

GHMCA Monthly Financials

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



Prepared by
HI Bookkeeping Services

Prepared on
August 4, 2026

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Balance Sheet - copy

January-July, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
(0899) Huntington Bank	27,103.02
CB	\$0.00
(0970) Operating	49,190.61
(1115) Reserves	140,208.09
(1156) Reserves Sweep	852,368.20
(9705) Ops Sweep	6.85
Total for CB	\$1,041,773.75
Total for Bank Accounts	\$1,068,876.77
Accounts Receivable	
Accounts Receivable (A/R)	21,398.97
Total for Accounts Receivable	\$21,398.97
Other Current Assets	
Inventory Asset	182,300.00
Undeposited Funds	0.00
Total for Other Current Assets	\$182,300.00
Total for Current Assets	\$1,272,575.74
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	\$2,730,989.52
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	179,888.02
Total for Accounts Payable	\$179,888.02
Credit Cards	
(8812/6738) CB Visa	80.42
Total for Credit Cards	\$80.42
Other Current Liabilities	
Deffered Insurance	0.00
Forklift #4 Loan (Preliminary)	782,296.20
GHMCA Clearing	2,555.68
M2 Equipment Loan	298,406.62
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	5,556.60
Total for Other Current Liabilities	\$1,088,815.10
Total for Current Liabilities	\$1,268,783.54
Total for Liabilities	\$1,268,783.54
Equity	
Additional Paid in Capital	44,800.00
Capital Stock	1,400.00
Retained Earnings	1,413,755.23
Net Income	2,250.75
Total for Equity	\$1,462,205.98
Total for Liabilities and Equity	\$2,730,989.52

Gulf Harbor Marina Condominium Association, Inc.

Profit and Loss by Month - copy

July 2026

	Jul 2026	Total
Income		
GHM Condo Income		
Condo Monthly Dues	73,424.91	73,424.91
Estoppel Fee	299.00	299.00
GHM Owned Condo Rental Income	2,265.00	2,265.00
Late Fee	0.00	0.00
Rental Admin Fee Income	5,220.00	5,220.00
Total for GHM Condo Income	81,208.91	\$81,208.91
Marina Sales		
Bait Sales	2,160.74	2,160.74
Fuel Sales	42,916.03	42,916.03
Ice Sales	568.00	568.00
Vendor	100.00	100.00
Total for Marina Sales	45,744.77	\$45,744.77
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
Next Edge	0.00	0.00
Pops Parking	5,341.81	5,341.81
Total for Service & Lease Income	9,595.99	\$9,595.99
Total for Income	136,549.67	\$136,549.67
Cost of Goods Sold		
Fish and Bait	975.00	975.00
Fuel	30,330.24	30,330.24
Ice Resale	270.00	270.00
Total for Cost of Goods Sold	31,575.24	\$31,575.24
Gross Profit	104,974.43	\$104,974.43
Expenses		
General & Administrative Expenses		
Auto & Machine Expenses		
Forklift & Machinery Repairs	18,420.05	18,420.05
Gas & Fuel	390.10	390.10
Total for Auto & Machine Expenses	18,810.15	\$18,810.15
Bank & Merchant Services		
Bank Fees	(107.60)	(107.60)
Merchant Services		

	Jul 2026	Total
Credit Card Fees	1,816.30	1,816.30
Merchant Fees	256.40	256.40
Total for Merchant Services	2,072.70	\$2,072.70
Total for Bank & Merchant Services	1,965.10	\$1,965.10
Dues & Subscriptions		
Software & Apps	2,093.45	2,093.45
Total for Dues & Subscriptions	2,093.45	\$2,093.45
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)	147.18	147.18
Umbrella Policy	3,050.17	3,050.17
Total for Insurance	31,061.74	\$31,061.74
Legal & Professional Fees		
Accounting & Bookkeeping	4,673.21	4,673.21
Total for Legal & Professional Fees	4,673.21	\$4,673.21
Office Expenses		
Office Supplies	493.59	493.59
Total for Office Expenses	493.59	\$493.59
Payroll Expenses		
Payroll Fees & Insurance		
Employee Health Care Policy	3,801.54	3,801.54
Payroll Fees	783.14	783.14
Worker's Compensation Policy	443.00	443.00
Total for Payroll Fees & Insurance	5,027.68	\$5,027.68
Wages & Taxes		
Gross Wages		
Dockhand	3,482.98	3,482.98
Forklift Operator	14,654.39	14,654.39
Fuel Tips	101.00	101.00
Office Assistant	7,939.32	7,939.32
Total for Gross Wages	26,177.69	\$26,177.69
Payroll Tax Expense	2,041.91	2,041.91
Total for Wages & Taxes	28,219.60	\$28,219.60
Total for Payroll Expenses	33,247.28	\$33,247.28
Repairs & Maintenance	119.85	\$119.85
Building Repairs	2,576.39	2,576.39
Ground Repairs	242.55	242.55
Total for Repairs & Maintenance	2,938.79	\$2,938.79

