

Gulf Harbor Marina Condominium Association, Inc.

Income Statement

April 1, 2025 - April 30, 2025

	Current			Year to Date			Yearly Budget
	Actual	Budget	over Budget	Actual	Budget	Over Budget	
Income							
Condo Maintenance Assessment	\$ 70,196.83	\$ 67,357.83	\$ 2,839.00	\$ 240,364.32	\$ 269,431.33	\$ (29,067.01)	\$ 808,294.00
Reserve Assessment	\$ 37,839.17	\$ 37,839.17	\$ -	\$ 151,356.68	\$ 151,356.68	\$ -	\$ 454,070.04
GHM Owned Condo Rental Income	\$ -	\$ 2,660.00	\$ (2,660.00)	\$ 17,000.00	\$ 10,640.00	\$ 6,360.00	\$ 31,920.00
Pops Parking Lot Lease Income	\$ 1,669.84	\$ 1,560.58	\$ 109.26	\$ 6,679.36	\$ 6,242.33	\$ 437.03	\$ 18,727.00
GHM Service - Commercial (Service Lease Income)	\$ 2,630.22	\$ 2,600.00	\$ 30.22	\$ 8,496.81	\$ 10,077.79	\$ (1,580.98)	\$ 29,266.71
Kool Florida Holdings - Commercial (C16 & C17)	\$ 2,187.40	\$ 546.85	\$ 1,640.55	\$ 2,187.40	\$ 2,187.40	\$ -	\$ 6,562.20
Kool Florida Holdings - Agreement	\$ -	\$ 312.50	\$ -	\$ -	\$ 1,250.00	\$ (1,250.00)	\$ 3,750.00
Fuel Revenue	\$ 97,805.83	\$ 79,166.67	\$ 18,639.16	\$ 315,020.33	\$ 316,666.67	\$ (1,646.34)	\$ 950,000.00
Interest earned	\$ 2,104.27		\$ 2,104.27	\$ 9,269.63	\$ -	\$ 9,269.63	\$ -
Administration Fee / Rental Management Fee	\$ 4,740.00	\$ 4,083.33	\$ 656.67	\$ 26,420.00	\$ 16,333.33	\$ 10,086.67	\$ 49,000.00
Haul Out Fees	\$ -	\$ -	\$ -	\$ 1,275.00	\$ -	\$ 1,275.00	\$ -
Charter Captain	\$ 800.00	\$ -	\$ 800.00	\$ 2,800.00	\$ -	\$ 2,800.00	\$ -
Fuel Agreement	\$ 4,146.14	\$ -	\$ 4,146.14	\$ 4,146.14	\$ -	\$ 4,146.14	\$ -
Fuel Pump Claim	\$ -	\$ -	\$ -	\$ 30,000.00	\$ -	\$ 30,000.00	\$ -
Late Fee	\$ -	\$ -	\$ -	\$ 89.00	\$ -	\$ 89.00	\$ -
Sale of Rack Income	\$ 197,918.07	\$ -	\$ 197,918.07	\$ 197,918.07	\$ -	\$ 197,918.07	\$ -
Total Income	\$ 422,037.77	\$ 196,126.93	\$ 226,223.34	\$ 1,013,022.74	\$ 784,185.52	\$ 228,837.22	\$ 2,351,589.95

