

Gulf Harbor Marina Condominium Association, Inc.

Income Statement

May 1, 2025 - May 31, 2025

	Current			Year to Date			
	Actual	Budget	over Budget	Actual	Budget	Over Budget	Yearly Budget
Income							
Condo Maintenance Assessment	\$ 76,774.83	\$ 67,357.83	\$ 9,417.00	\$ 317,139.15	\$ 336,789.16	\$ (19,650.01)	\$ 808,294.00
Reserve Assessment	\$ 37,839.17	\$ 37,839.17	\$ -	\$ 189,195.85	\$ 189,195.85	\$ -	\$ 454,070.04
GHM Owned Condo Rental Income	\$ 12,574.93	\$ 2,660.00	\$ 9,914.93	\$ 29,574.93	\$ 13,300.00	\$ 16,274.93	\$ 31,920.00
Pops Parking Lot Lease Income	\$ 1,669.84	\$ 1,560.58	\$ 109.26	\$ 8,349.20	\$ 7,802.91	\$ 546.29	\$ 18,727.00
GHM Service - Commercial (Service Lease Income)	\$ 2,628.84	\$ 2,600.00	\$ 28.84	\$ 11,125.65	\$ 12,677.79	\$ (1,552.14)	\$ 29,266.71
Kool Florida Holdings - Commercial (C16 & C17)	\$ 546.85	\$ 546.85	\$ -	\$ 2,734.25	\$ 2,734.25	\$ -	\$ 6,562.20
Kool Florida Holdings - Agreement	\$ -	\$ 312.50	\$ -	\$ -	\$ 1,562.50	\$ (1,562.50)	\$ 3,750.00
Fuel Revenue	\$ 90,003.06	\$ 79,166.67	\$ 10,836.39	\$ 405,023.39	\$ 395,833.34	\$ 9,190.05	\$ 950,000.00
Interest earned	\$ 2,391.35	\$ -	\$ 2,391.35	\$ 11,660.98	\$ -	\$ 11,660.98	\$ -
Administration Fee / Rental Management Fee	\$ 9,180.00	\$ 4,083.33	\$ 5,096.67	\$ 35,600.00	\$ 20,416.66	\$ 15,183.34	\$ 49,000.00
Haul Out Fees	\$ -	\$ -	\$ -	\$ 1,275.00	\$ -	\$ 1,275.00	\$ -
Charter Captain	\$ 800.00	\$ -	\$ 800.00	\$ 3,600.00	\$ -	\$ 3,600.00	\$ -
Fuel Agreement	\$ 2,744.42	\$ -	\$ 2,744.42	\$ 6,890.56	\$ -	\$ 6,890.56	\$ -
Fuel Pump Claim	\$ -	\$ -	\$ -	\$ 30,000.00	\$ -	\$ 30,000.00	\$ -
Late Fee	\$ -	\$ -	\$ -	\$ 89.00	\$ -	\$ 89.00	\$ -
Sale of Rack Income	\$ -	\$ -	\$ -	\$ 197,918.07	\$ -	\$ 197,918.07	\$ -
Total Income	\$ 237,153.29	\$ 196,126.93	\$ 41,338.86	\$ 1,250,176.03	\$ 980,312.45	\$ 269,863.58	\$ 2,351,589.95

