

HARBOR @ HARRODS CREEK
BALANCE SHEET
OCTOBER 31, 2025

ASSETS

CASH			
REPUBLIC BANK [XXX4314]	\$	232,434.70	
RB&T PREMIER FIRST [XXX4446]		276,674.84	
PACIFIC GUARDIAN LIFE		40,369.23	
ANNUITY [10/12/25, 4%]			
TOTAL CASH			549,478.77
CURRENT ASSETS			
ACCOUNTS RECEIVABLE		4,197.79	
PREPAID INSURANCE		11,592.01	
TOTAL CURRENT ASSETS			15,789.80
PROPERTY & EQUIPMENT			
CLUBHOUSE FURNITURE [2025]		10,149.84	
TOTAL PROPERTY & EQUIPMENT			10,149.84
TOTAL ASSETS	\$		575,418.41

LIABILITIES AND CAPITAL

CURRENT LIABILITIES			
ACCOUNTS PAYABLE	\$	2,865.87	
PAYABLE - MARINA ACCOUNT		34,400.00	
PREPAID MAINTENANCE FEES		29,985.75	
STORAGE DEPOSIT		1,100.00	
TOTAL CURRENT LIABILITIES			68,351.62
TOTAL LIABILITIES			68,351.62
CAPITAL			
RETAINED EARNINGS		409,872.02	
ASSETS MOVED TO MARINA ACCOUNT		(149,628.74)	
RESERVE TRANSFERS		77,830.90	
CURRENT NET INCOME		168,992.61	
TOTAL CAPITAL			507,066.79
TOTAL LIABILITIES & CAPITAL	\$		575,418.41

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE TEN MONTHS ENDING OCTOBER 31, 2025

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
MAINTENANCE FEES	\$ 77,830.86	\$ 77,830.83	\$ 778,308.85	\$ 778,308.34	\$ 933,970.00
ADDITIONAL MAINTENANCE FEES	0.00	0.00	75,000.00	0.00	0.00
CLUBHOUSE RENTAL	300.00	75.00	2,100.00	750.00	900.00
INTEREST INCOME	395.78	833.34	4,065.69	8,333.32	10,000.00
LATE FEES	515.12	269.00	6,216.60	2,690.00	3,228.00
STORAGE	0.00	550.00	6,040.00	5,500.00	6,600.00
INSURANCE PROCEEDS	0.00	0.00	22,547.52	0.00	0.00
MISCELLANEOUS	200.00	0.00	1,460.41	0.00	0.00
TOTAL REVENUES	79,241.76	79,558.17	895,739.07	795,581.66	954,698.00
EXPENSES					
BANK & SERVICE CHARGES	224.30	250.00	2,249.60	2,500.00	3,000.00
COMMUNICATIONS	210.00	252.09	2,530.96	2,520.82	3,025.00
CREEK STABILIZATION	0.00	500.00	0.00	5,000.00	6,000.00
DRAINAGE REPAIRS	3,795.00	1,000.00	4,368.40	10,000.00	12,000.00
INSURANCE	10,147.33	11,145.84	100,289.38	111,458.32	133,750.00
INSURANCE - FLOOD	11,592.09	11,816.92	115,920.90	118,169.20	141,803.00
INSURANCE CLAIM EXPENDITURE	(5,768.04)	0.00	0.00	0.00	0.00
FLOOD - INSURANCE CLAIM EXP	6,393.53	0.00	11,536.08	0.00	0.00
IRRIGATION	0.00	208.34	0.00	2,083.40	2,500.00
LAKES	775.13	500.00	6,625.04	5,000.00	6,000.00
LANDSCAPE - CONTRACT	6,402.92	6,408.34	66,679.20	64,083.40	76,900.00
LANDSCAPE - NON CONTRACT	575.00	833.34	12,563.70	8,333.40	10,000.00
MAINTENANCE - BUILDINGS	0.00	3,666.67	14,533.19	36,666.70	44,000.00
MAINTENANCE - CLUBHOUSE	370.73	333.34	3,034.55	3,333.40	4,000.00
MAINTENANCE - GENERAL & ELEC	1,367.00	2,500.00	19,999.94	25,000.00	30,000.00
MAINTENANCE - PLUMBING/LEAK	983.46	1,041.67	16,541.40	10,416.70	12,500.00
MAINTENANCE - ROOF & GUTTER	485.00	2,500.00	14,478.88	25,000.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.67	63.18	4,166.70	5,000.00
MAINTENANCE - SUPPLIES	0.00	41.67	145.48	416.70	500.00
MANAGEMENT FEE	2,775.00	2,500.00	25,275.00	25,000.00	30,000.00
MOLD REMEDIATION	0.00	1,000.00	0.00	10,000.00	12,000.00
OFFICE EXPENSE	379.26	250.00	3,145.97	2,500.00	3,000.00
PAINTING	0.00	2,000.00	50.00	20,000.00	24,000.00
PEST CONTROL	50.00	208.34	2,399.50	2,083.40	2,500.00
POOL - OPER. & MAIN.	0.00	2,166.67	21,449.60	21,666.70	26,000.00
PROFESSIONAL FEES	684.50	2,000.00	11,337.23	20,000.00	24,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	625.00	750.00
SOCIAL EXPENSE	0.00	41.67	0.00	416.70	500.00
SNOW REMOVAL	0.00	0.00	12,735.20	5,000.00	5,000.00
TAXES & LICENSES	0.00	0.00	450.00	6,450.00	6,450.00
UTILITIES - LGE	1,500.67	1,500.00	14,250.74	15,000.00	18,000.00
UTILITIES - WATER	16,589.48	28,333.34	147,387.88	141,666.70	170,000.00
TRASH REMOVAL	2,358.33	1,333.34	14,350.06	13,333.40	16,000.00
UTILITIES - TELEPHONE	0.00	170.84	1,024.50	1,708.40	2,050.00
TRANSFER TO RESERVES	7,783.09	7,783.09	77,830.90	77,830.90	93,397.00
EROSION MAINTENANCE	0.00	0.00	3,500.00	0.00	0.00
TOTAL EXPENSES	69,673.78	92,764.68	726,746.46	797,429.94	954,625.00
NET INCOME	\$ 9,567.98	\$ (13,206.51)	\$ 168,992.61	\$ (1,848.28)	\$ 73.00

