

GHMCA Budget Reports

Gulf Harbor Marina Condominium Association, Inc.
For the period ended January 31, 2026



Prepared by
HI Bookkeeping Services

Prepared on
May 6, 2026

Monthly Budget Report

January 2026

	TOTAL		
	Actual	Budget	Money remaining
Income			
GHM Condo Income			
Condo Monthly Dues	65,125.66	72,146.66	7,021.00
GHM Owned Condo Rental Income	171.00	3,494.17	3,323.17
Rental Admin Fee Income	4,680.00	5,000.00	320.00
Estoppel Fee		600.00	600.00
Total for GHM Condo Income	\$69,976.66	\$81,240.83	\$11,264.17
Marina Sales			
Bait Sales	1,386.02	800.00	(586.02)
Fuel Sales	50,820.10	81,583.33	30,763.23
Ice Sales	228.00	250.00	22.00
Vendor	300.00	250.00	(50.00)
Total for Marina Sales	\$52,734.12	\$82,883.33	\$30,149.21
Service & Lease Income			
Fuel Agreement	615.95		(615.95)
GHM Services LLC Lease	2,758.99	2,633.33	(125.66)
GHM Services LLC Rental Income	500.00	500.00	0.00
KFH - Retro Agreement	312.50	312.50	0.00
Kool Florida	656.57	666.67	10.10
Pops Parking	1,591.81	1,719.92	128.11
Next Edge		187.25	187.25
Total for Service & Lease Income	\$6,435.82	\$6,019.67	(\$416.15)
Total for Income	\$129,146.60	\$170,143.83	\$40,997.23
Cost of Goods Sold			
Fish and Bait	900.00		(900.00)
Fuel	29,998.11	63,268.33	33,270.22
Ice Resale	148.50		(148.50)
Total for Cost of Goods Sold	\$31,046.61	\$63,268.33	\$32,221.72
Gross Profit	\$98,099.99	\$106,875.50	\$8,775.51
Expenses			
General & Administrative Expenses			
Auto & Machine Expenses			
Forklift & Machinery Repairs	2,501.53	3,717.50	1,215.97
Auto Insurance		157.58	157.58
Total for Auto & Machine Expenses	\$2,501.53	\$3,875.08	\$1,373.55
Bank & Merchant Services			
Bank Fees	39.00	124.33	85.33
Merchant Services			
Credit Card Fees	1,586.41	2,031.42	445.01

	TOTAL		
	Actual	Budget	Money remaining
Machine	29.95	240.08	210.13
Merchant Fees	201.39	100.00	(101.39)
Total for Merchant Services	\$1,817.75	\$2,371.50	\$553.75
Total for Bank & Merchant Services	\$1,856.75	\$2,495.83	\$639.08
Dues & Subscriptions			
Memberships & Dues	84.90	92.25	7.35
Software & Apps	2,346.88	1,177.58	(1,169.30)
Total for Dues & Subscriptions	\$2,431.78	\$1,269.83	(\$1,161.95)
Fire Alarm & Security	2,878.00	625.00	(2,253.00)
Legal & Professional Fees			
Accounting & Bookkeeping	1,400.00	1,618.83	218.83
Legal Fees	3,375.00	3,365.42	(9.58)
Professional Fees		125.00	125.00
Total for Legal & Professional Fees	\$4,775.00	\$5,109.25	\$334.25
Office Expenses			
Office Supplies	255.20	515.67	260.47
Shipping & Delivery	9.81	166.67	156.86
Total for Office Expenses	\$265.01	\$682.34	\$417.33
Payroll Expenses			
Payroll Fees & Insurance			
Employee Health Care Policy	5,211.92	5,456.42	244.50
Payroll Fees	808.30	752.92	(55.38)
Worker's Compensation Policy	441.00	485.25	44.25
Total for Payroll Fees & Insurance	\$6,461.22	\$6,694.59	\$233.37
Wages & Taxes			
Gross Wages			
Dockhand	1,880.70	4,608.33	2,727.63
Forklift Operator	12,549.53	18,750.00	6,200.47
Fuel Tips	85.00	125.00	40.00
Office Assistant	1,793.75	2,500.00	706.25
Operations Manager	6,153.88	6,933.33	779.45
Total for Gross Wages	\$22,462.86	\$32,916.66	\$10,453.80
Payroll Tax Expense	1,871.50	2,266.25	394.75
Total for Wages & Taxes	\$24,334.36	\$35,182.91	\$10,848.55
Total for Payroll Expenses	\$30,795.58	\$41,877.50	\$11,081.92
Repairs & Maintenance			
Building Repairs	7,910.26	416.67	(7,493.59)
Dock Supplies & Repairs	849.60	362.50	(487.10)
Ground Repairs	710.36		(710.36)
Total for Repairs & Maintenance	\$9,470.22	\$779.17	(\$8,691.05)
Taxes & Licenses			
Licenses	70.00	89.58	19.58

