HARBOR @ HARRODS CREEK
BALANCE SHEET
JANUARY 31, 2025

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	$ 56,388.93	
RB&T PREMIER FIRST [XXX4446]	98,339.48	
PACIFIC GUARDIAN LIFE ANNUITY [10/12/25, 4%]	40,369.23	
TOTAL CASH		195,097.64
CURRENT ASSETS		
ACCOUNTS RECEIVABLE	8,916.93	
PREPAID INSURANCE	115,920.82	
TOTAL CURRENT ASSETS		124,837.75
PROPERTY & EQUIPMENT		
TOTAL PROPERTY & EQUIPMENT		0.00
TOTAL ASSETS		$ 319,935.39

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	$ 916.52	
ACCRUED LIABILITIES	6,402.92	
PREPAID MAINTENANCE FEES	24,652.65	
STORAGE DEPOSIT	1,100.00	
TOTAL CURRENT LIABILITIES		33,072.09
TOTAL LIABILITIES		33,072.09
CAPITAL		
RETAINED EARNINGS	409,872.02	
ASSETS MOVED TO MARINA ACCOUNT	(149,628.74)	
RESERVE TRANSFERS	7,783.09	
CURRENT NET INCOME	18,836.93	
TOTAL CAPITAL		286,863.30
TOTAL LIABILITIES & CAPITAL		$ 319,935.39

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE ONE MONTH ENDING JANUARY 31, 2025

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
MAINTENANCE FEES	$ 77,830.86	$ 77,830.84	$ 77,830.86	$ 77,830.84	$ 933,970.00
CLUBHOUSE RENTAL	0.00	75.00	0.00	75.00	900.00
INTEREST INCOME	106.95	833.26	106.95	833.26	10,000.00
LATE FEES	675.47	269.00	675.47	269.00	3,228.00
STORAGE	0.00	550.00	0.00	550.00	6,600.00
TOTAL REVENUES	78,613.28	79,558.10	78,613.28	79,558.10	954,698.00
EXPENSES					
BANK & SERVICE CHARGES	243.13	250.00	243.13	250.00	3,000.00
COMMUNICATIONS	209.98	252.08	209.98	252.08	3,025.00
CREEK STABILIZATION	0.00	500.00	0.00	500.00	6,000.00
DRAINAGE REPAIRS	0.00	1,000.00	0.00	1,000.00	12,000.00
INSURANCE	12,290.77	11,145.83	12,290.77	11,145.83	133,750.00
INSURANCE - FLOOD	11,592.09	11,816.92	11,592.09	11,816.92	141,803.00
IRRIGATION	0.00	208.34	0.00	208.34	2,500.00
LAKES	0.00	500.00	0.00	500.00	6,000.00
LANDSCAPE - CONTRACT	6,402.92	6,408.34	6,402.92	6,408.34	76,900.00
LANDSCAPE - NON CONTRACT	125.00	833.34	125.00	833.34	10,000.00
MAINTENANCE - BUILDINGS	0.00	3,666.67	0.00	3,666.67	44,000.00
MAINTENANCE - CLUBHOUSE	0.00	333.34	0.00	333.34	4,000.00
MAINTENANCE - GENERAL & ELEC	150.00	2,500.00	150.00	2,500.00	30,000.00
MAINTENANCE - PLUMBING/LEAK	0.00	1,041.67	0.00	1,041.67	12,500.00
MAINTENANCE - ROOF & GUTTER	489.00	2,500.00	489.00	2,500.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	63.18	416.67	63.18	416.67	5,000.00
MAINTENANCE - SUPPLIES	102.52	41.67	102.52	41.67	500.00
MANAGEMENT FEE	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
MOLD REMEDIATION	0.00	1,000.00	0.00	1,000.00	12,000.00
OFFICE EXPENSE	883.63	250.00	883.63	250.00	3,000.00
PAINTING	0.00	2,000.00	0.00	2,000.00	24,000.00
PEST CONTROL	0.00	208.34	0.00	208.34	2,500.00
POOL - OPER. & MAIN.	1,139.76	2,166.67	1,139.76	2,166.67	26,000.00
PROFESSIONAL FEES	85.50	2,000.00	85.50	2,000.00	24,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	62.50	750.00
SOCIAL EXPENSE	0.00	41.67	0.00	41.67	500.00
SNOW REMOVAL	12,664.00	2,500.00	12,664.00	2,500.00	5,000.00
TAXES & LICENSES	0.00	0.00	0.00	0.00	6,450.00
UTILITIES - LGE	1,431.61	1,500.00	1,431.61	1,500.00	18,000.00
UTILITIES - WATER	0.00	0.00	0.00	0.00	170,000.00
TRASH REMOVAL	1,449.40	1,333.34	1,449.40	1,333.34	16,000.00
UTILITIES - TELEPHONE	170.77	170.84	170.77	170.84	2,050.00
TRANSFER TO RESERVES	7,783.09	7,783.09	7,783.09	7,783.09	93,397.00
TOTAL EXPENSES	59,776.35	66,931.32	59,776.35	66,931.32	954,625.00
NET INCOME	$ 18,836.93	$ 12,626.78	$ 18,836.93	$ 12,626.78	$ 73.00

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

ASSETS

CASH		
RB&T MARINA ACCOUNT [XXX4373]	$ 40,894.87	
RB&T RESERVE MONEY MKT [3.40%]	169,657.47	
TOTAL CASH		210,552.34
CURRENT ASSETS		
TOTAL CURRENT ASSETS		0.00
PROPERTY & EQUIPMENT		
MARINA DOCKS & FIXTURES	170,849.56	
ACCUM. DEPRE. - MARINA	(170,849.56)	
TOTAL PROPERTY & EQUIPMENT		0.00
TOTAL ASSETS		$ 210,552.34

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
TOTAL CURRENT LIABILITIES		0.00
TOTAL LIABILITIES		0.00
CAPITAL		
RETAINED EARNINGS	$ 65,363.59	
RESERVE TRANSFERS	425.00	
FROM HARBOR SET OF BOOKS	149,628.74	
CURRENT NET INCOME [LOSS]	(4,864.99)	
TOTAL CAPITAL		210,552.34
TOTAL LIABILITIES & CAPITAL		$ 210,552.34

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE ONE MONTH ENDING JANUARY 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	$ 0.00	$ 0.00	$ 26,875.00
RESIDENT LEASES	0.00	0.00	0.00	0.00	21,750.00
ELECTRIC REIMBURSEMENT	0.00	625.00	0.00	625.00	7,500.00
INTEREST INCOME	463.03	233.75	463.03	233.75	2,805.00
TOTAL REVENUES	463.03	858.75	463.03	858.75	58,930.00
EXPENSES					
ELECTRIC	882.33	877.50	882.33	877.50	10,530.00
GATE	0.00	41.68	0.00	41.68	500.00
OFFICE EXPENSES	0.00	20.84	0.00	20.84	250.00
LEGAL	0.00	20.84	0.00	20.84	250.00
LANDSCAPING - NON-CONTRACT	0.00	62.50	0.00	62.50	750.00
MAINTENANCE & REPAIRS	0.00	2,305.84	0.00	2,305.84	27,670.00
MANAGMENT COMPANY	115.00	115.00	115.00	115.00	1,380.00
PROPERTY INSURANCE	2,938.44	333.37	2,938.44	333.37	4,000.00
TAXES & LICENSES	0.00	0.00	0.00	0.00	8,000.00
TRANSFER TO RESERVES	425.00	425.00	425.00	425.00	5,100.00
TRASH REMOVAL	0.00	41.67	0.00	41.67	500.00
SNOW REMOVAL	967.25	0.00	967.25	0.00	0.00
TOTAL EXPENSES	5,328.02	4,244.24	5,328.02	4,244.24	58,930.00
NET INCOME [LOSS]	$ (4,864.99)	$ (3,385.49)	$ (4,864.99)	$ (3,385.49)	$ 0.00

HARBOR @ HARRODS CREEK
BALANCE SHEET
FEBRUARY 28, 2025

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	$ 58,873.44	
RB&T PREMIER FIRST [XXX4446]	117,878.92	
PACIFIC GUARDIAN LIFE ANNUITY [10/12/25, 4%]	40,369.23	
TOTAL CASH		217,121.59
CURRENT ASSETS		
ACCOUNTS RECEIVABLE	8,029.21	
PREPAID INSURANCE	104,328.73	
TOTAL CURRENT ASSETS		112,357.94
PROPERTY & EQUIPMENT		
TOTAL PROPERTY & EQUIPMENT		0.00
TOTAL ASSETS		$ 329,479.53

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	$ 7,421.43	
PREPAID MAINTENANCE FEES	27,132.20	
STORAGE DEPOSIT	1,100.00	
TOTAL CURRENT LIABILITIES		35,653.63
TOTAL LIABILITIES		35,653.63
CAPITAL		
RETAINED EARNINGS	409,872.02	
ASSETS MOVED TO MARINA ACCOUNT	(149,628.74)	
RESERVE TRANSFERS	15,566.18	
CURRENT NET INCOME	18,016.44	
TOTAL CAPITAL		293,825.90
TOTAL LIABILITIES & CAPITAL		$ 329,479.53

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE TWO MONTHS ENDING FEBRUARY 28, 2025

