GHMCA Monthly Financials

Gulf Harbor Marina Condominium Association, Inc.
For the period ended June 30, 2026

Prepared by
HI Bookkeeping Services

Prepared on
July 3, 2026

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GHMCA Balance Sheet

January-June, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
(0899) Huntington Bank	23,616.47
CB	$0.00
(0970) Operating	63,829.38
(1115) Reserves	140,154.38
(1156) Reserves Sweep	843,832.58
(9705) Ops Sweep	0.00
Total for CB	**$1,047,816.34**
Total for Bank Accounts	**$1,071,432.81**
Accounts Receivable	
Accounts Receivable (A/R)	10,268.37
Total for Accounts Receivable	**$10,268.37**
Other Current Assets	
Inventory Asset	182,300.00
Undeposited Funds	0.00
Total for Other Current Assets	**$182,300.00**
Total for Current Assets	**$1,264,001.18**
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**

	Total
Other Fixed Assets	
Accumulated Depreciation	(556,398.00)
Total for Other Fixed Assets	**($556,398.00)**
Racks	3,312.30
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	**$2,722,414.96**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	200,545.15
Total for Accounts Payable	**$200,545.15**
Credit Cards	
(8812/6738) CB Visa	707.74
Total for Credit Cards	**$707.74**
Other Current Liabilities	
Deffered Insurance	0.00
Forklift #4 Loan (Preliminary)	782,296.20
GHMCA Clearing	(95,885.44)
M2 Equipment Loan	302,891.43
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	5,200.50
Total for Other Current Liabilities	**$994,502.69**
Total for Current Liabilities	**$1,195,755.58**
Total for Liabilities	**$1,195,755.58**
Equity	
Additional Paid in Capital	44,800.00
Capital Stock	1,400.00
Retained Earnings	1,413,755.23
Net Income	66,704.15
Total for Equity	**$1,526,659.38**
Total for Liabilities and Equity	**$2,722,414.96**

GHMCA P&L

June 2026

	Jun 2026	Total
Income		
GHM Condo Income		
Condo Monthly Dues	75,310.51	75,310.51
Estoppel Fee	299.00	299.00
GHM Owned Condo Rental Income	3,536.00	3,536.00
Late Fee	179.00	179.00
Rental Admin Fee Income	5,040.00	5,040.00
Total for GHM Condo Income	**84,364.51**	**$84,364.51**
Marina Sales		
Bait Sales	2,696.96	2,696.96
Fuel Sales	62,084.85	62,084.85
Ice Sales	1,018.00	1,018.00
Vendor	450.00	450.00
Total for Marina Sales	**66,249.81**	**$66,249.81**
Service & Lease Income		
GHM Services LLC Lease	2,785.11	2,785.11
GHM Services LLC Rental Income	500.00	500.00
KFH - Retro Agreement	312.50	312.50
Kool Florida	656.57	656.57
Pops Parking	0.00	0.00
Total for Service & Lease Income	**4,254.18**	**$4,254.18**
Total for Income	**154,868.50**	**$154,868.50**
Cost of Goods Sold		
Fish and Bait	1,080.00	1,080.00
Fuel	39,351.15	39,351.15
Ice Resale	472.50	472.50
Total for Cost of Goods Sold	**40,903.65**	**$40,903.65**
Gross Profit	**113,964.85**	**$113,964.85**
Expenses		
General & Administrative Expenses		
Advertising	114.47	114.47
Auto & Machine Expenses		
Forklift & Machinery Repairs	1,588.06	1,588.06
Gas & Fuel	500.03	500.03
Total for Auto & Machine Expenses	**2,088.09**	**$2,088.09**
Bank & Merchant Services		
Bank Fees	0.00	0.00
Merchant Services		

