

GHMCA Monthly Financials

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



Prepared by
HI Bookkeeping Services

Prepared on
May 6, 2026

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GHMCA Balance Sheet

January 2026

| | Total |
|--|-----------------------|
| Assets | |
| Current Assets | |
| Bank Accounts | |
| (4325) Cadence | 21,853.10 |
| CB | \$0.00 |
| (0970) Operating | 69,270.17 |
| (1115) Reserves | 136,769.82 |
| (1156) Reserves Sweep | 946,481.86 |
| (9705) Ops Sweep | 0.62 |
| Total for CB | \$1,152,522.47 |
| Total for Bank Accounts | \$1,174,375.57 |
| Accounts Receivable | |
| Accounts Receivable (A/R) | 18,906.48 |
| Total for Accounts Receivable | \$18,906.48 |
| Other Current Assets | |
| Inventory Asset | 182,300.00 |
| Undeposited Funds | 0.00 |
| Total for Other Current Assets | \$182,300.00 |
| Total for Current Assets | \$1,375,582.05 |
| Fixed Assets | |
| Fixed Assets | |
| Buildings | 519,105.00 |
| Leasehold Improvements | |
| Seawall # 6 | 26,579.00 |
| Total for Leasehold Improvements | \$26,579.00 |
| Machinery & Equipment | |
| Wiggins Forklift # 4 | 869,218.00 |
| Wiggins Forkline W3.2 | 600,000.00 |
| Total for Machinery & Equipment | \$1,469,218.00 |
| Other Fixed Assets | |
| Accumulated Depreciation | (556,398.00) |
| Total for Other Fixed Assets | (\$556,398.00) |
| Total for Fixed Assets | \$1,458,504.00 |
| Total for Fixed Assets | \$1,458,504.00 |
| Total for Assets | \$2,834,086.05 |
| Liabilities and Equity | |
| Liabilities | |
| Current Liabilities | |

| | Total |
|--|-----------------------|
| Accounts Payable | |
| Accounts Payable (A/P) | 173,980.82 |
| Total for Accounts Payable | \$173,980.82 |
| Credit Cards | |
| (8812/2676) CB Visa | 3,980.26 |
| Total for Credit Cards | \$3,980.26 |
| Other Current Liabilities | |
| Deffered Insurance | 156,000.00 |
| Forklift #4 Loan (Preliminary) | 782,296.20 |
| GHMCA Clearing | 11,119.99 |
| M2 Equipment Loan | 324,876.47 |
| Payroll Tax Liabilities | |
| Medicare - Employee | 0.00 |
| Social Security - Employee | 0.00 |
| WithHolding - Employee | 0.00 |
| Total for Payroll Tax Liabilities | \$0.00 |
| Sales tax to pay | 5,249.59 |
| Total for Other Current Liabilities | \$1,279,542.25 |
| Total for Current Liabilities | \$1,457,503.33 |
| Total for Liabilities | \$1,457,503.33 |
| Equity | |
| Additional Paid in Capital | 44,800.00 |
| Capital Stock | 1,400.00 |
| Retained Earnings | 1,253,470.45 |
| Net Income | 76,912.27 |
| Total for Equity | \$1,376,582.72 |
| Total for Liabilities and Equity | \$2,834,086.05 |

GHMCA P&L

January 2026

| | Jan 2026 | Total |
|--|-------------------|---------------------|
| Income | | |
| GHM Condo Income | | |
| Condo Monthly Dues | 65,125.66 | 65,125.66 |
| GHM Owned Condo Rental Income | 171.00 | 171.00 |
| Late Fee | 0.00 | 0.00 |
| Rental Admin Fee Income | 4,680.00 | 4,680.00 |
| Total for GHM Condo Income | 69,976.66 | \$69,976.66 |
| Marina Sales | | |
| Bait Sales | 1,386.02 | 1,386.02 |
| Charter Captain | | |
| Fish Station | | |
| Fuel Sales | 50,820.10 | 50,820.10 |
| Ice Sales | 228.00 | 228.00 |
| Vendor | 300.00 | 300.00 |
| Total for Marina Sales | 52,734.12 | \$52,734.12 |
| Service & Lease Income | | |
| Fuel Agreement | 615.95 | 615.95 |
| GHM Services LLC Lease | 2,758.99 | 2,758.99 |
| GHM Services LLC Rental Income | 500.00 | 500.00 |
| KFH - Retro Agreement | 312.50 | 312.50 |
| Kool Florida | 656.57 | 656.57 |
| Pops Parking | 1,591.81 | 1,591.81 |
| Total for Service & Lease Income | 6,435.82 | \$6,435.82 |
| Total for Income | 129,146.60 | \$129,146.60 |
| Cost of Goods Sold | | |
| Fish and Bait | 900.00 | 900.00 |
| Fuel | 29,998.11 | 29,998.11 |
| Ice Resale | 148.50 | 148.50 |
| Total for Cost of Goods Sold | 31,046.61 | \$31,046.61 |
| Gross Profit | 98,099.99 | \$98,099.99 |
| Expenses | | |
| General & Administrative Expenses | | |
| Auto & Machine Expenses | | |
| Forklift & Machinery Repairs | 2,501.53 | 2,501.53 |
| Total for Auto & Machine Expenses | 2,501.53 | \$2,501.53 |
| Bank & Merchant Services | | |
| Bank Fees | 39.00 | 39.00 |
| Merchant Services | | |