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
MAINTENANCE FEES	$ 77,830.84	$ 77,830.84	$ 155,661.70	$ 155,661.68	$ 933,970.00
CLUBHOUSE RENTAL	150.00	75.00	150.00	150.00	900.00
INTEREST INCOME	164.26	833.34	271.21	1,666.60	10,000.00
LATE FEES	466.22	269.00	1,141.69	538.00	3,228.00
STORAGE	0.00	550.00	0.00	1,100.00	6,600.00
MISCELLANEOUS	350.00	0.00	350.00	0.00	0.00
TOTAL REVENUES	78,961.32	79,558.18	157,574.60	159,116.28	954,698.00
EXPENSES					
BANK & SERVICE CHARGES	215.46	250.00	458.59	500.00	3,000.00
COMMUNICATIONS	209.98	252.08	419.96	504.16	3,025.00
CREEK STABILIZATION	0.00	500.00	0.00	1,000.00	6,000.00
DRAINAGE REPAIRS	0.00	1,000.00	0.00	2,000.00	12,000.00
INSURANCE	9,592.77	11,145.83	21,883.54	22,291.66	133,750.00
INSURANCE - FLOOD	11,592.09	11,816.92	23,184.18	23,633.84	141,803.00
IRRIGATION	0.00	208.34	0.00	416.68	2,500.00
LAKES	0.00	500.00	0.00	1,000.00	6,000.00
LANDSCAPE - CONTRACT	6,402.92	6,408.34	12,805.84	12,816.68	76,900.00
LANDSCAPE - NON CONTRACT	0.00	833.34	126.00	1,666.68	10,000.00
MAINTENANCE - BUILDINGS	0.00	3,666.67	0.00	7,333.34	44,000.00
MAINTENANCE - CLUBHOUSE	150.00	333.34	150.00	666.68	4,000.00
MAINTENANCE - GENERAL & ELEC	0.00	2,500.00	150.00	5,000.00	30,000.00
MAINTENANCE - PLUMBING/LEAK	4,096.52	1,041.67	4,096.52	2,083.34	12,500.00
MAINTENANCE - ROOF & GUTTER	796.00	2,500.00	1,285.00	5,000.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.67	63.18	833.34	5,000.00
MAINTENANCE - SUPPLIES	0.00	41.67	102.52	83.34	500.00
MANAGEMENT FEE	2,500.00	2,500.00	5,000.00	5,000.00	30,000.00
MOLD REMEDIATION	0.00	1,000.00	0.00	2,000.00	12,000.00
OFFICE EXPENSE	325.62	250.00	1,209.25	500.00	3,000.00
PAINTING	0.00	2,000.00	0.00	4,000.00	24,000.00
PEST CONTROL	476.00	208.34	476.00	416.68	2,500.00
POOL - OPER. & MAIN.	4,268.45	2,166.67	5,408.21	4,333.34	26,000.00
PROFESSIONAL FEES	129.50	2,000.00	215.00	4,000.00	24,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	125.00	750.00
SOCIAL EXPENSE	0.00	41.67	0.00	83.34	500.00
SNOW REMOVAL	0.00	2,500.00	12,664.00	5,000.00	5,000.00
TAXES & LICENSES	0.00	0.00	450.00	0.00	6,450.00
UTILITIES - LGE	1,438.29	1,500.00	2,869.90	3,000.00	18,000.00
UTILITIES - WATER	28,208.62	28,333.34	28,208.62	28,333.34	170,000.00
TRASH REMOVAL	975.73	1,333.34	2,425.13	2,666.68	16,000.00
UTILITIES - TELEPHONE	170.77	170.84	341.54	341.68	2,050.00
TRANSFER TO RESERVES	7,783.09	7,783.09	15,566.18	15,566.18	93,397.00
TOTAL EXPENSES	79,331.81	95,264.66	139,558.16	162,195.98	954,625.00
NET INCOME	$ (370.49)	$ (15,706.48)	$ 18,016.44	$ (3,079.70)	$ 73.00

MARINA @ HARRODS CREEK, INC.
BALANCE SHEET
FEBRUARY 28, 2025

ASSETS

CASH		
RB&T MARINA ACCOUNT [XXX4373]	$ 33,345.44	
RB&T RESERVE MONEY MKT [3.40%]	170,499.32	
TOTAL CASH		203,844.76
CURRENT ASSETS		
TOTAL CURRENT ASSETS		0.00
PROPERTY & EQUIPMENT		
MARINA DOCKS & FIXTURES	170,849.56	
ACCUM. DEPRE. - MARINA	(170,849.56)	
TOTAL PROPERTY & EQUIPMENT		0.00
TOTAL ASSETS		$ 203,844.76

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
TOTAL CURRENT LIABILITIES		0.00
TOTAL LIABILITIES		0.00
CAPITAL		
RETAINED EARNINGS	$ 65,363.59	
RESERVE TRANSFERS	850.00	
FROM HARBOR SET OF BOOKS	149,628.74	
CURRENT NET INCOME [LOSS]	(11,997.57)	
TOTAL CAPITAL		203,844.76
TOTAL LIABILITIES & CAPITAL		$ 203,844.76

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE TWO MONTHS ENDING FEBRUARY 28, 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	$ 0.00	$ 0.00	$ 28,875.00
RESIDENT LEASES	0.00	0.00	0.00	0.00	21,750.00
ELECTRIC REIMBURSEMENT	0.00	625.00	0.00	1,250.00	7,500.00
INTEREST INCOME	419.92	233.75	882.95	467.50	2,805.00
TOTAL REVENUES	419.92	858.75	882.95	1,717.50	58,930.00
EXPENSES					
ELECTRIC	1,611.69	877.50	2,494.02	1,755.00	10,530.00
GATE	0.00	41.68	0.00	83.36	500.00
OFFICE EXPENSES	4.40	20.84	4.40	41.68	250.00
LEGAL	0.00	20.84	0.00	41.68	250.00
LANDSCAPING - NON-CONTRACT	0.00	62.50	0.00	125.00	750.00
MAINTENANCE & REPAIRS	0.00	2,305.84	0.00	4,611.68	27,670.00
MANAGMENT COMPANY	115.00	115.00	230.00	230.00	1,380.00
PROPERTY INSURANCE	63.75	333.33	3,002.19	666.70	4,000.00
TAXES & LICENSES	5,128.00	0.00	5,128.00	0.00	8,000.00
TRANSFER TO RESERVES	425.00	425.00	850.00	850.00	5,100.00
TRASH REMOVAL	204.66	41.67	204.66	83.34	500.00
SNOW REMOVAL	0.00	0.00	967.25	0.00	0.00
TOTAL EXPENSES	7,552.50	4,244.20	12,880.52	8,488.44	58,930.00
NET INCOME [LOSS]	$ (7,132.58)	$ (3,385.45)	$ (11,997.57)	$ (6,770.94)	$ 0.00

FOR MANAGEMENT PURPOSES ONLY

HARBOR @ HARRODS CREEK
BALANCE SHEET
MARCH 31, 2025

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	$ 99,645.80	
RB&T PREMIER FIRST [XXX4446]	137,589.67	
PACIFIC GUARDIAN LIFE ANNUITY [10/12/25, 4%]	40,369.23	
TOTAL CASH		277,604.70
CURRENT ASSETS		
ACCOUNTS RECEIVABLE	8,853.20	
PREPAID INSURANCE	92,736.64	
TOTAL CURRENT ASSETS		101,589.84
PROPERTY & EQUIPMENT		
CLUBHOUSE FURNITURE [2025]	4,862.92	
TOTAL PROPERTY & EQUIPMENT		4,862.92
TOTAL ASSETS		$ 384,057.46

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	$ 5,751.88	
PAYABLE - MARINA ACCOUNT	34,400.00	
PREPAID MAINTENANCE FEES	27,557.60	
STORAGE DEPOSIT	1,100.00	
TOTAL CURRENT LIABILITIES		68,809.48
TOTAL LIABILITIES		68,809.48
CAPITAL		
RETAINED EARNINGS	409,872.02	
ASSETS MOVED TO MARINA ACCOUNT	(149,628.74)	
RESERVE TRANSFERS	23,349.27	
CURRENT NET INCOME	31,655.43	
TOTAL CAPITAL		315,247.98
TOTAL LIABILITIES & CAPITAL		$ 384,057.46

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE THREE MONTHS ENDING MARCH 31, 2025

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
MAINTENANCE FEES	$ 77,830.86	$ 77,830.84	$ 233,492.56	$ 233,492.52	$ 933,970.00
CLUBHOUSE RENTAL	300.00	75.00	450.00	225.00	900.00
INTEREST INCOME	335.57	833.34	606.78	2,499.94	10,000.00
LATE FEES	341.48	269.00	1,483.17	807.00	3,228.00
STORAGE	0.00	550.00	0.00	1,650.00	6,600.00
MISCELLANEOUS	12.80	0.00	362.80	0.00	0.00
TOTAL REVENUES	78,820.71	79,558.18	236,395.31	238,674.46	954,698.00
EXPENSES					
BANK & SERVICE CHARGES	229.18	250.00	687.77	750.00	3,000.00
COMMUNICATIONS	210.00	252.08	629.96	756.24	3,025.00
CREEK STABILIZATION	0.00	500.00	0.00	1,500.00	6,000.00
DRAINAGE REPAIRS	573.40	1,000.00	573.40	3,000.00	12,000.00
INSURANCE	9,592.77	11,145.83	31,476.31	33,437.49	133,750.00
INSURANCE - FLOOD	11,592.09	11,816.92	34,776.27	35,450.76	141,803.00
IRRIGATION	0.00	208.34	0.00	625.02	2,500.00
LAKES	775.13	500.00	775.13	1,500.00	6,000.00
LANDSCAPE - CONTRACT	6,402.92	6,408.34	19,208.76	19,225.02	76,900.00
LANDSCAPE - NON CONTRACT	200.00	833.34	325.00	2,500.02	10,000.00
MAINTENANCE - BUILDINGS	4,780.52	3,666.67	4,780.52	11,000.01	44,000.00
MAINTENANCE - CLUBHOUSE	1,113.00	333.34	1,263.00	1,000.02	4,000.00
MAINTENANCE - GENERAL & ELEC	425.00	2,500.00	575.00	7,500.00	30,000.00
MAINTENANCE - PLUMBING/LEAK	793.00	1,041.67	4,889.52	3,125.01	12,500.00
MAINTENANCE - ROOF & GUTTER	298.00	2,500.00	1,583.00	7,500.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.67	63.18	1,250.01	5,000.00
MAINTENANCE - SUPPLIES	0.00	41.67	102.52	125.01	500.00
MANAGEMENT FEE	2,500.00	2,500.00	7,500.00	7,500.00	30,000.00
MOLD REMEDIATION	0.00	1,000.00	0.00	3,000.00	12,000.00
OFFICE EXPENSE	142.36	250.00	1,351.61	750.00	3,000.00
PAINTING	50.00	2,000.00	50.00	6,000.00	24,000.00
PEST CONTROL	175.00	208.34	651.00	625.02	2,500.00
POOL - OPER. & MAIN.	325.00	2,166.67	5,733.21	6,500.01	26,000.00
PROFESSIONAL FEES	889.50	2,000.00	1,104.50	6,000.00	24,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	187.50	750.00
SOCIAL EXPENSE	0.00	41.67	0.00	125.01	500.00
SNOW REMOVAL	71.20	0.00	12,735.20	5,000.00	5,000.00
TAXES & LICENSES	0.00	0.00	450.00	0.00	6,450.00
UTILITIES - LGE	1,444.37	1,500.00	4,314.27	4,500.00	18,000.00
UTILITIES - WATER	13,316.97	0.00	41,525.59	28,333.34	170,000.00
TRASH REMOVAL	1,328.45	1,333.34	3,753.58	4,000.02	16,000.00
UTILITIES - TELEPHONE	170.77	170.84	512.31	512.52	2,050.00
TRANSFER TO RESERVES	7,783.09	7,783.09	23,349.27	23,349.27	93,397.00
TOTAL EXPENSES	65,181.72	64,431.32	204,739.88	226,627.30	954,625.00
NET INCOME	$ 13,638.99	$ 15,126.86	$ 31,655.43	$ 12,047.16	$ 73.00

