

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

	Current			Year to Date			Yearly Budget
	Actual	Budget	Over Budget	Actual	Budget	Over Budget	
Income							
Condo Maintenance Assessment	\$ 68,008.83	\$ 67,357.83	\$ 651.00	\$ 521,609.47	\$ 606,220.48	\$ (84,611.01)	\$ 808,294.00
Reserve Assessment	\$ 37,839.17	\$ 37,839.17	\$ -	\$ 340,552.53	\$ 340,552.53	\$ -	\$ 454,070.04
GHM Owned Condo Rental Income	\$ 3,400.00	\$ 2,660.00	\$ 740.00	\$ 42,828.26	\$ 23,940.00	\$ 18,888.26	\$ 31,920.00
Pops Parking Lot Lease Income	\$ 1,669.84	\$ 1,560.58	\$ 109.26	\$ 15,028.56	\$ 14,045.23	\$ 983.33	\$ 18,727.00
GHM Service - Commercial (Service Lease Income)	\$ 2,405.62	\$ 2,600.00	\$ (194.38)	\$ 20,748.17	\$ 23,077.79	\$ (2,329.62)	\$ 29,266.71
Kool Florida Holdings - Commercial (C16 & C17)	\$ 646.85	\$ 646.85	\$ -	\$ 5,321.65	\$ 5,321.65	\$ -	\$ 7,262.20
Kool Florida Holdings - Agreement	\$ 312.50	\$ 312.50	\$ -	\$ 1,250.00	\$ 2,812.50	\$ (1,562.50)	\$ 3,750.00
Fuel Revenue	\$ 43,174.67	\$ 79,166.67	\$ (35,992.00)	\$ 673,297.21	\$ 712,500.02	\$ (39,202.81)	\$ 950,000.00
Interest earned	\$ 2,276.16	\$ -	\$ 2,276.16	\$ 21,355.40	\$ -	\$ 21,355.40	\$ -
Administration Fee / Rental Management Fee	\$ 4,560.00	\$ 4,083.33	\$ 476.67	\$ 54,740.00	\$ 38,749.98	\$ 17,990.02	\$ 49,000.00
Haul Out Fees	\$ -	\$ -	\$ -	\$ 1,275.00	\$ -	\$ 1,275.00	\$ -
Charter Captain	\$ -	\$ -	\$ -	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -
Fuel Agreement	\$ -	\$ -	\$ -	\$ 15,060.85	\$ -	\$ 15,060.85	\$ -
Fuel Pump Claim	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Late Fee	\$ -	\$ -	\$ -	\$ 89.00	\$ -	\$ 89.00	\$ -
Sale of Rack Income	\$ -	\$ -	\$ -	\$ 395,210.20	\$ -	\$ 395,210.20	\$ -
Total Income	\$ 164,293.64	\$ 196,226.93	\$ (31,933.29)	\$ 2,114,366.30	\$ 1,765,220.17	\$ 349,146.13	\$ 2,352,289.95

Account							
Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & sewer	\$ -	\$ 250.92	\$ (250.92)	\$ 1,543.42	\$ 2,258.28	\$ (714.86)	\$ 3,011.00
Garbage Waste Disposal	\$ 614.79	\$ 593.25	\$ 21.54	\$ 6,241.56	\$ 5,339.25	\$ 902.31	\$ 7,119.00
Electricity	\$ 911.43	\$ 814.83	\$ 96.60	\$ 8,090.85	\$ 7,333.47	\$ 757.38	\$ 9,778.00
Cellular Phone Service	\$ 187.44	\$ 200.00	\$ (12.56)	\$ 1,855.62	\$ 1,800.00	\$ 55.62	\$ 2,400.00
Clover Cellular Data	\$ 105.00	\$ -	\$ 105.00	\$ 945.00	\$ -	\$ 945.00	\$ -
Internet & Phone (Frontier Communications)	\$ 79.49	\$ -	\$ 79.49	\$ 709.35	\$ -	\$ 709.35	\$ -
Total Utility	\$ 1,898.15	\$ 1,859.00	\$ 39.15	\$ 19,385.80	\$ 16,731.00	\$ 2,654.80	\$ 22,308.00
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Diesel	\$ 4,118.56	\$ 7,865.00	\$ (3,746.44)	\$ 58,420.87	\$ 70,785.00	\$ (12,364.13)	\$ 94,380.00
90 Octane Non Ethanol	\$ 26,854.67	\$ 46,232.00	\$ (19,377.33)	\$ 407,096.63	\$ 416,088.00	\$ (8,991.37)	\$ 554,784.00
Forktruck Fuel Cost	\$ 480.06	\$ 547.00	\$ (66.94)	\$ 8,053.31	\$ 4,923.00	\$ 3,130.31	\$ 6,564.00
DEF	\$ -	\$ 34.00	\$ (34.00)	\$ 238.56	\$ 306.00	\$ (67.44)	\$ 408.00
Total Fuel	\$ 31,453.29	\$ 54,678.00	\$ (23,224.71)	\$ 473,809.37	\$ 492,102.00	\$ (18,292.63)	\$ 656,136.00
Insurance	\$ -	\$ -	\$ -	\$ (163.86)	\$ -	\$ (163.86)	\$ -
Director's & Operator's Policy (Board Coverage)	\$ 620.42	\$ 735.00	\$ (114.58)	\$ 5,583.78	\$ 6,615.00	\$ (1,031.22)	\$ 8,820.00
United Health Care Insurance	\$ 3,774.52	\$ 5,642.58	\$ (1,868.06)	\$ 34,006.27	\$ 50,783.25	\$ (16,776.98)	\$ 67,711.00
Marine Operator's Package	\$ 3,212.28	\$ 3,694.92	\$ (482.64)	\$ 28,910.52	\$ 33,254.28	\$ (4,343.76)	\$ 44,339.00
Marine Package	\$ 5,064.79	\$ 867.33	\$ 4,197.46	\$ 45,583.11	\$ 7,805.97	\$ 37,777.14	\$ 10,408.00
Storage Tank Policy (Fuel Tank)	\$ 106.14	\$ 108.17	\$ (2.03)	\$ 955.26	\$ 973.53	\$ (18.27)	\$ 1,298.00

