

# GHMCA Monthly Financials

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



Prepared by  
**HI Bookkeeping Services**

Prepared on  
**May 6, 2026**

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# GHMCA Balance Sheet

January-April, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
(4325) Cadence	19,546.52
CB	\$0.00
(0970) Operating	77,060.92
(1115) Reserves	121,529.87
(1156) Reserves Sweep	915,796.03
(9705) Ops Sweep	17.81
<b>Total for CB</b>	<b>\$1,114,404.63</b>
<b>Total for Bank Accounts</b>	<b>\$1,133,951.15</b>
Accounts Receivable	
Accounts Receivable (A/R)	15,625.21
<b>Total for Accounts Receivable</b>	<b>\$15,625.21</b>
Other Current Assets	
Inventory Asset	182,300.00
Undeposited Funds	0.00
<b>Total for Other Current Assets</b>	<b>\$182,300.00</b>
<b>Total for Current Assets</b>	<b>\$1,331,876.36</b>
Fixed Assets	
Fixed Assets	
Buildings	519,105.00
Leasehold Improvements	
Seawall # 6	26,579.00
<b>Total for Leasehold Improvements</b>	<b>\$26,579.00</b>
Machinery & Equipment	
Wiggins Forklift # 4	869,218.00
Wiggins Forkline W3.2	600,000.00
<b>Total for Machinery &amp; Equipment</b>	<b>\$1,469,218.00</b>
Other Fixed Assets	
Accumulated Depreciation	(556,398.00)
<b>Total for Other Fixed Assets</b>	<b>(\$556,398.00)</b>
<b>Total for Fixed Assets</b>	<b>\$1,458,504.00</b>
<b>Total for Fixed Assets</b>	<b>\$1,458,504.00</b>
<b>Total for Assets</b>	<b>\$2,790,380.36</b>
Liabilities and Equity	
Liabilities	
Current Liabilities	

	Total
Accounts Payable	
Accounts Payable (A/P)	170,146.79
<b>Total for Accounts Payable</b>	<b>\$170,146.79</b>
Credit Cards	
(8812/2676) CB Visa	7,305.52
<b>Total for Credit Cards</b>	<b>\$7,305.52</b>
Other Current Liabilities	
Deffered Insurance	156,000.00
Forklift #4 Loan (Preliminary)	782,296.20
GHMCA Clearing	(26,651.52)
M2 Equipment Loan	311,772.66
Payroll Tax Liabilities	\$0.00
Medicare - Employee	0.00
Social Security - Employee	0.00
WithHolding - Employee	0.00
<b>Total for Payroll Tax Liabilities</b>	<b>\$0.00</b>
Sales tax to pay	5,392.41
<b>Total for Other Current Liabilities</b>	<b>\$1,228,809.75</b>
<b>Total for Current Liabilities</b>	<b>\$1,406,262.06</b>
<b>Total for Liabilities</b>	<b>\$1,406,262.06</b>
Equity	
Additional Paid in Capital	44,800.00
Capital Stock	1,400.00
Retained Earnings	1,253,470.45
Net Income	84,447.85
<b>Total for Equity</b>	<b>\$1,384,118.30</b>
<b>Total for Liabilities and Equity</b>	<b>\$2,790,380.36</b>