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

ASSETS

CASH		
RB&T MARINA ACCOUNT [XXX4373]	$ 3,353.95	
RB&T RESERVE MONEY MKT [3.40%]	161,362.78	
TOTAL CASH		164,716.73
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		$ 199,116.73

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
TOTAL CURRENT LIABILITIES		0.00
TOTAL LIABILITIES		0.00
CAPITAL		
RETAINED EARNINGS	$ 65,363.59	
RESERVE TRANSFERS	1,275.00	
FROM HARBOR SET OF BOOKS	149,628.74	
CURRENT NET INCOME [LOSS]	(17,150.60)	
TOTAL CAPITAL		199,116.73
TOTAL LIABILITIES & CAPITAL		$ 199,116.73

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE THREE MONTHS ENDING MARCH 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	$ 0.00	$ 0.00	$ 26,875.00
RESIDENT LEASES	0.00	0.00	0.00	0.00	21,750.00
ELECTRIC REIMBURSEMENT	0.00	625.00	0.00	1,875.00	7,500.00
INTEREST INCOME	440.43	233.75	1,323.38	701.25	2,805.00
TOTAL REVENUES	440.43	858.75	1,323.38	2,576.25	58,930.00
EXPENSES					
ELECTRIC	1,216.06	877.50	3,710.08	2,632.50	10,530.00
GATE	250.00	41.68	250.00	125.04	500.00
OFFICE EXPENSES	12.85	20.84	17.25	62.52	250.00
LEGAL	0.00	20.84	0.00	62.52	250.00
LANDSCAPING - NON-CONTRACT	0.00	62.50	0.00	187.50	750.00
MAINTENANCE & REPAIRS	2,862.00	2,305.84	2,862.00	6,917.52	27,670.00
MANAGMENT COMPANY	115.00	115.00	345.00	345.00	1,380.00
PROPERTY INSURANCE	63.75	333.33	3,065.94	1,000.03	4,000.00
TAXES & LICENSES	536.00	0.00	5,664.00	0.00	8,000.00
TRANSFER TO RESERVES	425.00	425.00	1,275.00	1,275.00	5,100.00
TRASH REMOVAL	112.80	41.67	317.46	125.01	500.00
SNOW REMOVAL	0.00	0.00	967.25	0.00	0.00
TOTAL EXPENSES	5,593.46	4,244.20	18,473.98	12,732.64	58,930.00
NET INCOME [LOSS]	$ (5,153.03)	$ (3,385.45)	$ (17,150.60)	$ (10,156.39)	$ 0.00

HARBOR @ HARRODS CREEK
BALANCE SHEET
APRIL 30, 2025

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	$ 105,633.46	
RB&T PREMIER FIRST [XXX4446]	157,339.24	
PACIFIC GUARDIAN LIFE ANNUITY [10/12/25, 4%]	40,369.23	
TOTAL CASH		303,341.93
CURRENT ASSETS		
ACCOUNTS RECEIVABLE	8,652.74	
PREPAID INSURANCE	81,144.55	
TOTAL CURRENT ASSETS		89,797.29
PROPERTY & EQUIPMENT		
CLUBHOUSE FURNITURE [2025]	9,725.84	
TOTAL PROPERTY & EQUIPMENT		9,725.84
TOTAL ASSETS		$ 402,865.06

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	$ 3,272.61	
PAYABLE - MARINA ACCOUNT	34,400.00	
PREPAID MAINTENANCE FEES	26,652.15	
STORAGE DEPOSIT	1,100.00	
TOTAL CURRENT LIABILITIES		65,424.76
TOTAL LIABILITIES		65,424.76
CAPITAL		
RETAINED EARNINGS	409,872.02	
ASSETS MOVED TO MARINA ACCOUNT	(149,628.74)	
RESERVE TRANSFERS	31,132.36	
CURRENT NET INCOME	46,064.66	
TOTAL CAPITAL		337,440.30
TOTAL LIABILITIES & CAPITAL		$ 402,865.06

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE FOUR MONTHS ENDING APRIL 30, 2025

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
MAINTENANCE FEES	$ 77,831.10	$ 77,830.84	$ 311,323.66	$ 311,323.36	$ 933,970.00
CLUBHOUSE RENTAL	150.00	75.00	600.00	300.00	900.00
INTEREST INCOME	374.39	833.34	981.17	3,333.28	10,000.00
LATE FEES	617.54	269.00	2,100.71	1,076.00	3,228.00
STORAGE	2,592.00	550.00	2,592.00	2,200.00	6,600.00
MISCELLANEOUS	0.00	0.00	362.80	0.00	0.00
TOTAL REVENUES	81,565.03	79,558.18	317,960.34	318,232.64	954,698.00
EXPENSES					
BANK & SERVICE CHARGES	222.06	250.00	909.83	1,000.00	3,000.00
COMMUNICATIONS	210.00	252.08	839.96	1,008.32	3,025.00
CREEK STABILIZATION	0.00	500.00	0.00	2,000.00	6,000.00
DRAINAGE REPAIRS	0.00	1,000.00	573.40	4,000.00	12,000.00
INSURANCE	9,592.77	11,145.83	41,069.08	44,583.32	133,750.00
INSURANCE - FLOOD	11,592.09	11,816.92	46,368.36	47,267.68	141,803.00
IRRIGATION	0.00	208.34	0.00	833.36	2,500.00
LAKES	1,199.13	500.00	1,974.26	2,000.00	6,000.00
LANDSCAPE - CONTRACT	7,727.92	6,408.34	26,936.68	25,633.36	76,900.00
LANDSCAPE - NON CONTRACT	0.00	833.34	325.00	3,333.36	10,000.00
MAINTENANCE - BUILDINGS	298.00	3,666.67	5,078.52	14,666.68	44,000.00
MAINTENANCE - CLUBHOUSE	32.46	333.34	1,295.46	1,333.36	4,000.00
MAINTENANCE - GENERAL & ELEC	0.00	2,500.00	575.00	10,000.00	30,000.00
MAINTENANCE - PLUMBING/LEAK	0.00	1,041.67	4,889.52	4,166.68	12,500.00
MAINTENANCE - ROOF & GUTTER	3,728.00	2,500.00	5,311.00	10,000.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.67	63.18	1,666.68	5,000.00
MAINTENANCE - SUPPLIES	0.00	41.67	102.52	166.68	500.00
MANAGEMENT FEE	2,500.00	2,500.00	10,000.00	10,000.00	30,000.00
MOLD REMEDIATION	0.00	1,000.00	0.00	4,000.00	12,000.00
OFFICE EXPENSE	37.59	250.00	1,389.20	1,000.00	3,000.00
PAINTING	0.00	2,000.00	50.00	8,000.00	24,000.00
PEST CONTROL	306.50	208.34	957.50	833.36	2,500.00
POOL - OPER. & MAIN.	3,125.21	2,166.67	8,858.42	8,666.68	26,000.00
PROFESSIONAL FEES	166.50	2,000.00	1,271.00	8,000.00	24,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	250.00	750.00
SOCIAL EXPENSE	0.00	41.67	0.00	166.68	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	0.00	6,450.00
UTILITIES - LGE	1,491.07	1,500.00	5,805.34	6,000.00	18,000.00
UTILITIES - WATER	14,214.23	28,333.34	55,739.82	56,666.68	170,000.00
TRASH REMOVAL	2,758.45	1,333.34	6,512.03	5,333.36	16,000.00
UTILITIES - TELEPHONE	170.73	170.84	683.04	683.36	2,050.00
TRANSFER TO RESERVES	7,783.09	7,783.09	31,132.36	31,132.36	93,397.00
TOTAL EXPENSES	67,155.80	92,764.66	271,895.68	319,391.96	954,625.00
NET INCOME	$ 14,409.23	$ (13,206.48)	$ 46,064.66	$ (1,159.32)	$ 73.00

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

ASSETS

CASH		
RB&T MARINA ACCOUNT [XXX4373]	$ 7,653.59	
RB&T RESERVE MONEY MKT [3.40%]	162,212.64	
TOTAL CASH		169,866.23
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		$ 204,266.23

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
PAYABLE - THE HARBOR	$ 150.00	
TOTAL CURRENT LIABILITIES		150.00
TOTAL LIABILITIES		150.00
CAPITAL		
RETAINED EARNINGS	65,363.59	
RESERVE TRANSFERS	1,700.00	
FROM HARBOR SET OF BOOKS	149,628.74	
CURRENT NET INCOME [LOSS]	(12,576.10)	
TOTAL CAPITAL		204,116.23
TOTAL LIABILITIES & CAPITAL		$ 204,266.23

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE FOUR MONTHS ENDING APRIL 30, 2025

