

Gulf Harbor Marina Condominium Association, Inc.
Income Statement

November 1, 2025 - November 30, 2025

	Current			Year to Date			Yearly Budget
	Actual	Budget	Over Budget	Actual	Budget	Over Budget	
Income							
Condo Maintenance Assessment	\$ 64,192.83	\$ 67,357.83	\$ (3,165.00)	\$ 668,714.13	\$ 740,936.14	\$ (72,222.01)	\$ 808,294.00
Reserve Assessment	\$ 37,839.17	\$ 37,839.17	\$ -	\$ 416,230.87	\$ 416,230.87	\$ -	\$ 454,070.04
GHM Owned Condo Rental Income	\$ 4,465.00	\$ 2,660.00	\$ 1,805.00	\$ 50,693.26	\$ 29,260.00	\$ 21,433.26	\$ 31,920.00
Pops Parking Lot Lease Income	\$ 1,561.00	\$ 1,560.58	\$ 0.42	\$ 18,210.76	\$ 17,166.39	\$ 1,044.37	\$ 18,727.00
GHM Service - Commercial (Service Lease Income)	\$ 2,405.62	\$ 2,600.00	\$ (194.38)	\$ 25,559.53	\$ 26,666.71	\$ (1,107.18)	\$ 29,266.71
Kool Florida Holdings - Commercial (C16 & C17)	\$ 646.85	\$ 646.85	\$ -	\$ 6,615.35	\$ 6,615.35	\$ -	\$ 7,262.20
Kool Florida Holdings - Agreement	\$ 312.50	\$ -	\$ -	\$ 1,875.00	\$ 3,125.00	\$ (1,250.00)	\$ 3,750.00
Fuel Revenue	\$ 65,090.54	\$ 79,166.67	\$ (14,076.13)	\$ 784,724.39	\$ 870,833.36	\$ (86,108.97)	\$ 950,000.00
Interest earned	\$ 2,044.14	\$ -	\$ 2,044.14	\$ 25,631.67	\$ -	\$ 25,631.67	\$ -
Administration Fee / Rental Management Fee	\$ 4,800.00	\$ 4,083.33	\$ 716.67	\$ 64,160.00	\$ 44,916.64	\$ 19,243.36	\$ 49,000.00
Haul Out Fees	\$ -	\$ -	\$ -	\$ 1,275.00	\$ -	\$ 1,275.00	\$ -
Charter Captain	\$ -	\$ -	\$ -	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -
Fuel Agreement	\$ 813.58	\$ -	\$ 813.58	\$ 20,604.80	\$ -	\$ 20,604.80	\$ -
Fuel Pump Claim	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Late Fee	\$ -	\$ -	\$ -	\$ 89.00	\$ -	\$ 89.00	\$ -
Sale of Rack Income	\$ -	\$ -	\$ -	\$ 395,210.20	\$ -	\$ 395,210.20	\$ -
Total Income	\$ 184,171.23	\$ 195,914.43	\$ (12,055.70)	\$ 2,485,593.96	\$ 2,155,750.45	\$ 329,843.51	\$ 2,352,289.95

Account							
Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & sewer	\$ -	\$ 250.92	\$ (250.92)	\$ 1,711.48	\$ 2,760.12	\$ (1,048.64)	\$ 3,011.00
Garbage Waste Disposal	\$ 614.44	\$ 593.25	\$ 21.19	\$ 7,471.81	\$ 6,525.75	\$ 946.06	\$ 7,119.00
Electricity	\$ 888.67	\$ 814.83	\$ 73.84	\$ 9,869.81	\$ 8,963.13	\$ 906.68	\$ 9,778.00
Cellular Phone Service	\$ 194.40	\$ 200.00	\$ (5.60)	\$ 2,244.32	\$ 2,200.00	\$ 44.32	\$ 2,400.00
Clover Cellular Data	\$ 210.00	\$ -	\$ 210.00	\$ 1,260.00	\$ -	\$ 1,260.00	\$ -
Internet & Phone (Frontier Communications)	\$ 122.55	\$ -	\$ 122.55	\$ 970.69	\$ -	\$ 970.69	\$ -
Total Utility	\$ 2,030.06	\$ 1,859.00	\$ 171.06	\$ 23,528.11	\$ 20,449.00	\$ 3,079.11	\$ 22,308.00
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Diesel	\$ 11,630.47	\$ 7,865.00	\$ 3,765.47	\$ 70,051.34	\$ 86,515.00	\$ (16,463.66)	\$ 94,380.00
90 Octane Non Ethanol	\$ 43,147.71	\$ 46,232.00	\$ (3,084.29)	\$ 466,375.39	\$ 508,552.00	\$ (42,176.61)	\$ 554,784.00
Forktruck Fuel Cost	\$ -	\$ 547.00	\$ (547.00)	\$ 8,742.03	\$ 6,017.00	\$ 2,725.03	\$ 6,564.00
DEF	\$ -	\$ 34.00	\$ (34.00)	\$ 238.56	\$ 374.00	\$ (135.44)	\$ 408.00
Total Fuel	\$ 54,778.18	\$ 54,678.00	\$ 100.18	\$ 545,407.32	\$ 601,458.00	\$ (56,050.68)	\$ 656,136.00
Insurance	\$ -	\$ -	\$ -	\$ (163.86)	\$ -	\$ (163.86)	\$ -
Director's & Operator's Policy (Board Coverage)	\$ 620.42	\$ 735.00	\$ (114.58)	\$ 6,824.62	\$ 8,085.00	\$ (1,260.38)	\$ 8,820.00
United Health Care Insurance	\$ 13,806.14	\$ 5,642.58	\$ 8,163.56	\$ 51,508.09	\$ 62,068.41	\$ (10,560.32)	\$ 67,711.00
Marine Operator's Package	\$ 3,212.28	\$ 3,694.92	\$ (482.64)	\$ 35,335.08	\$ 40,644.12	\$ (5,309.04)	\$ 44,339.00
Marine Package	\$ 5,064.79	\$ 867.33	\$ 4,197.46	\$ 55,712.69	\$ 9,540.63	\$ 46,172.06	\$ 10,408.00
Storage Tank Policy (Fuel Tank)	\$ 106.14	\$ 108.17	\$ (2.03)	\$ 1,167.54	\$ 1,189.87	\$ (22.33)	\$ 1,298.00
Umbrella Policy (BMB)	\$ 1,907.25	\$ 1,067.83	\$ 839.42	\$ 20,979.75	\$ 11,746.13	\$ 9,233.62	\$ 12,814.00
Auto Policy	\$ -	\$ -	\$ -	\$ 1,719.00	\$ -	\$ 1,719.00	\$ -

