

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

	Current			Year to Date			Yearly Budget
	Actual	Budget	over Budget	Actual	Budget	Over Budget	
<b>Income</b>							
Condo Maintenance Assessment	\$ 44,336.83	\$ 67,357.83	\$ (23,021.00)	\$ 44,336.83	\$ 67,357.83	\$ (23,021.00)	\$ 808,294.00
Reserve Assessment	\$ 37,839.17	\$ 37,839.17	\$ -	\$ 37,839.17	\$ 37,839.17	\$ -	\$ 454,070.04
GHM Owned Condo Rental Income	\$ 10,680.00	\$ 2,660.00	\$ 8,020.00	\$ 10,680.00	\$ 2,660.00	\$ 8,020.00	\$ 31,920.00
Pops Parking Lot Lease Income	\$ 1,669.84	\$ 1,560.58	\$ 109.26	\$ 1,669.84	\$ 1,560.58	\$ 109.26	\$ 18,727.00
GHM Service - Commercial (Service Lease Income)	\$ 1,955.57	\$ 1,955.57	\$ -	\$ 1,955.57	\$ 1,955.57	\$ -	\$ 29,266.71
Kool Florida Holdings - Commercial (C16 & C17)	\$ -	\$ 546.85	\$ (546.85)	\$ -	\$ 546.85	\$ (546.85)	\$ 6,562.20
Kool Florida Holdings - Agreement	\$ -	\$ 312.50	\$ -	\$ -	\$ 312.50	\$ (312.50)	\$ 3,750.00
Fuel Revenue	\$ 41,370.66	\$ 79,166.67	\$ (37,796.01)	\$ 41,370.66	\$ 79,166.67	\$ (37,796.01)	\$ 950,000.00
Interest earned	\$ 2,455.90	\$ -	\$ 2,455.90	\$ 2,455.90	\$ -	\$ 2,455.90	\$ -
Administration Fee / Rental Management Fee	\$ 5,520.00	\$ 4,083.33	\$ 1,436.67	\$ 5,520.00	\$ 4,083.33	\$ 1,436.67	\$ 49,000.00
Haul Out Fees	\$ 1,275.00	\$ -	\$ 1,275.00	\$ 1,275.00	\$ -	\$ 1,275.00	\$ -
Charter Captain	\$ 400.00	\$ -	\$ 400.00	\$ 400.00	\$ -	\$ 400.00	\$ -
Fuel Agreement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fuel Pump Claim	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Late Fee	\$ 89.00	\$ -	\$ 89.00	\$ 89.00	\$ -	\$ 89.00	\$ -
Sale of Rack Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Income</b>	<b>\$ 147,591.97</b>	<b>\$ 195,482.51</b>	<b>\$ (47,578.04)</b>	<b>\$ 147,591.97</b>	<b>\$ 195,482.51</b>	<b>\$ (47,890.54)</b>	<b>\$ 2,351,589.95</b>

**Account**

Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & sewer	\$ -	\$ 250.92	\$ (250.92)	\$ -	\$ 250.92	\$ (250.92)	\$ 3,011.00
Garbage Waste Disposal	\$ 667.60	\$ 593.25	\$ 74.35	\$ 667.60	\$ 593.25	\$ 74.35	\$ 7,119.00
Electricity	\$ 861.41	\$ 814.83	\$ 46.58	\$ 861.41	\$ 814.83	\$ 46.58	\$ 9,778.00
Cellular Phone Service	\$ 208.67	\$ 200.00	\$ 8.67	\$ 208.67	\$ 200.00	\$ 8.67	\$ 2,400.00
Clover Cellular Data	\$ 105.00	\$ -	\$ 105.00	\$ 105.00	\$ -	\$ 105.00	\$ -
Internet & Phone (Frontier Communications)	\$ 78.48	\$ -	\$ 78.48	\$ 78.48	\$ -	\$ 78.48	\$ -
<b>Total Utility</b>	<b>\$ 1,921.16</b>	<b>\$ 1,859.00</b>	<b>\$ 62.16</b>	<b>\$ 1,921.16</b>	<b>\$ 1,859.00</b>	<b>\$ 62.16</b>	<b>\$ 22,308.00</b>
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Diesel	\$ 8,621.61	\$ 7,865.00	\$ 756.61	\$ 8,621.61	\$ 7,865.00	\$ 756.61	\$ 94,380.00
90 Octane Non Ethanol	\$ 20,976.64	\$ 46,232.00	\$ (25,255.36)	\$ 20,976.64	\$ 46,232.00	\$ (25,255.36)	\$ 554,784.00
Forktruck Fuel Cost	\$ 502.74	\$ 547.00	\$ (44.26)	\$ 502.74	\$ 547.00	\$ (44.26)	\$ 6,564.00
DEF	\$ -	\$ 34.00	\$ (34.00)	\$ -	\$ 34.00	\$ (34.00)	\$ 408.00
<b>Total Fuel</b>	<b>\$ 30,100.99</b>	<b>\$ 54,678.00</b>	<b>\$ (24,577.01)</b>	<b>\$ 30,100.99</b>	<b>\$ 54,678.00</b>	<b>\$ (24,577.01)</b>	<b>\$ 656,136.00</b>
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Director's & Operator's Policy (Board Coverage)	\$ 620.42	\$ 735.00	\$ (114.58)	\$ 620.42	\$ 735.00	\$ (114.58)	\$ 8,820.00
United Health Care Insurance	\$ 3,737.21	\$ 5,642.58	\$ (1,905.37)	\$ 3,737.21	\$ 5,642.58	\$ (1,905.37)	\$ 67,711.00