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
NON-RESIDENT LEASES	$ 2,000.00	$ 0.00	$ 2,000.00	$ 0.00	$ 26,875.00
RESIDENT LEASES	4,500.00	0.00	4,500.00	0.00	21,750.00
ELECTRIC REIMBURSEMENT	2,174.18	625.00	2,174.18	2,500.00	7,500.00
INTEREST INCOME	425.49	233.75	1,748.87	935.00	2,805.00
TOTAL REVENUES	9,099.67	858.75	10,423.05	3,435.00	58,930.00
EXPENSES					
ELECTRIC	999.77	877.50	4,709.85	3,510.00	10,530.00
GATE	0.00	41.68	250.00	166.72	500.00
OFFICE EXPENSES	16.65	20.84	33.90	83.36	250.00
LEGAL	0.00	20.84	0.00	83.36	250.00
LANDSCAPING - NON-CONTRACT	0.00	62.50	0.00	250.00	750.00
MAINTENANCE & REPAIRS	0.00	2,305.84	2,862.00	9,223.36	27,670.00
MANAGMENT COMPANY	115.00	115.00	460.00	460.00	1,380.00
PROPERTY INSURANCE	63.75	333.33	3,129.69	1,333.36	4,000.00
TAXES & LICENSES	2,905.00	8,000.00	8,569.00	8,000.00	8,000.00
TRANSFER TO RESERVES	425.00	425.00	1,700.00	1,700.00	5,100.00
TRASH REMOVAL	0.00	41.67	317.46	166.68	500.00
SNOW REMOVAL	0.00	0.00	967.25	0.00	0.00
TOTAL EXPENSES	4,525.17	12,244.20	22,999.15	24,976.84	58,930.00
NET INCOME [LOSS]	$ 4,574.50	$ (11,385.45)	$ (12,576.10)	$ (21,541.84)	$ 0.00

HARBOR @ HARRODS CREEK
BALANCE SHEET
MAY 31, 2025

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	$ 116,168.91	
RB&T PREMIER FIRST [XXX4446]	177,157.32	
PACIFIC GUARDIAN LIFE ANNUITY [10/12/25, 4%]	40,369.23	
TOTAL CASH		333,695.46
CURRENT ASSETS		
ACCOUNTS RECEIVABLE	7,428.31	
PREPAID INSURANCE	69,552.46	
TOTAL CURRENT ASSETS		76,980.77
PROPERTY & EQUIPMENT		
CLUBHOUSE FURNITURE [2025]	9,725.84	
TOTAL PROPERTY & EQUIPMENT		9,725.84
TOTAL ASSETS		$ 420,402.07

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	$ 495.00	
PAYABLE - MARINA ACCOUNT	34,400.00	
PREPAID MAINTENANCE FEES	23,858.14	
STORAGE DEPOSIT	1,100.00	
TOTAL CURRENT LIABILITIES		59,853.14
TOTAL LIABILITIES		59,853.14
CAPITAL		
RETAINED EARNINGS	409,872.02	
ASSETS MOVED TO MARINA ACCOUNT	(149,628.74)	
RESERVE TRANSFERS	38,915.45	
CURRENT NET INCOME	61,390.20	
TOTAL CAPITAL		360,548.93
TOTAL LIABILITIES & CAPITAL		$ 420,402.07

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE FIVE MONTHS ENDING MAY 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	$ 389,164.62	$ 389,154.19	$ 933,970.00
CLUBHOUSE RENTAL	0.00	75.00	600.00	375.00	900.00
INTEREST INCOME	442.90	833.34	1,424.07	4,166.62	10,000.00
LATE FEES	464.14	269.00	2,664.85	1,345.00	3,228.00
STORAGE	2,028.00	550.00	4,620.00	2,750.00	6,600.00
INSURANCE PROCEEDS	7,901.17	0.00	7,901.17	0.00	0.00
MISCELLANEOUS	0.00	0.00	362.80	0.00	0.00
TOTAL REVENUES	88,667.07	79,558.17	406,627.41	397,790.81	954,698.00
EXPENSES					
BANK & SERVICE CHARGES	222.57	250.00	1,132.40	1,250.00	3,000.00
COMMUNICATIONS	641.00	252.08	1,480.96	1,260.40	3,025.00
CREEK STABILIZATION	0.00	500.00	0.00	2,500.00	6,000.00
DRAINAGE REPAIRS	0.00	1,000.00	673.40	5,000.00	12,000.00
INSURANCE	9,592.77	11,145.83	50,661.85	55,729.16	133,750.00
INSURANCE - FLOOD	11,692.09	11,816.92	57,960.45	59,084.60	141,808.00
IRRIGATION	0.00	208.34	0.00	1,041.70	2,500.00
LAKES	0.00	500.00	1,974.26	2,500.00	6,000.00
LANDSCAPE - CONTRACT	6,402.92	6,408.34	33,339.60	32,041.70	76,900.00
LANDSCAPE - NON CONTRACT	269.70	833.34	584.70	4,166.70	10,000.00
MAINTENANCE - BUILDINGS	5,263.97	3,666.67	10,342.49	18,333.35	44,000.00
MAINTENANCE - CLUBHOUSE	233.38	333.34	1,528.84	1,666.70	4,000.00
MAINTENANCE - GENERAL & ELEC	2,119.98	2,500.00	2,694.98	12,500.00	30,000.00
MAINTENANCE - PLUMBING/LEAK	179.00	1,041.67	5,068.52	5,208.35	12,500.00
MAINTENANCE - ROOF & GUTTER	495.00	2,500.00	6,806.00	12,500.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.67	63.18	2,083.35	5,000.00
MAINTENANCE - SUPPLIES	0.00	41.67	102.52	208.35	500.00
MANAGEMENT FEE	2,500.00	2,500.00	12,500.00	12,500.00	30,000.00
MOLD REMEDIATION	0.00	1,000.00	0.00	5,000.00	12,000.00
OFFICE EXPENSE	329.55	250.00	1,718.75	1,250.00	3,000.00
PAINTING	0.00	2,000.00	50.00	10,000.00	24,000.00
PEST CONTROL	378.00	208.34	1,335.50	1,041.70	2,500.00
POOL - OPER. & MAIN.	3,648.54	2,166.67	12,506.96	10,833.35	26,000.00
PROFESSIONAL FEES	4,224.00	2,000.00	5,495.00	10,000.00	24,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	312.50	750.00
SOCIAL EXPENSE	0.00	41.67	0.00	208.35	500.00
SNOW REMOVAL	0.00	0.00	12,735.20	5,000.00	5,000.00
TAXES & LICENSES	0.00	6,450.00	460.00	6,450.00	6,450.00
UTILITIES - LGE	1,102.73	1,500.00	6,908.07	7,500.00	18,000.00
UTILITIES - WATER	14,154.06	0.00	69,893.88	56,666.68	170,000.00
TRASH REMOVAL	2,048.45	1,333.34	8,560.48	6,666.70	16,000.00
UTILITIES - TELEPHONE	170.73	170.84	853.77	854.20	2,050.00
TRANSFER TO RESERVES	7,783.09	7,783.09	38,915.45	38,915.45	93,397.00
TOTAL EXPENSES	73,341.53	70,881.32	345,237.21	390,273.28	954,625.00
NET INCOME	$ 15,325.54	$ 8,676.85	$ 61,390.20	$ 7,517.53	$ 73.00

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

ASSETS

CASH		
RB&T MARINA ACCOUNT [XXX4373]	$ 32,472.85	
RB&T RESERVE MONEY MKT [3.40%]	153,074.62	
TOTAL CASH		185,547.47
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		$ 219,947.47

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
PAYABLE - THE HARBOR	$ 956.00	
TOTAL CURRENT LIABILITIES		956.00
TOTAL LIABILITIES		956.00
CAPITAL		
RETAINED EARNINGS	65,363.59	
RESERVE TRANSFERS	2,125.00	
FROM HARBOR SET OF BOOKS	149,628.74	
CURRENT NET INCOME [LOSS]	1,874.14	
TOTAL CAPITAL		218,991.47
TOTAL LIABILITIES & CAPITAL		$ 219,947.47

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

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
NON-RESIDENT LEASES	$ 23,600.00	$ 26,875.00	$ 25,600.00	$ 26,875.00	$ 26,875.00
RESIDENT LEASES	11,200.00	21,750.00	15,700.00	21,750.00	21,750.00
ELECTRIC REIMBURSEMENT	557.20	625.00	2,731.38	3,125.00	7,500.00
INTEREST INCOME	439.03	233.75	2,187.90	1,168.75	2,805.00
TOTAL REVENUES	35,796.23	49,483.75	46,219.28	52,918.75	58,930.00
EXPENSES					
ELECTRIC	652.94	877.50	5,362.79	4,387.50	10,530.00
GATE	725.00	41.66	975.00	208.38	500.00
OFFICE EXPENSES	21.30	20.84	55.20	104.20	250.00
LEGAL	0.00	20.84	0.00	104.20	250.00
LANDSCAPING - NON-CONTRACT	0.00	62.50	0.00	312.50	750.00
MAINTENANCE & REPAIRS	19,343.00	2,305.84	22,205.00	11,529.20	27,670.00
MANAGMENT COMPANY	115.00	115.00	575.00	575.00	1,380.00
PROPERTY INSURANCE	63.75	333.33	3,193.44	1,666.69	4,000.00
TAXES & LICENSES	0.00	0.00	8,569.00	8,000.00	8,000.00
TRANSFER TO RESERVES	425.00	425.00	2,125.00	2,125.00	5,100.00
TRASH REMOVAL	0.00	41.67	317.46	208.35	500.00
SNOW REMOVAL	0.00	0.00	967.25	0.00	0.00
TOTAL EXPENSES	21,345.99	4,244.18	44,345.14	29,221.02	58,930.00
NET INCOME [LOSS]	$ 14,450.24	$ 45,239.57	$ 1,874.14	$ 23,697.73	$ 0.00

HARBOR @ HARRODS CREEK
BALANCE SHEET
JUNE 30, 2025

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	$ 154,765.58	
RB&T PREMIER FIRST [XXX4446]	197,010.70	
PACIFIC GUARDIAN LIFE ANNUITY [10/12/25, 4%]	40,369.23	
TOTAL CASH		392,145.51
CURRENT ASSETS		
ACCOUNTS RECEIVABLE	7,673.77	
PREPAID INSURANCE	57,960.37	
TOTAL CURRENT ASSETS		65,634.14
PROPERTY & EQUIPMENT		
CLUBHOUSE FURNITURE [2025]	9,725.84	
TOTAL PROPERTY & EQUIPMENT		9,725.84
TOTAL ASSETS		$ 467,505.49