	Jul 2026	Total
Taxes & Licenses		
Licenses	76.88	76.88
Taxes paid	4,738.46	4,738.46
Total for Taxes & Licenses	4,815.34	\$4,815.34
Utilities		
Electricity	675.04	675.04
Telephone & Internet	434.60	434.60
Water & Waste	997.94	997.94
Total for Utilities	2,107.58	\$2,107.58
Total for General & Administrative Expenses	102,206.23	\$102,206.23
Other Expense		
Interest Expense	2,007.19	2,007.19
Total for Other Expense	2,007.19	\$2,007.19
Total for Expenses	104,213.42	\$104,213.42
Net Operating Income	761.01	\$761.01
Other Income		
Other Income		
GHM Owned Condo Monthly Dues	2,394.00	2,394.00
Interest Income	2,225.30	2,225.30
Reserve Funding	37,033.80	37,033.80
Sales Tax Allowance	30.00	30.00
Total for Other Income	41,683.10	\$41,683.10
Total for Other Income	41,683.10	\$41,683.10
Other Expenses		
Reserve Expenses	8,260.00	8,260.00
Total for Other Expenses	8,260.00	\$8,260.00
Net Other Income	33,423.10	\$33,423.10
Net Income	34,184.11	\$34,184.11

Gulf Harbor Marina Condominium Association, Inc.

Profit and Loss by Month - copy

January-July, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 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	73,424.91	487,803.04
Estoppel Fee		418.00	598.00	1,495.00	598.00	299.00	299.00	3,707.00
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	13,871.00
Late Fee	0.00	0.00	35.00	0.00	0.00	179.00	0.00	214.00
Rental Admin Fee Income	4,680.00	5,220.00	5,280.00	5,040.00	5,220.00	5,040.00	5,220.00	35,700.00
Total for GHM Condo Income	69,976.66	77,538.83	81,231.23	81,206.56	68,556.34	81,576.51	81,208.91	\$541,295.04
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	19,457.96
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	492,701.40
Ice Sales	228.00	396.00	908.00	896.00	1,246.00	1,018.00	568.00	5,260.00
Vendor	300.00	470.00	50.00	400.00	150.00	450.00	100.00	1,920.00
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	\$519,339.36
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	19,058.96
GHM Services LLC Rental Income	500.00	500.00	500.00	500.00	500.00	500.00	500.00	3,500.00
KFH - Retro Agreement	312.50	312.50	312.50	312.50	312.50	312.50	312.50	2,187.50
Kool Florida	656.57	656.57	656.57	656.57	656.57	656.57	656.57	4,595.99
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	14,892.67
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	\$49,234.17
Total for Income	129,146.60	131,744.48	200,350.06	186,081.86	172,323.59	153,672.31	136,549.67	\$1,109,868.57
Cost of Goods Sold								
Fish and Bait	900.00	1,064.82	3,877.80	3,120.00	2,364.98	1,320.00	975.00	13,622.60
Fuel	29,998.11	44,261.27	76,933.47	62,102.20	87,598.00	39,351.15	30,330.24	370,574.44
Ice Resale	148.50	162.00	391.50	411.75	598.05	472.50	270.00	2,454.30
Total for Cost of Goods Sold	31,046.61	45,488.09	81,202.77	65,633.95	90,561.03	41,143.65	31,575.24	\$386,651.34

