

HARBOR @ HARRODS CREEK
BALANCE SHEET
SEPTEMBER 30, 2026

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	\$	34,903.95
RB&T PREMIER FIRST [XXX4446]		544,130.02
TOTAL CASH		579,033.97
CURRENT ASSETS		
ACCOUNTS RECEIVABLE		12,868.10
ACCTS REC - SPECIAL ASSESSMENT		31,320.93
PREPAID INSURANCE		23,184.10
TOTAL CURRENT ASSETS		67,373.13
PROPERTY & EQUIPMENT		
CLUBHOUSE FURNITURE [2025]		10,149.84
TOTAL PROPERTY & EQUIPMENT		10,149.84
TOTAL ASSETS	\$	<u>656,556.94</u>

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
PAYABLE - MARINA ACCOUNT	\$	34,400.00
PREPAID MAINTENANCE FEES		18,497.27
STORAGE DEPOSIT		1,100.00
TOTAL CURRENT LIABILITIES		53,997.27
TOTAL LIABILITIES		53,997.27
CAPITAL		
RETAINED EARNINGS		681,200.14
ASSETS MOVED TO MARINA ACCOUNT		(149,628.74)
RESERVE TRANSFERS		72,389.25
CURRENT NET INCOME		(1,400.98)
TOTAL CAPITAL		602,559.67
TOTAL LIABILITIES & CAPITAL	\$	<u>656,556.94</u>

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2026

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
MAINTENANCE FEES	\$ 80,431.95	\$ 80,431.91	\$ 723,888.04	\$ 723,887.27	\$ 965,183.00
SPECIAL ASSESSMENT	376,998.96	0.00	376,998.96	0.00	0.00
CLUBHOUSE RENTAL	0.00	108.33	1,700.00	974.97	1,300.00
INTEREST INCOME	1,099.86	416.66	8,501.93	3,750.02	5,000.00
LATE FEES	3,791.63	416.66	6,124.25	3,750.02	5,000.00
STORAGE	0.00	500.00	8,280.00	4,500.00	6,000.00
INSURANCE PROCEEDS	0.00	0.00	30,193.20	0.00	0.00
MISCELLANEOUS	250.00	0.00	985.79	0.00	0.00
TOTAL REVENUES	462,572.40	81,873.56	1,156,672.17	736,862.28	982,483.00
EXPENSES					
COMMUNICATIONS	92.87	91.68	832.84	824.96	1,100.00
CREEK STABILIZATION	0.00	0.00	8,696.25	0.00	0.00
DRAINAGE REPAIRS	0.00	750.00	1,290.00	6,750.00	9,000.00
INSURANCE	10,553.55	10,553.75	98,791.86	94,983.75	126,645.00
INSURANCE - FLOOD	11,592.09	11,592.08	104,328.81	104,328.76	139,105.00
INSURANCE CLAIM EXPENDITURE	0.00	0.00	29,000.00	0.00	0.00
FLOOD - INSURANCE CLAIM EXP	0.00	0.00	10,312.04	0.00	0.00
IRRIGATION	0.00	166.66	813.06	1,500.02	2,000.00
LAKES	813.55	542.33	5,694.85	4,881.01	6,508.00
LANDSCAPE - CONTRACT	4,529.39	9,240.08	43,517.89	83,160.76	110,881.00
LANDSCAPE - NON CONTRACT	525.00	1,291.66	21,981.04	11,625.02	15,500.00
MAINTENANCE - BUILDINGS	2,995.00	2,916.68	15,927.99	26,249.96	35,000.00
MAINTENANCE - CLUBHOUSE	192.87	416.68	2,467.78	3,749.96	5,000.00
MAINTENANCE - GENERAL & ELEC	0.00	2,291.68	625.00	20,624.96	27,500.00
MAINTENANCE - PLUMBING/LEAK	2,796.40	1,416.68	10,547.10	12,749.96	17,000.00
MAINTENANCE - ROOF & GUTTER	389.00	2,500.00	9,375.65	22,500.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.68	850.00	3,749.96	5,000.00
MAINTENANCE - SUPPLIES	0.00	41.66	860.58	375.02	500.00
MANAGEMENT FEE	2,525.00	2,525.00	22,725.00	22,725.00	30,300.00
MOLD REMEDIATION	0.00	833.34	0.00	7,499.98	10,000.00
OFFICE EXPENSE	151.57	375.00	2,901.63	3,375.00	4,500.00
PAINTING	0.00	2,000.00	18,000.00	18,000.00	24,000.00
PEST CONTROL	150.00	222.92	3,163.87	2,006.25	2,675.00
POOL - OPER. & MAIN.	599.32	2,000.00	19,115.20	18,000.00	24,000.00
PROFESSIONAL FEES	481.96	1,666.68	11,255.55	14,999.96	20,000.00
SIGNAGE/MAILBOXES	52.78	62.50	100.43	562.50	750.00
SOCIAL EXPENSE	0.00	41.68	0.00	374.96	500.00
SNOW REMOVAL	0.00	0.00	11,024.00	13,000.00	15,000.00
TAXES & LICENSES	0.00	0.00	131.00	500.00	500.00
UTILITIES - LGE	1,751.12	1,541.66	13,686.04	13,875.02	18,500.00
UTILITIES - WATER	15,251.69	15,208.33	130,061.26	136,875.01	182,500.00
TRASH REMOVAL	949.07	1,416.68	9,161.48	12,749.96	17,000.00
UTILITIES - TELEPHONE	0.00	125.00	0.00	1,125.00	1,500.00
TRANSFER TO RESERVES	8,043.25	8,043.25	72,389.25	72,389.25	96,519.00
CAPITAL EXP - SIDING	0.00	0.00	75,483.00	0.00	0.00
CAPITAL EXP - STREET SEALING	385,162.70	0.00	385,162.70	0.00	0.00
EROSION MAINTENANCE	0.00	291.66	0.00	2,625.02	3,500.00
CAPITAL EXP - POOL	0.00	0.00	17,800.00	0.00	0.00
TOTAL EXPENSES	449,598.18	80,582.00	1,158,073.15	738,737.01	982,483.00
NET INCOME	\$ 12,974.22	\$ 1,291.56	\$ (1,400.98)	\$ (1,874.73)	\$ 0.00

