

HARBOR @ HARRODS CREEK
BALANCE SHEET
JULY 31, 2026

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	\$	189,824.55
RB&T PREMIER FIRST [XXX4446]		502,726.04
TOTAL CASH		692,550.59
CURRENT ASSETS		
ACCOUNTS RECEIVABLE		5,027.13
PREPAID INSURANCE		46,368.28
TOTAL CURRENT ASSETS		51,395.41
PROPERTY & EQUIPMENT		
CLUBHOUSE FURNITURE [2025]		10,149.84
TOTAL PROPERTY & EQUIPMENT		10,149.84
TOTAL ASSETS	\$	<u>754,095.84</u>

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
PAYABLE - MARINA ACCOUNT	\$	34,400.00
PREPAID MAINTENANCE FEES		164,049.83
STORAGE DEPOSIT		1,100.00
TOTAL CURRENT LIABILITIES		199,549.83
TOTAL LIABILITIES		199,549.83
CAPITAL		
RETAINED EARNINGS		681,200.14
ASSETS MOVED TO MARINA ACCOUNT		(149,628.74)
RESERVE TRANSFERS		56,302.75
CURRENT NET INCOME		(33,328.14)
TOTAL CAPITAL		554,546.01
TOTAL LIABILITIES & CAPITAL	\$	<u>754,095.84</u>

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE SEVEN MONTHS ENDING JULY 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	\$ 563,024.14	\$ 563,023.44	\$ 965,183.00
CLUBHOUSE RENTAL	300.00	108.33	1,700.00	758.31	1,300.00
INTEREST INCOME	1,059.46	416.66	6,282.47	2,916.70	5,000.00
LATE FEES	226.11	416.66	2,231.92	2,916.70	5,000.00
STORAGE	1,056.00	500.00	7,704.00	3,500.00	6,000.00
INSURANCE PROCEEDS	29,000.00	0.00	30,193.20	0.00	0.00
MISCELLANEOUS	250.00	0.00	350.00	0.00	0.00
TOTAL REVENUES	112,323.52	81,873.57	611,485.73	573,115.15	982,483.00
EXPENSES					
COMMUNICATIONS	92.87	91.66	647.10	641.62	1,100.00
CREEK STABILIZATION	5,817.50	0.00	8,696.25	0.00	0.00
DRAINAGE REPAIRS	1,290.00	750.00	1,290.00	5,250.00	9,000.00
INSURANCE	10,553.55	10,553.75	76,617.85	73,876.25	126,645.00
INSURANCE - FLOOD	11,592.09	11,592.08	81,144.63	81,144.60	139,105.00
INSURANCE CLAIM EXPENDITURE	29,000.00	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	175.00	166.68	813.06	1,166.68	2,000.00
LAKES	813.55	542.33	4,067.75	3,796.35	6,508.00
LANDSCAPE - CONTRACT	4,529.39	9,240.08	34,459.10	64,680.60	110,881.00
LANDSCAPE - NON CONTRACT	4,178.11	1,291.68	21,456.04	9,041.68	15,500.00
MAINTENANCE - BUILDINGS	0.00	2,916.66	12,932.99	20,416.62	35,000.00
MAINTENANCE - CLUBHOUSE	394.33	416.66	1,870.04	2,916.62	5,000.00
MAINTENANCE - GENERAL & ELEC	0.00	2,291.66	625.00	16,041.62	27,500.00
MAINTENANCE - PLUMBING/LEAK	0.00	1,416.66	7,081.70	9,916.62	17,000.00
MAINTENANCE - ROOF & GUTTER	0.00	2,500.00	7,746.65	17,500.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.66	850.00	2,916.62	5,000.00
MAINTENANCE - SUPPLIES	63.33	41.66	860.58	291.70	500.00
MANAGEMENT FEE	2,525.00	2,525.00	17,675.00	17,675.00	30,300.00
MOLD REMEDIATION	0.00	833.33	0.00	5,833.31	10,000.00
OFFICE EXPENSE	940.12	375.00	2,648.39	2,625.00	4,500.00
PAINTING	0.00	2,000.00	18,000.00	14,000.00	24,000.00
PEST CONTROL	820.00	222.92	2,989.50	1,560.41	2,675.00
POOL - OPER. & MAIN.	1,446.05	2,000.00	17,576.82	14,000.00	24,000.00
PROFESSIONAL FEES	729.25	1,666.66	10,773.59	11,666.62	20,000.00
SIGNAGE/MAILBOXES	47.65	62.50	47.65	437.50	750.00
SOCIAL EXPENSE	0.00	41.66	0.00	291.62	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	1,462.98	1,541.66	10,089.76	10,791.70	18,500.00
UTILITIES - WATER	16,581.69	15,208.34	96,753.85	106,458.34	182,500.00
TRASH REMOVAL	1,056.85	1,416.66	7,047.78	9,916.62	17,000.00
UTILITIES - TELEPHONE	0.00	125.00	0.00	875.00	1,500.00
TRANSFER TO RESERVES	8,043.25	8,043.25	56,302.75	56,302.75	96,519.00
CAPITAL EXP - SIDING	0.00	0.00	75,483.00	0.00	0.00
EROSION MAINTENANCE	0.00	291.68	0.00	2,041.70	3,500.00
CAPITAL EXP - POOL	0.00	0.00	17,800.00	0.00	0.00
TOTAL EXPENSES	102,152.56	80,581.88	644,813.87	577,573.15	982,483.00
NET INCOME	\$ 10,170.96	\$ 1,291.69	\$ (33,328.14)	\$ (4,458.00)	\$ 0.00

