HARBOR @ HARRODS CREEK
BALANCE SHEET
JANUARY 31, 2026

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	$ 119,555.10	
RB&T PREMIER FIRST [XXX4446]	379,609.29	
TOTAL CASH		499,164.39
CURRENT ASSETS		
ACCOUNTS RECEIVABLE	3,890.90	
PREPAID INSURANCE	115,920.82	
TOTAL CURRENT ASSETS		119,811.72
PROPERTY & EQUIPMENT		
CLUBHOUSE FURNITURE [2025]	10,149.84	
TOTAL PROPERTY & EQUIPMENT		10,149.84
TOTAL ASSETS		$ 629,125.95

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	$ 9,031.23	
PAYABLE - MARINA ACCOUNT	34,400.00	
PREPAID MAINTENANCE FEES	22,872.21	
STORAGE DEPOSIT	1,100.00	
TOTAL CURRENT LIABILITIES		67,403.44
TOTAL LIABILITIES		67,403.44
CAPITAL		
RETAINED EARNINGS	681,200.14	
ASSETS MOVED TO MARINA ACCOUNT	(149,628.74)	
RESERVE TRANSFERS	8,043.25	
CURRENT NET INCOME	22,107.86	
TOTAL CAPITAL		561,722.51
TOTAL LIABILITIES & CAPITAL		$ 629,125.95

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE ONE MONTH ENDING JANUARY 31, 2026

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
MAINTENANCE FEES	$ 80,431.95	$ 80,431.92	$ 80,431.95	$ 80,431.92	$ 965,183.00
CLUBHOUSE RENTAL	0.00	108.33	0.00	108.33	1,300.00
INTEREST INCOME	783.60	416.68	783.60	416.68	5,000.00
LATE FEES	415.54	416.68	415.54	416.68	5,000.00
STORAGE	0.00	500.00	0.00	500.00	6,000.00
TOTAL REVENUES	81,631.09	81,873.61	81,631.09	81,873.61	982,483.00
EXPENSES					
COMMUNICATIONS	90.00	91.66	90.00	91.66	1,100.00
DRAINAGE REPAIRS	0.00	750.00	0.00	750.00	9,000.00
INSURANCE	10,553.55	10,553.75	10,553.55	10,553.75	126,645.00
INSURANCE - FLOOD	11,592.09	11,592.08	11,592.09	11,592.08	139,105.00
IRRIGATION	75.00	166.66	75.00	166.66	2,000.00
LAKES	0.00	542.34	0.00	542.34	6,508.00
LANDSCAPE - CONTRACT	4,529.39	9,240.10	4,529.39	9,240.10	110,881.00
LANDSCAPE - NON CONTRACT	0.00	1,291.66	0.00	1,291.66	15,500.00
MAINTENANCE - BUILDINGS	4,178.00	2,916.66	4,178.00	2,916.66	35,000.00
MAINTENANCE - CLUBHOUSE	198.10	416.66	198.10	416.66	5,000.00
MAINTENANCE - GENERAL & ELEC	0.00	2,291.66	0.00	2,291.66	27,500.00
MAINTENANCE - PLUMBING/LEAK	3,022.92	1,416.66	3,022.92	1,416.66	17,000.00
MAINTENANCE - ROOF & GUTTER	2,137.00	2,500.00	2,137.00	2,500.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	850.00	416.66	850.00	416.66	5,000.00
MAINTENANCE - SUPPLIES	188.22	41.68	188.22	41.68	500.00
MANAGEMENT FEE	2,525.00	2,525.00	2,525.00	2,525.00	30,300.00
MOLD REMEDIATION	0.00	833.33	0.00	833.33	10,000.00
OFFICE EXPENSE	935.43	375.00	935.43	375.00	4,500.00
PAINTING	0.00	2,000.00	0.00	2,000.00	24,000.00
PEST CONTROL	0.00	222.91	0.00	222.91	2,675.00
POOL - OPER. & MAIN.	262.23	2,000.00	262.23	2,000.00	24,000.00
PROFESSIONAL FEES	739.06	1,666.66	739.06	1,666.66	20,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	62.50	750.00
SOCIAL EXPENSE	0.00	41.66	0.00	41.66	500.00
SNOW REMOVAL	7,844.00	2,500.00	7,844.00	2,500.00	15,000.00
TAXES & LICENSES	0.00	0.00	0.00	0.00	500.00
UTILITIES - LGE	739.22	1,541.68	739.22	1,541.68	18,500.00
UTILITIES - WATER	26.09	15,208.33	26.09	15,208.33	182,500.00
TRASH REMOVAL	994.68	1,416.66	994.68	1,416.66	17,000.00
UTILITIES - TELEPHONE	0.00	125.00	0.00	125.00	1,500.00
TRANSFER TO RESERVES	8,043.25	8,043.25	8,043.25	8,043.25	96,519.00
EROSION MAINTENANCE	0.00	291.66	0.00	291.66	3,500.00
TOTAL EXPENSES	59,523.23	83,081.87	59,523.23	83,081.87	982,483.00
NET INCOME	$ 22,107.86	$ (1,208.26)	$ 22,107.86	$ (1,208.26)	$ 0.00

MARINA @ HARRODS CREEK, INC.
BALANCE SHEET
JANUARY 31, 2026

ASSETS

CASH			
RB&T MARINA ACCOUNT [XXX4373]	$ 10,782.99		
RB&T RESERVE MONEY MKT [3.25%]	129,053.10		
TOTAL CASH			139,836.09
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		$	174,236.09

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]	(17,814.83)		
TOTAL CAPITAL			174,236.09
TOTAL LIABILITIES & CAPITAL		$	174,236.09

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE ONE MONTH ENDING JANUARY 31, 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	$ 0.00	$ 0.00	$ 34,500.00
RESIDENT LEASES	0.00	0.00	0.00	0.00	20,700.00
ELECTRIC REIMBURSEMENT	0.00	231.68	0.00	231.68	2,780.00
INTEREST INCOME	283.66	375.00	283.66	375.00	4,500.00
TOTAL REVENUES	283.66	606.68	283.66	606.68	62,480.00
EXPENSES					
ELECTRIC	870.50	878.34	870.50	878.34	10,540.00
GATE	0.00	83.34	0.00	83.34	1,000.00
OFFICE EXPENSES	11.90	10.83	11.90	10.83	130.00
LEGAL	0.00	16.66	0.00	16.66	200.00
LANDSCAPING - NON-CONTRACT	0.00	41.66	0.00	41.66	500.00
MAINTENANCE & REPAIRS	16,928.00	2,187.08	16,928.00	2,187.08	26,245.00
MANAGMENT COMPANY	120.00	120.00	120.00	120.00	1,440.00
PROPERTY INSURANCE	66.60	351.25	66.60	351.25	4,215.00
TAXES & LICENSES	0.00	0.00	0.00	0.00	15,810.00
TRASH REMOVAL	101.49	116.68	101.49	116.68	1,400.00
SNOW REMOVAL	0.00	500.00	0.00	500.00	1,000.00
TOTAL EXPENSES	18,098.49	4,305.84	18,098.49	4,305.84	62,480.00
NET INCOME [LOSS]	$ (17,814.83)	$ (3,699.16)	$ (17,814.83)	$ (3,699.16)	$ 0.00