# GHMCA P&L

April 2026

	Apr 2026	Total
Income		
GHM Condo Income		
Condo Monthly Dues	74,095.56	74,095.56
Estoppel Fee	1,196.00	1,196.00
GHM Owned Condo Rental Income	2,586.00	2,586.00
Late Fee	0.00	0.00
Rental Admin Fee Income	5,040.00	5,040.00
<b>Total for GHM Condo Income</b>	<b>82,917.56</b>	<b>\$82,917.56</b>
Marina Sales		
Bait Sales	3,923.49	3,923.49
Fuel Sales	91,545.71	91,545.71
Ice Sales	896.00	896.00
Vendor	400.00	400.00
<b>Total for Marina Sales</b>	<b>96,765.20</b>	<b>\$96,765.20</b>
Service & Lease Income		
GHM Services LLC Lease	2,757.02	2,757.02
GHM Services LLC Rental Income	500.00	500.00
KFH - Retro Agreement	312.50	312.50
Kool Florida	656.57	656.57
Next Edge	2,292.21	2,292.21
Pops Parking	1,591.81	1,591.81
<b>Total for Service &amp; Lease Income</b>	<b>8,110.11</b>	<b>\$8,110.11</b>
<b>Total for Income</b>	<b>187,792.87</b>	<b>\$187,792.87</b>
Cost of Goods Sold		
Fish and Bait	2,280.00	2,280.00
Fuel	62,102.20	62,102.20
Ice Resale	411.75	411.75
<b>Total for Cost of Goods Sold</b>	<b>64,793.95</b>	<b>\$64,793.95</b>
<b>Gross Profit</b>	<b>122,998.92</b>	<b>\$122,998.92</b>
Expenses		
General & Administrative Expenses		
Auto & Machine Expenses		
Forklift & Machinery Repairs	25,212.08	25,212.08
<b>Total for Auto &amp; Machine Expenses</b>	<b>25,212.08</b>	<b>\$25,212.08</b>
Bank & Merchant Services		
Bank Fees	10.00	10.00
Merchant Services		
Credit Card Fees	3,001.29	3,001.29

	Apr 2026	Total
Machine	174.84	174.84
Merchant Fees	160.10	160.10
<b>Total for Merchant Services</b>	<b>3,336.23</b>	<b>\$3,336.23</b>
<b>Total for Bank &amp; Merchant Services</b>	<b>3,346.23</b>	<b>\$3,346.23</b>
Dues & Subscriptions		
Software & Apps	2,141.47	2,141.47
<b>Total for Dues &amp; Subscriptions</b>	<b>2,141.47</b>	<b>\$2,141.47</b>
Legal & Professional Fees		
Accounting & Bookkeeping	10,640.00	10,640.00
Legal Fees	5,000.00	5,000.00
<b>Total for Legal &amp; Professional Fees</b>	<b>15,640.00</b>	<b>\$15,640.00</b>
Office Expenses		
Office Supplies	2,087.32	2,087.32
Shipping & Delivery	156.00	156.00
<b>Total for Office Expenses</b>	<b>2,243.32</b>	<b>\$2,243.32</b>
Payroll Expenses		
Payroll Fees & Insurance		
Employee Health Care Policy	5,211.92	5,211.92
Payroll Fees	484.98	484.98
Worker's Compensation Policy	441.00	441.00
<b>Total for Payroll Fees &amp; Insurance</b>	<b>6,137.90</b>	<b>\$6,137.90</b>
Wages & Taxes		
Gross Wages		
Dockhand	1,164.78	1,164.78
Forklift Operator	16,113.47	16,113.47
Fuel Tips	155.00	155.00
Office Assistant	2,600.00	2,600.00
Operations Manager	6,153.88	6,153.88
<b>Total for Gross Wages</b>	<b>26,187.13</b>	<b>\$26,187.13</b>
Payroll Tax Expense	2,477.80	2,477.80
<b>Total for Wages &amp; Taxes</b>	<b>28,664.93</b>	<b>\$28,664.93</b>
<b>Total for Payroll Expenses</b>	<b>34,802.83</b>	<b>\$34,802.83</b>
Repairs & Maintenance		
Building Repairs	4,158.00	4,158.00
Computer Repair & Services	92.50	92.50
Ground Repairs	931.54	931.54
<b>Total for Repairs &amp; Maintenance</b>	<b>5,182.04</b>	<b>\$5,182.04</b>
Taxes & Licenses	750.00	750.00
Utilities		
Electricity	731.70	731.70
Telephone & Internet	376.96	376.96

