

HARBOR @ HARRODS CREEK
BALANCE SHEET
AUGUST 31, 2026

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	\$	370,670.29
RB&T PREMIER FIRST [XXX4446]		523,422.88
TOTAL CASH		894,093.17
CURRENT ASSETS		
ACCOUNTS RECEIVABLE		5,244.32
PREPAID INSURANCE		34,776.19
TOTAL CURRENT ASSETS		40,020.51
PROPERTY & EQUIPMENT		
CLUBHOUSE FURNITURE [2025]		10,149.84
TOTAL PROPERTY & EQUIPMENT		10,149.84
TOTAL ASSETS	\$	<u>944,263.52</u>

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	\$	(217.63)
PAYABLE - MARINA ACCOUNT		34,400.00
PREPAID MAINTENANCE FEES		327,438.95
STORAGE DEPOSIT		1,100.00
TOTAL CURRENT LIABILITIES		362,721.32
TOTAL LIABILITIES		362,721.32
CAPITAL		
RETAINED EARNINGS		681,200.14
ASSETS MOVED TO MARINA ACCOUNT		(149,628.74)
RESERVE TRANSFERS		64,346.00
CURRENT NET INCOME		(14,375.20)
TOTAL CAPITAL		581,542.20
TOTAL LIABILITIES & CAPITAL	\$	<u>944,263.52</u>

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE EIGHT MONTHS ENDING AUGUST 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	\$ 643,456.09	\$ 643,455.36	\$ 965,183.00
CLUBHOUSE RENTAL	0.00	108.33	1,700.00	866.64	1,300.00
INTEREST INCOME	1,119.60	416.66	7,402.07	3,333.36	5,000.00
LATE FEES	100.70	416.66	2,332.62	3,333.36	5,000.00
STORAGE	576.00	500.00	8,280.00	4,000.00	6,000.00
INSURANCE PROCEEDS	0.00	0.00	30,193.20	0.00	0.00
MISCELLANEOUS	385.79	0.00	735.79	0.00	0.00
TOTAL REVENUES	82,614.04	81,873.57	694,099.77	654,988.72	982,483.00
EXPENSES					
COMMUNICATIONS	92.87	91.66	739.97	733.28	1,100.00
CREEK STABILIZATION	0.00	0.00	8,696.25	0.00	0.00
DRAINAGE REPAIRS	0.00	750.00	1,290.00	6,000.00	9,000.00
INSURANCE	11,620.46	10,553.75	88,238.31	84,430.00	126,645.00
INSURANCE - FLOOD	11,592.09	11,592.08	92,736.72	92,736.68	139,105.00
INSURANCE CLAIM EXPENDITURE	0.00	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	0.00	166.68	813.06	1,333.36	2,000.00
LAKES	813.55	542.33	4,881.30	4,338.68	6,508.00
LANDSCAPE - CONTRACT	4,529.40	9,240.08	38,988.50	73,920.68	110,881.00
LANDSCAPE - NON CONTRACT	0.00	1,291.68	21,456.04	10,333.36	15,500.00
MAINTENANCE - BUILDINGS	0.00	2,916.66	12,932.99	23,333.28	35,000.00
MAINTENANCE - CLUBHOUSE	404.87	416.66	2,274.91	3,333.28	5,000.00
MAINTENANCE - GENERAL & ELEC	0.00	2,291.66	625.00	18,333.28	27,500.00
MAINTENANCE - PLUMBING/LEAK	669.00	1,416.66	7,750.70	11,333.28	17,000.00
MAINTENANCE - ROOF & GUTTER	1,240.00	2,500.00	8,986.65	20,000.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.66	850.00	3,333.28	5,000.00
MAINTENANCE - SUPPLIES	0.00	41.66	860.58	333.36	500.00
MANAGEMENT FEE	2,525.00	2,525.00	20,200.00	20,200.00	30,300.00
MOLD REMEDIATION	0.00	833.33	0.00	6,666.64	10,000.00
OFFICE EXPENSE	101.67	375.00	2,750.06	3,000.00	4,500.00
PAINTING	0.00	2,000.00	18,000.00	16,000.00	24,000.00
PEST CONTROL	24.37	222.92	3,013.87	1,783.33	2,675.00
POOL - OPER. & MAIN.	939.06	2,000.00	18,515.88	16,000.00	24,000.00
PROFESSIONAL FEES	0.00	1,666.66	10,773.59	13,333.28	20,000.00
SIGNAGE/MAILBOXES	0.00	62.50	47.65	500.00	750.00
SOCIAL EXPENSE	0.00	41.66	0.00	333.28	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	1,845.16	1,541.66	11,934.92	12,333.36	18,500.00
UTILITIES - WATER	18,055.72	15,208.34	114,809.57	121,666.68	182,500.00
TRASH REMOVAL	1,164.63	1,416.66	8,212.41	11,333.28	17,000.00
UTILITIES - TELEPHONE	0.00	125.00	0.00	1,000.00	1,500.00
TRANSFER TO RESERVES	8,043.25	8,043.25	64,346.00	64,346.00	96,519.00
CAPITAL EXP - SIDING	0.00	0.00	75,483.00	0.00	0.00
EROSION MAINTENANCE	0.00	291.66	0.00	2,333.36	3,500.00
CAPITAL EXP - POOL	0.00	0.00	17,800.00	0.00	0.00
TOTAL EXPENSES	63,661.10	80,581.86	708,474.97	658,155.01	982,483.00
NET INCOME	\$ 18,952.94	\$ 1,291.71	\$ (14,375.20)	\$ (3,166.29)	\$ 0.00

