

HARBOR @ HARRODS CREEK
BALANCE SHEET
NOVEMBER 30, 2025

ASSETS

CASH			
REPUBLIC BANK [XXX4314]	\$	229,996.66	
RB&T PREMIER FIRST [XXX4446]		339,046.04	
ANNUITY [10/12/25, 4%]			
TOTAL CASH			569,042.70
CURRENT ASSETS			
ACCOUNTS RECEIVABLE		7,777.22	
TOTAL CURRENT ASSETS			7,777.22
PROPERTY & EQUIPMENT			
CLUBHOUSE FURNITURE [2025]		10,149.84	
TOTAL PROPERTY & EQUIPMENT			10,149.84
TOTAL ASSETS	\$		586,969.76

LIABILITIES AND CAPITAL

CURRENT LIABILITIES			
ACCOUNTS PAYABLE	\$	6,971.35	
PAYABLE - MARINA ACCOUNT		34,400.00	
PREPAID MAINTENANCE FEES		20,738.94	
STORAGE DEPOSIT		1,100.00	
TOTAL CURRENT LIABILITIES			63,210.29
TOTAL LIABILITIES			63,210.29
CAPITAL			
RETAINED EARNINGS		409,872.02	
ASSETS MOVED TO MARINA ACCOUNT		(149,628.74)	
RESERVE TRANSFERS		85,613.99	
CURRENT NET INCOME		177,902.20	
TOTAL CAPITAL			523,759.47
TOTAL LIABILITIES & CAPITAL	\$		586,969.76

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE ELEVEN MONTHS ENDING NOVEMBER 30, 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	\$ 856,139.71	\$ 856,139.17	\$ 933,970.00
ADDITIONAL MAINTENANCE FEES	0.00	0.00	75,000.00	0.00	0.00
CLUBHOUSE RENTAL	0.00	75.00	2,100.00	825.00	900.00
INTEREST INCOME	2,626.79	833.34	6,692.48	9,166.66	10,000.00
LATE FEES	515.32	269.00	6,731.92	2,959.00	3,228.00
STORAGE	0.00	550.00	6,040.00	6,050.00	6,600.00
INSURANCE PROCEEDS	0.00	0.00	22,547.52	0.00	0.00
MISCELLANEOUS	0.00	0.00	1,460.41	0.00	0.00
TOTAL REVENUES	80,972.97	79,558.17	976,712.04	875,139.83	954,698.00
EXPENSES					
BANK & SERVICE CHARGES	225.35	250.00	2,474.95	2,750.00	3,000.00
COMMUNICATIONS	189.00	252.09	2,719.96	2,772.91	3,025.00
CREEK STABILIZATION	0.00	500.00	0.00	5,500.00	6,000.00
DRAINAGE REPAIRS	0.00	1,000.00	4,368.40	11,000.00	12,000.00
INSURANCE	10,147.70	11,145.84	110,437.08	122,604.16	133,750.00
INSURANCE - FLOOD	11,592.01	11,816.92	127,512.91	129,986.12	141,803.00
FLOOD - INSURANCE CLAIM EXP	5,421.73	0.00	16,957.81	0.00	0.00
IRRIGATION	0.00	208.34	0.00	2,291.74	2,500.00
LAKES	0.00	500.00	6,625.04	5,500.00	6,000.00
LANDSCAPE - CONTRACT	6,402.92	6,408.34	73,082.12	70,491.74	76,900.00
LANDSCAPE - NON CONTRACT	1,475.00	833.34	14,038.70	9,166.74	10,000.00
MAINTENANCE - BUILDINGS	7,279.58	3,666.67	21,812.77	40,333.37	44,000.00
MAINTENANCE - CLUBHOUSE	236.07	333.34	3,270.62	3,666.74	4,000.00
MAINTENANCE - GENERAL & ELEC	0.00	2,500.00	19,999.94	27,500.00	30,000.00
MAINTENANCE - PLUMBING/LEAK	0.00	1,041.67	16,541.40	11,458.37	12,500.00
MAINTENANCE - ROOF & GUTTER	0.00	2,500.00	14,478.88	27,500.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.67	63.18	4,583.37	5,000.00
MAINTENANCE - SUPPLIES	54.77	41.67	200.25	458.37	500.00
MANAGEMENT FEE	2,500.00	2,500.00	27,775.00	27,500.00	30,000.00
MOLD REMEDIATION	0.00	1,000.00	0.00	11,000.00	12,000.00
OFFICE EXPENSE	142.72	250.00	3,288.69	2,750.00	3,000.00
PAINTING	0.00	2,000.00	50.00	22,000.00	24,000.00
PEST CONTROL	0.00	208.34	2,399.50	2,291.74	2,500.00
POOL - OPER. & MAIN.	1,266.70	2,166.67	22,716.30	23,833.37	26,000.00
PROFESSIONAL FEES	388.50	2,000.00	11,725.73	22,000.00	24,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	687.50	750.00
SOCIAL EXPENSE	0.00	41.67	0.00	458.37	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	1,534.31	1,500.00	15,785.05	16,500.00	18,000.00
UTILITIES - WATER	14,134.79	0.00	161,522.67	141,666.70	170,000.00
TRASH REMOVAL	1,289.14	1,333.34	15,639.20	14,666.74	16,000.00
UTILITIES - TELEPHONE	0.00	170.84	1,024.50	1,879.24	2,050.00
TRANSFER TO RESERVES	7,783.09	7,783.09	85,613.99	85,613.99	93,397.00
EROSION MAINTENANCE	0.00	0.00	3,500.00	0.00	0.00
TOTAL EXPENSES	72,063.38	64,431.34	798,809.84	861,861.28	954,625.00
NET INCOME	\$ 8,909.59	\$ 15,126.83	\$ 177,902.20	\$ 13,278.55	\$ 73.00