| | Jan 2026 | Total |
|--|------------------|--------------------|
| Credit Card Fees | 1,586.41 | 1,586.41 |
| Machine | 29.95 | 29.95 |
| Merchant Fees | 201.39 | 201.39 |
| Total for Merchant Services | 1,817.75 | \$1,817.75 |
| Total for Bank & Merchant Services | 1,856.75 | \$1,856.75 |
| Dues & Subscriptions | | |
| Memberships & Dues | 84.90 | 84.90 |
| Software & Apps | 2,346.88 | 2,346.88 |
| Total for Dues & Subscriptions | 2,431.78 | \$2,431.78 |
| Fire Alarm & Security | 2,878.00 | 2,878.00 |
| Legal & Professional Fees | | |
| Accounting & Bookkeeping | 1,400.00 | 1,400.00 |
| Legal Fees | 3,375.00 | 3,375.00 |
| Total for Legal & Professional Fees | 4,775.00 | \$4,775.00 |
| Office Expenses | | |
| Office Supplies | 255.20 | 255.20 |
| Shipping & Delivery | 9.81 | 9.81 |
| Total for Office Expenses | 265.01 | \$265.01 |
| Payroll Expenses | | |
| Payroll Fees & Insurance | | |
| Employee Health Care Policy | 5,211.92 | 5,211.92 |
| Payroll Fees | 808.30 | 808.30 |
| Worker's Compensation Policy | 441.00 | 441.00 |
| Total for Payroll Fees & Insurance | 6,461.22 | \$6,461.22 |
| Wages & Taxes | | |
| Gross Wages | | |
| Dockhand | 1,880.70 | 1,880.70 |
| Forklift Operator | 12,549.53 | 12,549.53 |
| Fuel Tips | 85.00 | 85.00 |
| Office Assistant | 1,793.75 | 1,793.75 |
| Operations Manager | 6,153.88 | 6,153.88 |
| Total for Gross Wages | 22,462.86 | \$22,462.86 |
| Payroll Tax Expense | 1,871.50 | 1,871.50 |
| Total for Wages & Taxes | 24,334.36 | \$24,334.36 |
| Total for Payroll Expenses | 30,795.58 | \$30,795.58 |
| Repairs & Maintenance | | |
| Building Repairs | 7,910.26 | 7,910.26 |
| Dock Supplies & Repairs | 849.60 | 849.60 |
| Ground Repairs | 710.36 | 710.36 |
| Total for Repairs & Maintenance | 9,470.22 | \$9,470.22 |
| Taxes & Licenses | | |

| | Jan 2026 | Total |
|--|------------------|--------------------|
| Licenses | 70.00 | 70.00 |
| Total for Taxes & Licenses | 70.00 | \$70.00 |
| Utilities | | |
| Electricity | 801.56 | 801.56 |
| Telephone & Internet | 500.40 | 500.40 |
| Water & Waste | 1,148.20 | 1,148.20 |
| Total for Utilities | 2,450.16 | \$2,450.16 |
| Total for General & Administrative Expenses | 57,494.03 | \$57,494.03 |
| Other Expense | | |
| Interest Expense | 2,203.86 | 2,203.86 |
| Total for Other Expense | 2,203.86 | \$2,203.86 |
| Total for Expenses | 59,697.89 | \$59,697.89 |
| Net Operating Income | 38,402.10 | \$38,402.10 |
| Other Income | | |
| Other Income | | |
| GHM Owned Condo Monthly Dues | 2,394.00 | 2,394.00 |
| Interest Income | 2,761.97 | 2,761.97 |
| Property Tax Refund | 4,685.65 | 4,685.65 |
| Reserve Funding | 32,076.82 | 32,076.82 |
| Sales Tax Allowance | 30.00 | 30.00 |
| Total for Other Income | 41,948.44 | \$41,948.44 |
| Total for Other Income | 41,948.44 | \$41,948.44 |
| Other Expenses | | |
| Reserve Expenses | 3,438.27 | 3,438.27 |
| Total for Other Expenses | 3,438.27 | \$3,438.27 |
| Net Other Income | 38,510.17 | \$38,510.17 |
| Net Income | 76,912.27 | \$76,912.27 |

GHMCA Monthly P&L

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