Worker's compensation insurance	\$	441.00	\$	478.83	\$	(37.83)	\$	3,894.00	\$	5,267.13	\$	(1,373.13)	\$	5,746.00
Parametric Policy (Wind Policy)	\$	19,754.77	\$	18,097.83	\$	1,656.94	\$	217,302.47	\$	199,076.13	\$	18,226.34	\$	217,174.00
Total Insurance	\$	44,912.79	\$	30,692.49	\$	14,220.30	\$	394,279.38	\$	337,617.43	\$	56,661.95	\$	368,310.00
Repairs	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Forklift # 1 Repairs	\$	743.66	\$	416.67	\$	326.99	\$	4,835.11	\$	4,583.37	\$	251.74	\$	5,000.00
Forklift # 2 Repairs	\$	-	\$	416.67	\$	(416.67)	\$	3,888.88	\$	4,583.37	\$	(694.49)	\$	5,000.00
Forklift # 3 Repairs	\$	1,487.32	\$	416.67	\$	1,070.65	\$	13,129.72	\$	4,583.37	\$	8,546.35	\$	5,000.00
Machinery Repairs	\$	-	\$	63.33	\$	(63.33)	\$	98.18	\$	696.63	\$	(598.45)	\$	760.00
Scrubber Repairs	\$	-	\$	20.83	\$	(20.83)	\$	-	\$	229.13	\$	(229.13)	\$	250.00
Ground Repairs	\$	-	\$	333.33	\$	(333.33)	\$	462.15	\$	3,666.63	\$	(3,204.48)	\$	4,000.00
Building Repairs	\$	15,473.00	\$	592.00	\$	14,881.00	\$	27,071.54	\$	6,512.00	\$	20,559.54	\$	7,104.00
Computer Repairs	\$	277.50	\$	241.67	\$	35.83	\$	2,492.50	\$	2,658.37	\$	(165.87)	\$	2,900.00
Fuel Pump Repair	\$	-	\$	208.33	\$	(208.33)	\$	24,266.28	\$	2,291.63	\$	21,974.65	\$	2,500.00
Repairs, Replacement, Services	\$	1,278.55	\$	3,967.00	\$	(2,688.45)	\$	137,570.44	\$	43,637.00	\$	93,933.44	\$	47,604.00
Hurricane Repairs	\$	-	\$	-	\$	-	\$	8,317.83	\$	-	\$	8,317.83	\$	-
Forklift Repairs	\$	-	\$	-	\$	-	\$	10,984.02	\$	-	\$	10,984.02	\$	-
Alarm Systems	\$	133.75	\$	-	\$	133.75	\$	2,644.95	\$	-	\$	2,644.95	\$	-
Total Repairs	\$	19,393.78	\$	6,676.50	\$	12,717.28	\$	235,761.60	\$	73,441.51	\$	162,320.09	\$	80,118.00
Payroll	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Gross Wages	\$	23,985.57	\$	27,223.00	\$	(3,237.43)	\$	270,147.15	\$	299,453.00	\$	(29,305.85)	\$	326,676.00
Payroll Tax Expense	\$	1,893.66	\$	4,867.00	\$	(2,973.34)	\$	21,240.96	\$	53,537.00	\$	(32,296.04)	\$	58,404.00
Payroll Expenses	\$	-	\$	4,479.00	\$	(4,479.00)	\$	-	\$	49,269.00	\$	(49,269.00)	\$	53,748.00
Payroll Administration Fee (ADP Charge)	\$	684.38	\$	208.00	\$	476.38	\$	7,762.21	\$	2,288.00	\$	5,474.21	\$	2,496.00
Mojo Dockside LLC Expenses	\$	-	\$	-	\$	-	\$	32,928.51	\$	-	\$	32,928.51	\$	-
Employee Background Check	\$	-	\$	-	\$	-	\$	583.90	\$	-	\$	583.90	\$	-
Total Payroll	\$	26,563.61	\$	36,777.00	\$	(10,213.39)	\$	332,662.73	\$	404,547.00	\$	(71,884.27)	\$	441,324.00