Account

Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & sewer	\$ 399.85	\$ 250.92	\$ 148.93	\$ 571.12	\$ 1,003.68	\$ (432.56)	\$ 3,011.00
Garbage Waste Disposal	\$ -	\$ 593.25	\$ (593.25)	\$ 2,015.22	\$ 2,373.00	\$ (357.78)	\$ 7,119.00
Electricity	\$ 879.78	\$ 814.83	\$ 64.95	\$ 3,589.21	\$ 3,259.32	\$ 329.89	\$ 9,778.00
Cellular Phone Service	\$ 212.65	\$ 200.00	\$ 12.65	\$ 846.62	\$ 800.00	\$ 46.62	\$ 2,400.00
Clover Cellular Data	\$ 105.00	\$ -	\$ 105.00	\$ 420.00	\$ -	\$ 420.00	\$ -
Internet & Phone (Frontier Communications)	\$ 78.48	\$ -	\$ 78.48	\$ 313.92	\$ -	\$ 313.92	\$ -
Total Utility	\$ 1,675.76	\$ 1,859.00	\$ (183.24)	\$ 7,756.09	\$ 7,436.00	\$ 320.09	\$ 22,308.00
Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Diesel	\$ 5,310.76	\$ 7,865.00	\$ (2,554.24)	\$ 30,596.44	\$ 31,460.00	\$ (863.56)	\$ 94,380.00
90 Octane Non Ethanol	\$ 55,439.21	\$ 46,232.00	\$ 9,207.21	\$ 195,535.31	\$ 184,928.00	\$ 10,607.31	\$ 554,784.00
Forktruck Fuel Cost	\$ 1,282.57	\$ 547.00	\$ 735.57	\$ 4,088.47	\$ 2,188.00	\$ 1,900.47	\$ 6,564.00
DEF	\$ -	\$ 34.00	\$ (34.00)	\$ -	\$ 136.00	\$ (136.00)	\$ 408.00
Total Fuel	\$ 62,032.54	\$ 54,678.00	\$ 7,354.54	\$ 230,220.22	\$ 218,712.00	\$ 11,508.22	\$ 656,136.00
Insurance	\$ (163.86)	\$ -	\$ (163.86)	\$ (163.86)	\$ -	\$ (163.86)	\$ -
Director's & Operator's Policy (Board Coverage)	\$ 620.42	\$ 735.00	\$ (114.58)	\$ 2,481.68	\$ 2,940.00	\$ (458.32)	\$ 8,820.00
United Health Care Insurance	\$ 3,782.00	\$ 5,642.58	\$ (1,860.58)	\$ 15,126.19	\$ 22,570.33	\$ (7,444.14)	\$ 67,711.00
Marine Operator's Package	\$ 3,212.28	\$ 3,694.92	\$ (482.64)	\$ 12,849.12	\$ 14,779.68	\$ (1,930.56)	\$ 44,339.00
Marine Package	\$ 5,064.79	\$ 867.33	\$ 4,197.46	\$ 20,259.16	\$ 3,469.32	\$ 16,789.84	\$ 10,408.00
Storage Tank Policy (Fuel Tank)	\$ 106.14	\$ 108.17	\$ (2.03)	\$ 424.56	\$ 432.68	\$ (8.12)	\$ 1,298.00
Umbrella Policy (BMB)	\$ 1,907.25	\$ 1,067.83	\$ 839.42	\$ 7,629.00	\$ 4,271.32	\$ 3,357.68	\$ 12,814.00