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	$ 1,140.99	
PAYABLE - MARINA ACCOUNT	34,400.00	
ACCRUED LIABILITIES	9,592.77	
PREPAID MAINTENANCE FEES	30,298.97	
STORAGE DEPOSIT	1,100.00	
TOTAL CURRENT LIABILITIES		76,532.73
TOTAL LIABILITIES		76,532.73
CAPITAL		
RETAINED EARNINGS	409,872.02	
ASSETS MOVED TO MARINA ACCOUNT	(149,628.74)	
RESERVE TRANSFERS	46,698.54	
CURRENT NET INCOME	84,030.94	
TOTAL CAPITAL		390,972.76
TOTAL LIABILITIES & CAPITAL		$ 467,505.49

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE SIX MONTHS ENDING JUNE 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	$ 466,985.38	$ 466,985.02	$ 933,970.00
CLUBHOUSE RENTAL	300.00	75.00	900.00	450.00	900.00
INTEREST INCOME	478.20	833.34	1,902.27	4,999.96	10,000.00
LATE FEES	432.18	269.00	2,997.03	1,614.00	3,228.00
STORAGE	808.00	550.00	5,428.00	3,300.00	6,600.00
INSURANCE PROCEEDS	7,903.39	0.00	15,804.56	0.00	0.00
MISCELLANEOUS	350.00	0.00	712.80	0.00	0.00
TOTAL REVENUES	88,102.63	79,558.17	494,730.04	477,348.98	954,698.00
EXPENSES					
BANK & SERVICE CHARGES	216.53	250.00	1,348.93	1,500.00	3,000.00
COMMUNICATIONS	210.00	252.08	1,690.96	1,512.48	3,025.00
CREEK STABILIZATION	0.00	500.00	0.00	3,000.00	6,000.00
DRAINAGE REPAIRS	0.00	1,000.00	573.40	6,000.00	12,000.00
INSURANCE	9,592.77	11,145.83	60,254.62	66,874.98	133,750.00
INSURANCE - FLOOD	11,592.09	11,816.92	69,652.54	70,901.52	141,803.00
IRRIGATION	0.00	208.34	0.00	1,250.04	2,500.00
LAKES	775.13	500.00	2,749.39	3,000.00	6,000.00
LANDSCAPE - CONTRACT	6,402.92	6,408.34	39,742.52	38,450.04	76,900.00
LANDSCAPE - NON CONTRACT	550.00	833.34	1,134.70	5,000.04	10,000.00
MAINTENANCE - BUILDINGS	420.71	3,666.67	10,763.20	22,000.02	44,000.00
MAINTENANCE - CLUBHOUSE	62.99	333.34	1,581.83	2,000.04	4,000.00
MAINTENANCE - GENERAL & ELEC	0.00	2,500.00	2,694.98	15,000.00	30,000.00
MAINTENANCE - PLUMBING/LEAK	5,365.00	1,041.67	10,433.52	6,250.02	12,500.00
MAINTENANCE - ROOF & GUTTER	0.00	2,500.00	5,806.00	15,000.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.67	63.18	2,500.02	5,000.00
MAINTENANCE - SUPPLIES	0.00	41.67	102.52	250.02	500.00
MANAGEMENT FEE	2,500.00	2,500.00	15,000.00	15,000.00	30,000.00
MOLD REMEDIATION	0.00	1,000.00	0.00	6,000.00	12,000.00
OFFICE EXPENSE	375.07	250.00	2,093.82	1,500.00	3,000.00
PAINTING	0.00	2,000.00	50.00	12,000.00	24,000.00
PEST CONTROL	0.00	208.34	1,335.50	1,250.04	2,500.00
POOL - OPER. & MAIN.	3,417.64	2,166.67	15,924.60	13,000.02	26,000.00
PROFESSIONAL FEES	1,090.00	2,000.00	6,585.00	12,000.00	24,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	375.00	750.00
SOCIAL EXPENSE	0.00	41.67	0.00	250.02	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	1,066.79	1,500.00	7,974.86	9,000.00	18,000.00
UTILITIES - WATER	14,106.03	28,333.34	83,999.91	85,000.02	170,000.00
TRASH REMOVAL	(225.60)	1,333.34	8,334.88	8,000.04	16,000.00
UTILITIES - TELEPHONE	170.73	170.84	1,024.50	1,025.04	2,050.00
TRANSFER TO RESERVES	7,783.09	7,783.09	46,698.54	46,698.54	93,397.00
TOTAL EXPENSES	65,461.89	92,764.66	410,699.10	483,037.94	954,625.00
NET INCOME	$ 22,640.74	$ (13,206.49)	$ 84,030.94	$ (5,688.96)	$ 73.00

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

ASSETS

CASH		
RB&T MARINA ACCOUNT [XXX4373]	$ 34,343.45	
RB&T RESERVE MONEY MKT [3.40%]	153,902.59	
TOTAL CASH		188,246.04
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		$ 222,646.04

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
TOTAL CURRENT LIABILITIES		0.00
TOTAL LIABILITIES		0.00
CAPITAL		
RETAINED EARNINGS	$ 65,363.59	
RESERVE TRANSFERS	2,550.00	
FROM HARBOR SET OF BOOKS	149,628.74	
CURRENT NET INCOME [LOSS]	5,103.71	
TOTAL CAPITAL		222,646.04
TOTAL LIABILITIES & CAPITAL		$ 222,646.04

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE SIX MONTHS ENDING JUNE 30, 2025

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
NON-RESIDENT LEASES	$ 4,400.00	$ 0.00	$ 30,000.00	$ 26,875.00	$ 26,875.00
RESIDENT LEASES	1,500.00	0.00	17,200.00	21,750.00	21,750.00
ELECTRIC REIMBURSEMENT	52.56	625.00	2,783.94	3,750.00	7,500.00
INTEREST INCOME	405.60	233.75	2,593.50	1,402.50	2,805.00
TOTAL REVENUES	6,358.16	858.75	52,577.44	53,777.50	58,930.00
EXPENSES					
ELECTRIC	553.79	877.50	5,916.58	5,265.00	10,530.00
GATE	0.00	41.66	975.00	250.04	500.00
OFFICE EXPENSES	17.40	20.84	72.60	125.04	250.00
LEGAL	0.00	20.84	0.00	125.04	250.00
LANDSCAPING - NON-CONTRACT	0.00	62.50	0.00	375.00	750.00
MAINTENANCE & REPAIRS	179.00	2,305.84	22,384.00	13,835.04	27,670.00
MANAGMENT COMPANY	115.00	115.00	690.00	690.00	1,380.00
PROPERTY INSURANCE	0.00	333.33	3,193.44	2,000.02	4,000.00
TAXES & LICENSES	1,500.00	0.00	10,069.00	8,000.00	8,000.00
TRANSFER TO RESERVES	425.00	425.00	2,550.00	2,550.00	5,100.00
TRASH REMOVAL	338.40	41.67	655.86	250.02	500.00
SNOW REMOVAL	0.00	0.00	967.25	0.00	0.00
TOTAL EXPENSES	3,128.59	4,244.18	47,473.73	33,465.20	58,930.00
NET INCOME [LOSS]	$ 3,229.57	$ (3,385.43)	$ 5,103.71	$ 20,312.30	$ 0.00

FOR MANAGEMENT PURPOSES ONLY

HARBOR @ HARRODS CREEK
BALANCE SHEET
JULY 31, 2025

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	$ 171,014.07	
RB&T PREMIER FIRST [XXX4446]	216,935.67	
PACIFIC GUARDIAN LIFE ANNUITY [10/12/25, 4%]	40,369.23	
TOTAL CASH		428,318.97
CURRENT ASSETS		
ACCOUNTS RECEIVABLE	12,263.76	
PREPAID INSURANCE	46,368.28	
TOTAL CURRENT ASSETS		58,632.04
PROPERTY & EQUIPMENT		
CLUBHOUSE FURNITURE [2025]	10,149.84	
TOTAL PROPERTY & EQUIPMENT		10,149.84
TOTAL ASSETS		$ 497,100.85

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	$ 13,073.00	
PAYABLE - MARINA ACCOUNT	34,400.00	
PREPAID MAINTENANCE FEES	32,548.97	
STORAGE DEPOSIT	1,100.00	
TOTAL CURRENT LIABILITIES		81,121.97
TOTAL LIABILITIES		81,121.97
CAPITAL		
RETAINED EARNINGS	409,872.02	
ASSETS MOVED TO MARINA ACCOUNT	(149,628.74)	
RESERVE TRANSFERS	54,481.63	
CURRENT NET INCOME	101,253.97	
TOTAL CAPITAL		415,978.88
TOTAL LIABILITIES & CAPITAL		$ 497,100.85

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE SEVEN MONTHS ENDING JULY 31, 2025

