

FINANCIAL REPORT

Gulf Harbor Marina Condominium Association, Inc

11/1/2024 - 11/30/2024

*** CONFIDENTIAL ***

This Financial Report Contains Confidential Financial Information
And Is Intended For Current Board Member Review Only

*** NOT FOR DISTRIBUTION ***



Prepared by:
Mitchell Association Management Group, LLC
5942 Palmer Blvd
Sarasota, FL 34232

The following statements have not been audited

**GULF HARBOR MARINA CONDOMINIUM
ASSOCIATION, INC.**

FUND BALANCE SHEET

As of: 11/30/2024

Assets

Account	Operating	Reserves	Total
Asset			
1011 GHM Centennial Operating	\$81,169.83	\$0.00	\$81,169.83
1014 Centennial Sweep Account	\$253,151.64	\$0.00	\$253,151.64
1020 Reserve MMK	\$0.00	\$140,245.77	\$140,245.77
1022 Centennial MMK Sweep Acct	\$0.00	\$511,537.05	\$511,537.05
1035 Due from Operating	\$0.00	\$316,045.19	\$316,045.19
1036 Due to Reserves	(\$316,045.19)	\$0.00	(\$316,045.19)
1200 Accounts Receivable	\$32,174.00	\$0.00	\$32,174.00
1250 Prepaid Insurance	\$21,739.49	\$0.00	\$21,739.49
Asset Total	\$72,189.77	\$967,828.01	\$1,040,017.78
Total Assets:	\$72,189.77	\$967,828.01	\$1,040,017.78

Liabilities

Account	Operating	Reserves	Total
Liability			
2030 Prepaid Assessments	\$9,936.26	\$0.00	\$9,936.26
Liability Total	\$9,936.26	\$0.00	\$9,936.26
Total Liabilities:	\$9,936.26	\$0.00	\$9,936.26

Equity

Account	Operating	Reserves	Total
Members Equity			
3900 Retained Earnings	(\$18,089.55)	\$0.00	(\$18,089.55)
Members Equity Total	(\$18,089.55)	\$0.00	(\$18,089.55)
Reserves			
4605 Pooled Reserve	\$0.00	\$1,011,166.65	\$1,011,166.65
4607 Reserve Interest	\$0.00	\$14,963.78	\$14,963.78
4677 Pillings Reserve	\$0.00	(\$63,582.63)	(\$63,582.63)
Reserves Total	\$0.00	\$962,547.80	\$962,547.80
Current Year Net Income/(Loss)	\$85,623.27	\$0.00	\$85,623.27
Total Equity:	\$67,533.72	\$962,547.80	\$1,030,081.52
Total Liabilities & Equity	\$77,469.98	\$962,547.80	\$1,040,017.78

GULF HARBOR MARINA CONDOMINIUM ASSOCIATION, INC.

