ 547.00	\$ 141.72	\$ 8,742.03	\$ 5,470.00	\$ 3,272.03	\$ 6,564.00
DEF	\$ -	\$ 34.00	\$ (34.00)	\$ 238.56	\$ 340.00	\$ (101.44)	\$ 408.00
<b>Total Fuel</b>	<b>\$ 16,819.77</b>	<b>\$ 54,678.00</b>	<b>\$ (37,858.23)</b>	<b>\$ 490,629.14</b>	<b>\$ 546,780.00</b>	<b>\$ (56,150.86)</b>	<b>\$ 656,136.00</b>
Insurance	\$ -	\$ -	\$ -	\$ (163.86)	\$ -	\$ (163.86)	\$ -
Director's & Operator's Policy (Board Coverage)	\$ 620.42	\$ 735.00	\$ (114.58)	\$ 6,204.20	\$ 7,350.00	\$ (1,145.80)	\$ 8,820.00
United Health Care Insurance	\$ 3,695.68	\$ 5,642.58	\$ (1,946.90)	\$ 37,701.95	\$ 56,425.83	\$ (18,723.88)	\$ 67,711.00
Marine Operator's Package	\$ 3,212.28	\$ 3,694.92	\$ (482.64)	\$ 32,122.80	\$ 36,949.20	\$ (4,826.40)	\$ 44,339.00
Marine Package	\$ 5,064.79	\$ 867.33	\$ 4,197.46	\$ 50,647.90	\$ 8,673.30	\$ 41,974.60	\$ 10,408.00
Storage Tank Policy (Fuel Tank)	\$ 106.14	\$ 108.17	\$ (2.03)	\$ 1,061.40	\$ 1,081.70	\$ (20.30)	\$ 1,298.00
Umbrella Policy (BMB)	\$ 1,907.25	\$ 1,067.83	\$ 839.42	\$ 19,072.50	\$ 10,678.30	\$ 8,394.20	\$ 12,814.00

Auto Policy	\$	-	\$	-	\$	-	\$	1,719.00	\$	-	\$	1,719.00	\$	-
Worker's compensation insurance	\$	441.00	\$	478.83	\$	(37.83)	\$	3,453.00	\$	4,788.30	\$	(1,335.30)	\$	5,746.00
Parametric Policy (Wind Policy)	\$	19,754.77	\$	18,097.83	\$	1,656.94	\$	197,547.70	\$	180,978.30	\$	16,569.40	\$	217,174.00
<b>Total Insurance</b>	<b>\$</b>	<b>34,802.33</b>	<b>\$</b>	<b>30,692.49</b>	<b>\$</b>	<b>4,109.84</b>	<b>\$</b>	<b>349,366.59</b>	<b>\$</b>	<b>306,924.94</b>	<b>\$</b>	<b>42,441.65</b>	<b>\$</b>	<b>368,310.00</b>
<b>Repairs</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>
Forklift # 1 Repairs	\$	743.66	\$	416.67	\$	326.99	\$	4,091.45	\$	4,166.70	\$	(75.25)	\$	5,000.00
Forklift # 2 Repairs	\$	187.41	\$	416.67	\$	(229.26)	\$	3,888.88	\$	4,166.70	\$	(277.82)	\$	5,000.00
Forklift # 3 Repairs	\$	3,936.03	\$	416.67	\$	3,519.36	\$	11,642.40	\$	4,166.70	\$	7,475.70	\$	5,000.00
Machinery Repairs	\$	-	\$	63.33	\$	(63.33)	\$	98.18	\$	633.30	\$	(535.12)	\$	760.00
Scrubber Repairs	\$	-	\$	20.83	\$	(20.83)	\$	-	\$	208.30	\$	(208.30)	\$	250.00
Ground Repairs	\$	-	\$	333.33	\$	(333.33)	\$	462.15	\$	3,333.30	\$	(2,871.15)	\$	4,000.00
Building Repairs	\$	9,188.42	\$	592.00	\$	8,596.42	\$	11,598.54	\$	5,920.00	\$	5,678.54	\$	7,104.00
Computer Repairs	\$	-	\$	241.67	\$	(241.67)	\$	2,215.00	\$	2,416.70	\$	(201.70)	\$	2,900.00
Fuel Pump Repair	\$	-	\$	208.33	\$	(208.33)	\$	24,266.28	\$	2,083.30	\$	22,182.98	\$	2,500.00
Repairs, Replacement, Services	\$	1,037.13	\$	3,967.00	\$	(2,929.87)	\$	136,291.89	\$	39,670.00	\$	96,621.89	\$	47,604.00
Hurricane Repairs	\$	-	\$	-	\$	-	\$	8,317.83	\$	-	\$	8,317.83	\$	-
Forklift Repairs	\$	-	\$	-	\$	-	\$	10,984.02	\$	-	\$	10,984.02	\$	-
Alarm Systems	\$	25.00	\$	-	\$	25.00	\$	2,511.20	\$	-	\$	2,511.20	\$	-
<b>Total Repairs</b>	<b>\$</b>	<b>15,117.65</b>	<b>\$</b>	<b>6,676.50</b>	<b>\$</b>	<b>8,441.15</b>	<b>\$</b>	<b>216,367.82</b>	<b>\$</b>	<b>66,765.01</b>	<b>\$</b>	<b>149,602.81</b>	<b>\$</b>	<b>80,118.00</b>
<b>Payroll</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>
Gross Wages	\$	29,374.57	\$	27,223.00	\$	2,151.57	\$	246,161.58	\$	272,230.00	\$	(26,068.42)	\$	326,676.00
Payroll Tax Expense	\$	2,292.44	\$	4,867.00	\$	(2,574.56)	\$	19,347.30	\$	48,670.00	\$	(29,322.70)	\$	58,404.00
Payroll Expenses	\$	-	\$	4,479.00	\$	(4,479.00)	\$	-	\$	44,790.00	\$	(44,790.00)	\$	53,748.00
Payroll Administration Fee (ADP Charge)	\$	852.33	\$	208.00	\$	644.33	\$	7,077.83	\$	2,080.00	\$	4,997.83	\$	2,496.00
Mojo Dockside LLC Expenses	\$	-	\$	-	\$	-	\$	32,928.51	\$	-	\$	32,928.51	\$	-
Employee Background Check	\$	-	\$	-	\$	-	\$	583.90	\$	-	\$	583.90	\$	-
<b>Total Payroll</b>	<b>\$</b>	<b>32,519.34</b>	<b>\$</b>	<b>36,777.00</b>	<b>\$</b>	<b>(4,257.66)</b>	<b>\$</b>	<b>306,099.12</b>	<b>\$</b>	<b>367,770.00</b>	<b>\$</b>	<b>(61,670.88)</b>	<b>\$</b>	<b>441,324.00</b>

