

Gulf Harbor Marina Condominium Association, Inc.

2026 Approved Budget

SUMMARY AND MAINTENANCE ASSESSMENT BREAKDOWN			
BUDGET YEAR RESERVE FUNDING	APPROVED	PROPOSED	APPROVED
	2025	2026	2026
	Pooled	Pooled	Pooled

2026 TOTAL OPERATING AND RESERVE REVENUE			
CONDO EXPENSES & MAINTENANCE	\$1,889,141	\$2,093,510	\$2,093,510
RESERVE FUNDING	\$454,070	\$426,419	\$426,419
GHM OWNED CONDO INCOME	\$0	\$34,000	\$34,000
GHM OWNED CONDO RENTAL INCOME	\$31,920	\$41,930	\$41,930
CONDO ADMINISTRATIVE FEE INCOME	\$49,000	\$60,000	\$60,000
DRIFTAGE LLC (POPS) LEASE INCOME	\$18,727	\$20,639	\$20,639
GHM SERVICES LLC LEASE INCOME	\$31,200	\$31,600	\$31,600
GHM SERVICES LLC RENTAL INCOME	\$0	\$6,000	\$6,000
KOOL BREEZE FL HOLDINGS INC LEASE INCOME	\$0	\$8,000	\$8,000
KOOL BREEZE FL HOLDINGS INC AGREEMENT INCOME	\$0	\$3,750	\$3,750
MISC - BAIT, ICE, VENDOR, ESTOPPEL	\$0	\$22,800	\$22,800
INTEREST INCOME	\$0	\$17,000	\$17,000
FUEL SALES INCOME	\$950,000	\$979,000	\$979,000
NEXT EDGE - NAVY MONITORING NORTH BLDG	\$0	\$2,247	\$2,247
REAL ESTATE TAX REIMBURSEMENT	\$0	\$5,000	\$5,000
TOTAL REVENUE	\$3,424,058	\$3,751,895	\$3,751,895

2026 TOTAL OPERATING AND RESERVE REQUIREMENT			
OPERATING EXPENSE	\$808,294	\$861,544	\$861,544
RESERVES EXPENSE	\$454,070	\$426,419	\$426,419
TOTAL EXPENSE	\$1,262,364	\$1,287,963	\$1,287,963

2026 CONDOMINIUM OWNERS ASSOCIATION MONTHLY FEE			
MONTHLY MAINTENANCE FEE	\$259.00	\$266.90	\$266.90
MONTHLY RESERVE FEE	\$145.00	\$132.10	\$132.10
TOTAL MONTHLY FEES	\$404.00	\$399.00	\$399.00

Gulf Harbor Marina Condominium Association, Inc
2025 APPROVED BUDGET AND 2026 PROPOSED AND APPROVED BUDGET

	CURRENT EXPENSES	2025 APPROVED	2026 PROPOSED	2026 APPROVED
UTILITIES				
	WATER / SEWER	\$3,011	\$3,441	\$3,441
	TRASH	\$7,119	\$10,800	\$10,800
	ELECTRICITY	\$9,778	\$11,062	\$11,062
	CELL PHONE	\$2,400	\$2,614	\$2,614
	CLOVER CELLULAR DATA	\$0	\$1,298	\$1,298
	FRONTIER COMMUNICATIONS	\$0	\$1,475	\$1,475
	TOTAL	\$22,308	\$30,690	\$30,690
FUEL				
	DIESEL	\$94,380	\$64,268	\$64,268
	UNLEADED GASOLINE	\$554,784	\$683,583	\$683,583
	FORKTRUCK FUEL COST	\$6,564	\$11,000	\$11,000
	DEF	\$408	\$369	\$369
	TOTAL	\$656,136	\$759,220	\$759,220
INSURANCE				
	AUTO POLICY	\$0	\$1,891	\$1,891
	D&O (BOARD COVERAGE)	\$8,820	\$8,190	\$8,190
	HEALTH CARE POLICY	\$28,765	\$65,477	\$65,477
	MARINE OPERATORS PACKAGE	\$44,339	\$27,452	\$27,452
	MARINE PACKAGE	\$10,408	\$62,751	\$62,751
	STORAGE TANK POLICY (FUEL TANK)	\$1,298	\$1,400	\$1,400
	UMBRELLA POLICY (BMB)	\$12,814	\$25,176	\$25,176
	WORKERS COMP.	\$5,746	\$5,823	\$5,823
	PARAMTERIC POLICY (WIND POLICY)	\$217,174	\$260,762	\$260,762
	TOTAL	\$329,364	\$458,922	\$458,922
REPAIRS				
	#1 FORKLIFT REPAIRS/MAINTENANCE	\$5,000	\$8,000	\$ 8,000
	#3 FORKLIFT REPAIRS/MAINTENANCE	\$5,000	\$20,000	\$ 20,000
	#4 FORKLIFT MAINTENANCE	\$0	\$4,410	\$ 4,410
	SCRUBBER REPAIRS	\$250	\$200	\$ 200
	BUILDING REPAIRS	\$7,104	\$5,000	\$ 5,000
	DOCK REPAIRS/SUPPLIES	\$0	\$4,350	\$ 4,350
	MISC REPAIRS	\$47,604	\$10,000	\$ 10,000
	FUEL PUMP REPAIRS	\$2,500	\$2,000	\$ 2,000
	SECURITY / FIRE SYSTEM	\$0	\$4,000	\$ 4,000
	#2 FLORKLIFT REPAIRS	\$5,000	\$0	\$ 0
	MACHINERY REPAIRS	\$760	\$0	\$ 0
	GROUND REPAIRS	\$4,000	\$0	\$ 0
	COMPUTER REPAIRS	\$2,900	\$0	\$ 0
	TOTAL	\$80,118	\$57,960	\$ 57,960

