

GHMCA Monthly Financials

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



Prepared by
HI Bookkeeping Services

Prepared on
September 2, 2026

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Gulf Harbor Marina Condominium Association, Inc.

Balance Sheet - copy

January-August, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
(0899) Huntington Bank	40,016.43
CB	\$0.00
(0970) Operating	45,703.88
(1115) Reserves	140,208.10
(1156) Reserves Sweep	865,507.91
(9705) Ops Sweep	0.00
Total for CB	\$1,051,419.89
Total for Bank Accounts	\$1,091,436.32
Accounts Receivable	
Accounts Receivable (A/R)	25,988.20
Total for Accounts Receivable	\$25,988.20
Other Current Assets	
Inventory Asset	182,300.00
Undeposited Funds	0.00
Total for Other Current Assets	\$182,300.00
Total for Current Assets	\$1,299,724.52
Fixed Assets	
Fixed Assets	
2 Hewlett Packard Laptop	1,776.18
2 Office Chairs	200.00
Buildings	0.00
Computer	1,262.85
File Cabinets	667.66
Leasehold Improvements	
Seawall # 6	26,579.00
Total for Leasehold Improvements	\$26,579.00
Machinery & Equipment	
Factory CatXR40 2017 Scrubber	49,395.79
Factory Cat XR-40 Forklift	25,857.27
Pressure Washer	1,177.00
Stock Hose & Dies	3,005.56
Taylor W3.2M3-Forklift	379,548.02
Wiggins Forklift # 4	869,218.00
Wiggins Forkline W3.2	600,000.00
Total for Machinery & Equipment	\$1,928,201.64
Other Fixed Assets	
Accumulated Depreciation	(556,398.00)
Total for Other Fixed Assets	(\$556,398.00)
Racks	3,312.30

	Total
Water Machine	12,484.00
Total for Fixed Assets	\$1,418,085.63
Vehicles	
2023 GMC Truck	40,328.15
Total for Vehicles	\$40,328.15
Total for Fixed Assets	\$1,458,413.78
Total for Assets	\$2,758,138.30
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	3,051.17
Total for Accounts Payable	\$3,051.17
Credit Cards	
(8812/6738) CB Visa	207.41
Total for Credit Cards	\$207.41
Other Current Liabilities	
Deffered Insurance	0.00
Forklift #4 Loan (Preliminary)	770,433.68
GHMCA Clearing	21,462.85
M2 Equipment Loan	293,892.09
Payroll Tax Liabilities	\$0.00
Medicare - Employee	0.00
Social Security - Employee	0.00
WithHolding - Employee	0.00
Total for Payroll Tax Liabilities	\$0.00
Sales tax to pay	6,032.86
Total for Other Current Liabilities	\$1,091,821.48
Total for Current Liabilities	\$1,095,080.06
Total for Liabilities	\$1,095,080.06
Equity	
Additional Paid in Capital	44,800.00
Capital Stock	1,400.00
Retained Earnings	1,577,068.60
Net Income	39,789.64
Total for Equity	\$1,663,058.24
Total for Liabilities and Equity	\$2,758,138.30

Gulf Harbor Marina Condominium Association, Inc.

Profit and Loss by Month - copy

August 2026

	Aug 2026	Total
Income		
GHM Condo Income		
Condo Monthly Dues	64,218.83	64,218.83
Estoppel Fee	598.00	598.00
GHM Owned Condo Rental Income	3,665.00	3,665.00
Late Fee	44.40	44.40
Rental Admin Fee Income	5,160.00	5,160.00
Total for GHM Condo Income	73,686.23	\$73,686.23
Marina Sales		
Bait Sales	2,203.97	2,203.97
Fuel Sales	32,425.74	32,425.74
Ice Sales	84.00	84.00
Vendor	100.00	100.00
Total for Marina Sales	34,813.71	\$34,813.71
Service & Lease Income		
GHM Services LLC Lease	2,781.57	2,781.57
GHM Services LLC Rental Income	500.00	500.00
KFH - Retro Agreement	312.50	312.50
Kool Florida	656.57	656.57
Pops Parking	3,247.30	3,247.30
Total for Service & Lease Income	7,497.94	\$7,497.94
Total for Income	115,997.88	\$115,997.88
Cost of Goods Sold		
Fish and Bait	1,170.00	1,170.00
Fuel	20,026.14	20,026.14
Ice Resale	159.30	159.30
Total for Cost of Goods Sold	21,355.44	\$21,355.44
Gross Profit	94,642.44	\$94,642.44
Expenses		
General & Administrative Expenses		
Auto & Machine Expenses		
Forklift & Machinery Repairs	743.65	743.65
Gas & Fuel	1,580.00	1,580.00
Total for Auto & Machine Expenses	2,323.65	\$2,323.65
Bank & Merchant Services		
Bank Fees	302.04	302.04
Merchant Services		
Credit Card Fees	1,268.30	1,268.30
Merchant Fees	256.40	256.40
Total for Merchant Services	1,524.70	\$1,524.70
Total for Bank & Merchant Services	1,826.74	\$1,826.74
Dues & Subscriptions		