INCOME STATEMENT

Start: 11/01/2024 | End: 11/30/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5010 Condo Maintenance Assessment	52,788.00	46,545.25	6,242.75	587,860.02	511,997.75	75,862.27	558,543.00
5065 NSF	(424.00)	0.00	(424.00)	(426.00)	0.00	(426.00)	0.00
5075 Interest	0.00	0.00	0.00	177.51	0.00	177.51	0.00
5090 Equipment Sales	8,291.10	0.00	8,291.10	14,291.10	0.00	14,291.10	0.00
5200 Technology Fees BG	0.00	0.00	0.00	4,221.28	0.00	4,221.28	0.00
5205 Sales Tax Commission	0.00	41.67	(41.67)	120.00	458.37	(338.37)	500.00
5210 Condo Income	0.00	416.67	(416.67)	2,064.85	4,583.37	(2,518.52)	5,000.00
5215 GHM Owned Condo Rental Income	0.00	4,166.67	(4,166.67)	16,000.00	45,833.37	(29,833.37)	50,000.00
5217 Customer Finance Charge	0.00	83.33	(83.33)	0.00	916.63	(916.63)	1,000.00
5220 Pops Rental Income	1,669.84	1,560.58	109.26	17,931.28	17,166.38	764.90	18,727.00
5225 Fuel Revenue	56,038.92	95,833.33	(39,794.41)	713,483.16	1,054,166.63	(340,683.47)	1,150,000.00
5230 Interest	923.20	125.00	798.20	1,357.69	1,375.00	(17.31)	1,500.00
5235 Rental Management Fee	4,980.00	3,500.00	1,480.00	38,194.99	38,500.00	(305.01)	42,000.00
5240 Rack Sales	0.00	0.00	0.00	57,841.23	0.00	57,841.23	0.00
5245 Service Lease Income	2,797.78	449.92	2,347.86	22,659.14	4,949.12	17,710.02	5,399.00
5250 Misc Income	250.00	25,000.00	(24,750.00)	12,318.95	275,000.00	(262,681.05)	300,000.00
5260 Estoppel Income	0.00	458.33	(458.33)	250.00	5,041.63	(4,791.63)	5,500.00
5265 Monthly Maintenance Fee Invest	0.00	1,500.00	(1,500.00)	0.00	16,500.00	(16,500.00)	18,000.00
5270 Sales Tax Received	0.00	0.00	0.00	424.00	0.00	424.00	0.00
5275 Haul Out Fees	825.00	0.00	825.00	4,725.00	0.00	4,725.00	0.00
5280 Insurance Claim	0.00	0.00	0.00	400,000.00	0.00	400,000.00	0.00
Income Total	128,139.84	179,680.75	(51,540.91)	1,893,494.20	1,976,488.25	(82,994.05)	2,156,169.00
Total Income	128,139.84	179,680.75	(51,540.91)	1,893,494.20	1,976,488.25	(82,994.05)	2,156,169.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Utility							
7010 Water & Sewer	0.00	229.17	229.17	2,044.61	2,520.87	476.26	2,750.00
7040 Trash	668.27	416.67	(251.60)	6,520.22	4,583.37	(1,936.85)	5,000.00
7050 Electricity	903.37	833.33	(70.04)	8,942.94	9,166.63	223.69	10,000.00
7060 Telephone	766.81	250.00	(516.81)	9,767.53	2,750.00	(7,017.53)	3,000.00
7062 Cell Phone	0.00	250.00	250.00	1,708.23	2,750.00	1,041.77	3,000.00
7070 Cable TV	0.00	0.00	0.00	68.48	0.00	(68.48)	0.00
Utility Total	2,338.45	1,979.17	(359.28)	29,052.01	21,770.87	(7,281.14)	23,750.00
Fuel							
7105 Diesel	3,975.81	8,666.67	4,690.86	70,995.33	95,333.37	24,338.04	104,000.00
7110 Unleaded Gasoline	25,512.91	56,416.67	30,903.76	437,448.73	620,583.37	183,134.64	677,000.00
7115 Forktruck Fuel Cost	0.00	1,083.33	1,083.33	4,371.80	11,916.63	7,544.83	13,000.00
7120 Propane	0.00	33.33	33.33	99.00	366.63	267.63	400.00
7125 DEF	0.00	0.00	0.00	273.88	0.00	(273.88)	0.00
Fuel Total	29,488.72	66,200.00	36,711.28	513,188.74	728,200.00	215,011.26	794,400.00
Insurance							