	Apr 2026	Total
Water & Waste	957.39	957.39
<b>Total for Utilities</b>	<b>2,066.05</b>	<b>\$2,066.05</b>
<b>Total for General &amp; Administrative Expenses</b>	<b>91,384.02</b>	<b>\$91,384.02</b>
Other Expense		
Interest Expense	2,095.18	2,095.18
Sales Tax Penalty	14.18	14.18
<b>Total for Other Expense</b>	<b>2,109.36</b>	<b>\$2,109.36</b>
<b>Total for Expenses</b>	<b>93,493.38</b>	<b>\$93,493.38</b>
<b>Net Operating Income</b>	<b>29,505.54</b>	<b>\$29,505.54</b>
Other Income		
Other Income		
Interest Income	2,233.90	2,233.90
Reserve Funding	36,494.83	36,494.83
Sales Tax Allowance	0.00	0.00
<b>Total for Other Income</b>	<b>38,728.73</b>	<b>\$38,728.73</b>
<b>Total for Other Income</b>	<b>38,728.73</b>	<b>\$38,728.73</b>
Other Expenses		
Reserve Expenses	4,162.94	4,162.94
<b>Total for Other Expenses</b>	<b>4,162.94</b>	<b>\$4,162.94</b>
<b>Net Other Income</b>	<b>34,565.79</b>	<b>\$34,565.79</b>
<b>Net Income</b>	<b>64,071.33</b>	<b>\$64,071.33</b>

# GHMCA Monthly P&L

January-April, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
Income					
GHM Condo Income					
Condo Monthly Dues	65,125.66	70,129.83	72,648.23	74,095.56	281,999.28
Estoppel Fee		418.00	598.00	1,196.00	2,212.00
GHM Owned Condo Rental Income	171.00	1,771.00	2,271.00	2,586.00	6,799.00
Late Fee	0.00	0.00	35.00	0.00	35.00
Rental Admin Fee Income	4,680.00	5,220.00	5,280.00	5,040.00	20,220.00
<b>Total for GHM Condo Income</b>	<b>69,976.66</b>	<b>77,538.83</b>	<b>80,832.23</b>	<b>82,917.56</b>	<b>\$311,265.28</b>
Marina Sales					
Bait Sales	1,386.02	1,768.16	4,551.07	3,923.49	11,628.74
Charter Captain					
Fish Station					
Fuel Sales	50,820.10	46,061.68	105,702.24	91,545.71	294,129.73
Ice Sales	228.00	396.00	908.00	896.00	2,428.00
Vendor	300.00	470.00	50.00	400.00	1,220.00
<b>Total for Marina Sales</b>	<b>52,734.12</b>	<b>48,695.84</b>	<b>111,211.31</b>	<b>96,765.20</b>	<b>\$309,406.47</b>
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	10,720.68
GHM Services LLC Rental Income	500.00	500.00	500.00	500.00	2,000.00
KFH - Retro Agreement	312.50	312.50	312.50	312.50	1,250.00
Kool Florida	656.57	656.57	656.57	656.57	2,626.28
Next Edge				2,292.21	2,292.21
Pops Parking	1,591.81	1,591.81	1,591.81	1,591.81	6,367.24
<b>Total for Service &amp; Lease Income</b>	<b>6,435.82</b>	<b>5,509.81</b>	<b>7,907.52</b>	<b>8,110.11</b>	<b>\$27,963.26</b>
<b>Total for Income</b>	<b>129,146.60</b>	<b>131,744.48</b>	<b>199,951.06</b>	<b>187,792.87</b>	<b>\$648,635.01</b>
Cost of Goods Sold					
Fish and Bait	900.00	1,064.82	3,877.80	2,280.00	8,122.62
Fuel	29,998.11	44,261.27	76,933.47	62,102.20	213,295.05
Ice Resale	148.50	162.00	391.50	411.75	1,113.75
<b>Total for Cost of Goods Sold</b>	<b>31,046.61</b>	<b>45,488.09</b>	<b>81,202.77</b>	<b>64,793.95</b>	<b>\$222,531.42</b>
<b>Gross Profit</b>	<b>98,099.99</b>	<b>86,256.39</b>	<b>118,748.29</b>	<b>122,998.92</b>	<b>\$426,103.59</b>
Expenses					
General & Administrative Expenses					
Advertising			2,157.84		2,157.84
Auto & Machine Expenses					