Account

Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & sewer	\$ 198.61	\$ 250.92	\$ (52.31)	\$ 769.73	\$ 1,254.60	\$ (484.87)	\$ 3,011.00
Garbage Waste Disposal	\$ 1,741.03	\$ 593.25	\$ 1,147.78	\$ 3,756.25	\$ 2,966.25	\$ 790.00	\$ 7,119.00
Electricity	\$ 877.76	\$ 814.83	\$ 62.93	\$ 4,466.97	\$ 4,074.15	\$ 392.82	\$ 9,778.00
Cellular Phone Service	\$ 271.71	\$ 200.00	\$ 71.71	\$ 1,118.33	\$ 1,000.00	\$ 118.33	\$ 2,400.00
Clover Cellular Data	\$ 105.00	\$ -	\$ 105.00	\$ 525.00	\$ -	\$ 525.00	\$ -
Internet & Phone (Frontier Communications)	\$ 78.48	\$ -	\$ 78.48	\$ 392.40	\$ -	\$ 392.40	\$ -
Total Utility	\$ 3,272.59	\$ 1,859.00	\$ 1,413.59	\$ 11,028.68	\$ 9,295.00	\$ 1,733.68	\$ 22,308.00
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Diesel	\$ 3,805.76	\$ 7,865.00	\$ (4,059.24)	\$ 34,402.20	\$ 39,325.00	\$ (4,922.80)	\$ 94,380.00
90 Octane Non Ethanol	\$ 41,239.85	\$ 46,232.00	\$ (4,992.15)	\$ 236,775.16	\$ 231,160.00	\$ 5,615.16	\$ 554,784.00
Forktruck Fuel Cost	\$ 793.42	\$ 547.00	\$ 246.42	\$ 4,881.89	\$ 2,735.00	\$ 2,146.89	\$ 6,564.00
DEF	\$ -	\$ 34.00	\$ (34.00)	\$ -	\$ 170.00	\$ (170.00)	\$ 408.00
Total Fuel	\$ 45,839.03	\$ 54,678.00	\$ (8,838.97)	\$ 276,059.25	\$ 273,390.00	\$ 2,669.25	\$ 656,136.00
Insurance	\$ -	\$ -	\$ -	\$ (163.86)	\$ -	\$ (163.86)	\$ -
Director's & Operator's Policy (Board Coverage)	\$ 620.42	\$ 735.00	\$ (114.58)	\$ 3,102.10	\$ 3,675.00	\$ (572.90)	\$ 8,820.00
United Health Care Insurance	\$ 3,782.00	\$ 5,642.58	\$ (1,860.58)	\$ 18,908.19	\$ 28,212.92	\$ (9,304.73)	\$ 67,711.00
Marine Operator's Package	\$ 3,212.28	\$ 3,694.92	\$ (482.64)	\$ 16,061.40	\$ 18,474.60	\$ (2,413.20)	\$ 44,339.00
Marine Package	\$ 5,064.79	\$ 867.33	\$ 4,197.46	\$ 25,323.95	\$ 4,336.65	\$ 20,987.30	\$ 10,408.00
Storage Tank Policy (Fuel Tank)	\$ 106.14	\$ 108.17	\$ (2.03)	\$ 530.70	\$ 540.85	\$ (10.15)	\$ 1,298.00