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
7210 Insurance	371.00	0.00	(371.00)	5,963.65	0.00	(5,963.65)	0.00
7215 Auto Policy	164.17	166.67	2.50	4,978.54	1,833.37	(3,145.17)	2,000.00
7220 D&O	699.76	708.33	8.57	7,697.36	7,791.63	94.27	8,500.00
7225 Health Ins	0.00	2,500.00	2,500.00	15,887.97	27,500.00	11,612.03	30,000.00
7230 Marine Package	3,518.50	3,583.33	64.83	38,703.50	39,416.63	713.13	43,000.00
7235 Marine Package (BMB)	826.33	1,041.67	215.34	9,089.63	11,458.37	2,368.74	12,500.00
7240 Storage Tank (POLLTN)	102.99	125.00	22.01	1,132.89	1,375.00	242.11	1,500.00
7245 Umbrella (General Liability)	1,017.00	833.33	(183.67)	11,187.00	9,166.63	(2,020.37)	10,000.00
7250 Workers Comp.	456.33	500.00	43.67	5,390.63	5,500.00	109.37	6,000.00
7255 Windstorm (Excess)	17,236.35	17,500.00	263.65	189,599.85	192,500.00	2,900.15	210,000.00
7260 Other	0.00	937.50	937.50	0.00	10,312.50	10,312.50	11,250.00
Insurance Total	24,392.43	27,895.83	3,503.40	289,631.02	306,854.13	17,223.11	334,750.00
Repairs							
7300 #2 Forklift Repairs	0.00	208.33	208.33	13,679.07	2,291.63	(11,387.44)	2,500.00
7305 #1 Forklift Repairs	0.00	833.33	833.33	27,218.62	9,166.63	(18,051.99)	10,000.00
7310 #3 Forklift Repairs	2,139.49	291.67	(1,847.82)	7,639.90	3,208.37	(4,431.53)	3,500.00
7315 Machinery Repairs	0.00	0.00	0.00	507.19	0.00	(507.19)	0.00
7320 Scrubber Repairs	0.00	20.83	20.83	0.00	229.13	229.13	250.00
7325 Ground Repairs	60.44	500.00	439.56	3,360.44	5,500.00	2,139.56	6,000.00
7330 Building Repairs	0.00	2,500.00	2,500.00	5,313.90	27,500.00	22,186.10	30,000.00
7335 Computer Repairs	0.00	416.67	416.67	2,835.00	4,583.37	1,748.37	5,000.00
7340 Dockside Repairs	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
7345 Fuel Pump Repairs	0.00	208.33	208.33	618.42	2,291.63	1,673.21	2,500.00
7350 Repairs, Replacements, Services	7,099.20	0.00	(7,099.20)	52,284.46	0.00	(52,284.46)	0.00
7355 Boathouse Repairs	0.00	2,083.33	2,083.33	0.00	22,916.63	22,916.63	25,000.00
7360 Seawall Repairs	0.00	208.33	208.33	0.00	2,291.63	2,291.63	2,500.00
7390 Hurricane Repairs	61,005.00	0.00	(61,005.00)	147,750.00	0.00	(147,750.00)	0.00
Repairs Total	70,304.13	7,354.15	(62,949.98)	261,207.00	80,895.65	(180,311.35)	88,250.00
Payroll							
7400 Wages	20,569.76	41,072.42	20,502.66	283,790.53	451,796.62	168,006.09	492,869.00
7405 Payroll Tax	5,521.05	2,083.33	(3,437.72)	56,674.07	22,916.63	(33,757.44)	25,000.00
7410 Health Care	0.00	0.00	0.00	24,876.92	0.00	(24,876.92)	0.00
7415 Payroll Expense	0.00	0.00	0.00	35,834.35	0.00	(35,834.35)	0.00
7420 Payroll Fees	200.95	12.50	(188.45)	3,077.91	137.50	(2,940.41)	150.00
Payroll Total	26,291.76	43,168.25	16,876.49	404,253.78	474,850.75	70,596.97	518,019.00
Administration Office							
7505 Computer Software	2,527.35	375.00	(2,152.35)	21,923.46	4,125.00	(17,798.46)	4,500.00
7510 Auto Expense	0.00	0.00	0.00	(31,476.18)	0.00	31,476.18	0.00
7515 Fire & Theft Alarm	0.00	833.33	833.33	1,221.84	9,166.63	7,944.79	10,000.00
7520 Pest Control	0.00	29.17	29.17	0.00	320.87	320.87	350.00
7525 Fees Dues Licenses	0.00	416.67	416.67	5,691.65	4,583.37	(1,108.28)	5,000.00
7530 Annual Corp Report	0.00	0.00	0.00	122.50	0.00	(122.50)	0.00
7535 Office Supplies	0.00	291.67	291.67	4,930.87	3,208.37	(1,722.50)	3,500.00