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

ASSETS

CASH		
RB&T MARINA ACCOUNT [XXX4373]	\$	39,533.13
RB&T RESERVE MONEY MKT [3.25%]		<u>130,643.06</u>
TOTAL CASH		170,176.19
CURRENT ASSETS		
RECEIVABLE - THE HARBOR		<u>34,400.00</u>
TOTAL CURRENT ASSETS		34,400.00
PROPERTY & EQUIPMENT		
MARINA DOCKS & FIXTURES		170,849.56
ACCUM. DEPRE. - MARINA		<u>(170,849.56)</u>
TOTAL PROPERTY & EQUIPMENT		0.00
TOTAL ASSETS	\$	<u><u>204,576.19</u></u>

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
TOTAL CURRENT LIABILITIES		<u>0.00</u>
TOTAL LIABILITIES		0.00
CAPITAL		
RETAINED EARNINGS	\$	42,422.18
FROM HARBOR SET OF BOOKS		149,628.74
CURRENT NET INCOME [LOSS]		<u>12,525.27</u>
TOTAL CAPITAL		<u>204,576.19</u>
TOTAL LIABILITIES & CAPITAL	\$	<u><u>204,576.19</u></u>

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE SEVEN MONTHS ENDING JULY 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	\$ 15,400.00	\$ 34,500.00	\$ 34,500.00
RESIDENT LEASES	0.00	0.00	20,087.00	20,700.00	20,700.00
ELECTRIC REIMBURSEMENT	0.00	231.66	2,280.92	1,621.70	2,780.00
IRS REFUND	4,550.08	0.00	4,550.08	0.00	0.00
INTEREST INCOME	275.42	375.00	1,878.56	2,625.00	4,500.00
TOTAL REVENUES	<u>4,825.50</u>	<u>606.66</u>	<u>44,196.56</u>	<u>59,446.70</u>	<u>62,480.00</u>
EXPENSES					
ELECTRIC	511.86	878.33	5,423.04	6,148.35	10,540.00
GATE	0.00	83.33	0.00	583.35	1,000.00
OFFICE EXPENSES	16.99	10.83	82.44	75.81	130.00
LEGAL	0.00	16.66	0.00	116.62	200.00
LANDSCAPING - NON-CONTRACT	0.00	41.68	0.00	291.68	500.00
MAINTENANCE & REPAIRS	4,275.00	2,187.08	23,465.46	15,309.56	26,245.00
MANAGMENT COMPANY	120.00	120.00	840.00	840.00	1,440.00
TAX RETURN PREPARATION	0.00	0.00	475.00	0.00	0.00
PROPERTY INSURANCE	66.60	351.25	466.20	2,458.75	4,215.00
TAXES & LICENSES	0.00	0.00	190.00	15,810.00	15,810.00
TRASH REMOVAL	107.78	116.66	729.15	816.70	1,400.00
SNOW REMOVAL	0.00	0.00	0.00	1,000.00	1,000.00
TOTAL EXPENSES	<u>5,098.23</u>	<u>3,805.82</u>	<u>31,671.29</u>	<u>43,450.82</u>	<u>62,480.00</u>
NET INCOME [LOSS]	<u>\$ (272.73)</u>	<u>\$ (3,199.16)</u>	<u>\$ 12,525.27</u>	<u>\$ 15,995.88</u>	<u>\$ 0.00</u>