	Aug 2026	Total
Memberships & Dues	37.45	37.45
Software & Apps	635.11	635.11
Total for Dues & Subscriptions	672.56	\$672.56
Insurance		
Director's & Operator's Policy (Board Coverage)	707.17	707.17
General Liability Policy (Marine Operator's Policy)	4,437.31	4,437.31
Marine Package	5,604.58	5,604.58
Parametric Policy (Wind Policy)	17,115.33	17,115.33
Storage Tank Policy (Fuel Tank)	111.48	111.48
Umbrella Policy	3,050.17	3,050.17
Total for Insurance	31,026.04	\$31,026.04
Legal & Professional Fees		
Accounting & Bookkeeping	3,172.00	3,172.00
Professional Fees	1,500.00	1,500.00
Total for Legal & Professional Fees	4,672.00	\$4,672.00
Office Expenses		
Office Supplies	1,291.77	1,291.77
Shipping & Delivery	2.85	2.85
Total for Office Expenses	1,294.62	\$1,294.62
Payroll Expenses		
Payroll Fees & Insurance		
Employee Health Care Policy	4,955.26	4,955.26
Payroll Fees	627.77	627.77
Worker's Compensation Policy	(235.00)	(235.00)
Total for Payroll Fees & Insurance	5,348.03	\$5,348.03
Wages & Taxes		
Gross Wages		
Dockhand	2,510.22	2,510.22
Forklift Operator	11,874.67	11,874.67
Fuel Tips	13.00	13.00
Office Assistant	5,784.63	5,784.63
Total for Gross Wages	20,182.52	\$20,182.52
Payroll Tax Expense	1,575.50	1,575.50
Total for Wages & Taxes	21,758.02	\$21,758.02
Total for Payroll Expenses	27,106.05	\$27,106.05
Repairs & Maintenance		
Building Repairs	8,207.73	8,207.73
Dock Supplies & Repairs	217.86	217.86
Ground Repairs	701.75	701.75
Total for Repairs & Maintenance	9,127.34	\$9,127.34
Utilities		
Electricity	670.97	670.97
Telephone & Internet	431.28	431.28
Water & Waste	344.69	344.69
Total for Utilities	1,446.94	\$1,446.94
Total for General & Administrative Expenses	79,495.94	\$79,495.94

	Aug 2026	Total
Other Expense		
Interest Expense	1,977.47	1,977.47
Total for Other Expense	1,977.47	\$1,977.47
Total for Expenses	81,473.41	\$81,473.41
Net Operating Income	13,169.03	\$13,169.03
Other Income		
Other Income		
GHM Owned Condo Monthly Dues	2,394.00	2,394.00
Interest Income	2,238.90	2,238.90
Reserve Funding	31,630.17	31,630.17
Sales Tax Allowance	30.00	30.00
Total for Other Income	36,293.07	\$36,293.07
Total for Other Income	36,293.07	\$36,293.07
Other Expenses		
Net Other Income	36,293.07	\$36,293.07
Net Income	49,462.10	\$49,462.10

Gulf Harbor Marina Condominium Association, Inc.