MARINA @ HARRODS CREEK, INC.
BALANCE SHEET
OCTOBER 31, 2025

ASSETS

CASH			
RB&T MARINA ACCOUNT [XXX4373]	\$	23,174.27	
RB&T RESERVE MONEY MKT [3.25%]		157,079.54	
TOTAL CASH			180,253.81
CURRENT ASSETS			
RECEIVABLE - THE HARBOR		34,400.00	
TOTAL CURRENT ASSETS			34,400.00
PROPERTY & EQUIPMENT			
MARINA DOCKS & FIXTURES		170,849.56	
ACCUM. DEP. - MARINA		(170,849.56)	
TOTAL PROPERTY & EQUIPMENT			0.00
TOTAL ASSETS	\$		214,653.81

LIABILITIES AND CAPITAL

CURRENT LIABILITIES			
TOTAL CURRENT LIABILITIES			0.00
TOTAL LIABILITIES			0.00
CAPITAL			
RETAINED EARNINGS	\$	65,363.59	
RESERVE TRANSFERS		4,250.00	
FROM HARBOR SET OF BOOKS		149,628.74	
CURRENT NET INCOME [LOSS]		(4,588.52)	
TOTAL CAPITAL			214,653.81
TOTAL LIABILITIES & CAPITAL	\$		214,653.81

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE TEN MONTHS ENDING OCTOBER 31, 2025

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
NON-RESIDENT LEASES	\$ 0.00	\$ 0.00	\$ 30,000.00	\$ 26,875.00	\$ 26,875.00
RESIDENT LEASES	900.00	0.00	18,100.00	21,750.00	21,750.00
ELECTRIC REIMBURSEMENT	0.00	625.00	2,783.94	6,250.00	7,500.00
IRS REFUND	0.00	0.00	16.24	0.00	0.00
INTEREST INCOME	242.20	233.75	4,079.37	2,337.50	2,805.00
TOTAL REVENUES	<u>1,142.20</u>	<u>858.75</u>	<u>54,979.55</u>	<u>57,212.50</u>	<u>58,930.00</u>
EXPENSES					
ELECTRIC	754.04	877.50	8,963.25	8,775.00	10,530.00
GATE	0.00	41.66	975.00	416.68	500.00
OFFICE EXPENSES	6.40	20.84	109.15	208.40	250.00
LEGAL	0.00	20.84	0.00	208.40	250.00
LANDSCAPING - NON-CONTRACT	0.00	62.50	0.00	625.00	750.00
MAINTENANCE & REPAIRS	0.00	2,305.84	26,884.00	23,058.40	27,670.00
MANAGMENT COMPANY	115.00	115.00	1,150.00	1,150.00	1,380.00
PROPERTY INSURANCE	63.75	333.33	3,512.19	3,333.34	4,000.00
TAXES & LICENSES	0.00	0.00	11,569.00	8,000.00	8,000.00
TRANSFER TO RESERVES	425.00	425.00	4,250.00	4,250.00	5,100.00
TRASH REMOVAL	315.68	41.67	1,188.23	416.70	500.00
SNOW REMOVAL	0.00	0.00	967.25	0.00	0.00
TOTAL EXPENSES	<u>1,679.87</u>	<u>4,244.18</u>	<u>59,568.07</u>	<u>50,441.92</u>	<u>58,930.00</u>
NET INCOME [LOSS]	<u>\$ (537.67)</u>	<u>\$ (3,385.43)</u>	<u>\$ (4,588.52)</u>	<u>\$ 6,770.58</u>	<u>\$ 0.00</u>