Umbrella Policy (BMB)	\$ 1,907.25	\$ 1,067.83	\$ 839.42	\$ 17,165.25	\$ 9,610.47	\$ 7,554.78	\$ 12,814.00
Auto Policy	\$ -	\$ -	\$ -	\$ 1,719.00	\$ -	\$ 1,719.00	\$ -
Worker's compensation insurance	\$ 345.00	\$ 478.83	\$ (133.83)	\$ 3,012.00	\$ 4,309.47	\$ (1,297.47)	\$ 5,748.00
Parametric Policy (Wind Policy)	\$ 19,754.77	\$ 18,097.83	\$ 1,656.94	\$ 177,782.93	\$ 162,880.47	\$ 14,912.46	\$ 217,174.00
Total Insurance	\$ 34,785.17	\$ 30,692.49	\$ 4,092.88	\$ 314,564.28	\$ 276,232.45	\$ 38,331.81	\$ 368,310.00
Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Forklift # 1 Repairs	\$ 743.66	\$ 416.67	\$ 326.99	\$ 3,347.79	\$ 3,750.03	\$ (402.24)	\$ 5,000.00
Forklift # 2 Repairs	\$ 743.66	\$ 416.67	\$ 326.99	\$ 3,701.47	\$ 3,750.03	\$ (48.56)	\$ 5,000.00
Forklift # 3 Repairs	\$ 743.66	\$ 416.67	\$ 326.99	\$ 7,706.37	\$ 3,750.03	\$ 3,956.34	\$ 5,000.00
Machinery Repairs	\$ -	\$ 63.33	\$ (63.33)	\$ 98.18	\$ 569.97	\$ (471.79)	\$ 760.00
Scrubber Repairs	\$ -	\$ 20.83	\$ (20.83)	\$ -	\$ 187.47	\$ (187.47)	\$ 250.00
Ground Repairs	\$ 162.15	\$ 333.33	\$ (171.18)	\$ 462.15	\$ 2,999.97	\$ (2,537.82)	\$ 4,000.00
Building Repairs	\$ 162.90	\$ 592.00	\$ (429.10)	\$ 2,410.12	\$ 5,328.00	\$ (2,917.88)	\$ 7,104.00
Computer Repairs	\$ 740.00	\$ 241.67	\$ 498.33	\$ 2,215.00	\$ 2,175.03	\$ 39.97	\$ 2,900.00
Fuel Pump Repair	\$ -	\$ 208.33	\$ (208.33)	\$ 24,266.28	\$ 1,874.97	\$ 22,391.31	\$ 2,500.00
Repairs, Replacement, Services	\$ 1,542.83	\$ 3,967.00	\$ (2,424.17)	\$ 135,254.76	\$ 35,703.00	\$ 99,551.76	\$ 47,604.00
Hurricane Repairs	\$ -	\$ -	\$ -	\$ 8,317.83	\$ -	\$ 8,317.83	\$ -
Forklift Repairs	\$ -	\$ -	\$ -	\$ 10,984.02	\$ -	\$ 10,984.02	\$ -
Alarm Systems	\$ -	\$ -	\$ -	\$ 2,486.20	\$ -	\$ 2,486.20	\$ -
Total Repairs	\$ 4,838.86	\$ 6,676.50	\$ (1,837.64)	\$ 201,250.17	\$ 60,088.51	\$ 141,161.66	\$ 80,118.00
Payroll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Wages	\$ 22,567.12	\$ 27,223.00	\$ (4,655.88)	\$ 218,787.01	\$ 245,007.00	\$ (28,219.99)	\$ 328,676.00
Payroll Tax Expense	\$ 1,767.04	\$ 4,867.00	\$ (3,099.96)	\$ 17,054.86	\$ 43,803.00	\$ (26,748.14)	\$ 58,404.00
Payroll Expenses	\$ -	\$ 4,479.00	\$ (4,479.00)	\$ -	\$ 40,311.00	\$ (40,311.00)	\$ 53,748.00
Payroll Administration Fee (ADP Charge)	\$ 659.22	\$ 208.00	\$ 451.22	\$ 6,225.50	\$ 1,872.00	\$ 4,353.50	\$ 2,498.00
Mojo Dockside LLC Expenses	\$ -	\$ -	\$ -	\$ 32,928.51	\$ -	\$ 32,928.51	\$ -
Employee Background Check	\$ 162.35	\$ -	\$ 162.35	\$ 583.90	\$ -	\$ 583.90	\$ -
Total Payroll	\$ 25,155.73	\$ 36,777.00	\$ (11,621.27)	\$ 273,579.78	\$ 330,993.00	\$ (57,413.22)	\$ 441,324.00