Profit and Loss by Month - copy
January-August, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
Income									
GHM Condo Income									
Condo Monthly Dues	65,125.66	70,129.83	73,047.23	72,085.56	61,467.34	72,522.51	73,823.91	64,218.83	552,420.87
Estoppel Fee		418.00	598.00	1,495.00	598.00	299.00	299.00	598.00	4,305.00
GHM Owned Condo Rental Income	171.00	1,771.00	2,271.00	2,586.00	1,271.00	3,536.00	2,265.00	3,665.00	17,536.00
Late Fee	0.00	0.00	35.00	0.00	0.00	179.00	0.00	44.40	258.40
Rental Admin Fee Income	4,680.00	5,220.00	5,280.00	5,040.00	5,220.00	5,040.00	5,220.00	5,160.00	40,860.00
Total for GHM Condo Income	69,976.66	77,538.83	81,231.23	81,206.56	68,556.34	81,576.51	81,607.91	73,686.23	\$615,380.27
Marina Sales									
Bait Sales	1,386.02	1,768.16	4,551.07	3,923.49	2,971.52	2,696.96	2,160.74	2,203.97	21,661.93
Charter Captain									
Fish Station									
Fuel Sales	50,820.10	46,061.68	105,702.24	91,545.71	93,570.79	62,084.85	42,916.03	32,425.74	525,127.14
Ice Sales	228.00	396.00	908.00	896.00	1,246.00	1,018.00	568.00	84.00	5,344.00
Vendor	300.00	470.00	50.00	400.00	150.00	450.00	100.00	100.00	2,020.00
Total for Marina Sales	52,734.12	48,695.84	111,211.31	96,765.20	97,938.31	66,249.81	45,744.77	34,813.71	\$554,153.07
Service & Lease Income									
Fuel Agreement	615.95		2,090.90						2,706.85
GHM Services LLC Lease	2,758.99	2,448.93	2,755.74	2,757.02	2,768.06	2,785.11	2,785.11	2,781.57	21,840.53
GHM Services LLC Rental Income	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
KFH - Retro Agreement	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	2,500.00
Kool Florida	656.57	656.57	656.57	656.57	656.57	656.57	656.57	656.57	5,252.56
Next Edge				2,292.20			0.00		2,292.20
Pops Parking	1,591.81	1,591.81	1,591.81	1,591.81	1,591.81	1,591.81	5,341.81	3,247.30	18,139.97
Total for Service & Lease Income	6,435.82	5,509.81	7,907.52	8,110.10	5,828.94	5,845.99	9,595.99	7,497.94	\$56,732.11
Total for Income	129,146.60	131,744.48	200,350.06	186,081.86	172,323.59	153,672.31	136,948.67	115,997.88	\$1,226,265.45
Cost of Goods Sold									
Fish and Bait	900.00	1,064.82	3,877.80	3,120.00	2,364.98	1,351.66	1,118.72	1,170.00	14,967.98
Fuel	29,998.11	44,261.27	76,933.47	62,102.20	87,598.00	39,351.15	38,733.42	20,026.14	399,003.76
Ice Resale	148.50	162.00	391.50	411.75	598.05	472.50	270.00	159.30	2,613.60
Total for Cost of Goods Sold	31,046.61	45,488.09	81,202.77	65,633.95	90,561.03	41,175.31	40,122.14	21,355.44	\$416,585.34
Gross Profit	98,099.99	86,256.39	119,147.29	120,447.91	81,762.56	112,497.00	96,826.53	94,642.44	\$809,680.11
Expenses									
General & Administrative Expenses									
Advertising			2,157.84		(479.52)	114.47			1,792.79
Auto & Machine Expenses									
Forklift & Machinery Repairs	2,501.53	1,940.13	2,974.62	25,212.08	10,583.22	2,331.71	18,420.05	743.65	64,706.99
Gas & Fuel						500.03	390.10	1,580.00	2,470.13
Total for Auto & Machine Expenses	2,501.53	1,940.13	2,974.62	25,212.08	10,583.22	2,831.74	18,810.15	2,323.65	\$67,177.12
Bank & Merchant Services									
Bank Fees	39.00	1,212.59	114.50	10.00	20.00	0.00	(107.60)	302.04	1,590.53
Merchant Services									
Credit Card Fees	1,586.41	1,478.96	1,448.28	3,001.29	11.60		1,816.30	1,268.30	10,611.14
Machine	29.95	29.95	29.95	174.84	204.79	186.31			655.79
Merchant Fees	201.39	201.39	601.39	160.10	119.95	131.55	256.40	256.40	1,928.57
Total for Merchant Services	1,817.75	1,710.30	2,079.62	3,336.23	336.34	317.86	2,072.70	1,524.70	\$13,195.50
Total for Bank & Merchant Services	1,856.75	2,922.89	2,194.12	3,346.23	356.34	317.86	1,965.10	1,826.74	\$14,786.03
Dues & Subscriptions									
Memberships & Dues	84.90				51.55	200.75		37.45	374.65