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
MAINTENANCE FEES	$ 102,830.87	$ 77,830.83	$ 569,816.25	$ 544,815.85	$ 933,970.00
CLUBHOUSE RENTAL	300.00	75.00	1,200.00	525.00	900.00
INTEREST INCOME	549.79	833.34	2,452.06	5,833.30	10,000.00
LATE FEES	892.07	269.00	3,889.10	1,883.00	3,228.00
STORAGE	324.00	550.00	5,752.00	3,850.00	6,600.00
INSURANCE PROCEEDS	0.00	0.00	15,804.56	0.00	0.00
MISCELLANEOUS	243.25	0.00	956.05	0.00	0.00
TOTAL REVENUES	105,139.98	79,558.17	599,870.02	556,907.15	954,698.00
EXPENSES					
BANK & SERVICE CHARGES	224.61	250.00	1,573.54	1,750.00	3,000.00
COMMUNICATIONS	210.00	252.08	1,900.96	1,764.56	3,025.00
CREEK STABILIZATION	0.00	500.00	0.00	3,500.00	6,000.00
DRAINAGE REPAIRS	0.00	1,000.00	573.40	7,000.00	12,000.00
INSURANCE	9,592.77	11,145.83	69,847.39	78,020.81	133,750.00
INSURANCE - FLOOD	11,592.09	11,816.92	81,144.63	82,718.44	141,803.00
IRRIGATION	0.00	208.34	0.00	1,458.38	2,500.00
LAKES	775.13	500.00	3,524.52	3,500.00	6,000.00
LANDSCAPE - CONTRACT	7,727.92	6,408.34	47,470.44	44,858.38	76,900.00
LANDSCAPE - NON CONTRACT	9,554.00	833.34	10,688.70	5,833.38	10,000.00
MAINTENANCE - BUILDINGS	210.00	3,666.67	10,973.20	25,666.69	44,000.00
MAINTENANCE - CLUBHOUSE	228.99	333.34	1,810.82	2,333.38	4,000.00
MAINTENANCE - GENERAL & ELEC	660.00	2,500.00	3,354.98	17,500.00	30,000.00
MAINTENANCE - PLUMBING/LEAK	2,615.00	1,041.67	13,048.52	7,291.69	12,500.00
MAINTENANCE - ROOF & GUTTER	4,614.88	2,500.00	10,420.88	17,500.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.67	63.18	2,916.69	5,000.00
MAINTENANCE - SUPPLIES	42.96	41.67	145.48	291.69	500.00
MANAGEMENT FEE	2,500.00	2,500.00	17,500.00	17,500.00	30,000.00
MOLD REMEDIATION	0.00	1,000.00	0.00	7,000.00	12,000.00
OFFICE EXPENSE	76.55	250.00	2,170.37	1,750.00	3,000.00
PAINTING	0.00	2,000.00	50.00	14,000.00	24,000.00
PEST CONTROL	175.00	208.34	1,510.50	1,458.38	2,500.00
POOL - OPER. & MAIN.	4,891.80	2,166.67	20,816.40	15,166.69	26,000.00
PROFESSIONAL FEES	1,184.00	2,000.00	7,769.00	14,000.00	24,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	437.50	750.00
SOCIAL EXPENSE	0.00	41.67	0.00	291.69	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	1,777.09	1,500.00	9,751.95	10,500.00	18,000.00
UTILITIES - WATER	15,577.67	0.00	99,577.58	85,000.02	170,000.00
TRASH REMOVAL	2,403.40	1,333.34	10,738.28	9,333.38	16,000.00
UTILITIES - TELEPHONE	0.00	170.84	1,024.50	1,195.88	2,050.00
TRANSFER TO RESERVES	7,783.09	7,783.09	54,481.63	54,481.63	93,397.00
EROSION MAINTENANCE	3,500.00	0.00	3,500.00	0.00	0.00
TOTAL EXPENSES	87,916.95	64,431.32	498,616.05	547,469.26	954,625.00
NET INCOME	$ 17,223.03	$ 15,126.85	$ 101,253.97	$ 9,437.89	$ 73.00

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

ASSETS

CASH		
RB&T MARINA ACCOUNT [XXX4373]	$ 33,166.50	
RB&T RESERVE MONEY MKT [3.40%]	154,746.36	
TOTAL CASH		187,912.86
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		$ 222,312.86

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
TOTAL CURRENT LIABILITIES		0.00
TOTAL LIABILITIES		0.00
CAPITAL		
RETAINED EARNINGS	$ 65,363.59	
RESERVE TRANSFERS	2,975.00	
FROM HARBOR SET OF BOOKS	149,628.74	
CURRENT NET INCOME [LOSS]	4,345.53	
TOTAL CAPITAL		222,312.86
TOTAL LIABILITIES & CAPITAL		$ 222,312.86

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE SEVEN MONTHS ENDING JULY 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	0.00	0.00	17,200.00	21,750.00	21,750.00
ELECTRIC REIMBURSEMENT	0.00	625.00	2,783.94	4,375.00	7,500.00
INTEREST INCOME	421.65	233.75	3,015.15	1,636.25	2,805.00
TOTAL REVENUES	421.65	858.75	52,999.09	54,636.25	58,930.00
EXPENSES					
ELECTRIC	386.02	877.50	6,304.60	6,142.50	10,530.00
GATE	0.00	41.66	975.00	291.70	500.00
OFFICE EXPENSES	14.05	20.84	86.65	145.88	250.00
LEGAL	0.00	20.84	0.00	145.88	250.00
LANDSCAPING - NON-CONTRACT	0.00	62.50	0.00	437.50	750.00
MAINTENANCE & REPAIRS	0.00	2,305.84	22,384.00	16,140.88	27,670.00
MANAGMENT COMPANY	115.00	115.00	805.00	805.00	1,380.00
PROPERTY INSURANCE	127.50	333.33	3,320.94	2,333.35	4,000.00
TAXES & LICENSES	0.00	0.00	10,069.00	8,000.00	8,000.00
TRANSFER TO RESERVES	425.00	425.00	2,975.00	2,975.00	5,100.00
TRASH REMOVAL	110.26	41.67	766.12	291.69	500.00
SNOW REMOVAL	0.00	0.00	967.25	0.00	0.00
TOTAL EXPENSES	1,179.83	4,244.18	48,653.56	37,709.38	58,930.00
NET INCOME [LOSS]	$ (758.18)	$ (3,385.43)	$ 4,345.53	$ 16,926.87	$ 0.00

HARBOR @ HARRODS CREEK
BALANCE SHEET
AUGUST 31, 2025

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	$ 180,828.31	
RB&T PREMIER FIRST [XXX4446]	236,915.86	
PACIFIC GUARDIAN LIFE ANNUITY [10/12/25, 4%]	40,369.23	
TOTAL CASH		458,113.40
CURRENT ASSETS		
ACCOUNTS RECEIVABLE	13,980.94	
PREPAID INSURANCE	34,776.19	
TOTAL CURRENT ASSETS		48,757.13
PROPERTY & EQUIPMENT		
CLUBHOUSE FURNITURE [2025]	10,149.84	
TOTAL PROPERTY & EQUIPMENT		10,149.84
TOTAL ASSETS		$ 517,020.37

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	$ 2,078.94	
PAYABLE - MARINA ACCOUNT	34,400.00	
PREPAID MAINTENANCE FEES	32,271.42	
STORAGE DEPOSIT	1,100.00	
TOTAL CURRENT LIABILITIES		69,850.36
TOTAL LIABILITIES		69,850.36
CAPITAL		
RETAINED EARNINGS	409,872.02	
ASSETS MOVED TO MARINA ACCOUNT	(149,628.74)	
RESERVE TRANSFERS	62,264.72	
CURRENT NET INCOME	124,662.01	
TOTAL CAPITAL		447,170.01
TOTAL LIABILITIES & CAPITAL		$ 517,020.37

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE EIGHT MONTHS ENDING AUGUST 31, 2025

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
MAINTENANCE FEES	$ 102,830.87	$ 77,830.83	$ 672,647.12	$ 622,646.68	$ 933,970.00
CLUBHOUSE RENTAL	600.00	75.00	1,800.00	600.00	900.00
INTEREST INCOME	605.01	833.34	3,057.07	6,666.64	10,000.00
LATE FEES	886.07	269.00	4,775.17	2,152.00	3,228.00
STORAGE	288.00	550.00	6,040.00	4,400.00	6,600.00
INSURANCE PROCEEDS	6,742.96	0.00	22,547.52	0.00	0.00
MISCELLANEOUS	554.36	0.00	1,510.41	0.00	0.00
TOTAL REVENUES	112,507.27	79,558.17	712,377.29	636,465.32	954,698.00
EXPENSES					
BANK & SERVICE CHARGES	227.94	250.00	1,801.48	2,000.00	3,000.00
COMMUNICATIONS	210.00	252.08	2,110.96	2,016.64	3,025.00
CREEK STABILIZATION	0.00	500.00	0.00	4,000.00	6,000.00
DRAINAGE REPAIRS	0.00	1,000.00	573.40	8,000.00	12,000.00
INSURANCE	10,701.89	11,146.83	80,549.28	89,166.64	133,750.00
INSURANCE - FLOOD	11,592.09	11,816.92	92,736.72	94,535.36	141,803.00
FLOOD - LINSURANCE CLAIM EXP	5,142.55	0.00	5,142.55	0.00	0.00
IRRIGATION	0.00	208.34	0.00	1,666.72	2,500.00
LAKES	1,550.26	500.00	5,074.78	4,000.00	6,000.00
LANDSCAPE - CONTRACT	6,402.92	6,408.34	53,873.36	51,266.72	76,900.00
LANDSCAPE - NON CONTRACT	475.00	833.34	11,163.70	6,666.72	10,000.00
MAINTENANCE - BUILDINGS	1,200.00	3,666.67	12,173.20	29,333.36	44,000.00
MAINTENANCE - CLUBHOUSE	170.73	333.34	1,981.55	2,666.72	4,000.00
MAINTENANCE - GENERAL & ELEC	14,638.00	2,500.00	17,992.98	20,000.00	30,000.00
MAINTENANCE - PLUMBING/LEAK	1,763.74	1,041.67	14,812.26	8,333.36	12,500.00
MAINTENANCE - ROOF & GUTTER	3,573.00	2,500.00	13,993.88	20,000.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.67	63.18	3,333.36	5,000.00
MAINTENANCE - SUPPLIES	0.00	41.67	145.48	333.36	500.00
MANAGEMENT FEE	2,500.00	2,500.00	20,000.00	20,000.00	30,000.00
MOLD REMEDIATION	0.00	1,000.00	0.00	8,000.00	12,000.00
OFFICE EXPENSE	297.65	250.00	2,468.02	2,000.00	3,000.00
PAINTING	0.00	2,000.00	50.00	16,000.00	24,000.00
PEST CONTROL	664.00	208.34	2,174.50	1,666.72	2,500.00
POOL - OPER. & MAIN.	633.20	2,166.67	21,449.60	17,333.36	26,000.00
PROFESSIONAL FEES	993.00	2,000.00	8,762.00	16,000.00	24,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	500.00	750.00
SOCIAL EXPENSE	0.00	41.67	0.00	333.36	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	1,473.64	1,500.00	11,225.59	12,000.00	18,000.00
UTILITIES - WATER	15,853.08	28,333.34	115,430.66	113,333.36	170,000.00
TRASH REMOVAL	1,253.45	1,333.34	11,991.73	10,666.72	16,000.00
UTILITIES - TELEPHONE	0.00	170.84	1,024.50	1,366.72	2,050.00
TRANSFER TO RESERVES	7,783.09	7,783.09	62,264.72	62,264.72	93,397.00
EROSION MAINTENANCE	0.00	0.00	3,500.00	0.00	0.00
TOTAL EXPENSES	89,099.23	92,764.66	587,715.28	640,233.92	954,625.00
NET INCOME	$ 23,408.04	$ (13,206.49)	$ 124,662.01	$ (3,768.60)	$ 73.00