Administration Office	\$	-	\$	-	\$	-	\$	-	\$	-
Computer Software	\$	536.60	\$	833.33	\$	(296.73)	\$	20,028.91	\$	9,166.63
Fire & Theft Alarm System Monitoring	\$	-	\$	153.00	\$	(153.00)	\$	2,734.52	\$	1,683.00
Pest Control	\$	-	\$	29.17	\$	(29.17)	\$	-	\$	320.87
Annual Licenses and Fees	\$	254.00	\$	500.00	\$	(246.00)	\$	3,731.20	\$	5,500.00
Annual State Registraton	\$	-	\$	5.08	\$	(5.08)	\$	215.00	\$	55.88
Office supplies	\$	187.56	\$	416.67	\$	(229.11)	\$	6,834.15	\$	4,583.37
Tax Return	\$	-	\$	208.33	\$	(208.33)	\$	(335.52)	\$	2,291.63
Property taxes	\$	18,696.66	\$	2,755.17	\$	15,941.49	\$	18,696.66	\$	30,306.87
Postage Printing Etc	\$	156.00	\$	400.00	\$	(244.00)	\$	1,049.31	\$	4,400.00
Legal fees	\$	3,000.00	\$	1,666.67	\$	1,333.33	\$	27,341.52	\$	18,333.37
Management / Professional Fees	\$	-	\$	4,860.00	\$	(4,860.00)	\$	29,422.54	\$	53,460.00
Bank fees & service charges	\$	10.00	\$	-	\$	10.00	\$	250.00	\$	-
Total Administration Office	\$	22,840.82	\$	11,827.42	\$	11,013.40	\$	109,968.29	\$	130,101.62
Administration General	\$	-	\$	-	\$	-	\$	-	\$	-
Credit Card Fee	\$	1,236.32	\$	2,884.00	\$	(1,647.68)	\$	19,779.07	\$	31,724.00
Clover Credit Card Fee	\$	189.79	\$	-	\$	189.79	\$	2,253.34	\$	-
Mojo Fuel Charges	\$	-	\$	250.00	\$	(250.00)	\$	-	\$	2,750.00
Equipment Lease	\$	-	\$	-	\$	-	\$	-	\$	-
Forklift # 3 - Loan	\$	6,492.00	\$	6,492.00	\$	-	\$	71,412.00	\$	71,412.00
Clover Credit Card Machines	\$	29.95	\$	-	\$	29.95	\$	718.80	\$	-
Stormwater Testing (Quarterly)	\$	265.00	\$	32.00	\$	233.00	\$	802.18	\$	352.00
Dock Supplies / Maintenance / Yard Supplies	\$	343.24	\$	369.17	\$	(25.93)	\$	7,332.19	\$	4,060.87
Employee Safety Award	\$	-	\$	1,250.00	\$	(1,250.00)	\$	-	\$	13,750.00
Contingencies	\$	-	\$	2,083.33	\$	(2,083.33)	\$	13,135.00	\$	22,916.63
Appraisals & Studies	\$	-	\$	750.00	\$	(750.00)	\$	385.00	\$	8,250.00
Consulting Fee / Bookkeeping	\$	1,400.00	\$	-	\$	1,400.00	\$	20,350.00	\$	-
FL. Sales Tax	\$	-	\$	726.00	\$	(726.00)	\$	-	\$	7,986.00
Go Daddy Website and Email Subscription	\$	-	\$	81.58	\$	(81.58)	\$	4,206.88	\$	897.38
Total Administration General	\$	9,956.30	\$	14,918.08	\$	(4,961.78)	\$	140,374.46	\$	164,098.88
Total Expenses	\$	180,475.54	\$	157,428.49	\$	23,047.05	\$	1,781,981.89	\$	1,731,713.44

Totals

\$ 703,612.07 \$ 424,037.02 \$ 279,575.05 \$ (463,147.95)

Total YTD Income \$ 2,485,593.96

Total YTD Expenses \$ 1,781,981.89

Total YTD Income After Expenses (Net Income) \$ 703,612.07

Total YTD Budget Income \$ 2,155,750.45

Total YTD Budget Expenses \$ 1,731,713.44

Total YTD Budget Income After Expenses \$ 424,037.02

Total YTD Over Budget Income \$ 329,843.51

Total YTD Over Budget Expenses \$ 50,268.45

Total YTD Over Budget Income After Expenses \$ 279,575.05