

HARBOR @ HARRODS CREEK
BALANCE SHEET
JUNE 30, 2026

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	\$	132,661.83
RB&T PREMIER FIRST [XXX4446]		482,072.56
TOTAL CASH		614,734.39
CURRENT ASSETS		
ACCOUNTS RECEIVABLE		4,771.01
PREPAID INSURANCE		57,960.37
TOTAL CURRENT ASSETS		62,731.38
PROPERTY & EQUIPMENT		
CLUBHOUSE FURNITURE [2025]		10,149.84
TOTAL PROPERTY & EQUIPMENT		10,149.84
TOTAL ASSETS	\$	<u>687,615.61</u>

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	\$	395.00
PAYABLE - MARINA ACCOUNT		34,400.00
PREPAID MAINTENANCE FEES		115,388.81
STORAGE DEPOSIT		1,100.00
TOTAL CURRENT LIABILITIES		151,283.81
TOTAL LIABILITIES		151,283.81
CAPITAL		
RETAINED EARNINGS		681,200.14
ASSETS MOVED TO MARINA ACCOUNT		(149,628.74)
RESERVE TRANSFERS		48,259.50
CURRENT NET INCOME		(43,499.10)
TOTAL CAPITAL		536,331.80
TOTAL LIABILITIES & CAPITAL	\$	<u>687,615.61</u>

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE SIX MONTHS ENDING JUNE 30, 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	\$ 482,592.19	\$ 482,591.52	\$ 965,183.00
CLUBHOUSE RENTAL	0.00	108.33	1,400.00	649.98	1,300.00
INTEREST INCOME	975.63	416.66	5,223.01	2,500.04	5,000.00
LATE FEES	180.50	416.66	2,005.81	2,500.04	5,000.00
STORAGE	642.00	500.00	6,648.00	3,000.00	6,000.00
INSURANCE PROCEEDS	0.00	0.00	1,193.20	0.00	0.00
MISCELLANEOUS	100.00	0.00	100.00	0.00	0.00
TOTAL REVENUES	82,330.08	81,873.57	499,162.21	491,241.58	982,483.00
EXPENSES					
COMMUNICATIONS	92.83	91.66	554.23	549.96	1,100.00
CREEK STABILIZATION	2,878.75	0.00	2,878.75	0.00	0.00
DRAINAGE REPAIRS	0.00	750.00	0.00	4,500.00	9,000.00
INSURANCE	10,553.55	10,553.75	66,064.30	63,322.50	126,645.00
INSURANCE - FLOOD	11,592.09	11,592.08	69,552.54	69,552.52	139,105.00
FLOOD - INSURANCE CLAIM EXP	0.00	0.00	10,312.04	0.00	0.00
IRRIGATION	115.00	166.68	638.06	1,000.00	2,000.00
LAKES	813.55	542.33	3,254.20	3,254.02	6,508.00
LANDSCAPE - CONTRACT	5,906.08	9,240.08	29,929.71	55,440.52	110,881.00
LANDSCAPE - NON CONTRACT	3,179.45	1,291.68	17,277.93	7,750.00	15,500.00
MAINTENANCE - BUILDINGS	2,750.00	2,916.66	12,932.99	17,499.96	35,000.00
MAINTENANCE - CLUBHOUSE	442.33	416.66	1,475.71	2,499.96	5,000.00
MAINTENANCE - GENERAL & ELEC	0.00	2,291.66	625.00	13,749.96	27,500.00
MAINTENANCE - PLUMBING/LEAK	852.40	1,416.66	7,081.70	8,499.96	17,000.00
MAINTENANCE - ROOF & GUTTER	2,175.00	2,500.00	7,746.65	15,000.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.66	850.00	2,499.96	5,000.00
MAINTENANCE - SUPPLIES	144.55	41.66	797.25	250.04	500.00
MANAGEMENT FEE	2,525.00	2,525.00	15,150.00	15,150.00	30,300.00
MOLD REMEDIATION	0.00	833.33	0.00	4,999.98	10,000.00
OFFICE EXPENSE	91.55	375.00	1,708.27	2,250.00	4,500.00
PAINTING	0.00	2,000.00	18,000.00	12,000.00	24,000.00
PEST CONTROL	575.75	222.92	2,169.50	1,337.49	2,675.00
POOL - OPER. & MAIN.	(2,605.18)	2,000.00	16,130.77	12,000.00	24,000.00
PROFESSIONAL FEES	1,184.00	1,666.66	10,044.34	9,999.96	20,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	375.00	750.00
SOCIAL EXPENSE	0.00	41.66	0.00	249.96	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	1,372.93	1,541.66	8,626.78	9,250.04	18,500.00
UTILITIES - WATER	15,884.50	15,208.34	80,172.16	91,250.00	182,500.00
TRASH REMOVAL	1,056.85	1,416.66	5,990.93	8,499.96	17,000.00
UTILITIES - TELEPHONE	0.00	125.00	0.00	750.00	1,500.00
TRANSFER TO RESERVES	8,043.25	8,043.25	48,259.50	48,259.50	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	1,750.02	3,500.00
CAPITAL EXP - POOL	17,800.00	0.00	17,800.00	0.00	0.00
TOTAL EXPENSES	87,424.23	80,581.88	542,661.31	496,991.27	982,483.00
NET INCOME	\$ (5,094.15)	\$ 1,291.69	\$ (43,499.10)	\$ (5,749.69)	\$ 0.00

