

## Gulf Harbor Marina Condominium Association, Inc.

## 2026 Proposed Budget

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

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

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

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

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

	<b>CURRENT EXPENSES</b>	<b>2025 ESTIMATED</b>	<b>2025 APPROVED</b>	<b>2026 PROPOSED</b>
<b>UTILITIES</b>				
	WATER / SEWER	\$3,341	\$3,011	\$3,441
	TRASH	\$7,120	\$7,119	\$10,800
	ELECTRICITY	\$10,740	\$9,778	\$11,062
	CELL PHONE	\$2,537	\$2,400	\$2,614
	CLOVER CELLULAR DATA	\$1,260	\$0	\$1,298
	FRONTIER COMMUNICATIONS	\$1,374	\$0	\$1,475
	<b>TOTAL</b>	<b>\$26,372</b>	<b>\$22,308</b>	<b>\$30,690</b>
<b>FUEL</b>				
	DIESEL	\$69,192	\$94,380	\$64,268
	UNLEADED GASOLINE	\$663,673	\$554,784	\$683,583
	FORKTRUCK FUEL COST	\$0	\$6,564	\$11,000
	DEF	\$358	\$408	\$369
	<b>TOTAL</b>	<b>\$733,223</b>	<b>\$656,136</b>	<b>\$759,220</b>
<b>INSURANCE</b>				
	AUTO POLICY	\$1,719	\$0	\$1,891
	D&O (BOARD COVERAGE)	\$7,445	\$8,820	\$8,190
	HEALTH CARE POLICY	\$44,969	\$28,765	\$65,477
	MARINE OPERATORS PACKAGE	\$24,956	\$44,339	\$27,452
	MARINE PACKAGE	\$57,046	\$10,408	\$62,751
	STORAGE TANK POLICY (FUEL TANK)	\$1,273	\$1,298	\$1,400
	UMBRELLA POLICY (BMB)	\$22,887	\$12,814	\$25,176
	WORKERS COMP.	\$5,294	\$5,746	\$5,823
	PARAMTERIC POLICY (WIND POLICY)	\$237,056	\$217,174	\$260,762
	<b>TOTAL</b>	<b>\$402,645</b>	<b>\$329,364</b>	<b>\$458,922</b>
<b>REPAIRS</b>				
	#1 FORKLIFT REPAIRS/MAINTENANCE	\$3,285	\$5,000	\$8,000
	#3 FORKLIFT REPAIRS/MAINTENANCE	\$10,661	\$5,000	\$20,000
	#4 FORKLIFT MAINTENANCE	\$0	\$0	\$4,410
	SCRUBBER REPAIRS	\$0	\$250	\$200
	BUILDING REPAIRS	\$1,102	\$7,104	\$5,000
	DOCK REPAIRS/SUPPLIES	\$1,095	\$0	\$4,350
	MISC REPAIRS	\$0	\$47,604	\$10,000
	FUEL PUMP REPAIRS	\$15,485	\$2,500	\$2,000
	SECURITY / FIRE SYSTEM	\$4,014	\$0	\$4,000
	#2 FLORKLIFT REPAIRS	\$2,500	\$5,000	\$0
	MACHINERY REPAIRS	\$756	\$760	\$0
	GROUND REPAIRS	\$3,300	\$4,000	\$0
	COMPUTER REPAIRS	\$2,835	\$2,900	\$0
	<b>TOTAL</b>	<b>\$45,033</b>	<b>\$80,118</b>	<b>\$57,960</b>

	CURRENT EXPENSES	2025 ESTIMATED	2025 APPROVED	2026 PROPOSED
<b>PAYROLL</b>				
	GROSS WAGES	\$339,146	\$326,676	\$380,000
	PAYROLL TAX	\$23,902	\$58,404	\$27,195
	PAYROLL FEES	\$8,771	\$56,244	\$9,035
	HEALTH CARE	\$28,236	\$38,945	\$0
	<b>TOTAL</b>	<b>\$400,055</b>	<b>\$480,269</b>	<b>\$416,230</b>
<b>ADMINISTRATION OFFICE</b>				
	COMPUTER SOFTWARE	\$9,835	\$10,000	\$10,131
	FIRE & THEFT ALARM	\$8,242	\$1,836	\$3,500
	FEES DUES LICENSES CERTS CAM	\$0	\$6,000	\$1,000
	ANNUAL SUNBIZ	\$70	\$61	\$75
	OFFICE SUPPLIES	\$4,899	\$5,000	\$5,000
	BANK FEES	\$1,448	\$0	\$1,492
	PROPERTY TAX	\$19,773	\$33,062	\$20,366
	POSTAGE / PRINTING / STATIONARY	\$1,962	\$4,800	\$2,000
	LEGAL	\$39,208	\$20,000	\$40,385
	INTERIOR BOOKKEEPING	\$16,800	\$0	\$16,800
	CPA ACCOUNTING	\$2,550	\$0	\$2,626
	PEST CONTROL	\$0	\$350	\$0
	TAX RETURN	\$2,475	\$2,500	\$0
	MANAGEMENT	\$42,087	\$58,320	\$0
	<b>TOTAL</b>	<b>\$149,349</b>	<b>\$141,929</b>	<b>\$103,375</b>
<b>ADMINISTRATION GENERAL</b>				
	GHM OWNED CONDO MONTHLY OBLIGATION	\$0	\$0	\$34,000
	CREDIT CARD FEE	\$23,667	\$34,608	\$24,377
	CLOVER CREDIT CARD FEE	\$1,027	\$0	\$1,823
	QT POD	\$0	\$0	\$1,200
	2022 WIGGINS FORKLIFT # 3 (LOAN)	\$77,904	\$77,904	\$77,904
	WIGGINS FORKLIFT # 4 (LEASE)	\$0	\$0	\$73,956
	CLOVER CREDIT CARD MACHINE	\$1,027	\$0	\$1,058
	STORM WATER RUNOFF TESTING	\$1,075	\$384	\$1,107
	UNIFORM / T SHIRTS	\$1,153	\$0	\$1,188
	EMPLOYEE SAFETY AWARD	\$0	\$15,000	\$15,000
	CONTINGENCIES	\$13,135	\$25,000	\$30,000
	APPRAISALS & STUDIES	\$385	\$9,000	\$1,500
	WEBSITE & IT	\$2,791	\$979	\$4,000
	MOJO FUEL CHARGES	\$4,629	\$3,000	\$0
	YARD SUPPLIES	\$4,430	\$4,430	\$0
	FL SALES TAX	\$8,712	\$8,712	\$0
	<b>TOTAL</b>	<b>\$139,935</b>	<b>\$179,017</b>	<b>\$267,113</b>
<b>OVERALL OPERATING EXPENSE TOTALS</b>		<b>\$1,896,612</b>	<b>\$1,889,141</b>	<b>\$2,093,510</b>