MARINA @ HARRODS CREEK, INC.
BALANCE SHEET
NOVEMBER 30, 2025

ASSETS

CASH			
RB&T MARINA ACCOUNT [XXX4373]	\$	14,394.87	
RB&T RESERVE MONEY MKT [3.25%]		157,986.49	
TOTAL CASH			172,381.36
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	\$		206,781.36

LIABILITIES AND CAPITAL

CURRENT LIABILITIES			
TOTAL CURRENT LIABILITIES			0.00
TOTAL LIABILITIES			0.00
CAPITAL			
RETAINED EARNINGS	\$	65,363.59	
RESERVE TRANSFERS		4,675.00	
FROM HARBOR SET OF BOOKS		149,628.74	
CURRENT NET INCOME [LOSS]		(12,885.97)	
TOTAL CAPITAL			206,781.36
TOTAL LIABILITIES & CAPITAL	\$		206,781.36

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE ELEVEN MONTHS ENDING NOVEMBER 30, 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	1,200.00	0.00	19,300.00	21,750.00	21,750.00
ELECTRIC REIMBURSEMENT	2,981.45	625.00	5,745.39	6,875.00	7,500.00
IRS REFUND	0.00	0.00	16.24	0.00	0.00
INTEREST INCOME	483.47	233.75	4,562.84	2,571.25	2,805.00
TOTAL REVENUES	4,644.92	858.75	59,624.47	58,071.25	68,930.00
EXPENSES					
ELECTRIC	460.94	877.50	9,424.19	9,652.50	10,530.00
GATE	0.00	41.66	975.00	458.34	500.00
OFFICE EXPENSES	21.70	20.84	130.85	229.24	250.00
LEGAL	0.00	20.84	0.00	229.24	250.00
LANDSCAPING - NON-CONTRACT	0.00	62.50	0.00	687.50	750.00
MAINTENANCE & REPAIRS	7,700.00	2,305.84	34,584.00	25,364.24	27,670.00
MANAGEMENT COMPANY	115.00	115.00	1,265.00	1,265.00	1,380.00
PROPERTY INSURANCE	63.75	333.33	3,575.94	3,666.67	4,000.00
TAXES & LICENSES	4,155.98	0.00	15,724.98	8,000.00	8,000.00
TRANSFER TO RESERVES	425.00	425.00	4,675.00	4,675.00	5,100.00
TRASH REMOVAL	0.00	41.67	1,188.23	458.37	500.00
SNOW REMOVAL	0.00	0.00	967.25	0.00	0.00
TOTAL EXPENSES	12,942.37	4,244.18	72,510.44	54,686.10	68,930.00
NET INCOME [LOSS]	\$ (8,297.45)	\$ (3,385.43)	\$ (12,885.97)	\$ 3,385.15	\$ 0.00

FOR MANAGEMENT PURPOSES ONLY