Umbrella Policy (BMB)	\$ 1,907.25	\$ 1,067.83	\$ 839.42	\$ 9,536.25	\$ 5,339.15	\$ 4,197.10	\$ 12,814.00
Auto Policy	\$ -	\$ -	\$ -	\$ 1,719.00	\$ -	\$ 1,719.00	\$ -
Worker's compensation Insurance	\$ 371.00	\$ 478.83	\$ (107.83)	\$ 1,855.00	\$ 2,394.15	\$ (539.15)	\$ 5,746.00
Parametric Policy (Wind Policy)	\$ 19,754.77	\$ 18,097.83	\$ 1,656.94	\$ 98,773.85	\$ 90,489.15	\$ 8,284.70	\$ 217,174.00
Total Insurance	\$ 34,818.65	\$ 30,692.49	\$ 4,126.16	\$ 175,646.58	\$ 153,462.47	\$ 22,184.11	\$ 368,310.00
Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Forklift # 1 Repairs	\$ -	\$ 416.67	\$ (416.67)	\$ -	\$ 2,083.35	\$ (2,083.35)	\$ 5,000.00
Forklift # 2 Repairs	\$ -	\$ 416.67	\$ (416.67)	\$ -	\$ 2,083.35	\$ (2,083.35)	\$ 5,000.00
Forklift # 3 Repairs	\$ -	\$ 416.67	\$ (416.67)	\$ 2,108.11	\$ 2,083.35	\$ 24.76	\$ 5,000.00
Machinery Repairs	\$ -	\$ 63.33	\$ (63.33)	\$ -	\$ 316.65	\$ (316.65)	\$ 760.00
Scrubber Repairs	\$ -	\$ 20.83	\$ (20.83)	\$ -	\$ 104.15	\$ (104.15)	\$ 250.00
Ground Repairs	\$ -	\$ 333.33	\$ (333.33)	\$ 300.00	\$ 1,666.65	\$ (1,366.65)	\$ 4,000.00
Building Repairs	\$ -	\$ 592.00	\$ (592.00)	\$ -	\$ 2,960.00	\$ (2,960.00)	\$ 7,104.00
Computer Repairs	\$ -	\$ 241.67	\$ (241.67)	\$ -	\$ 1,208.35	\$ (1,208.35)	\$ 2,900.00
Fuel Pump Repair	\$ -	\$ 208.33	\$ (208.33)	\$ 4,359.51	\$ 1,041.65	\$ 3,317.86	\$ 2,500.00
Repairs, Replacement, Services	\$ 28.55	\$ 3,967.00	\$ (3,938.45)	\$ 133,377.18	\$ 19,835.00	\$ 113,542.18	\$ 47,604.00
Hurricane Repairs	\$ 4,134.00	\$ -	\$ 4,134.00	\$ 4,433.83	\$ -	\$ 4,433.83	\$ -
Forklift Repairs	\$ -	\$ -	\$ -	\$ 9,231.88	\$ -	\$ 9,231.88	\$ -
Alarm Systems	\$ 1,774.65	\$ -	\$ 1,774.65	\$ 2,341.75	\$ -	\$ 2,341.75	\$ -
Total Repairs	\$ 5,937.20	\$ 6,676.50	\$ (739.30)	\$ 156,152.26	\$ 33,382.51	\$ 122,769.75	\$ 80,118.00
Payroll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Wages	\$ 26,789.72	\$ 27,223.00	\$ (433.28)	\$ 124,223.56	\$ 136,115.00	\$ (11,891.44)	\$ 326,676.00
Payroll Tax Expense	\$ 2,173.56	\$ 4,867.00	\$ (2,693.44)	\$ 9,890.53	\$ 24,335.00	\$ (14,444.47)	\$ 58,404.00
Payroll Expenses	\$ -	\$ 4,479.00	\$ (4,479.00)	\$ -	\$ 22,395.00	\$ (22,395.00)	\$ 53,748.00
Payroll Administration Fee (ADP Charge)	\$ 764.27	\$ 208.00	\$ 556.27	\$ 3,496.15	\$ 1,040.00	\$ 2,456.15	\$ 2,496.00
Mojo Dockside LLC Expenses	\$ 5,666.45	\$ -	\$ 5,666.45	\$ 21,875.26	\$ -	\$ 21,875.26	\$ -
Employee Background Check	\$ 271.60	\$ -	\$ 271.60	\$ 271.60	\$ -	\$ 271.60	\$ -
Total Payroll	\$ 35,665.60	\$ 36,777.00	\$ (1,111.40)	\$ 159,757.10	\$ 183,885.00	\$ (24,127.90)	\$ 441,324.00