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

ASSETS

CASH		
RB&T MARINA ACCOUNT [XXX4373]	\$	45,372.51
RB&T RESERVE MONEY MKT [3.25%]		<u>130,917.32</u>
TOTAL CASH		176,289.83
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>210,689.83</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>18,638.91</u>
TOTAL CAPITAL		<u>210,689.83</u>
TOTAL LIABILITIES & CAPITAL	\$	<u><u>210,689.83</u></u>

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE EIGHT MONTHS ENDING AUGUST 31, 2026

	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	\$ 19,800.00	\$ 34,500.00	\$ 34,500.00
RESIDENT LEASES	2,200.00	0.00	22,287.00	20,700.00	20,700.00
ELECTRIC REIMBURSEMENT	256.00	231.66	2,536.92	1,853.36	2,780.00
IRS REFUND	0.00	0.00	4,550.08	0.00	0.00
INTEREST INCOME	276.05	375.00	2,154.61	3,000.00	4,500.00
TOTAL REVENUES	<u>7,132.05</u>	<u>606.66</u>	<u>51,328.61</u>	<u>60,053.36</u>	<u>62,480.00</u>
EXPENSES					
ELECTRIC	708.33	878.33	6,131.37	7,026.68	10,540.00
GATE	0.00	83.33	0.00	666.68	1,000.00
OFFICE EXPENSES	15.70	10.83	98.14	86.64	130.00
LEGAL	0.00	16.66	0.00	133.28	200.00
LANDSCAPING - NON-CONTRACT	0.00	41.68	0.00	333.36	500.00
MAINTENANCE & REPAIRS	0.00	2,187.08	23,465.46	17,496.64	26,245.00
MANAGMENT COMPANY	120.00	120.00	960.00	960.00	1,440.00
TAX RETURN PREPARATION	0.00	0.00	475.00	0.00	0.00
PROPERTY INSURANCE	66.60	351.25	532.80	2,810.00	4,215.00
TAXES & LICENSES	0.00	0.00	190.00	15,810.00	15,810.00
TRASH REMOVAL	107.78	116.66	836.93	933.36	1,400.00
SNOW REMOVAL	0.00	0.00	0.00	1,000.00	1,000.00
TOTAL EXPENSES	<u>1,018.41</u>	<u>3,805.82</u>	<u>32,689.70</u>	<u>47,256.64</u>	<u>62,480.00</u>
NET INCOME [LOSS]	<u>\$ 6,113.64</u>	<u>\$ (3,199.16)</u>	<u>\$ 18,638.91</u>	<u>\$ 12,796.72</u>	<u>\$ 0.00</u>