

**Gulf Harbor Marina Condominium Association, Inc.**  
**Income Statement**  
 August 1, 2025 - August 31, 2025

	Current			Year to Date			Yearly Budget
	Actual	Budget	Over Budget	Actual	Budget	Over Budget	
<b>Income</b>							
Condo Maintenance Assessment	\$ 50,419.83	\$ 67,357.83	\$ (16,938.00)	\$ 453,600.64	\$ 538,862.65	\$ (85,262.01)	\$ 808,294.00
Reserve Assessment	\$ 37,839.17	\$ 37,839.17	\$ -	\$ 302,713.36	\$ 302,713.36	\$ -	\$ 454,070.04
GHM Owned Condo Rental Income	\$ 3,400.00	\$ 2,660.00	\$ 740.00	\$ 39,428.26	\$ 21,280.00	\$ 18,148.26	\$ 31,920.00
Pops Parking Lot Lease Income	\$ 1,669.84	\$ 1,560.58	\$ 109.26	\$ 13,358.72	\$ 12,484.65	\$ 874.07	\$ 18,727.00
GHM Service - Commercial (Service Lease Income)	\$ 2,405.62	\$ 2,600.00	\$ (194.38)	\$ 18,342.55	\$ 20,477.79	\$ (2,135.24)	\$ 29,266.71
Kool Florida Holdings - Commercial (C16 & C17)	\$ 646.85	\$ 646.85	\$ -	\$ 4,674.80	\$ 4,674.80	\$ -	\$ 7,262.20
Kool Florida Holdings - Agreement	\$ 312.50	\$ 312.50	\$ -	\$ 937.50	\$ 2,500.00	\$ (1,562.50)	\$ 3,750.00
Fuel Revenue	\$ 60,190.57	\$ 79,166.67	\$ (18,976.10)	\$ 630,122.54	\$ 633,333.35	\$ (3,210.81)	\$ 950,000.00
Interest earned	\$ 2,445.16	\$ -	\$ 2,445.16	\$ 19,079.24	\$ -	\$ 19,079.24	\$ -
Administration Fee / Rental Management Fee	\$ 5,040.00	\$ 4,083.33	\$ 956.67	\$ 50,180.00	\$ 32,666.65	\$ 17,513.35	\$ 49,000.00
Haul Out Fees	\$ -	\$ -	\$ -	\$ 1,275.00	\$ -	\$ 1,275.00	\$ -
Charter Captain	\$ 800.00	\$ -	\$ 800.00	\$ 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	\$ -
<b>Total Income</b>	<b>\$ 165,169.54</b>	<b>\$ 196,226.93</b>	<b>\$ (31,057.39)</b>	<b>\$ 1,950,072.66</b>	<b>\$ 1,568,993.24</b>	<b>\$ 381,079.42</b>	<b>\$ 2,352,289.95</b>

<b>Account</b>							
Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & sewer	\$ 151.17	\$ 250.92	\$ (99.75)	\$ 1,543.42	\$ 2,007.36	\$ (463.94)	\$ 3,011.00
Garbage Waste Disposal	\$ 616.02	\$ 593.25	\$ 22.77	\$ 5,626.77	\$ 4,746.00	\$ 880.77	\$ 7,119.00
Electricity	\$ 914.56	\$ 814.83	\$ 99.73	\$ 7,179.42	\$ 6,518.64	\$ 660.78	\$ 9,778.00
Cellular Phone Service	\$ 187.44	\$ 200.00	\$ (12.56)	\$ 1,668.18	\$ 1,600.00	\$ 68.18	\$ 2,400.00
Clover Cellular Data	\$ 105.00	\$ -	\$ 105.00	\$ 840.00	\$ -	\$ 840.00	\$ -
Internet & Phone (Frontier Communications)	\$ 79.49	\$ -	\$ 79.49	\$ 629.86	\$ -	\$ 629.86	\$ -
<b>Total Utility</b>	<b>\$ 2,053.68</b>	<b>\$ 1,859.00</b>	<b>\$ 194.68</b>	<b>\$ 17,487.65</b>	<b>\$ 14,872.00</b>	<b>\$ 2,615.65</b>	<b>\$ 22,308.00</b>
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Diesel	\$ 7,119.15	\$ 7,865.00	\$ (745.85)	\$ 54,302.31	\$ 62,920.00	\$ (8,617.69)	\$ 94,380.00
90 Octane Non Ethanol	\$ 49,542.30	\$ 46,232.00	\$ 3,310.30	\$ 380,241.96	\$ 369,856.00	\$ 10,385.96	\$ 554,784.00
Forktruck Fuel Cost	\$ 971.46	\$ 547.00	\$ 424.46	\$ 7,573.25	\$ 4,376.00	\$ 3,197.25	\$ 6,564.00
DEF	\$ 238.56	\$ 34.00	\$ 204.56	\$ 238.56	\$ 272.00	\$ (33.44)	\$ 408.00
<b>Total Fuel</b>	<b>\$ 57,871.47</b>	<b>\$ 54,678.00</b>	<b>\$ 3,193.47</b>	<b>\$ 442,356.08</b>	<b>\$ 437,424.00</b>	<b>\$ 4,932.08</b>	<b>\$ 656,136.00</b>
Insurance	\$ -	\$ -	\$ -	\$ (163.86)	\$ -	\$ (163.86)	\$ -
Director's & Operator's Policy (Board Coverage)	\$ 620.42	\$ 735.00	\$ (114.58)	\$ 4,963.36	\$ 5,880.00	\$ (916.64)	\$ 8,820.00
United Health Care Insurance	\$ 3,774.52	\$ 5,642.58	\$ (1,868.06)	\$ 30,231.75	\$ 45,140.67	\$ (14,908.92)	\$ 67,711.00
Marine Operator's Package	\$ 3,212.28	\$ 3,694.92	\$ (482.64)	\$ 25,698.24	\$ 29,559.38	\$ (3,861.12)	\$ 44,339.00
Marine Package	\$ 5,064.79	\$ 867.33	\$ 4,197.46	\$ 40,518.32	\$ 6,938.64	\$ 33,579.68	\$ 10,408.00
Storage Tank Policy (Fuel Tank)	\$ 106.14	\$ 108.17	\$ (2.03)	\$ 849.12	\$ 865.36	\$ (16.24)	\$ 1,298.00