	Jun 2026	Total
Machine	186.31	186.31
Merchant Fees	131.55	131.55
Total for Merchant Services	**317.86**	**$317.86**
Total for Bank & Merchant Services	**317.86**	**$317.86**
Dues & Subscriptions		
Memberships & Dues	200.75	200.75
Software & Apps	758.62	758.62
Total for Dues & Subscriptions	**959.37**	**$959.37**
Legal & Professional Fees		
Accounting & Bookkeeping	18,872.00	18,872.00
Professional Fees	385.00	385.00
Total for Legal & Professional Fees	**19,257.00**	**$19,257.00**
Office Expenses		
Office Supplies	163.32	163.32
Total for Office Expenses	**163.32**	**$163.32**
Payroll Expenses		
Payroll Fees & Insurance		
Employee Health Care Policy	5,315.51	5,315.51
Payroll Fees	621.48	621.48
Worker's Compensation Policy	441.00	441.00
Total for Payroll Fees & Insurance	**6,377.99**	**$6,377.99**
Wages & Taxes		
Gross Wages		
Dockhand	1,348.37	1,348.37
Forklift Operator	13,673.34	13,673.34
Fuel Tips	52.24	52.24
Office Assistant	2,775.25	2,775.25
Operations Manager	4,615.41	4,615.41
Total for Gross Wages	**22,464.61**	**$22,464.61**
Payroll Tax Expense	1,719.55	1,719.55
Total for Wages & Taxes	**24,184.16**	**$24,184.16**
Total for Payroll Expenses	**30,562.15**	**$30,562.15**
Repairs & Maintenance		
Building Repairs	2,670.00	2,670.00
Computer Repair & Services	3,515.00	3,515.00
Dock Supplies & Repairs	(1,170.31)	(1,170.31)
Ground Repairs	9,503.05	9,503.05
Total for Repairs & Maintenance	**14,517.74**	**$14,517.74**
Utilities		
Electricity	679.25	679.25
Telephone & Internet	291.71	291.71

	Jun 2026	Total
Water & Waste	1,275.26	1,275.26
Total for Utilities	**2,246.22**	**$2,246.22**
Total for General & Administrative Expenses	**70,226.22**	**$70,226.22**
Other Expense		
Interest Expense	2,036.72	2,036.72
Total for Other Expense	**2,036.72**	**$2,036.72**
Total for Expenses	**72,262.94**	**$72,262.94**
Net Operating Income	**41,701.91**	**$41,701.91**
Other Income		
Other Income		
Credit Card Rewards	1,658.20	1,658.20
Interest Income	204.07	204.07
Reserve Funding	37,093.23	37,093.23
Sales Tax Allowance	30.00	30.00
Total for Other Income	**38,985.50**	**$38,985.50**
Total for Other Income	**38,985.50**	**$38,985.50**
Other Expenses		
Net Other Income	**38,985.50**	**$38,985.50**
Net Income	**80,687.41**	**$80,687.41**

GHMCA Monthly P&L

January-June, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total
Income							
GHM Condo Income							
Condo Monthly Dues	65,125.66	70,129.83	73,047.23	74,479.56	64,260.34	75,310.51	422,353.13
Estoppel Fee		418.00	598.00	1,495.00	598.00	299.00	3,408.00
GHM Owned Condo Rental Income	171.00	1,771.00	2,271.00	2,586.00	1,271.00	3,536.00	11,606.00
Late Fee	0.00	0.00	35.00	0.00	0.00	179.00	214.00
Rental Admin Fee Income	4,680.00	5,220.00	5,280.00	5,040.00	5,220.00	5,040.00	30,480.00
Total for GHM Condo Income	**69,976.66**	**77,538.83**	**81,231.23**	**83,600.56**	**71,349.34**	**84,364.51**	**$468,061.13**
Marina Sales							
Bait Sales	1,386.02	1,768.16	4,551.07	3,923.49	2,971.52	2,696.96	17,297.22
Charter Captain							
Fish Station							
Fuel Sales	50,820.10	46,061.68	105,702.24	91,545.71	93,570.79	62,084.85	449,785.37
Ice Sales	228.00	396.00	908.00	896.00	1,246.00	1,018.00	4,692.00
Vendor	300.00	470.00	50.00	400.00	150.00	450.00	1,820.00
Total for Marina Sales	**52,734.12**	**48,695.84**	**111,211.31**	**96,765.20**	**97,938.31**	**66,249.81**	**$473,594.59**
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	16,273.85
GHM Services LLC Rental Income	500.00	500.00	500.00	500.00	500.00	500.00	3,000.00
KFH - Retro Agreement	312.50	312.50	312.50	312.50	312.50	312.50	1,875.00
Kool Florida	656.57	656.57	656.57	656.57	656.57	656.57	3,939.42
Next Edge				2,292.20			2,292.20
Pops Parking	1,591.81	1,591.81	1,591.81	1,591.81	1,591.81	0.00	7,959.05
Total for Service & Lease Income	**6,435.82**	**5,509.81**	**7,907.52**	**8,110.10**	**5,828.94**	**4,254.18**	**$38,046.37**
Total for Income	**129,146.60**	**131,744.48**	**200,350.06**	**188,475.86**	**175,116.59**	**154,868.50**	**$979,702.09**
Cost of Goods Sold							
Fish and Bait	900.00	1,064.82	3,877.80	3,120.00	2,364.98	1,080.00	12,407.60
Fuel	29,998.11	44,261.27	76,933.47	62,102.20	87,598.00	39,351.15	340,244.20
Ice Resale	148.50	162.00	391.50	411.75	598.05	472.50	2,184.30
Total for Cost of Goods Sold	**31,046.61**	**45,488.09**	**81,202.77**	**65,633.95**	**90,561.03**	**40,903.65**	**$354,836.10**

