

Gulf Harbor Marina Condominium Association, Inc.

Income Statement

February 1, 2025 - February 28, 2025

	Current			Year to Date			Yearly Budget
	Actual	Budget	over Budget	Actual	Budget	Over Budget	
Income							
Condo Maintenance Assessment	\$ 71,829.83	\$ 67,357.83	\$ 4,472.00	\$ 116,166.66	\$ 134,715.67	\$ (18,549.01)	\$ 808,294.00
Reserve Assessment	\$ 37,839.17	\$ 37,839.17	\$ -	\$ 75,678.34	\$ 75,678.34	\$ -	\$ 454,070.04
GHM Owned Condo Rental Income	\$ 3,160.00	\$ 2,660.00	\$ 500.00	\$ 13,840.00	\$ 5,320.00	\$ 8,520.00	\$ 31,920.00
Pops Parking Lot Lease Income	\$ 1,669.84	\$ 1,560.58	\$ 109.26	\$ 3,339.68	\$ 3,121.17	\$ 218.51	\$ 18,727.00
GHM Service - Commercial (Service Lease Income)	\$ 1,955.57	\$ 1,955.57	\$ -	\$ 3,911.14	\$ 4,394.46	\$ (483.32)	\$ 29,266.71
Kool Florida Holdings - Commercial (C16 & C17)	\$ -	\$ 546.85	\$ (546.85)	\$ -	\$ 1,093.70	\$ (1,093.70)	\$ 6,562.20
Kool Florida Holdings - Agreement	\$ -	\$ 312.50	\$ -	\$ -	\$ 625.00	\$ (625.00)	\$ 3,750.00
Fuel Revenue	\$ 69,576.01	\$ 79,166.67	\$ (9,590.66)	\$ 110,946.67	\$ 158,333.33	\$ (47,386.66)	\$ 950,000.00
Interest earned	\$ 2,343.88	\$ -	\$ 2,343.88	\$ 4,799.78	\$ -	\$ 4,799.78	\$ -
Administration Fee / Rental Management Fee	\$ 8,140.00	\$ 4,083.33	\$ 4,056.67	\$ 13,660.00	\$ 8,166.67	\$ 5,493.33	\$ 49,000.00
Haul Out Fees	\$ -	\$ -	\$ -	\$ 1,275.00	\$ -	\$ 1,275.00	\$ -
Charter Captain	\$ 800.00	\$ -	\$ 800.00	\$ 1,200.00	\$ -	\$ 1,200.00	\$ -
Fuel Agreement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fuel Pump Claim	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 30,000.00	\$ 2,500.00	\$ 27,500.00	\$ -
Late Fee	\$ -	\$ -	\$ -	\$ 89.00	\$ -	\$ 89.00	\$ -
Sale of Rack Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 227,314.30	\$ 195,482.51	\$ 32,144.29	\$ 374,906.27	\$ 393,948.34	\$ (19,042.07)	\$ 2,351,589.95

Account							
Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & sewer	\$ 171.27	\$ 250.92	\$ (79.65)	\$ 171.27	\$ 501.84	\$ (330.57)	\$ 3,011.00
Garbage Waste Disposal	\$ 1,347.62	\$ 593.25	\$ 754.37	\$ 2,015.22	\$ 1,186.50	\$ 828.72	\$ 7,119.00
Electricity	\$ 875.85	\$ 814.83	\$ 61.02	\$ 1,737.26	\$ 1,629.66	\$ 107.60	\$ 9,778.00
Cellular Phone Service	\$ 212.65	\$ 200.00	\$ 12.65	\$ 421.32	\$ 400.00	\$ 21.32	\$ 2,400.00
Clover Cellular Data	\$ 105.00	\$ -	\$ 105.00	\$ 210.00	\$ -	\$ 210.00	\$ -
Internet & Phone (Frontier Communications)	\$ 78.48	\$ -	\$ 78.48	\$ 156.96	\$ -	\$ 156.96	\$ -
Total Utility	\$ 2,790.87	\$ 1,859.00	\$ 931.87	\$ 4,712.03	\$ 3,718.00	\$ 994.03	\$ 22,308.00
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Diesel	\$ 5,777.11	\$ 7,865.00	\$ (2,087.89)	\$ 14,398.72	\$ 15,730.00	\$ (1,331.28)	\$ 94,380.00
90 Octane Non Ethanol	\$ 54,848.08	\$ 46,232.00	\$ 8,616.08	\$ 75,824.72	\$ 92,464.00	\$ (16,639.28)	\$ 554,784.00
Forktruck Fuel Cost	\$ 1,185.41	\$ 547.00	\$ 638.41	\$ 1,688.15	\$ 1,094.00	\$ 594.15	\$ 6,564.00
DEF	\$ -	\$ 34.00	\$ (34.00)	\$ -	\$ 68.00	\$ (68.00)	\$ 408.00
Total Fuel	\$ 61,810.60	\$ 54,678.00	\$ 7,132.60	\$ 91,911.59	\$ 109,356.00	\$ (17,444.41)	\$ 656,136.00
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Director's & Operator's Policy (Board Coverage)	\$ 620.42	\$ 735.00	\$ (114.58)	\$ 1,240.84	\$ 1,470.00	\$ (229.16)	\$ 8,820.00
United Health Care Insurance	\$ 3,737.21	\$ 5,642.58	\$ (1,905.37)	\$ 7,474.42	\$ 11,285.17	\$ (3,810.75)	\$ 67,711.00
Marine Operator's Package	\$ 3,212.28	\$ 3,694.92	\$ (482.64)	\$ 6,424.56	\$ 7,389.84	\$ (965.28)	\$ 44,339.00