7540 Bank Fees	15.00	125.00	110.00	15.00	1,375.00	1,360.00	1,500.00
7545 Tax Return	0.00	708.33	708.33	2,475.00	7,791.63	5,316.63	8,500.00
7550 Property Tax	20,998.49	2,666.67	(18,331.82)	30,872.18	29,333.37	(1,538.81)	32,000.00
7560 Postage Printing Etc	120.45	375.00	254.55	3,786.64	4,125.00	338.36	4,500.00
7565 Meals	0.00	558.33	558.33	1,886.68	6,141.63	4,254.95	6,700.00
7570 Credit Card Payment	0.00	3,500.00	3,500.00	1,646.21	38,500.00	36,853.79	42,000.00
7575 Travel	0.00	0.00	0.00	1,428.11	0.00	(1,428.11)	0.00
7580 Legal	3,788.85	833.33	(2,955.52)	37,000.65	9,166.63	(27,834.02)	10,000.00
7585 Management	4,860.00	0.00	(4,860.00)	37,237.95	0.00	(37,237.95)	0.00
7595 Interior Bookkeeping	0.00	3,166.67	3,166.67	10,333.19	34,833.37	24,500.18	38,000.00
7600 CPA Accounting	0.00	1,000.00	1,000.00	140.00	11,000.00	10,860.00	12,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
7605 IRS Interest	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.00
7610 Finance Charge	0.00	8.33	8.33	0.00	91.63	91.63	100.00
7615 Loan Interest	0.00	833.33	833.33	0.00	9,166.63	9,166.63	10,000.00
Administration Office Total	32,310.14	15,887.50	(16,422.64)	129,235.75	174,762.50	45,526.75	190,650.00
Administration General							
7655 Credit Card Fee	1,256.42	0.00	(1,256.42)	27,044.15	0.00	(27,044.15)	0.00
7660 Dep Exp	0.00	0.00	0.00	25,569.80	0.00	(25,569.80)	0.00
7665 Mojo Fuel Charges	252.01	0.00	(252.01)	4,781.75	0.00	(4,781.75)	0.00
7670 Equipement Lease	6,492.00	0.00	(6,492.00)	51,936.00	0.00	(51,936.00)	0.00
7675 Storm Water Runoff Testing	0.00	29.17	29.17	255.00	320.87	65.87	350.00
7680 Yard Supplies	0.00	1,000.00	1,000.00	4,429.72	11,000.00	6,570.28	12,000.00
7685 Uniforms/T Shirts	0.00	208.33	208.33	1,448.19	2,291.63	843.44	2,500.00
7700 Contingencies	0.00	13,500.00	13,500.00	19,852.41	148,500.00	128,647.59	162,000.00
7705 Owner Rack Rent Payments	0.00	0.00	0.00	3,961.09	0.00	(3,961.09)	0.00
7715 Appraisals & Studies	0.00	0.00	0.00	9,706.00	0.00	(9,706.00)	0.00
7720 Scrubber Lease	0.00	625.00	625.00	2,448.16	6,875.00	4,426.84	7,500.00
7725 Consulting	0.00	458.33	458.33	0.00	5,041.63	5,041.63	5,500.00
7730 Commission Expense	0.00	1,000.00	1,000.00	0.00	11,000.00	11,000.00	12,000.00
7735 Bad Debit	0.00	291.67	291.67	0.00	3,208.37	3,208.37	3,500.00
7740 Advertising	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
7745 Fl. Sales Tax	0.00	0.00	0.00	5,804.98	0.00	(5,804.98)	0.00
7750 Website	0.00	0.00	0.00	4,465.23	0.00	(4,465.23)	0.00
7755 Equipement Purchase	19,600.15	0.00	(19,600.15)	19,600.15	0.00	(19,600.15)	0.00
Administration General Total	27,600.58	17,195.83	(10,404.75)	181,302.63	189,154.13	7,851.50	206,350.00
Total Expense	212,726.21	179,680.73	(33,045.48)	1,807,870.93	1,976,488.03	168,617.10	2,156,169.00
Net Income	(84,586.37)	0.02	(84,586.39)	85,623.27	0.22	85,623.05	0.00

**GULF HARBOR MARINA CONDOMINIUM
ASSOCIATION, INC.**

RESERVE STATEMENT

Start: 11/01/2024 | End: 11/30/2024

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
4605 Pooled Reserve	\$1,012,769.83	\$0.00	\$1,603.18	\$1,011,166.65
4607 Reserve Interest	\$13,143.96	\$1,819.82	\$0.00	\$14,963.78
4677 Pillings Reserve	(\$63,582.63)	\$0.00	\$0.00	(\$63,582.63)
	\$962,331.16	\$1,819.82	\$1,603.18	\$962,547.80