Administration Office	\$	-	\$	-	\$	-	\$	-	\$	-
Computer Software	\$	513.59	\$	833.33	\$	(319.74)	\$	17,388.23	\$	7,499.97
Fire & Theft Alarm System Monitoring	\$	1,241.84	\$	153.00	\$	1,088.84	\$	2,815.52	\$	1,377.00
Pest Control	\$	-	\$	29.17	\$	(29.17)	\$	-	\$	282.53
Annual Licenses and Fees	\$	-	\$	500.00	\$	(500.00)	\$	2,477.20	\$	4,500.00
Annual State Registraton	\$	100.00	\$	5.08	\$	94.92	\$	170.00	\$	45.72
Office supplies	\$	1,541.67	\$	416.67	\$	1,125.00	\$	6,110.34	\$	3,750.03
Tax Return	\$	-	\$	208.33	\$	(208.33)	\$	(335.52)	\$	1,874.97
Property taxes	\$	-	\$	2,755.17	\$	(2,755.17)	\$	-	\$	24,796.53
Postage Printing Etc	\$	-	\$	400.00	\$	(400.00)	\$	815.31	\$	3,600.00
Legal fees	\$	-	\$	1,666.67	\$	(1,666.67)	\$	22,871.52	\$	15,000.03
Management / Professional Fees	\$	-	\$	4,860.00	\$	(4,860.00)	\$	29,422.54	\$	43,740.00
Bank fees & service charges	\$	30.00	\$	-	\$	30.00	\$	150.00	\$	-
Total Administration Office	\$	3,427.10	\$	11,827.42	\$	(8,400.32)	\$	81,685.14	\$	106,446.78
Administration General	\$	-	\$	-	\$	-	\$	-	\$	-
Credit Card Fee	\$	1,823.69	\$	2,884.00	\$	(1,060.31)	\$	17,346.90	\$	25,956.00
Clover Credit Card Fee	\$	294.79	\$	-	\$	294.79	\$	1,768.76	\$	-
Mojo Fuel Charges	\$	-	\$	250.00	\$	(250.00)	\$	-	\$	2,250.00
Equipment Lease	\$	-	\$	-	\$	-	\$	-	\$	-
Forklift # 3 - Loan	\$	6,492.00	\$	6,492.00	\$	-	\$	58,428.00	\$	58,428.00
Clover Credit Card Machines	\$	29.95	\$	-	\$	29.95	\$	658.90	\$	-
Stormwater Testing (Quarterly)	\$	-	\$	32.00	\$	(32.00)	\$	537.18	\$	288.00
Dock Supplies / Maintenance / Yard Supplies	\$	639.88	\$	369.17	\$	270.71	\$	5,455.40	\$	3,322.53
Employee Safety Award	\$	-	\$	1,250.00	\$	(1,250.00)	\$	-	\$	11,250.00
Contingencies	\$	-	\$	2,083.33	\$	(2,083.33)	\$	13,135.00	\$	18,749.97
Appraisals & Studies	\$	-	\$	750.00	\$	(750.00)	\$	385.00	\$	6,750.00
Consulting Fee / Bookkeeping	\$	1,400.00	\$	-	\$	1,400.00	\$	17,550.00	\$	-
FL. Sales Tax	\$	-	\$	726.00	\$	(726.00)	\$	-	\$	6,534.00
Go Daddy Website and Email Subscription	\$	392.00	\$	81.58	\$	310.42	\$	4,206.88	\$	734.22
Total Administration General	\$	11,072.31	\$	14,918.08	\$	(3,845.77)	\$	119,472.02	\$	134,262.72
Total Expenses	\$	112,630.61	\$	157,428.49	\$	(44,797.88)	\$	1,483,746.54	\$	1,416,856.45

Totals

\$ 630,619.76 \$ 348,363.72 \$ 282,256.05 \$ 463,147.95

Total YTD Income	\$	2,114,366.30
Total YTD Expenses	\$	1,483,746.54
Total YTD Income After Expenses (Net Income)	\$	630,619.76
Total YTD Budget Income	\$	1,765,220.17
Total YTD Budget Expenses	\$	1,416,856.45
Total YTD Budget Income After Expenses	\$	348,363.72
Total YTD Over Budget Income	\$	349,146.13
Total YTD Over Budget Expenses	\$	66,890.09
Total YTD Over Budget Income After Expenses	\$	282,256.05