Marine Package	\$ 5,064.79	\$ 867.33	\$ 4,197.46	\$ 10,129.58	\$ 1,734.66	\$ 8,394.92	\$ 10,408.00
Storage Tank Policy (Fuel Tank)	\$ 106.14	\$ 106.17	\$ (2.03)	\$ 212.28	\$ 216.34	\$ (4.06)	\$ 1,298.00
Umbrella Policy (BMB)	\$ 1,907.25	\$ 1,087.83	\$ 839.42	\$ 3,814.50	\$ 2,135.68	\$ 1,678.84	\$ 12,814.00
Auto Policy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Worker's compensation insurance	\$ 371.00	\$ 478.83	\$ (107.83)	\$ 742.00	\$ 957.66	\$ (215.66)	\$ 5,746.00
Parametric Policy (Wind Policy)	\$ 19,754.77	\$ 18,097.83	\$ 1,656.94	\$ 39,509.54	\$ 36,195.68	\$ 3,313.88	\$ 217,174.00
Total Insurance	\$ 34,773.86	\$ 30,692.49	\$ 4,081.37	\$ 69,547.72	\$ 61,384.99	\$ 8,162.73	\$ 368,310.00
Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Forklift # 1 Repairs	\$ -	\$ 416.67	\$ (416.67)	\$ -	\$ 833.34	\$ (833.34)	\$ 5,000.00
Forklift # 2 Repairs	\$ -	\$ 416.67	\$ (416.67)	\$ -	\$ 833.34	\$ (833.34)	\$ 5,000.00
Forklift # 3 Repairs	\$ -	\$ 416.67	\$ (416.67)	\$ -	\$ 833.34	\$ (833.34)	\$ 5,000.00
Machinery Repairs	\$ -	\$ 63.33	\$ (63.33)	\$ -	\$ 126.66	\$ (126.66)	\$ 780.00
Scrubber Repairs	\$ -	\$ 20.83	\$ (20.83)	\$ -	\$ 41.66	\$ (41.66)	\$ 250.00
Ground Repairs	\$ -	\$ 333.33	\$ (333.33)	\$ -	\$ 666.66	\$ (666.66)	\$ 4,000.00
Building Repairs	\$ -	\$ 592.00	\$ (592.00)	\$ -	\$ 1,184.00	\$ (1,184.00)	\$ 7,104.00
Computer Repairs	\$ -	\$ 241.67	\$ (241.67)	\$ -	\$ 483.34	\$ (483.34)	\$ 2,900.00
Fuel Pump Repair	\$ 579.91	\$ 208.33	\$ 371.58	\$ 579.91	\$ 416.66	\$ 163.25	\$ 2,500.00
Repairs, Replacement, Services	\$ 3,975.39	\$ 3,987.00	\$ 8.39	\$ 4,123.94	\$ 7,934.00	\$ (3,810.06)	\$ 47,604.00
Hurricane Repairs	\$ -	\$ -	\$ -	\$ 299.83	\$ -	\$ 299.83	\$ -
Forklift Repairs	\$ 1,915.30	\$ -	\$ 1,915.30	\$ 1,915.30	\$ -	\$ 1,915.30	\$ -
Alarm Systems	\$ -	\$ -	\$ -	\$ 567.10	\$ -	\$ 567.10	\$ -
Total Repairs	\$ 6,470.60	\$ 6,676.50	\$ (205.90)	\$ 7,486.08	\$ 13,353.01	\$ (5,866.93)	\$ 80,118.00
Payroll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Wages	\$ 21,011.53	\$ 27,223.00	\$ (6,211.47)	\$ 54,878.50	\$ 54,446.00	\$ 432.50	\$ 326,678.00
Payroll Tax Expense	\$ 1,621.92	\$ 4,887.00	\$ (3,245.08)	\$ 4,426.27	\$ 9,734.00	\$ (5,307.73)	\$ 58,404.00
Payroll Expenses	\$ -	\$ 4,479.00	\$ (4,479.00)	\$ -	\$ 8,958.00	\$ (8,958.00)	\$ 53,748.00
Payroll Administration Fee (ADP Charge)	\$ 598.32	\$ 208.00	\$ 388.32	\$ 1,520.37	\$ 416.00	\$ 1,104.37	\$ 2,496.00
Mojo Dockside LLC Expenses	\$ 3,192.00	\$ -	\$ 3,192.00	\$ 6,192.00	\$ -	\$ 6,192.00	\$ -
Employee Background Check	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Payroll	\$ 26,421.77	\$ 36,777.00	\$ (10,355.23)	\$ 67,017.14	\$ 73,554.00	\$ (6,536.86)	\$ 441,324.00