	CURRENT EXPENSES	2025 APPROVED	2026 PROPOSED	2026 APPROVED
PAYROLL				
	GROSS WAGES	\$326,676	\$380,000	\$380,000
	PAYROLL TAX	\$58,404	\$27,195	\$27,195
	PAYROLL FEES	\$56,244	\$9,035	\$9,035
	HEALTH CARE	\$38,945	\$0	\$0
	TOTAL	\$480,269	\$416,230	\$416,230
ADMINISTRATION OFFICE				
	COMPUTER SOFTWARE	\$10,000	\$10,131	\$10,131
	FIRE & THEFT ALARM	\$1,836	\$3,500	\$3,500
	FEES DUES LICENSES CERTS CAM	\$6,000	\$1,000	\$1,000
	ANNUAL SUNBIZ	\$61	\$75	\$75
	OFFICE SUPPLIES	\$5,000	\$5,000	\$5,000
	BANK FEES	\$0	\$1,492	\$1,492
	PROPERTY TAX	\$33,062	\$20,366	\$20,366
	POSTAGE / PRINTING / STATIONARY	\$4,800	\$2,000	\$2,000
	LEGAL	\$20,000	\$40,385	\$40,385
	INTERIOR BOOKKEEPING	\$0	\$16,800	\$16,800
	CPA ACCOUNTING	\$0	\$2,626	\$2,626
	PEST CONTROL	\$350	\$0	\$0
	TAX RETURN	\$2,500	\$0	\$0
	MANAGEMENT	\$58,320	\$0	\$0
	TOTAL	\$141,929	\$103,375	\$103,375
ADMINISTRATION GENERAL				
	GHM OWNED CONDO MONTHLY OBLIGATION	\$0	\$34,000	\$34,000
	CREDIT CARD FEE	\$34,608	\$24,377	\$24,377
	CLOVER CREDIT CARD FEE	\$0	\$1,823	\$1,823
	QT POD	\$0	\$1,200	\$1,200
	2022 WIGGINS FORKLIFT # 3 (LOAN)	\$77,904	\$77,904	\$77,904
	WIGGINS FORKLIFT # 4 (LEASE)	\$0	\$73,956	\$73,956
	CLOVER CREDIT CARD MACHINE	\$0	\$1,058	\$1,058
	STORM WATER RUNOFF TESTING	\$384	\$1,107	\$1,107
	UNIFORM / T SHIRTS	\$0	\$1,188	\$1,188
	EMPLOYEE SAFETY AWARD	\$15,000	\$15,000	\$15,000
	CONTINGENCIES	\$25,000	\$30,000	\$30,000
	APPRAISALS & STUDIES	\$9,000	\$1,500	\$1,500
	WEBSITE & IT	\$979	\$4,000	\$4,000
	MOJO FUEL CHARGES	\$3,000	\$0	\$0
	YARD SUPPLIES	\$4,430	\$0	\$0
	FL SALES TAX	\$8,712	\$0	\$0
	TOTAL	\$179,017	\$267,113	\$267,113
OVERALL OPERATING EXPENSE TOTALS		\$1,889,141	\$2,093,510	\$2,093,510