Administration Office	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Computer Software	\$ 441.49	\$ 833.33	\$ (391.84)	\$ 11,536.32	\$ 4,166.65	\$ 7,369.67	\$ 10,000.00		
Fire & Theft Alarm System Monitoring	\$ -	\$ 153.00	\$ (153.00)	\$ 686.84	\$ 765.00	\$ (78.16)	\$ 1,836.00		
Pest Control	\$ -	\$ 29.17	\$ (29.17)	\$ -	\$ 145.85	\$ (145.85)	\$ 350.00		
Annual Licenses and Fees	\$ -	\$ 500.00	\$ (500.00)	\$ 1,400.32	\$ 2,500.00	\$ (1,099.68)	\$ 6,000.00		
Annual State Registraton	\$ 70.00	\$ 5.08	\$ 64.92	\$ 70.00	\$ 25.40	\$ 44.60	\$ 61.00		
Office supplies	\$ 263.05	\$ 416.67	\$ (153.62)	\$ 2,754.63	\$ 2,083.35	\$ 671.28	\$ 5,000.00		
Tax Return	\$ -	\$ 208.33	\$ (208.33)	\$ -	\$ 1,041.65	\$ (1,041.65)	\$ 2,500.00		
Property taxes	\$ -	\$ 2,755.17	\$ (2,755.17)	\$ -	\$ 13,775.85	\$ (13,775.85)	\$ 33,062.00		
Postage Printing Etc	\$ 1.00	\$ 400.00	\$ (399.00)	\$ 703.92	\$ 2,000.00	\$ (1,296.08)	\$ 4,800.00		
Legal fees	\$ 2,040.00	\$ 1,666.67	\$ 373.33	\$ 17,427.70	\$ 8,333.35	\$ 9,094.35	\$ 20,000.00		
Management / Professional Fees	\$ 1,125.00	\$ 4,860.00	\$ (3,735.00)	\$ 28,747.54	\$ 24,300.00	\$ 4,447.54	\$ 58,320.00		
Bank fees & service charges	\$ 20.00	\$ -	\$ 20.00	\$ 20.00	\$ -	\$ 20.00	\$ -		
Total Administration Office	\$ 3,960.54	\$ 11,827.42	\$ (7,866.88)	\$ 63,347.27	\$ 59,137.10	\$ 4,210.17	\$ 141,929.00		
Administration General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Credit Card Fee	\$ 2,349.42	\$ 2,884.00	\$ (534.58)	\$ 9,429.12	\$ 14,420.00	\$ (4,990.88)	\$ 34,608.00		
Clover Credit Card Fee	\$ 149.89	\$ -	\$ 149.89	\$ 749.45	\$ -	\$ 749.45	\$ -		
Mojo Fuel Charges	\$ -	\$ 250.00	\$ (250.00)	\$ -	\$ 1,250.00	\$ (1,250.00)	\$ 3,000.00		
Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Forklift # 3 - Loan	\$ 6,492.00	\$ 6,492.00	\$ -	\$ 32,460.00	\$ 32,460.00	\$ -	\$ 77,904.00		
Clover Credit Card Machines	\$ 89.85	\$ -	\$ 89.85	\$ 449.25	\$ -	\$ 449.25	\$ -		
Stormwater Testing (Quarterly)	\$ 272.18	\$ 32.00	\$ 240.18	\$ 537.18	\$ 160.00	\$ 377.18	\$ 384.00		
Dock Supplies / Maintenance / Yard Supplies	\$ 355.16	\$ 369.17	\$ (14.01)	\$ 3,929.23	\$ 1,845.85	\$ 2,083.38	\$ 4,430.00		
Employee Safety Award	\$ -	\$ 1,250.00	\$ (1,250.00)	\$ -	\$ 6,250.00	\$ (6,250.00)	\$ 15,000.00		
Contingencies	\$ -	\$ 2,083.33	\$ (2,083.33)	\$ 13,135.00	\$ 10,416.65	\$ 2,718.35	\$ 25,000.00		
Appraisals & Studies	\$ 385.00	\$ 750.00	\$ (365.00)	\$ 385.00	\$ 3,750.00	\$ (3,365.00)	\$ 9,000.00		
Consulting Fee / Bookkeeping	\$ 2,800.00	\$ -	\$ 2,800.00	\$ 11,950.00	\$ -	\$ 11,950.00	\$ -		
FL. Sales Tax	\$ -	\$ 726.00	\$ (726.00)	\$ -	\$ 3,630.00	\$ (3,630.00)	\$ 8,712.00		
Go Daddy Website and Email Subscription	\$ 614.35	\$ 81.58	\$ 532.77	\$ 2,884.95	\$ 407.90	\$ 2,477.05	\$ 979.00		
Total Administration General	\$ 13,507.85	\$ 14,918.08	\$ (1,410.23)	\$ 75,909.18	\$ 74,590.40	\$ 1,318.78	\$ 179,017.00		
Total Expenses	\$ 143,001.46	\$ 157,428.49	\$ (14,427.03)	\$ 917,900.32	\$ 787,142.48	\$ 130,757.84	\$ 1,889,142.00		

Totals

\$ 332,275.71 \$ 193,169.97 \$ 139,105.74 \$ 462,447.95

Total YTD Income \$ 1,250,176.03

Total YTD Expenses \$ 917,900.32

Total YTD Income After Expenses (Net Income) \$ 332,275.71

Total YTD Budget Income \$ 980,312.45

Total YTD Budget Expenses \$ 787,142.48

Total YTD Budget Income After Expenses \$ 193,169.97

Total YTD Over Budget Income \$ 269,863.58

Total YTD Over Budget Expenses \$ 130,757.84

Total YTD Over Budget Income After Expenses \$ 139,105.74