	TOTAL		
	Actual	Budget	Money remaining
Property taxes		1,697.17	1,697.17
Total for Taxes & Licenses	\$70.00	\$1,786.75	\$1,716.75
Utilities			
Electricity	801.56	921.83	120.27
Telephone & Internet	500.40	448.92	(51.48)
Water & Waste	1,148.20	1,186.75	38.55
Total for Utilities	\$2,450.16	\$2,557.50	\$107.34
Insurance			
Director's & Operator's Policy (Board Coverage)		682.50	682.50
General Liability Policy (Marine Operator's Policy)		2,287.67	2,287.67
Marine Package		5,229.25	5,229.25
Parametric Policy (Wind Policy)		21,730.17	21,730.17
Storage Tank Policy (Fuel Tank)		116.67	116.67
Umbrella Policy		2,098.00	2,098.00
Total for Insurance		\$32,144.26	\$32,144.26
Total for General & Administrative Expenses	\$57,494.03	\$93,202.51	\$35,708.48
Other Expense			
Interest Expense	2,203.86	12,655.00	10,451.14
Contingencies		2,500.00	2,500.00
Total for Other Expense	\$2,203.86	\$15,155.00	\$12,951.14
Total for Expenses	\$59,697.89	\$108,357.51	\$48,659.62
Net Operating Income	\$38,402.10	(\$1,482.01)	(\$39,884.11)
Other Income			
Other Income			
GHM Owned Condo Monthly Dues	2,394.00	2,833.33	439.33
Interest Income	2,761.97	1,416.67	(1,345.30)
Property Tax Refund	4,685.65	416.67	(4,268.98)
Reserve Funding	32,076.82	35,534.92	3,458.10
Sales Tax Allowance	30.00		(30.00)
Total for Other Income	\$41,948.44	\$40,201.59	(\$1,746.85)
Total for Other Income	\$41,948.44	\$40,201.59	(\$1,746.85)
Other Expenses			
Reserve Expenses	3,438.27	35,534.92	32,096.65
GHM Owned Condo Monthly Obligation		2,833.33	2,833.33
Total for Other Expenses	\$3,438.27	\$38,368.25	\$34,929.98
Net Other Income	\$38,510.17	\$1,833.34	(\$36,676.83)
Net Income	\$76,912.27	\$351.33	(\$76,560.94)

Year to Date Budget

January 2026

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INCOME			
GHM Condo Income			
Condo Monthly Dues	65,125.66	72,146.66	7,021.00
Estoppel Fee		600.00	600.00
GHM Owned Condo Rental Income	171.00	3,494.17	3,323.17
Late Fee	0.00		0.00
Rental Admin Fee Income	4,680.00	5,000.00	320.00
Total GHM Condo Income	69,976.66	81,240.83	11,264.17
Marina Sales			
Bait Sales	1,386.02	800.00	-586.02
Charter Captain			
Fish Station			
Fuel Sales	50,820.10	81,583.33	30,763.23
Ice Sales	228.00	250.00	22.00
Vendor	300.00	250.00	-50.00
Total Marina Sales	52,734.12	82,883.33	30,149.21
Service & Lease Income			
Fuel Agreement	615.95		-615.95
GHM Services LLC Rental Income	500.00	500.00	0.00
GHM Services LLC Lease	2,758.99	2,633.33	-125.66
KFH - Retro Agreement	312.50	312.50	0.00
Kool Florida	656.57	666.67	10.10
Next Edge		187.25	187.25
Pops Parking	1,591.81	1,719.92	128.11
Total Service & Lease Income	6,435.82	6,019.67	-416.15
Total Income	129,146.60	170,143.83	40,997.23
COST OF GOODS SOLD			
Fish and Bait	900.00		-900.00
Fuel	29,998.11	63,268.33	33,270.22
Ice Resale	148.50		-148.50
Total Cost of Goods Sold	31,046.61	63,268.33	32,221.72
GROSS PROFIT	98,099.99	106,875.50	8,775.51
EXPENSES			
General & Administrative Expenses			
Auto & Machine Expenses			
Auto Insurance		157.58	157.58
Forklift & Machinery Repairs	2,501.53	3,717.50	1,215.97
Total Auto & Machine Expenses	2,501.53	3,875.08	1,373.55
Bank & Merchant Services			
Bank Fees	39.00	124.33	85.33