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
Software & Apps	2,346.88	1,065.99	971.64	2,141.47	856.52	758.62	2,093.45	635.11	10,869.68
Total for Dues & Subscriptions	2,431.78	1,065.99	971.64	2,141.47	908.07	959.37	2,093.45	672.56	\$11,244.33
Fire Alarm & Security	2,878.00		686.84		187.25				3,752.09
Insurance									
Director's & Operator's Policy (Board Coverage)		707.17	707.17	707.17	707.17	707.17	707.17	707.17	4,950.19
General Liability Policy (Marine Operator's Policy)		4,437.31	4,437.31	4,437.31	4,437.31	4,437.31	4,437.31	4,437.31	31,061.17
Marine Package		5,604.58	5,604.58	5,604.58	5,604.58	5,604.58	5,604.58	5,604.58	39,232.06
Parametric Policy (Wind Policy)		17,115.33	17,115.33	17,115.33	17,115.33	17,115.33	17,115.33	17,115.33	119,807.31
Storage Tank Policy (Fuel Tank)		111.48	2,362.69	111.48	111.48	111.48	147.18	111.48	3,067.27
Umbrella Policy		3,050.17	3,050.17	3,050.17	3,050.17	3,050.17	3,050.17	3,050.17	21,351.19
Total for Insurance		31,026.04	33,277.25	31,026.04	31,026.04	31,026.04	31,061.74	31,026.04	\$219,469.19
Legal & Professional Fees									
Accounting & Bookkeeping	1,400.00	1,400.00	2,010.00	10,640.00	2,440.00	18,872.00	4,673.21	3,172.00	44,607.21
Legal Fees	3,375.00	9,940.00	12,262.39	8,600.00	9,100.00	5,325.00	3,000.00		51,602.39
Professional Fees			440.00		100.00	385.00		1,500.00	2,425.00
Total for Legal & Professional Fees	4,775.00	11,340.00	14,712.39	19,240.00	11,640.00	24,582.00	7,673.21	4,672.00	\$98,634.60
Office Expenses									
Office Supplies	255.20	1,159.81	2,503.77	2,087.32	1,035.52	163.32	493.59	1,291.77	8,990.30
Shipping & Delivery	9.81	56.34		156.00				2.85	225.00
Total for Office Expenses	265.01	1,216.15	2,503.77	2,243.32	1,035.52	163.32	493.59	1,294.62	\$9,215.30
Payroll Expenses									
Payroll Fees & Insurance									
Employee Health Care Policy	5,211.92	5,015.81	5,408.03	5,211.92	5,015.81	5,315.51	3,801.54	4,955.26	39,935.80
Payroll Fees	808.30	845.25	484.98	484.98	808.30	621.48	783.14	627.77	5,464.20
Worker's Compensation Policy	441.00	441.00	441.00	441.00	441.00	441.00	443.00	(235.00)	2,854.00
Total for Payroll Fees & Insurance	6,461.22	6,302.06	6,334.01	6,137.90	6,265.11	6,377.99	5,027.68	5,348.03	\$48,254.00
Wages & Taxes									
Gross Wages									
Dockhand	1,880.70	954.90	1,090.26	1,164.78	1,340.46	1,348.37	3,482.98	2,510.22	13,772.67
Forklift Operator	12,549.53	13,971.44	11,002.28	16,113.47	19,940.31	13,673.34	14,654.39	11,874.67	113,779.43
Fuel Tips	85.00	79.00	115.00	155.00	108.50	52.24	101.00	13.00	708.74
Office Assistant	1,793.75	2,012.50	2,129.25	2,600.00	2,400.00	2,775.25	7,939.32	5,784.63	27,434.70
Operations Manager	6,153.88	6,153.88	6,153.88	6,153.88	7,692.35	4,615.41			36,923.28
Total for Gross Wages	22,462.86	23,171.72	20,490.67	26,187.13	31,481.62	22,464.61	26,177.69	20,182.52	\$192,618.82
Payroll Tax Expense	1,871.50	1,860.78	5,624.47	2,316.14	2,418.20	1,719.55	2,041.91	1,575.50	19,428.05
Total for Wages & Taxes	24,334.36	25,032.50	26,115.14	28,503.27	33,899.82	24,184.16	28,219.60	21,758.02	\$212,046.87
Total for Payroll Expenses	30,795.58	31,334.56	32,449.15	34,641.17	40,164.93	30,562.15	33,247.28	27,106.05	\$260,300.87
Repairs & Maintenance							119.85		\$119.85
Building Repairs	7,910.26	8,997.85	2,550.00	4,158.00		2,670.00	2,576.39	8,207.73	37,070.23
Computer Repair & Services			1,010.00	92.50		3,515.00			4,617.50
Dock Supplies & Repairs	849.60	410.66	78.27			(1,141.43)		217.86	414.96
Ground Repairs	710.36	2,028.55	28.55	931.54	14,296.33	12,133.01	242.55	701.75	31,072.64
Total for Repairs & Maintenance	9,470.22	11,437.06	3,666.82	5,182.04	14,296.33	17,176.58	2,938.79	9,127.34	\$73,295.18
Taxes & Licenses				750.00					\$750.00
Continuing Education		267.00	149.00		83.65				499.65
Licenses	70.00	819.60					76.88		966.48
Taxes paid							4,738.46		4,738.46
Total for Taxes & Licenses	70.00	1,086.60	149.00	750.00	83.65		4,815.34		\$6,954.59
Utilities									
Electricity	801.56	740.98	738.63	731.70	702.64	679.25	675.04	670.97	5,740.77
Telephone & Internet	500.40	521.92	501.92	376.96	396.78	291.71	434.60	431.28	3,455.57
Water & Waste	1,148.20	788.14	1,175.69	957.39	1,598.21	1,275.26	997.94	344.69	8,285.52
Total for Utilities	2,450.16	2,051.04	2,416.24	2,066.05	2,697.63	2,246.22	2,107.58	1,446.94	\$17,481.86