Auto Policy	\$ 1,719.00	\$ -	\$ 1,719.00	\$ 1,719.00	\$ -	\$ 1,719.00	\$ -
Worker's compensation insurance	\$ 371.00	\$ 478.83	\$ (107.83)	\$ 1,484.00	\$ 1,915.32	\$ (431.32)	\$ 5,746.00
Parametric Policy (Wind Policy)	\$ 19,754.77	\$ 18,097.83	\$ 1,656.94	\$ 79,019.08	\$ 72,391.32	\$ 6,627.76	\$ 217,174.00
Total Insurance	\$ 36,373.79	\$ 30,692.49	\$ 5,681.30	\$ 140,827.93	\$ 122,769.98	\$ 18,057.95	\$ 368,310.00
Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Forklift # 1 Repairs	\$ -	\$ 416.67	\$ (416.67)	\$ -	\$ 1,666.68	\$ (1,666.68)	\$ 5,000.00
Forklift # 2 Repairs	\$ -	\$ 416.67	\$ (416.67)	\$ -	\$ 1,666.68	\$ (1,666.68)	\$ 5,000.00
Forklift # 3 Repairs	\$ 2,108.11	\$ 416.67	\$ 1,691.44	\$ 2,108.11	\$ 1,666.68	\$ 441.43	\$ 5,000.00
Machinery Repairs	\$ -	\$ 63.33	\$ (63.33)	\$ -	\$ 253.32	\$ (253.32)	\$ 760.00
Scrubber Repairs	\$ -	\$ 20.83	\$ (20.83)	\$ -	\$ 83.32	\$ (83.32)	\$ 250.00
Ground Repairs	\$ 300.00	\$ 333.33	\$ (33.33)	\$ 300.00	\$ 1,333.32	\$ (1,033.32)	\$ 4,000.00
Building Repairs	\$ -	\$ 592.00	\$ (592.00)	\$ -	\$ 2,368.00	\$ (2,368.00)	\$ 7,104.00
Computer Repairs	\$ -	\$ 241.67	\$ (241.67)	\$ -	\$ 966.68	\$ (966.68)	\$ 2,900.00
Fuel Pump Repair	\$ 1,277.16	\$ 208.33	\$ 1,068.83	\$ 4,359.51	\$ 833.32	\$ 3,526.19	\$ 2,500.00
Repairs, Replacement, Services	\$ 144.07	\$ 3,967.00	\$ (3,822.93)	\$ 133,348.63	\$ 15,868.00	\$ 117,480.63	\$ 47,604.00
Hurricane Repairs	\$ -	\$ -	\$ -	\$ 299.83	\$ -	\$ 299.83	\$ -
Forklift Repairs	\$ -	\$ -	\$ -	\$ 9,231.88	\$ -	\$ 9,231.88	\$ -
Alarm Systems	\$ -	\$ -	\$ -	\$ 567.10	\$ -	\$ 567.10	\$ -
Total Repairs	\$ 3,829.34	\$ 6,676.50	\$ (2,847.16)	\$ 150,215.06	\$ 26,706.01	\$ 123,509.05	\$ 80,118.00
Payroll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Wages	\$ 21,168.67	\$ 27,223.00	\$ (6,054.33)	\$ 97,433.84	\$ 108,892.00	\$ (11,458.16)	\$ 326,676.00
Payroll Tax Expense	\$ 1,633.50	\$ 4,867.00	\$ (3,233.50)	\$ 7,716.97	\$ 19,468.00	\$ (11,751.03)	\$ 58,404.00
Payroll Expenses	\$ -	\$ 4,479.00	\$ (4,479.00)	\$ -	\$ 17,916.00	\$ (17,916.00)	\$ 53,748.00
Payroll Administration Fee (ADP Charge)	\$ 590.03	\$ 208.00	\$ 382.03	\$ 2,731.88	\$ 832.00	\$ 1,899.88	\$ 2,496.00
Mojo Dockside LLC Expenses	\$ 5,390.00	\$ -	\$ 5,390.00	\$ 16,208.81	\$ -	\$ 16,208.81	\$ -
Employee Background Check	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Payroll	\$ 28,782.20	\$ 36,777.00	\$ (7,994.80)	\$ 124,091.50	\$ 147,108.00	\$ (23,016.50)	\$ 441,324.00