Umbrella Policy (BMB)	\$ 1,907.25	\$ 1,067.83	\$ 839.42	\$ 15,258.00	\$ 8,542.64	\$ 6,715.36	\$ 12,814.00
Auto Policy	\$ -	\$ -	\$ -	\$ 1,719.00	\$ -	\$ 1,719.00	\$ -
Worker's compensation insurance	\$ 49.00	\$ 478.83	\$ (429.83)	\$ 2,687.00	\$ 3,830.64	\$ (1,163.64)	\$ 5,746.00
Parametric Policy (Wind Policy)	\$ 19,754.77	\$ 18,097.83	\$ 1,656.94	\$ 158,038.16	\$ 144,782.64	\$ 13,255.52	\$ 217,174.00
<b>Total Insurance</b>	<b>\$ 34,489.17</b>	<b>\$ 30,692.49</b>	<b>\$ 3,796.58</b>	<b>\$ 279,779.09</b>	<b>\$ 245,539.85</b>	<b>\$ 34,239.14</b>	<b>\$ 368,310.00</b>
<b>Repairs</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Forklift # 1 Repairs	\$ 743.66	\$ 416.67	\$ 328.99	\$ 2,604.13	\$ 3,333.36	\$ (729.23)	\$ 5,000.00
Forklift # 2 Repairs	\$ 743.66	\$ 416.67	\$ 326.99	\$ 2,957.81	\$ 3,333.36	\$ (375.55)	\$ 5,000.00
Forklift # 3 Repairs	\$ 743.66	\$ 416.67	\$ 326.99	\$ 6,962.71	\$ 3,333.36	\$ 3,629.35	\$ 5,000.00
Machinery Repairs	\$ 98.18	\$ 63.33	\$ 34.85	\$ 98.18	\$ 506.64	\$ (408.46)	\$ 760.00
Scrubber Repairs	\$ -	\$ 20.83	\$ (20.83)	\$ -	\$ 166.64	\$ (166.64)	\$ 250.00
Ground Repairs	\$ -	\$ 333.33	\$ (333.33)	\$ 300.00	\$ 2,666.64	\$ (2,366.64)	\$ 4,000.00
Building Repairs	\$ 1,604.50	\$ 592.00	\$ 1,012.50	\$ 2,247.22	\$ 4,736.00	\$ (2,488.78)	\$ 7,104.00
Computer Repairs	\$ -	\$ 241.67	\$ (241.67)	\$ 1,475.00	\$ 1,933.36	\$ (458.36)	\$ 2,900.00
Fuel Pump Repair	\$ 49,104.46	\$ 208.33	\$ 48,896.13	\$ 24,266.28	\$ 1,666.64	\$ 22,599.64	\$ 2,500.00
Repairs, Replacement, Services	\$ 249.87	\$ 3,967.00	\$ (3,717.13)	\$ 133,711.93	\$ 31,736.00	\$ 101,975.93	\$ 47,604.00
Hurricane Repairs	\$ -	\$ -	\$ -	\$ 8,317.83	\$ -	\$ 8,317.83	\$ -
Forklift Repairs	\$ -	\$ -	\$ -	\$ 10,984.02	\$ -	\$ 10,984.02	\$ -
Alarm Systems	\$ 144.45	\$ -	\$ 144.45	\$ 2,486.20	\$ -	\$ 2,486.20	\$ -
<b>Total Repairs</b>	<b>\$ 53,432.44</b>	<b>\$ 6,678.50</b>	<b>\$ 46,755.94</b>	<b>\$ 196,411.31</b>	<b>\$ 53,412.01</b>	<b>\$ 142,999.30</b>	<b>\$ 80,118.00</b>
<b>Payroll</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Gross Wages	\$ 24,572.08	\$ 27,223.00	\$ (2,650.92)	\$ 194,219.89	\$ 217,784.00	\$ (23,564.11)	\$ 326,676.00
Payroll Tax Expense	\$ 1,944.54	\$ 4,867.00	\$ (2,922.46)	\$ 15,287.82	\$ 38,936.00	\$ (23,648.18)	\$ 58,404.00
Payroll Expenses	\$ -	\$ 4,479.00	\$ (4,479.00)	\$ -	\$ 35,832.00	\$ (35,832.00)	\$ 53,748.00
Payroll Administration Fee (ADP Charge)	\$ 820.88	\$ 208.00	\$ 612.88	\$ 5,566.28	\$ 1,664.00	\$ 3,902.28	\$ 2,498.00
Mojo Dockside LLC Expenses	\$ 1,860.00	\$ -	\$ 1,860.00	\$ 32,928.51	\$ -	\$ 32,928.51	\$ -
Employee Background Check	\$ 50.05	\$ -	\$ 50.05	\$ 421.55	\$ -	\$ 421.55	\$ -
<b>Total Payroll</b>	<b>\$ 29,247.55</b>	<b>\$ 36,777.00</b>	<b>\$ (7,529.45)</b>	<b>\$ 248,424.05</b>	<b>\$ 294,216.00</b>	<b>\$ (45,791.95)</b>	<b>\$ 441,324.00</b>