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
Forklift & Machinery Repairs	2,501.53	1,940.13	2,974.62	25,212.08	32,628.36
<b>Total for Auto &amp; Machine Expenses</b>	<b>2,501.53</b>	<b>1,940.13</b>	<b>2,974.62</b>	<b>25,212.08</b>	<b>\$32,628.36</b>
Bank & Merchant Services					
Bank Fees	39.00	1,212.59	114.50	10.00	1,376.09
Merchant Services					
Credit Card Fees	1,586.41	1,478.96	1,448.28	3,001.29	7,514.94
Machine	29.95	29.95	29.95	174.84	264.69
Merchant Fees	201.39	201.39	601.39	160.10	1,164.27
<b>Total for Merchant Services</b>	<b>1,817.75</b>	<b>1,710.30</b>	<b>2,079.62</b>	<b>3,336.23</b>	<b>\$8,943.90</b>
<b>Total for Bank &amp; Merchant Services</b>	<b>1,856.75</b>	<b>2,922.89</b>	<b>2,194.12</b>	<b>3,346.23</b>	<b>\$10,319.99</b>
Dues & Subscriptions					
Memberships & Dues	84.90		119.99		204.89
Software & Apps	2,346.88	1,065.99	971.64	2,141.47	6,525.98
<b>Total for Dues &amp; Subscriptions</b>	<b>2,431.78</b>	<b>1,065.99</b>	<b>1,091.63</b>	<b>2,141.47</b>	<b>\$6,730.87</b>
Fire Alarm & Security	2,878.00		686.84		3,564.84
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
Umbrella Policy		3,050.17	3,050.17		6,100.34
<b>Total for Insurance</b>		<b>31,026.04</b>	<b>33,277.25</b>		<b>\$64,303.29</b>
Legal & Professional Fees					
Accounting & Bookkeeping	1,400.00	1,400.00	2,010.00	10,640.00	15,450.00
Legal Fees	3,375.00	9,940.00	12,262.39	5,000.00	30,577.39
Professional Fees			440.00		440.00
<b>Total for Legal &amp; Professional Fees</b>	<b>4,775.00</b>	<b>11,340.00</b>	<b>14,712.39</b>	<b>15,640.00</b>	<b>\$46,467.39</b>
Office Expenses					
Office Supplies	255.20	1,159.81	2,503.77	2,087.32	6,006.10
Shipping & Delivery	9.81	56.34		156.00	222.15
<b>Total for Office Expenses</b>	<b>265.01</b>	<b>1,216.15</b>	<b>2,503.77</b>	<b>2,243.32</b>	<b>\$6,228.25</b>
Payroll Expenses					
Payroll Fees & Insurance					
Employee Health Care Policy	5,211.92	5,015.81	5,408.03	5,211.92	20,847.68
Payroll Fees	808.30	845.25	484.98	484.98	2,623.51
Worker's Compensation Policy	441.00	441.00	441.00	441.00	1,764.00