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

ASSETS

CASH		
RB&T MARINA ACCOUNT [XXX4373]	$ 27,171.31	
RB&T RESERVE MONEY MKT [3.25%]	155,592.42	
TOTAL CASH		182,763.73
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		$ 217,163.73

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
TOTAL CURRENT LIABILITIES		0.00
TOTAL LIABILITIES		0.00
CAPITAL		
RETAINED EARNINGS	$ 65,363.59	
RESERVE TRANSFERS	3,400.00	
FROM HARBOR SET OF BOOKS	149,628.74	
CURRENT NET INCOME [LOSS]	(1,228.60)	
TOTAL CAPITAL		217,163.73
TOTAL LIABILITIES & CAPITAL		$ 217,163.73

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE EIGHT MONTHS ENDING AUGUST 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	0.00	0.00	17,200.00	21,750.00	21,750.00
ELECTRIC REIMBURSEMENT	0.00	625.00	2,783.94	5,000.00	7,500.00
IRS REFUND	16.24	0.00	16.24	0.00	0.00
INTEREST INCOME	423.76	233.75	3,438.91	1,870.00	2,805.00
TOTAL REVENUES	440.00	858.75	53,439.09	55,495.00	58,930.00
EXPENSES					
ELECTRIC	797.55	877.50	7,102.16	7,020.00	10,530.00
GATE	0.00	41.66	975.00	333.36	500.00
OFFICE EXPENSES	6.40	20.84	93.05	166.72	250.00
LEGAL	0.00	20.84	0.00	166.72	250.00
LANDSCAPING - NON-CONTRACT	0.00	62.50	0.00	500.00	750.00
MAINTENANCE & REPAIRS	4,500.00	2,305.84	28,884.00	18,446.72	27,670.00
MANAGMENT COMPANY	115.00	115.00	920.00	920.00	1,380.00
PROPERTY INSURANCE	63.75	333.33	3,384.69	2,666.68	4,000.00
TAXES & LICENSES	0.00	0.00	10,069.00	8,000.00	8,000.00
TRANSFER TO RESERVES	425.00	425.00	3,400.00	3,400.00	5,100.00
TRASH REMOVAL	106.43	41.67	872.55	333.36	500.00
SNOW REMOVAL	0.00	0.00	967.25	0.00	0.00
TOTAL EXPENSES	6,014.13	4,244.18	54,667.69	41,953.56	58,930.00
NET INCOME [LOSS]	$ (5,574.13)	$ (3,385.43)	$ (1,228.60)	$ 13,541.44	$ 0.00

FOR MANAGEMENT PURPOSES ONLY

HARBOR @ HARRODS CREEK
BALANCE SHEET
SEPTEMBER 30, 2025

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	$ 230,143.43	
RB&T PREMIER FIRST [XXX4446]	256,903.88	
PACIFIC GUARDIAN LIFE ANNUITY [10/12/25, 4%]	40,369.23	
TOTAL CASH		527,416.54
CURRENT ASSETS		
ACCOUNTS RECEIVABLE	8,160.91	
PREPAID INSURANCE	23,184.10	
TOTAL CURRENT ASSETS		31,345.01
PROPERTY & EQUIPMENT		
CLUBHOUSE FURNITURE [2025]	10,149.84	
TOTAL PROPERTY & EQUIPMENT		10,149.84
TOTAL ASSETS		$ 568,911.39

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	$ 1,270.68	
PAYABLE - MARINA ACCOUNT	34,400.00	
ACCRUED LIABILITIES	13,990.00	
PREPAID MAINTENANCE FEES	28,434.99	
STORAGE DEPOSIT	1,100.00	
TOTAL CURRENT LIABILITIES		79,195.67
TOTAL LIABILITIES		79,195.67
CAPITAL		
RETAINED EARNINGS	409,872.02	
ASSETS MOVED TO MARINA ACCOUNT	(149,628.74)	
RESERVE TRANSFERS	70,047.81	
CURRENT NET INCOME	159,424.63	
TOTAL CAPITAL		489,715.72
TOTAL LIABILITIES & CAPITAL		$ 568,911.39

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2025

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
MAINTENANCE FEES	$ 77,830.87	$ 77,830.83	$ 700,477.99	$ 700,477.51	$ 933,970.00
ADDITIONAL MAINTENANCE FEES	25,000.00	0.00	75,000.00	0.00	0.00
CLUBHOUSE RENTAL	150.00	75.00	1,800.00	675.00	900.00
INTEREST INCOME	612.84	833.34	3,669.91	7,499.98	10,000.00
LATE FEES	926.31	269.00	5,701.48	2,421.00	3,228.00
STORAGE	0.00	550.00	6,040.00	4,950.00	6,600.00
INSURANCE PROCEEDS	0.00	0.00	22,547.52	0.00	0.00
MISCELLANEOUS	(250.00)	0.00	1,260.41	0.00	0.00
TOTAL REVENUES	104,270.02	79,558.17	816,497.31	716,023.49	954,698.00
EXPENSES					
BANK & SERVICE CHARGES	223.82	250.00	2,026.30	2,250.00	3,000.00
COMMUNICATIONS	210.00	252.09	2,320.96	2,268.73	3,025.00
CREEK STABILIZATION	0.00	500.00	0.00	4,500.00	6,000.00
DRAINAGE REPAIRS	0.00	1,000.00	573.40	9,000.00	12,000.00
INSURANCE	9,592.77	11,145.84	90,142.05	100,312.48	133,750.00
INSURANCE - FLOOD	11,592.09	11,816.92	104,328.81	106,352.28	141,803.00
INSURANCE CLAIM EXPENDITURE	5,768.04	0.00	5,768.04	0.00	0.00
FLOOD - LINSURANCE CLAIM EXP	0.00	0.00	5,142.55	0.00	0.00
IRRIGATION	0.00	208.34	0.00	1,875.06	2,500.00
LAKES	775.13	500.00	5,849.91	4,500.00	6,000.00
LANDSCAPE - CONTRACT	6,402.92	6,408.34	60,276.28	57,675.06	76,900.00
LANDSCAPE - NON CONTRACT	825.00	833.34	11,988.70	7,500.06	10,000.00
MAINTENANCE - BUILDINGS	2,359.99	3,666.67	14,533.19	33,000.03	44,000.00
MAINTENANCE - CLUBHOUSE	682.27	333.34	2,663.82	3,000.06	4,000.00
MAINTENANCE - GENERAL & ELEC	639.96	2,500.00	18,632.94	22,500.00	30,000.00
MAINTENANCE - PLUMBING/LEAK	745.68	1,041.67	15,557.94	9,375.03	12,500.00
MAINTENANCE - ROOF & GUTTER	0.00	2,500.00	13,993.88	22,500.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.67	63.18	3,750.03	5,000.00
MAINTENANCE - SUPPLIES	0.00	41.67	145.48	375.03	500.00
MANAGEMENT FEE	2,500.00	2,500.00	22,500.00	22,500.00	30,000.00
MOLD REMEDIATION	0.00	1,000.00	0.00	9,000.00	12,000.00
OFFICE EXPENSE	298.69	250.00	2,766.71	2,250.00	3,000.00
PAINTING	0.00	2,000.00	50.00	18,000.00	24,000.00
PEST CONTROL	175.00	208.34	2,349.50	1,875.06	2,500.00
POOL - OPER. & MAIN.	0.00	2,166.67	21,449.60	19,500.03	26,000.00
PROFESSIONAL FEES	1,890.73	2,000.00	10,652.73	18,000.00	24,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	562.50	750.00
SOCIAL EXPENSE	0.00	41.67	0.00	375.03	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	1,524.48	1,500.00	12,750.07	13,500.00	18,000.00
UTILITIES - WATER	15,367.74	0.00	130,798.40	113,333.36	170,000.00
TRASH REMOVAL	0.00	1,333.34	11,991.73	12,000.06	16,000.00
UTILITIES - TELEPHONE	0.00	170.84	1,024.50	1,537.56	2,050.00
TRANSFER TO RESERVES	7,783.09	7,783.09	70,047.81	70,047.81	93,397.00
EROSION MAINTENANCE	0.00	0.00	3,500.00	0.00	0.00
TOTAL EXPENSES	69,357.40	64,431.34	657,072.68	704,665.26	954,625.00
NET INCOME	$ 34,912.62	$ 15,126.83	$ 159,424.63	$ 11,358.23	$ 73.00

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

ASSETS

CASH		
RB&T MARINA ACCOUNT [XXX4373]	$ 23,952.90	
RB&T RESERVE MONEY MKT [3.25%]	156,413.58	
TOTAL CASH		180,366.48
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		$ 214,766.48

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
TOTAL CURRENT LIABILITIES		0.00
TOTAL LIABILITIES		0.00
CAPITAL		
RETAINED EARNINGS	$ 65,363.59	
RESERVE TRANSFERS	3,825.00	
FROM HARBOR SET OF BOOKS	149,628.74	
CURRENT NET INCOME [LOSS]	(4,050.85)	
TOTAL CAPITAL		214,766.48
TOTAL LIABILITIES & CAPITAL		$ 214,766.48

