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	388.02	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

FOR MANAGEMENT PURPOSES ONLY