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total
Gross Profit	**98,099.99**	**86,256.39**	**119,147.29**	**122,841.91**	**84,555.56**	**113,964.85**	**$624,865.99**
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	1,588.06	44,799.64
Gas & Fuel						500.03	500.03
Total for Auto & Machine Expenses	**2,501.53**	**1,940.13**	**2,974.62**	**25,212.08**	**10,583.22**	**2,088.09**	**$45,299.67**
Bank & Merchant Services							
Bank Fees	39.00	1,212.59	114.50	10.00	20.00	0.00	1,396.09
Merchant Services							
Credit Card Fees	1,586.41	1,478.96	1,448.28	3,001.29	11.60		7,526.54
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	1,415.77
Total for Merchant Services	**1,817.75**	**1,710.30**	**2,079.62**	**3,336.23**	**336.34**	**317.86**	**$9,598.10**
Total for Bank & Merchant Services	**1,856.75**	**2,922.89**	**2,194.12**	**3,346.23**	**356.34**	**317.86**	**$10,994.19**
Dues & Subscriptions							
Memberships & Dues	84.90				51.55	200.75	337.20
Software & Apps	2,346.88	1,065.99	971.64	2,141.47	856.52	758.62	8,141.12
Total for Dues & Subscriptions	**2,431.78**	**1,065.99**	**971.64**	**2,141.47**	**908.07**	**959.37**	**$8,478.32**
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				1,414.34
General Liability Policy (Marine Operator’s Policy)		4,437.31	4,437.31				8,874.62
Marine Package		5,604.58	5,604.58				11,209.16
Parametric Policy (Wind Policy)		17,115.33	17,115.33				34,230.66
Storage Tank Policy (Fuel Tank)		111.48	2,362.69				2,474.17

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total
Umbrella Policy		3,050.17	3,050.17				6,100.34
Total for Insurance		**31,026.04**	**33,277.25**				**$64,303.29**
Legal & Professional Fees							
Accounting & Bookkeeping	1,400.00	1,400.00	2,010.00	10,640.00	2,440.00	18,872.00	36,762.00
Legal Fees	3,375.00	9,940.00	12,262.39	8,600.00	9,100.00		43,277.39
Professional Fees			440.00		100.00	385.00	925.00
Total for Legal & Professional Fees	**4,775.00**	**11,340.00**	**14,712.39**	**19,240.00**	**11,640.00**	**19,257.00**	**$80,964.39**
Office Expenses							
Office Supplies	255.20	1,159.81	2,503.77	2,087.32	1,035.52	163.32	7,204.94
Shipping & Delivery	9.81	56.34		156.00			222.15
Total for Office Expenses	**265.01**	**1,216.15**	**2,503.77**	**2,243.32**	**1,035.52**	**163.32**	**$7,427.09**
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	31,179.00
Payroll Fees	808.30	845.25	484.98	484.98	808.30	621.48	4,053.29
Worker’s Compensation Policy	441.00	441.00	441.00	441.00	441.00	441.00	2,646.00
Total for Payroll Fees & Insurance	**6,461.22**	**6,302.06**	**6,334.01**	**6,137.90**	**6,265.11**	**6,377.99**	**$37,878.29**
Wages & Taxes							
Gross Wages							
Dockhand	1,880.70	954.90	1,090.26	1,164.78	1,340.46	1,348.37	7,779.47
Forklift Operator	12,549.53	13,971.44	11,002.28	16,113.47	19,940.31	13,673.34	87,250.37
Fuel Tips	85.00	79.00	115.00	155.00	108.50	52.24	594.74
Office Assistant	1,793.75	2,012.50	2,129.25	2,600.00	2,400.00	2,775.25	13,710.75
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**	**$146,258.61**
Payroll Tax Expense	1,871.50	1,860.78	5,624.47	2,316.14	2,418.20	1,719.55	15,810.64
Total for Wages & Taxes	**24,334.36**	**25,032.50**	**26,115.14**	**28,503.27**	**33,899.82**	**24,184.16**	**$162,069.25**
Total for Payroll Expenses	**30,795.58**	**31,334.56**	**32,449.15**	**34,641.17**	**40,164.93**	**30,562.15**	**$199,947.54**
Repairs & Maintenance							