			Total
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Merchant Services			
Credit Card Fees	1,586.41	2,031.42	445.01
Machine	29.95	240.08	210.13
Merchant Fees	201.39	100.00	-101.39
Total Merchant Services	1,817.75	2,371.50	553.75
Total Bank & Merchant Services	1,856.75	2,495.83	639.08
Dues & Subscriptions			
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Software & Apps	2,346.88	1,177.58	-1,169.30
Total Dues & Subscriptions	2,431.78	1,269.83	-1,161.95
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Director's & Operator's Policy (Board Coverage)		682.50	682.50
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Total Insurance		32,144.26	32,144.26
Legal & Professional Fees			
Accounting & Bookkeeping	1,400.00	1,618.83	218.83
Legal Fees	3,375.00	3,365.42	-9.58
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Total Legal & Professional Fees	4,775.00	5,109.25	334.25
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Shipping & Delivery	9.81	166.67	156.86
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Payroll Fees & Insurance			
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Payroll Fees	808.30	752.92	-55.38
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Total Payroll Fees & Insurance	6,461.22	6,694.59	233.37
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Dockhand	1,880.70	4,608.33	2,727.63
Forklift Operator	12,549.53	18,750.00	6,200.47
Fuel Tips	85.00	125.00	40.00
Office Assistant	1,793.75	2,500.00	706.25
Operations Manager	6,153.88	6,933.33	779.45
Total Gross Wages	22,462.86	32,916.66	10,453.80
Payroll Tax Expense	1,871.50	2,266.25	394.75

			Total
	Actual	Budget	Remaining
Total Wages & Taxes	24,334.36	35,182.91	10,848.55
Total Payroll Expenses	30,795.58	41,877.50	11,081.92
Repairs & Maintenance			
Building Repairs	7,910.26	416.67	-7,493.59
Dock Supplies & Repairs	849.60	362.50	-487.10
Ground Repairs	710.36		-710.36
Total Repairs & Maintenance	9,470.22	779.17	-8,691.05
Taxes & Licenses			
Licenses	70.00	89.58	19.58
Property taxes		1,697.17	1,697.17
Total Taxes & Licenses	70.00	1,786.75	1,716.75
Utilities			
Electricity	801.56	921.83	120.27
Telephone & Internet	500.40	448.92	-51.48
Water & Waste	1,148.20	1,186.75	38.55
Total Utilities	2,450.16	2,557.50	107.34
Total General & Administrative Expenses	57,494.03	93,202.51	35,708.48
Other Expense			
Contingencies		2,500.00	2,500.00
Interest Expense	2,203.86	12,655.00	10,451.14
Total Other Expense	2,203.86	15,155.00	12,951.14
Total Expenses	59,697.89	108,357.51	48,659.62
NET OPERATING INCOME	38,402.10	-1,482.01	-39,884.11
OTHER INCOME			
Other Income			
GHM Owned Condo Monthly Dues	2,394.00	2,833.33	439.33
Interest Income	2,761.97	1,416.67	-1,345.30
Property Tax Refund	4,685.65	416.67	-4,268.98
Reserve Funding	32,076.82	35,534.92	3,458.10
Sales Tax Allowance	30.00		-30.00
Total Other Income	41,948.44	40,201.59	-1,746.85
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OTHER EXPENSES			
GHM Owned Condo Monthly Obligation		2,833.33	2,833.33
Reserve Expenses	3,438.27	35,534.92	32,096.65
Total Other Expenses	3,438.27	38,368.25	34,929.98
NET OTHER INCOME	38,510.17	1,833.34	-36,676.83
NET INCOME	\$76,912.27	\$351.33	\$ -76,560.94