

HARBOR @ HARRODS CREEK
BALANCE SHEET
FEBRUARY 28, 2026

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	\$	128,377.74
RB&T PREMIER FIRST [XXX4446]		399,951.88
TOTAL CASH		528,329.62
CURRENT ASSETS		
ACCOUNTS RECEIVABLE		4,392.11
PREPAID INSURANCE		104,328.73
TOTAL CURRENT ASSETS		108,720.84
PROPERTY & EQUIPMENT		
CLUBHOUSE FURNITURE [2025]		10,149.84
TOTAL PROPERTY & EQUIPMENT		10,149.84
TOTAL ASSETS	\$	<u>647,200.30</u>

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	\$	2,100.00
PAYABLE - MARINA ACCOUNT		34,400.00
PREPAID MAINTENANCE FEES		25,302.54
STORAGE DEPOSIT		1,100.00
TOTAL CURRENT LIABILITIES		62,902.54
TOTAL LIABILITIES		62,902.54
CAPITAL		
RETAINED EARNINGS		681,200.14
ASSETS MOVED TO MARINA ACCOUNT		(149,628.74)
RESERVE TRANSFERS		16,086.50
CURRENT NET INCOME		36,639.86
TOTAL CAPITAL		584,297.76
TOTAL LIABILITIES & CAPITAL	\$	<u>647,200.30</u>

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE TWO MONTHS ENDING FEBRUARY 28, 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	\$ 160,863.90	\$ 160,863.84	\$ 965,183.00
CLUBHOUSE RENTAL	0.00	108.33	0.00	216.66	1,300.00
INTEREST INCOME	737.22	416.68	1,520.82	833.36	5,000.00
LATE FEES	415.99	416.68	831.53	833.36	5,000.00
STORAGE	0.00	500.00	0.00	1,000.00	6,000.00
INSURANCE PROCEEDS	1,193.20	0.00	1,193.20	0.00	0.00
TOTAL REVENUES	82,778.36	81,873.61	164,409.45	163,747.22	982,483.00
EXPENSES					
COMMUNICATIONS	92.86	91.66	182.86	183.32	1,100.00
DRAINAGE REPAIRS	0.00	750.00	0.00	1,500.00	9,000.00
INSURANCE	13,296.55	10,553.75	23,850.10	21,107.50	126,645.00
INSURANCE - FLOOD	11,592.09	11,592.08	23,184.18	23,184.16	139,105.00
FLOOD - INSURANCE CLAIM EXP	700.00	0.00	700.00	0.00	0.00
IRRIGATION	0.00	166.66	75.00	333.32	2,000.00
LAKES	0.00	542.34	0.00	1,084.68	6,508.00
LANDSCAPE - CONTRACT	4,529.39	9,240.10	9,058.78	18,480.20	110,881.00
LANDSCAPE - NON CONTRACT	0.00	1,291.66	0.00	2,583.32	15,500.00
MAINTENANCE - BUILDINGS	1,890.00	2,916.66	6,068.00	5,833.32	35,000.00
MAINTENANCE - CLUBHOUSE	182.33	416.66	380.43	833.32	5,000.00
MAINTENANCE - GENERAL & ELEC	50.00	2,291.66	50.00	4,583.32	27,500.00
MAINTENANCE - PLUMBING/LEAK	210.00	1,416.66	3,232.92	2,833.32	17,000.00
MAINTENANCE - ROOF & GUTTER	0.00	2,500.00	2,137.00	5,000.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.66	850.00	833.32	5,000.00
MAINTENANCE - SUPPLIES	0.00	41.68	188.22	83.36	500.00
MANAGEMENT FEE	2,525.00	2,525.00	5,050.00	5,050.00	30,300.00
MOLD REMEDIATION	0.00	833.33	0.00	1,666.66	10,000.00
OFFICE EXPENSE	53.64	375.00	989.07	750.00	4,500.00
PAINTING	0.00	2,000.00	0.00	4,000.00	24,000.00
PEST CONTROL	768.75	222.91	768.75	445.82	2,675.00
POOL - OPER. & MAIN.	135.27	2,000.00	397.50	4,000.00	24,000.00
PROFESSIONAL FEES	0.00	1,666.66	739.06	3,333.32	20,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	125.00	750.00
SOCIAL EXPENSE	0.00	41.66	0.00	83.32	500.00
SNOW REMOVAL	3,180.00	5,000.00	11,024.00	7,500.00	15,000.00
TAXES & LICENSES	0.00	0.00	0.00	0.00	500.00
UTILITIES - LGE	2,124.34	1,541.68	2,863.56	3,083.36	18,500.00
UTILITIES - WATER	17,878.26	15,208.33	17,904.35	30,416.66	182,500.00
TRASH REMOVAL	994.63	1,416.66	1,989.31	2,833.32	17,000.00
UTILITIES - TELEPHONE	0.00	125.00	0.00	250.00	1,500.00
TRANSFER TO RESERVES	8,043.25	8,043.25	16,086.50	16,086.50	96,519.00
EROSION MAINTENANCE	0.00	291.66	0.00	583.32	3,500.00
TOTAL EXPENSES	68,246.36	85,581.87	127,769.59	168,663.74	982,483.00
NET INCOME	\$ 14,532.00	\$ (3,708.26)	\$ 36,639.86	\$ (4,916.52)	\$ 0.00

MARINA @ HARRODS CREEK, INC.
BALANCE SHEET
FEBRUARY 28, 2026

ASSETS

CASH		
RB&T MARINA ACCOUNT [XXX4373]	\$	10,885.65
RB&T RESERVE MONEY MKT [3.25%]		<u>129,297.81</u>
TOTAL CASH		140,183.46
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>174,583.46</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>(17,467.46)</u>
TOTAL CAPITAL		<u>174,583.46</u>
TOTAL LIABILITIES & CAPITAL	\$	<u><u>174,583.46</u></u>

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE TWO MONTHS ENDING FEBRUARY 28, 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	\$ 0.00	\$ 0.00	\$ 34,500.00
RESIDENT LEASES	0.00	0.00	0.00	0.00	20,700.00
ELECTRIC REIMBURSEMENT	1,466.28	231.68	1,466.28	463.36	2,780.00
INTEREST INCOME	245.12	375.00	528.78	750.00	4,500.00
TOTAL REVENUES	1,711.40	606.68	1,995.06	1,213.36	62,480.00
EXPENSES					
ELECTRIC	1,066.69	878.34	1,937.19	1,756.68	10,540.00
GATE	0.00	83.34	0.00	166.68	1,000.00
OFFICE EXPENSES	9.30	10.83	21.20	21.66	130.00
LEGAL	0.00	16.66	0.00	33.32	200.00
LANDSCAPING - NON-CONTRACT	0.00	41.66	0.00	83.32	500.00
MAINTENANCE & REPAIRS	0.00	2,187.08	16,928.00	4,374.16	26,245.00
MANAGMENT COMPANY	120.00	120.00	240.00	240.00	1,440.00
PROPERTY INSURANCE	66.60	351.25	133.20	702.50	4,215.00
TAXES & LICENSES	0.00	0.00	0.00	0.00	15,810.00
TRASH REMOVAL	101.44	116.68	202.93	233.36	1,400.00
SNOW REMOVAL	0.00	500.00	0.00	1,000.00	1,000.00
TOTAL EXPENSES	1,364.03	4,305.84	19,462.52	8,611.68	62,480.00
NET INCOME [LOSS]	\$ 347.37	\$ (3,699.16)	\$ (17,467.46)	\$ (7,398.32)	\$ 0.00