FOR MANAGEMENT PURPOSES ONLY

MARINA @ HARRODS CREEK, INC.
BALANCE SHEET
JUNE 30, 2026

ASSETS

CASH		
RB&T MARINA ACCOUNT [XXX4373]	\$	41,111.55
RB&T RESERVE MONEY MKT [3.25%]		<u>130,369.37</u>
TOTAL CASH		171,480.92
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>205,880.92</u></u>

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
PAYABLE - THE HARBOR	\$	<u>1,032.00</u>
TOTAL CURRENT LIABILITIES		1,032.00
TOTAL LIABILITIES		<u>1,032.00</u>
CAPITAL		
RETAINED EARNINGS		42,422.18
FROM HARBOR SET OF BOOKS		149,628.74
CURRENT NET INCOME [LOSS]		<u>12,798.00</u>
TOTAL CAPITAL		204,848.92
TOTAL LIABILITIES & CAPITAL	\$	<u><u>205,880.92</u></u>

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE SIX MONTHS ENDING JUNE 30, 2026

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
NON-RESIDENT LEASES	\$ 2,200.00	\$ 0.00	\$ 15,400.00	\$ 34,500.00	\$ 34,500.00
RESIDENT LEASES	2,310.00	0.00	20,087.00	20,700.00	20,700.00
ELECTRIC REIMBURSEMENT	29.60	231.66	2,280.92	1,390.04	2,780.00
INTEREST INCOME	265.95	375.00	1,603.14	2,250.00	4,500.00
TOTAL REVENUES	4,805.55	606.66	39,371.06	58,840.04	62,480.00
EXPENSES					
ELECTRIC	357.57	878.33	4,911.18	5,270.02	10,540.00
GATE	0.00	83.33	0.00	500.02	1,000.00
OFFICE EXPENSES	19.55	10.83	65.45	64.98	130.00
LEGAL	0.00	16.66	0.00	99.96	200.00
LANDSCAPING - NON-CONTRACT	0.00	41.68	0.00	250.00	500.00
MAINTENANCE & REPAIRS	410.85	2,187.08	19,190.46	13,122.48	26,245.00
MANAGMENT COMPANY	120.00	120.00	720.00	720.00	1,440.00
TAX RETURN PREPARATION	0.00	0.00	475.00	0.00	0.00
PROPERTY INSURANCE	66.60	351.25	399.60	2,107.50	4,215.00
TAXES & LICENSES	0.00	0.00	190.00	15,810.00	15,810.00
TRASH REMOVAL	107.78	116.66	621.37	700.04	1,400.00
SNOW REMOVAL	0.00	0.00	0.00	1,000.00	1,000.00
TOTAL EXPENSES	1,082.35	3,805.82	26,573.06	39,645.00	62,480.00
NET INCOME [LOSS]	\$ 3,723.20	\$ (3,199.16)	\$ 12,798.00	\$ 19,195.04	\$ 0.00

FOR MANAGEMENT PURPOSES ONLY