Marine Operator's Package	\$ 3,212.28	\$ 3,694.92	\$ (482.64)	\$ 3,212.28	\$ 3,694.92	\$ (482.64)	\$ 44,339.00
Marine Package	\$ 5,064.79	\$ 867.33	\$ 4,197.46	\$ 5,064.79	\$ 867.33	\$ 4,197.46	\$ 10,408.00
Storage Tank Policy (Fuel Tank)	\$ 106.14	\$ 108.17	\$ (2.03)	\$ 106.14	\$ 108.17	\$ (2.03)	\$ 1,298.00
Umbrella Policy (BMB)	\$ 1,907.25	\$ 1,067.83	\$ 839.42	\$ 1,907.25	\$ 1,067.83	\$ 839.42	\$ 12,814.00
Auto Policy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Worker's compensation insurance	\$ 371.00	\$ 478.83	\$ (107.83)	\$ 371.00	\$ 478.83	\$ (107.83)	\$ 5,748.00
Parametric Policy (Wind Policy)	\$ 19,754.77	\$ 18,097.83	\$ 1,656.94	\$ 19,754.77	\$ 18,097.83	\$ 1,656.94	\$ 217,174.00
<b>Total Insurance</b>	<b>\$ 34,773.86</b>	<b>\$ 30,692.50</b>	<b>\$ 4,081.36</b>	<b>\$ 34,773.86</b>	<b>\$ 30,692.50</b>	<b>\$ 4,081.36</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	\$ -	\$ 416.67	\$ (416.67)	\$ -	\$ 416.67	\$ (416.67)	\$ 5,000.00
Forklift # 2 Repairs	\$ -	\$ 416.67	\$ (416.67)	\$ -	\$ 416.67	\$ (416.67)	\$ 5,000.00
Forklift # 3 Repairs	\$ -	\$ 416.67	\$ (416.67)	\$ -	\$ 416.67	\$ (416.67)	\$ 5,000.00
Machinery Repairs	\$ -	\$ 63.33	\$ (63.33)	\$ -	\$ 63.33	\$ (63.33)	\$ 760.00
Scrubber Repairs	\$ -	\$ 20.83	\$ (20.83)	\$ -	\$ 20.83	\$ (20.83)	\$ 250.00
Ground Repairs	\$ -	\$ 333.33	\$ (333.33)	\$ -	\$ 333.33	\$ (333.33)	\$ 4,000.00
Building Repairs	\$ -	\$ 592.00	\$ (592.00)	\$ -	\$ 592.00	\$ (592.00)	\$ 7,104.00
Computer Repairs	\$ -	\$ 241.67	\$ (241.67)	\$ -	\$ 241.67	\$ (241.67)	\$ 2,900.00
Fuel Pump Repair	\$ -	\$ 208.33	\$ (208.33)	\$ -	\$ 208.33	\$ (208.33)	\$ 2,500.00
Repairs, Replacement, Services	\$ 148.55	\$ 3,967.00	\$ (3,818.45)	\$ 148.55	\$ 3,967.00	\$ (3,818.45)	\$ 47,604.00
Hurricane Repairs	\$ 299.83	\$ -	\$ 299.83	\$ 299.83	\$ -	\$ 299.83	\$ -
Forklift Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alarm Systems	\$ 567.10	\$ -	\$ 567.10	\$ 567.10	\$ -	\$ 567.10	\$ -
<b>Total Repairs</b>	<b>\$ 1,015.48</b>	<b>\$ 6,676.51</b>	<b>\$ (5,661.03)</b>	<b>\$ 1,015.48</b>	<b>\$ 6,676.51</b>	<b>\$ (5,661.03)</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	\$ 33,866.97	\$ 27,223.00	\$ 6,643.97	\$ 33,866.97	\$ 27,223.00	\$ 6,643.97	\$ 326,676.00
Payroll Tax Expense	\$ 2,804.35	\$ 4,867.00	\$ (2,062.65)	\$ 2,804.35	\$ 4,867.00	\$ (2,062.65)	\$ 58,404.00
Payroll Expenses	\$ -	\$ 4,479.00	\$ (4,479.00)	\$ -	\$ 4,479.00	\$ (4,479.00)	\$ 53,748.00
Payroll Administration Fee (ADP Charge)	\$ 924.05	\$ 208.00	\$ 716.05	\$ 924.05	\$ 208.00	\$ 716.05	\$ 2,496.00
Mojo Dockside LLC Expenses	\$ 3,000.00	\$ -	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -
Employee Background Check	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Payroll</b>	<b>\$ 40,595.37</b>	<b>\$ 36,777.00</b>	<b>\$ 3,818.37</b>	<b>\$ 40,595.37</b>	<b>\$ 36,777.00</b>	<b>\$ 3,818.37</b>	<b>\$ 441,324.00</b>