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Total
Total for General & Administrative Expenses	57,494.03	95,420.46	98,159.68	125,848.40	112,499.46	109,979.75	105,206.23	79,495.94	\$784,103.95
Meals			0.00						0.00
Other Expense									
Interest Expense	2,203.86	2,152.88	2,124.13	2,095.18	2,066.05	2,036.72	2,007.19	1,977.47	16,663.48
Sales Tax Penalty				14.18					14.18
Total for Other Expense	2,203.86	2,152.88	2,124.13	2,109.36	2,066.05	2,036.72	2,007.19	1,977.47	\$16,677.66
Total for Expenses	59,697.89	97,573.34	100,283.81	127,957.76	114,565.51	112,016.47	107,213.42	81,473.41	\$800,781.61
Net Operating Income	38,402.10	(11,316.95)	18,863.48	(7,509.85)	(32,802.95)	480.53	(10,386.89)	13,169.03	\$8,898.50
Other Income									
Other Income									
Credit Card Rewards						1,658.20			1,658.20
GHM Owned Condo Monthly Dues	2,394.00	2,394.00	2,394.00	2,394.00	2,394.00	2,394.00	2,394.00	2,394.00	19,152.00
Interest Income	2,761.97	2,583.02	2,646.32	2,233.90	2,234.50	2,069.71	2,225.30	2,238.90	18,993.62
Property Tax Refund	4,685.65								4,685.65
Reserve Funding	32,076.82	34,534.17	40,864.63	36,494.83	31,650.61	37,093.23	37,033.80	31,630.17	281,378.26
Sales Tax Allowance	30.00	30.00	30.00	0.00	30.00	30.00	30.00	30.00	210.00
Total for Other Income	41,948.44	39,541.19	45,934.95	41,122.73	36,309.11	43,245.14	41,683.10	36,293.07	\$326,077.73
Total for Other Income	41,948.44	39,541.19	45,934.95	41,122.73	36,309.11	43,245.14	41,683.10	36,293.07	\$326,077.73
Other Expenses									
Reserve Expenses	3,438.27	24,516.22	123,648.21	4,162.94	131,160.95		8,260.00		295,186.59
Total for Other Expenses	3,438.27	24,516.22	123,648.21	4,162.94	131,160.95		8,260.00		\$295,186.59
Net Other Income	38,510.17	15,024.97	(77,713.26)	36,959.79	(94,851.84)	43,245.14	33,423.10	36,293.07	\$30,891.14
Net Income	76,912.27	3,708.02	(58,849.78)	29,449.94	(127,654.79)	43,725.67	23,036.21	49,462.10	\$39,789.64