Administration Office	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Computer Software	\$ 2,016.26	\$ 833.33	\$ 1,182.93	\$ 11,094.83	\$ 3,333.32	\$ 7,761.51	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Fire & Theft Alarm System Monitoring	\$ 686.84	\$ 153.00	\$ 533.84	\$ 686.84	\$ 612.00	\$ 74.84	\$ 1,836.00	\$ 1,836.00	\$ 1,836.00
Pest Control	\$ -	\$ 29.17	\$ (29.17)	\$ -	\$ 116.68	\$ (116.68)	\$ 350.00	\$ 350.00	\$ 350.00
Annual Licenses and Fees	\$ 245.00	\$ 500.00	\$ (255.00)	\$ 1,400.32	\$ 2,000.00	\$ (599.68)	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
Annual State Registraton	\$ -	\$ 5.08	\$ (5.08)	\$ -	\$ 20.32	\$ (20.32)	\$ 61.00	\$ 61.00	\$ 61.00
Office supplies	\$ 102.68	\$ 416.67	\$ (313.99)	\$ 2,491.58	\$ 1,666.68	\$ 824.90	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Tax Return	\$ -	\$ 208.33	\$ (208.33)	\$ -	\$ 833.32	\$ (833.32)	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Property taxes	\$ -	\$ 2,755.17	\$ (2,755.17)	\$ -	\$ 11,020.68	\$ (11,020.68)	\$ 33,062.00	\$ 33,062.00	\$ 33,062.00
Postage Printing Etc	\$ -	\$ 400.00	\$ (400.00)	\$ 702.92	\$ 1,600.00	\$ (897.08)	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00
Legal fees	\$ 5,582.70	\$ 1,666.67	\$ 3,916.03	\$ 15,387.70	\$ 6,666.68	\$ 8,721.02	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Management / Professional Fees	\$ 8,100.13	\$ 4,860.00	\$ 3,240.13	\$ 27,622.54	\$ 19,440.00	\$ 8,182.54	\$ 58,320.00	\$ 58,320.00	\$ 58,320.00
Bank fees & service charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Administration Office	\$ 16,733.61	\$ 11,827.42	\$ 4,906.19	\$ 59,386.73	\$ 47,309.68	\$ 12,077.05	\$ 141,929.00	\$ 141,929.00	\$ 141,929.00
Administration General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Credit Card Fee	\$ 2,455.96	\$ 2,884.00	\$ (428.04)	\$ 7,079.70	\$ 11,536.00	\$ (4,456.30)	\$ 34,608.00	\$ 34,608.00	\$ 34,608.00
Clover Credit Card Fee	\$ 149.89	\$ -	\$ 149.89	\$ 599.56	\$ -	\$ 599.56	\$ -	\$ -	\$ -
Mojo Fuel Charges	\$ -	\$ 250.00	\$ (250.00)	\$ -	\$ 1,000.00	\$ (1,000.00)	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Forklift # 3 - Loan	\$ 6,492.00	\$ 6,492.00	\$ -	\$ 25,968.00	\$ 25,968.00	\$ -	\$ 77,904.00	\$ 77,904.00	\$ 77,904.00
Clover Credit Card Machines	\$ 89.85	\$ -	\$ 89.85	\$ 359.40	\$ -	\$ 359.40	\$ -	\$ -	\$ -
Stormwater Testing (Quarterly)	\$ -	\$ 32.00	\$ (32.00)	\$ 265.00	\$ 128.00	\$ 137.00	\$ 384.00	\$ 384.00	\$ 384.00
Dock Supplies / Maintenance / Yard Supplies	\$ 1,070.96	\$ 369.17	\$ 701.79	\$ 3,574.07	\$ 1,476.68	\$ 2,097.39	\$ 4,430.00	\$ 4,430.00	\$ 4,430.00
Employee Safety Award	\$ -	\$ 1,250.00	\$ (1,250.00)	\$ -	\$ 5,000.00	\$ (5,000.00)	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Contingencies	\$ -	\$ 2,083.33	\$ (2,083.33)	\$ 13,135.00	\$ 8,333.32	\$ 4,801.68	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Appraisals & Studies	\$ -	\$ 750.00	\$ (750.00)	\$ -	\$ 3,000.00	\$ (3,000.00)	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00
Consulting Fee / Bookkeeping	\$ -	\$ -	\$ -	\$ 9,150.00	\$ -	\$ 9,150.00	\$ -	\$ -	\$ -
FL. Sales Tax	\$ -	\$ 726.00	\$ (726.00)	\$ -	\$ 2,904.00	\$ (2,904.00)	\$ 8,712.00	\$ 8,712.00	\$ 8,712.00
Go Daddy Website and Email Subscription	\$ 100.76	\$ 81.58	\$ 19.18	\$ 2,270.60	\$ 326.32	\$ 1,944.28	\$ 979.00	\$ 979.00	\$ 979.00
Total Administration General	\$ 10,359.42	\$ 14,918.08	\$ (4,558.66)	\$ 62,401.33	\$ 59,672.32	\$ 2,729.01	\$ 179,017.00	\$ 179,017.00	\$ 179,017.00
Total Expenses	\$ 159,786.66	\$ 157,428.49	\$ 2,358.17	\$ 774,898.86	\$ 629,713.99	\$ 145,184.87	\$ 1,889,142.00	\$ 1,889,142.00	\$ 1,889,142.00
Totals				\$ 238,123.88	\$ 154,471.53	\$ 83,652.35	\$ 462,447.95	\$ 462,447.95	\$ 462,447.95
Total YTD Income	\$	1,013,022.74							
Total YTD Expenses	\$	774,898.86							
Total YTD Income After Expenses (Net Income)	\$	238,123.88							
Total YTD Budget Income	\$	784,185.52							
Total YTD Budget Expenses	\$	629,713.99							
Total YTD Budget Income After Expenses	\$	154,471.53							
Total YTD Over Budget Income	\$	228,837.22							
Total YTD Over Budget Expenses	\$	145,184.87							
Total YTD Over Budget Income After Expenses	\$	83,652.35							