Administration Office	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Computer Software	\$ 1,895.60	\$ 833.33	\$ 1,062.27	\$ 1,895.60	\$ 833.33	\$ 1,062.27	\$ 1,895.60	\$ 833.33	\$ 1,062.27
Fire & Theft Alarm System Monitoring	\$ -	\$ 153.00	\$ (153.00)	\$ -	\$ 153.00	\$ (153.00)	\$ -	\$ 153.00	\$ (153.00)
Pest Control	\$ -	\$ 29.17	\$ (29.17)	\$ -	\$ 29.17	\$ (29.17)	\$ -	\$ 29.17	\$ (29.17)
Annual Licenses and Fees	\$ -	\$ 500.00	\$ (500.00)	\$ -	\$ 500.00	\$ (500.00)	\$ -	\$ 500.00	\$ (500.00)
Annual State Registraton	\$ -	\$ 5.08	\$ (5.08)	\$ -	\$ 5.08	\$ (5.08)	\$ -	\$ 5.08	\$ (5.08)
Office supplies	\$ 1,510.37	\$ 416.67	\$ 1,093.70	\$ 1,510.37	\$ 416.67	\$ 1,093.70	\$ 1,510.37	\$ 416.67	\$ 1,093.70
Tax Return	\$ -	\$ 208.33	\$ (208.33)	\$ -	\$ 208.33	\$ (208.33)	\$ -	\$ 208.33	\$ (208.33)
Property taxes	\$ -	\$ 2,755.17	\$ (2,755.17)	\$ -	\$ 2,755.17	\$ (2,755.17)	\$ -	\$ 2,755.17	\$ (2,755.17)
Postage Printing Etc	\$ 446.14	\$ 400.00	\$ 46.14	\$ 446.14	\$ 400.00	\$ 46.14	\$ 446.14	\$ 400.00	\$ 46.14
Legal fees	\$ 5,565.00	\$ 1,666.67	\$ 3,898.33	\$ 5,565.00	\$ 1,666.67	\$ 3,898.33	\$ 5,565.00	\$ 1,666.67	\$ 3,898.33
Management / Professional Fees	\$ 9,332.34	\$ 4,860.00	\$ 4,472.34	\$ 9,332.34	\$ 4,860.00	\$ 4,472.34	\$ 9,332.34	\$ 4,860.00	\$ 4,472.34
Bank fees & service charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Administration Office</b>	<b>\$ 18,749.45</b>	<b>\$ 11,827.42</b>	<b>\$ 6,922.03</b>	<b>\$ 18,749.45</b>	<b>\$ 11,827.42</b>	<b>\$ 6,922.03</b>	<b>\$ 18,749.45</b>	<b>\$ 11,827.42</b>	<b>\$ 6,922.03</b>
Administration General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Credit Card Fee	\$ 1,702.54	\$ 2,884.00	\$ (1,181.46)	\$ 1,702.54	\$ 2,884.00	\$ (1,181.46)	\$ 1,702.54	\$ 2,884.00	\$ (1,181.46)
Clover Credit Card Fee	\$ 149.89	\$ -	\$ 149.89	\$ 149.89	\$ -	\$ 149.89	\$ 149.89	\$ -	\$ 149.89
Mojo Fuel Charges	\$ -	\$ 250.00	\$ (250.00)	\$ -	\$ 250.00	\$ (250.00)	\$ -	\$ 250.00	\$ (250.00)
Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Forklift # 3 - Loan	\$ 6,492.00	\$ 6,492.00	\$ -	\$ 6,492.00	\$ 6,492.00	\$ -	\$ 6,492.00	\$ 6,492.00	\$ -
Clover Credit Card Machines	\$ 89.85	\$ -	\$ 89.85	\$ 89.85	\$ -	\$ 89.85	\$ 89.85	\$ -	\$ 89.85
Stormwater Testing (Quarterly)	\$ -	\$ 32.00	\$ (32.00)	\$ -	\$ 32.00	\$ (32.00)	\$ -	\$ 32.00	\$ (32.00)
Dock Supplies / Maintenance / Yard Supplies	\$ 833.12	\$ 369.17	\$ 463.95	\$ 833.12	\$ 369.17	\$ 463.95	\$ 833.12	\$ 369.17	\$ 463.95
Employee Safety Award	\$ -	\$ 1,250.00	\$ (1,250.00)	\$ -	\$ 1,250.00	\$ (1,250.00)	\$ -	\$ 1,250.00	\$ (1,250.00)
Contingencies	\$ 13,135.00	\$ 2,083.33	\$ 11,051.67	\$ 13,135.00	\$ 2,083.33	\$ 11,051.67	\$ 13,135.00	\$ 2,083.33	\$ 11,051.67
Appraisals & Studies	\$ -	\$ 750.00	\$ (750.00)	\$ -	\$ 750.00	\$ (750.00)	\$ -	\$ 750.00	\$ (750.00)
Consulting Fee / Bookkeeping	\$ 2,200.00	\$ -	\$ 2,200.00	\$ 2,200.00	\$ -	\$ 2,200.00	\$ 2,200.00	\$ -	\$ 2,200.00
FL. Sales Tax	\$ -	\$ 726.00	\$ (726.00)	\$ -	\$ 726.00	\$ (726.00)	\$ -	\$ 726.00	\$ (726.00)
Go Daddy Website and Email Subscription	\$ 655.19	\$ 81.58	\$ 573.61	\$ 655.19	\$ 81.58	\$ 573.61	\$ 655.19	\$ 81.58	\$ 573.61
<b>Total Administration General</b>	<b>\$ 25,257.59</b>	<b>\$ 14,918.08</b>	<b>\$ 10,339.51</b>	<b>\$ 25,257.59</b>	<b>\$ 14,918.08</b>	<b>\$ 10,339.51</b>	<b>\$ 25,257.59</b>	<b>\$ 14,918.08</b>	<b>\$ 10,339.51</b>
<b>Total Expenses</b>	<b>\$ 152,413.90</b>	<b>\$ 157,428.51</b>	<b>\$ (5,014.61)</b>	<b>\$ 152,413.90</b>	<b>\$ 157,428.51</b>	<b>\$ (5,014.61)</b>	<b>\$ 152,413.90</b>	<b>\$ 157,428.51</b>	<b>\$ (5,014.61)</b>

Totals (Income minus expenses)

\$ (4,821.93) \$ 38,054.00 \$ (42,875.93) \$ 462,447.95

Total YTD Income \$ 147,591.97

Total YTD Expenses \$ 152,413.90

Total YTD Income After Expenses (Net Income) \$ (4,821.93)

Total YTD Budget Income \$ 195,482.51

Total YTD Budget Expenses \$ 157,428.51

Total YTD Budget Income After Expenses \$ 38,054.00

Total YTD Over Budget Income \$ (47,890.54)

Total YTD Over Budget Expenses \$ (5,014.61)

Total YTD Over Budget Income After Expenses \$ (42,875.93)