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE NINE MONTHS ENDING SEPTEMBER 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	0.00	0.00	17,200.00	21,750.00	21,750.00
ELECTRIC REIMBURSEMENT	0.00	625.00	2,783.94	5,625.00	7,500.00
IRS REFUND	0.00	0.00	16.24	0.00	0.00
INTEREST INCOME	398.26	233.75	3,837.17	2,103.75	2,805.00
TOTAL REVENUES	398.26	858.75	53,837.35	56,353.75	58,930.00
EXPENSES					
ELECTRIC	1,107.06	877.50	8,209.21	7,897.50	10,530.00
GATE	0.00	41.66	975.00	375.02	500.00
OFFICE EXPENSES	9.70	20.84	102.75	187.56	250.00
LEGAL	0.00	20.84	0.00	187.56	250.00
LANDSCAPING - NON-CONTRACT	0.00	62.50	0.00	562.50	750.00
MAINTENANCE & REPAIRS	0.00	2,305.84	26,884.00	20,752.56	27,670.00
MANAGMENT COMPANY	115.00	115.00	1,035.00	1,035.00	1,380.00
PROPERTY INSURANCE	63.75	333.33	3,448.44	3,000.01	4,000.00
TAXES & LICENSES	1,500.00	0.00	11,569.00	8,000.00	8,000.00
TRANSFER TO RESERVES	425.00	425.00	3,825.00	3,825.00	5,100.00
TRASH REMOVAL	0.00	41.67	872.55	375.03	500.00
SNOW REMOVAL	0.00	0.00	967.25	0.00	0.00
TOTAL EXPENSES	3,220.51	4,244.18	57,888.20	46,197.74	58,930.00
NET INCOME [LOSS]	$ (2,822.25)	$ (3,385.43)	$ (4,050.85)	$ 10,156.01	$ 0.00

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 ANNUITY [10/12/25, 4%]	40,369.23	
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

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

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	$ 778,308.86	$ 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	2,776.00	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	2,368.33	1,333.34	14,350.06	13,333.40	16,000.00
UTILITIES - TELEPHONE	0.00	170.84	1,024.60	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. DEPRE. - 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	1,142.20	858.75	54,979.55	57,212.50	58,930.00
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	1,679.87	4,244.18	59,568.07	50,441.92	58,930.00
NET INCOME [LOSS]	$ (537.67)	$ (3,385.43)	$ (4,588.52)	$ 6,770.58	$ 0.00

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	2,961.45	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	58,930.00
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	130.86	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
MANAGMENT 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	58,930.00
NET INCOME [LOSS]	$ (8,297.45)	$ (3,385.43)	$ (12,885.97)	$ 3,385.15	$ 0.00

HARBOR @ HARRODS CREEK
BALANCE SHEET
DECEMBER 31, 2025

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	$ 96,582.63	
RB&T PREMIER FIRST [XXX4446]	359,217.65	
TOTAL CASH		455,800.28
CURRENT ASSETS		
ACCOUNTS RECEIVABLE	5,809.38	
PREPAID INSURANCE	127,512.91	
TOTAL CURRENT ASSETS		133,322.29
PROPERTY & EQUIPMENT		
CLUBHOUSE FURNITURE [2025]	10,149.84	
TOTAL PROPERTY & EQUIPMENT		10,149.84
TOTAL ASSETS		$ 599,272.41

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	$ 14,815.53	
PAYABLE - MARINA ACCOUNT	34,400.00	
PREPAID MAINTENANCE FEES	17,385.48	
STORAGE DEPOSIT	1,100.00	
TOTAL CURRENT LIABILITIES		67,701.01
TOTAL LIABILITIES		67,701.01
CAPITAL		
RETAINED EARNINGS	409,872.02	
ASSETS MOVED TO MARINA ACCOUNT	(149,628.74)	
RESERVE TRANSFERS	93,397.08	
CURRENT NET INCOME	177,931.04	
TOTAL CAPITAL		531,571.40
TOTAL LIABILITIES & CAPITAL		$ 599,272.41

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE TWELVE MONTHS ENDING DECEMBER 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	$ 933,970.57	$ 933,970.00	$ 933,970.00
ADDITIONAL MAINTENANCE FEES	0.00	0.00	75,000.00	0.00	0.00
CLUBHOUSE RENTAL	450.00	75.00	2,550.00	900.00	900.00
INTEREST INCOME	623.92	833.34	7,316.40	10,000.00	10,000.00
LATE FEES	376.98	269.00	7,108.90	3,228.00	3,228.00
STORAGE	0.00	550.00	6,040.00	6,600.00	6,600.00
INSURANCE PROCEEDS	0.00	0.00	22,547.52	0.00	0.00
MISCELLANEOUS	250.00	0.00	1,710.41	0.00	0.00
TOTAL REVENUES	79,531.76	79,558.17	1,056,243.80	954,698.00	954,698.00
EXPENSES					
BANK & SERVICE CHARGES	0.00	250.00	2,474.95	3,000.00	3,000.00
COMMUNICATIONS	90.00	252.09	2,809.96	3,025.00	3,025.00
CREEK STABILIZATION	0.00	500.00	0.00	6,000.00	6,000.00
DRAINAGE REPAIRS	0.00	1,000.00	4,368.40	12,000.00	12,000.00
INSURANCE	10,554.12	11,145.84	120,991.20	133,750.00	133,750.00
INSURANCE - FLOOD	11,592.09	11,816.88	139,105.00	141,803.00	141,803.00
FLOOD - INSURANCE CLAIM EXP	668.00	0.00	17,625.81	0.00	0.00
IRRIGATION	0.00	208.26	0.00	2,500.00	2,500.00
LAKES	0.00	500.00	6,625.04	6,000.00	6,000.00
LANDSCAPE - CONTRACT	6,402.92	6,408.26	79,485.04	76,900.00	76,900.00
LANDSCAPE - NON CONTRACT	1,007.00	833.26	15,045.70	10,000.00	10,000.00
MAINTENANCE - BUILDINGS	0.00	3,666.63	21,812.77	44,000.00	44,000.00
MAINTENANCE - CLUBHOUSE	182.33	333.26	3,452.95	4,000.00	4,000.00
MAINTENANCE - GENERAL & ELEC	0.00	2,500.00	19,999.94	30,000.00	30,000.00
MAINTENANCE - PLUMBING/LEAK	899.00	1,041.63	17,440.40	12,500.00	12,500.00
MAINTENANCE - ROOF & GUTTER	1,536.00	2,500.00	16,014.88	30,000.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.63	63.18	5,000.00	5,000.00
MAINTENANCE - SUPPLIES	0.00	41.63	200.25	500.00	500.00
MANAGEMENT FEE	2,500.00	2,500.00	30,275.00	30,000.00	30,000.00
MOLD REMEDIATION	0.00	1,000.00	0.00	12,000.00	12,000.00
OFFICE EXPENSE	335.01	250.00	3,623.70	3,000.00	3,000.00
PAINTING	0.00	2,000.00	50.00	24,000.00	24,000.00
PEST CONTROL	473.00	208.26	2,872.50	2,500.00	2,500.00
POOL - OPER. & MAIN.	0.00	2,166.63	22,716.30	26,000.00	26,000.00
PROFESSIONAL FEES	520.28	2,000.00	12,246.01	24,000.00	24,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	750.00	750.00
SOCIAL EXPENSE	0.00	41.63	0.00	500.00	500.00
SNOW REMOVAL	3,392.00	0.00	16,127.20	5,000.00	5,000.00
TAXES & LICENSES	11.27	0.00	461.27	6,450.00	6,450.00
UTILITIES - LGE	1,251.69	1,500.00	17,036.74	18,000.00	18,000.00
UTILITIES - WATER	29,458.06	28,333.30	190,980.73	170,000.00	170,000.00
TRASH REMOVAL	847.06	1,333.26	16,486.26	16,000.00	16,000.00
UTILITIES - TELEPHONE	0.00	170.76	1,024.50	2,050.00	2,050.00
TRANSFER TO RESERVES	7,783.09	7,783.01	93,397.08	93,397.00	93,397.00
EROSION MAINTENANCE	0.00	0.00	3,500.00	0.00	0.00
TOTAL EXPENSES	79,502.92	92,763.72	878,312.76	954,625.00	954,625.00
NET INCOME	$ 28.84	$ (13,205.55)	$ 177,931.04	$ 73.00	$ 73.00

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

ASSETS

CASH		
RB&T MARINA ACCOUNT [XXX4373]	$ 18,881.02	
RB&T RESERVE MONEY MKT [3.25%]	138,769.90	
TOTAL CASH		157,650.92
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		$ 192,050.92

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
TOTAL CURRENT LIABILITIES		0.00
TOTAL LIABILITIES		0.00
CAPITAL		
RETAINED EARNINGS	$ 65,363.59	
RESERVE TRANSFERS	5,100.00	
FROM HARBOR SET OF BOOKS	149,628.74	
CURRENT NET INCOME [LOSS]	(28,041.41)	
TOTAL CAPITAL		192,050.92
TOTAL LIABILITIES & CAPITAL		$ 192,050.92

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE TWELVE MONTHS ENDING DECEMBER 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	0.00	0.00	19,300.00	21,750.00	21,750.00
ELECTRIC REIMBURSEMENT	124.52	625.00	5,869.91	7,500.00	7,500.00
IRS REFUND	0.00	0.00	16.24	0.00	0.00
INTEREST INCOME	358.96	233.75	4,921.80	2,805.00	2,805.00
TOTAL REVENUES	483.48	858.75	60,107.95	58,930.00	58,930.00
EXPENSES					
ELECTRIC	379.49	877.50	9,803.68	10,530.00	10,530.00
GATE	0.00	41.66	975.00	500.00	500.00
OFFICE EXPENSES	5.75	20.76	136.60	250.00	250.00
LEGAL	0.00	20.76	0.00	250.00	250.00
LANDSCAPING - NON-CONTRACT	0.00	62.50	0.00	750.00	750.00
MAINTENANCE & REPAIRS	933.32	2,305.76	44,217.32	27,670.00	27,670.00
MANAGMENT COMPANY	115.00	115.00	1,380.00	1,380.00	1,380.00
PROPERTY INSURANCE	3,478.92	333.33	7,054.86	4,000.00	4,000.00
TAXES & LICENSES	1,500.00	0.00	17,224.98	8,000.00	8,000.00
TRANSFER TO RESERVES	425.00	425.00	5,100.00	5,100.00	5,100.00
TRASH REMOVAL	101.44	41.63	1,289.67	500.00	500.00
SNOW REMOVAL	0.00	0.00	967.25	0.00	0.00
TOTAL EXPENSES	6,938.92	4,243.90	88,149.36	58,930.00	58,930.00
NET INCOME [LOSS]	$ (6,455.44)	$ (3,385.15)	$ (28,041.41)	$ 0.00	$ 0.00

FOR MANAGEMENT PURPOSES ONLY