Administration Office	\$	-	\$	-	\$	-	\$	-	\$	-
Computer Software		2,104.08	\$	833.33	\$	1,270.75	\$	19,492.31	\$	8,333.30
Fire & Theft Alarm System Monitoring		119.00	\$	153.00	\$	(34.00)	\$	2,734.52	\$	1,530.00
Pest Control		-	\$	29.17	\$	(29.17)	\$	-	\$	291.70
Annual Licenses and Fees		1,000.00	\$	500.00	\$	500.00	\$	3,477.20	\$	5,000.00
Annual State Registraton		45.00	\$	5.08	\$	39.92	\$	215.00	\$	50.80
Office supplies		536.25	\$	416.67	\$	119.58	\$	6,646.59	\$	4,166.70
Tax Return		-	\$	208.33	\$	(208.33)	\$	(335.52)	\$	2,083.30
Property taxes		-	\$	2,755.17	\$	(2,755.17)	\$	-	\$	27,551.70
Postage Printing Etc		78.00	\$	400.00	\$	(322.00)	\$	893.31	\$	4,000.00
Legal fees		1,470.00	\$	1,666.67	\$	(196.67)	\$	24,341.52	\$	16,666.70
Management / Professional Fees		-	\$	4,860.00	\$	(4,860.00)	\$	29,422.54	\$	48,600.00
Bank fees & service charges		90.00	\$	-	\$	90.00	\$	240.00	\$	-
<b>Total Administration Office</b>		<b>5,442.33</b>		<b>11,827.42</b>		<b>(6,385.09)</b>		<b>87,127.47</b>		<b>118,274.20</b>
Administration General		-	\$	-	\$	-	\$	-	\$	-
Credit Card Fee		1,195.85	\$	2,884.00	\$	(1,688.15)	\$	18,542.75	\$	28,840.00
Clover Credit Card Fee		294.79	\$	-	\$	294.79	\$	2,063.55	\$	-
Mojo Fuel Charges		-	\$	250.00	\$	(250.00)	\$	-	\$	2,500.00
Equipment Lease		-	\$	-	\$	-	\$	-	\$	-
Forklift # 3 - Loan		6,492.00	\$	6,492.00	\$	-	\$	64,920.00	\$	64,920.00
Clover Credit Card Machines		29.95	\$	-	\$	29.95	\$	688.85	\$	-
Stormwater Testing (Quarterly)		-	\$	32.00	\$	(32.00)	\$	537.18	\$	320.00
Dock Supplies / Maintenance / Yard Supplies		1,533.55	\$	369.17	\$	1,164.38	\$	6,988.95	\$	3,691.70
Employee Safety Award		-	\$	1,250.00	\$	(1,250.00)	\$	-	\$	12,500.00
Contingencies		-	\$	2,083.33	\$	(2,083.33)	\$	13,135.00	\$	20,833.30
Appraisals & Studies		-	\$	750.00	\$	(750.00)	\$	385.00	\$	7,500.00
Consulting Fee / Bookkeeping		1,400.00	\$	-	\$	1,400.00	\$	18,950.00	\$	-
FL. Sales Tax		-	\$	726.00	\$	(726.00)	\$	-	\$	7,260.00
Go Daddy Website and Email Subscription		-	\$	81.58	\$	(81.58)	\$	4,206.88	\$	815.80
<b>Total Administration General</b>		<b>10,946.14</b>		<b>14,918.08</b>		<b>(3,971.94)</b>		<b>130,418.16</b>		<b>149,180.80</b>
<b>Total Expenses</b>		<b>117,759.81</b>		<b>157,428.49</b>		<b>(39,668.68)</b>		<b>1,601,506.35</b>		<b>1,574,284.95</b>

**Totals**

**\$ 699,916.38 \$ 385,551.08 \$ 314,365.30 \$ (463,147.95)**

**Total YTD Income \$ 2,301,422.73**

**Total YTD Expenses \$ 1,601,506.35**

**Total YTD Income After Expenses (Net Income) \$ 699,916.38**

**Total YTD Budget Income \$ 1,959,836.02**

**Total YTD Budget Expenses \$ 1,574,284.95**

**Total YTD Budget Income After Expenses \$ 385,551.08**

**Total YTD Over Budget Income \$ 341,586.71**

**Total YTD Over Budget Expenses \$ 27,221.40**

**Total YTD Over Budget Income After Expenses \$ 314,365.30**