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total
Building Repairs	7,910.26	8,997.85	2,550.00	4,158.00		2,670.00	26,286.11
Computer Repair & Services			1,010.00	92.50		3,515.00	4,617.50
Dock Supplies & Repairs	849.60	410.66	78.27			(1,170.31)	168.22
Ground Repairs	710.36	2,028.55	28.55	931.54	14,296.33	9,503.05	27,498.38
Total for Repairs & Maintenance	**9,470.22**	**11,437.06**	**3,666.82**	**5,182.04**	**14,296.33**	**14,517.74**	**$58,570.21**
Taxes & Licenses				750.00			$750.00
Continuing Education		267.00	149.00		83.65		499.65
Licenses	70.00	819.60					889.60
Total for Taxes & Licenses	**70.00**	**1,086.60**	**149.00**	**750.00**	**83.65**		**$2,139.25**
Utilities							
Electricity	801.56	740.98	738.63	731.70	702.64	679.25	4,394.76
Telephone & Internet	500.40	521.92	501.92	376.96	396.78	291.71	2,589.69
Water & Waste	1,148.20	788.14	1,175.69	957.39	1,598.21	1,275.26	6,942.89
Total for Utilities	**2,450.16**	**2,051.04**	**2,416.24**	**2,066.05**	**2,697.63**	**2,246.22**	**$13,927.34**
Total for General & Administrative Expenses	**57,494.03**	**95,420.46**	**98,159.68**	**94,822.36**	**81,473.42**	**70,226.22**	**$497,596.17**
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	12,678.82
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**	**$12,693.00**
Total for Expenses	**59,697.89**	**97,573.34**	**100,283.81**	**96,931.72**	**83,539.47**	**72,262.94**	**$510,289.17**
Net Operating Income	**38,402.10**	**(11,316.95)**	**18,863.48**	**25,910.19**	**1,016.09**	**41,701.91**	**$114,576.82**
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				7,182.00
Interest Income	2,761.97	2,583.02	2,646.32	2,233.90	2,234.50	204.07	12,663.78
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	212,714.29
Sales Tax Allowance	30.00	30.00	30.00	0.00	30.00	30.00	150.00
Total for Other Income	**41,948.44**	**39,541.19**	**45,934.95**	**38,728.73**	**33,915.11**	**38,985.50**	**$239,053.92**
Total for Other Income	**41,948.44**	**39,541.19**	**45,934.95**	**38,728.73**	**33,915.11**	**38,985.50**	**$239,053.92**

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total
Other Expenses							
Reserve Expenses	3,438.27	24,516.22	123,648.21	4,162.94	131,160.95		286,926.59
Total for Other Expenses	**3,438.27**	**24,516.22**	**123,648.21**	**4,162.94**	**131,160.95**		**$286,926.59**
Net Other Income	**38,510.17**	**15,024.97**	**(77,713.26)**	**34,565.79**	**(97,245.84)**	**38,985.50**	**($47,872.67)**
Net Income	**76,912.27**	**3,708.02**	**(58,849.78)**	**60,475.98**	**(96,229.75)**	**80,687.41**	**$66,704.15**