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
<b>Total for Payroll Fees &amp; Insurance</b>	<b>6,461.22</b>	<b>6,302.06</b>	<b>6,334.01</b>	<b>6,137.90</b>	<b>\$25,235.19</b>
Wages & Taxes					
Gross Wages					
Dockhand	1,880.70	954.90	1,090.26	1,164.78	5,090.64
Forklift Operator	12,549.53	13,971.44	11,002.28	16,113.47	53,636.72
Fuel Tips	85.00	79.00	115.00	155.00	434.00
Office Assistant	1,793.75	2,012.50	2,129.25	2,600.00	8,535.50
Operations Manager	6,153.88	6,153.88	6,153.88	6,153.88	24,615.52
<b>Total for Gross Wages</b>	<b>22,462.86</b>	<b>23,171.72</b>	<b>20,490.67</b>	<b>26,187.13</b>	<b>\$92,312.38</b>
Payroll Tax Expense	1,871.50	1,860.78	5,624.47	2,477.80	11,834.55
<b>Total for Wages &amp; Taxes</b>	<b>24,334.36</b>	<b>25,032.50</b>	<b>26,115.14</b>	<b>28,664.93</b>	<b>\$104,146.93</b>
<b>Total for Payroll Expenses</b>	<b>30,795.58</b>	<b>31,334.56</b>	<b>32,449.15</b>	<b>34,802.83</b>	<b>\$129,382.12</b>
Repairs & Maintenance					
Building Repairs	7,910.26	8,997.85	2,550.00	4,158.00	23,616.11
Computer Repair & Services			1,010.00	92.50	1,102.50
Dock Supplies & Repairs	849.60	410.66	78.27		1,338.53
Ground Repairs	710.36	2,903.55		931.54	4,545.45
<b>Total for Repairs &amp; Maintenance</b>	<b>9,470.22</b>	<b>12,312.06</b>	<b>3,638.27</b>	<b>5,182.04</b>	<b>\$30,602.59</b>
Taxes & Licenses				750.00	\$750.00
Continuing Education		267.00	149.00		416.00
Licenses	70.00	819.60			889.60
<b>Total for Taxes &amp; Licenses</b>	<b>70.00</b>	<b>1,086.60</b>	<b>149.00</b>	<b>750.00</b>	<b>\$2,055.60</b>
Utilities					
Electricity	801.56	740.98	738.63	731.70	3,012.87
Telephone & Internet	500.40	521.92	501.92	376.96	1,901.20
Water & Waste	1,148.20	788.14	1,175.69	957.39	4,069.42
<b>Total for Utilities</b>	<b>2,450.16</b>	<b>2,051.04</b>	<b>2,416.24</b>	<b>2,066.05</b>	<b>\$8,983.49</b>
<b>Total for General &amp; Administrative Expenses</b>	<b>57,494.03</b>	<b>96,295.46</b>	<b>98,251.12</b>	<b>91,384.02</b>	<b>\$343,424.63</b>
Meals			0.00		0.00
Other Expense					
Interest Expense	2,203.86	2,152.88	2,124.13	2,095.18	8,576.05
Sales Tax Penalty				14.18	14.18
<b>Total for Other Expense</b>	<b>2,203.86</b>	<b>2,152.88</b>	<b>2,124.13</b>	<b>2,109.36</b>	<b>\$8,590.23</b>
<b>Total for Expenses</b>	<b>59,697.89</b>	<b>98,448.34</b>	<b>100,375.25</b>	<b>93,493.38</b>	<b>\$352,014.86</b>
<b>Net Operating Income</b>	<b>38,402.10</b>	<b>(12,191.95)</b>	<b>18,373.04</b>	<b>29,505.54</b>	<b>\$74,088.73</b>
Other Income					
Other Income					
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	10,225.21

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
Property Tax Refund	4,685.65				4,685.65
Reserve Funding	32,076.82	34,534.17	40,864.63	36,494.83	143,970.45
Sales Tax Allowance	30.00	30.00	30.00	0.00	90.00
<b>Total for Other Income</b>	<b>41,948.44</b>	<b>39,541.19</b>	<b>45,934.95</b>	<b>38,728.73</b>	<b>\$166,153.31</b>
<b>Total for Other Income</b>	<b>41,948.44</b>	<b>39,541.19</b>	<b>45,934.95</b>	<b>38,728.73</b>	<b>\$166,153.31</b>
Other Expenses					
Reserve Expenses	3,438.27	24,516.22	123,676.76	4,162.94	155,794.19
<b>Total for Other Expenses</b>	<b>3,438.27</b>	<b>24,516.22</b>	<b>123,676.76</b>	<b>4,162.94</b>	<b>\$155,794.19</b>
<b>Net Other Income</b>	<b>38,510.17</b>	<b>15,024.97</b>	<b>(77,741.81)</b>	<b>34,565.79</b>	<b>\$10,359.12</b>
<b>Net Income</b>	<b>76,912.27</b>	<b>2,833.02</b>	<b>(59,368.77)</b>	<b>64,071.33</b>	<b>\$84,447.85</b>