FOR MANAGEMENT PURPOSES ONLY

MARINA @ HARRODS CREEK, INC.
BALANCE SHEET
SEPTEMBER 30, 2026

ASSETS

CASH		
RB&T MARINA ACCOUNT [XXX4373]	\$	17,183.22
RB&T RESERVE MONEY MKT [2.51%]		131,184.17
TOTAL CASH		148,367.39
CURRENT ASSETS		
RECEIVABLE - THE HARBOR		34,400.00
TOTAL CURRENT ASSETS		34,400.00
PROPERTY & EQUIPMENT		
MARINA DOCKS & FIXTURES		170,849.56
ACCUM. DEPRE. - MARINA		(170,849.56)
TOTAL PROPERTY & EQUIPMENT		0.00
TOTAL ASSETS	\$	182,767.39

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
TOTAL CURRENT LIABILITIES		0.00
TOTAL LIABILITIES		0.00
CAPITAL		
RETAINED EARNINGS	\$	42,422.18
FROM HARBOR SET OF BOOKS		149,628.74
CURRENT NET INCOME [LOSS]		(9,283.53)
TOTAL CAPITAL		182,767.39
TOTAL LIABILITIES & CAPITAL	\$	182,767.39

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2026

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
NON-RESIDENT LEASES	\$ 0.00	\$ 0.00	\$ 19,800.00	\$ 34,500.00	\$ 34,500.00
RESIDENT LEASES	0.00	0.00	22,287.00	20,700.00	20,700.00
ELECTRIC REIMBURSEMENT	0.00	231.66	2,536.92	2,085.02	2,780.00
IRS REFUND	0.00	0.00	4,550.08	0.00	0.00
INTEREST INCOME	267.91	375.00	2,422.52	3,375.00	4,500.00
TOTAL REVENUES	<u>267.91</u>	<u>606.66</u>	<u>51,596.52</u>	<u>60,660.02</u>	<u>62,480.00</u>
EXPENSES					
ELECTRIC	768.52	878.33	6,899.89	7,905.01	10,540.00
GATE	0.00	83.33	0.00	750.01	1,000.00
OFFICE EXPENSES	22.45	10.84	120.59	97.48	130.00
LEGAL	0.00	16.68	0.00	149.96	200.00
LANDSCAPING - NON-CONTRACT	0.00	41.66	0.00	375.02	500.00
MAINTENANCE & REPAIRS	27,105.00	2,187.09	50,570.46	19,683.73	26,245.00
MANAGMENT COMPANY	120.00	120.00	1,080.00	1,080.00	1,440.00
TAX RETURN PREPARATION	0.00	0.00	475.00	0.00	0.00
PROPERTY INSURANCE	66.60	351.25	599.40	3,161.25	4,215.00
TAXES & LICENSES	0.00	0.00	190.00	15,810.00	15,810.00
TRASH REMOVAL	107.78	116.66	944.71	1,050.02	1,400.00
SNOW REMOVAL	0.00	0.00	0.00	1,000.00	1,000.00
TOTAL EXPENSES	<u>28,190.35</u>	<u>3,805.84</u>	<u>60,880.05</u>	<u>51,062.48</u>	<u>62,480.00</u>
NET INCOME [LOSS]	<u>\$ (27,922.44)</u>	<u>\$ (3,199.18)</u>	<u>\$ (9,283.53)</u>	<u>\$ 9,597.54</u>	<u>\$ 0.00</u>