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Total
Gross Profit	98,099.99	86,256.39	119,147.29	120,447.91	81,762.56	112,528.66	104,974.43	\$723,217.23
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	18,420.05	63,219.69
Gas & Fuel						500.03	390.10	890.13
Total for Auto & Machine Expenses	2,501.53	1,940.13	2,974.62	25,212.08	10,583.22	2,088.09	18,810.15	\$64,109.82
Bank & Merchant Services								
Bank Fees	39.00	1,212.59	114.50	10.00	20.00	0.00	(107.60)	1,288.49
Merchant Services								
Credit Card Fees	1,586.41	1,478.96	1,448.28	3,001.29	11.60		1,816.30	9,342.84
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	1,672.17
Total for Merchant Services	1,817.75	1,710.30	2,079.62	3,336.23	336.34	317.86	2,072.70	\$11,670.80
Total for Bank & Merchant Services	1,856.75	2,922.89	2,194.12	3,346.23	356.34	317.86	1,965.10	\$12,959.29
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	2,093.45	10,234.57
Total for Dues & Subscriptions	2,431.78	1,065.99	971.64	2,141.47	908.07	959.37	2,093.45	\$10,571.77
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	4,243.02
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	26,623.86
Marine Package		5,604.58	5,604.58	5,604.58	5,604.58	5,604.58	5,604.58	33,627.48
Parametric		17,115.33	17,115.33	17,115.33	17,115.33	17,115.33	17,115.33	102,691.98

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Total
Policy (Wind Policy)								
Storage Tank Policy (Fuel Tank)		111.48	2,362.69	111.48	111.48	111.48	147.18	2,955.79
Umbrella Policy		3,050.17	3,050.17	3,050.17	3,050.17	3,050.17	3,050.17	18,301.02
Total for Insurance		31,026.04	33,277.25	31,026.04	31,026.04	31,026.04	31,061.74	\$188,443.15
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	41,435.21
Legal Fees	3,375.00	9,940.00	12,262.39	8,600.00	9,100.00	5,325.00		48,602.39
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	24,582.00	4,673.21	\$90,962.60
Office Expenses								
Office Supplies	255.20	1,159.81	2,503.77	2,087.32	1,035.52	163.32	493.59	7,698.53
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	493.59	\$7,920.68
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	34,980.54
Payroll Fees	808.30	845.25	484.98	484.98	808.30	621.48	783.14	4,836.43
Worker's Compensation Policy	441.00	441.00	441.00	441.00	441.00	441.00	443.00	3,089.00
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	\$42,905.97
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	11,262.45
Forklift Operator	12,549.53	13,971.44	11,002.28	16,113.47	19,940.31	13,673.34	14,654.39	101,904.76
Fuel Tips	85.00	79.00	115.00	155.00	108.50	52.24	101.00	695.74
Office Assistant	1,793.75	2,012.50	2,129.25	2,600.00	2,400.00	2,775.25	7,939.32	21,650.07
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	\$172,436.30

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Total
Payroll Tax Expense	1,871.50	1,860.78	5,624.47	2,316.14	2,418.20	1,719.55	2,041.91	17,852.55
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	\$190,288.85
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	\$233,194.82
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	28,862.50
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)		197.10
Ground Repairs	710.36	2,028.55	28.55	931.54	14,296.33	12,133.01	242.55	30,370.89
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	\$64,167.84
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	5,069.80
Telephone & Internet	500.40	521.92	501.92	376.96	396.78	291.71	434.60	3,024.29
Water & Waste	1,148.20	788.14	1,175.69	957.39	1,598.21	1,275.26	997.94	7,940.83
Total for Utilities	2,450.16	2,051.04	2,416.24	2,066.05	2,697.63	2,246.22	2,107.58	\$16,034.92
Total for General & Administrative Expenses	57,494.03	95,420.46	98,159.68	125,848.40	112,499.46	109,236.10	102,206.23	\$700,864.36
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	14,686.01
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	\$14,700.19
Total for Expenses	59,697.89	97,573.34	100,283.81	127,957.76	114,565.51	111,272.82	104,213.42	\$715,564.55
Net Operating Income	38,402.10	(11,316.95)	18,863.48	(7,509.85)	(32,802.95)	1,255.84	761.01	\$7,652.68
Other Income								
Other Income								
Credit Card Rewards						1,658.20		1,658.20
GHM Owned	2,394.00	2,394.00	2,394.00	2,394.00	2,394.00	2,394.00	2,394.00	16,758.00

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Total
Condo Monthly Dues								
Interest Income	2,761.97	2,583.02	2,646.32	2,233.90	2,234.50	2,069.71	2,225.30	16,754.72
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	249,748.09
Sales Tax Allowance	30.00	30.00	30.00	0.00	30.00	30.00	30.00	180.00
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	\$289,784.66
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	\$289,784.66
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	(\$5,401.93)
Net Income	76,912.27	3,708.02	(58,849.78)	29,449.94	(127,654.79)	44,500.98	34,184.11	\$2,250.75