HARBOR @ HARRODS CREEK
BALANCE SHEET
APRIL 30, 2026

ASSETS

CASH				
REPUBLIC BANK [XXX4314]	$	104,045.14		
RB&T PREMIER FIRST [XXX4446]		440,927.77		
TOTAL CASH				544,972.91
CURRENT ASSETS				
ACCOUNTS RECEIVABLE		7,113.51		
PREPAID INSURANCE		81,144.55		
TOTAL CURRENT ASSETS				88,258.06
PROPERTY & EQUIPMENT				
CLUBHOUSE FURNITURE [2025]		10,149.84		
TOTAL PROPERTY & EQUIPMENT				10,149.84
TOTAL ASSETS			$	643,380.81

LIABILITIES AND CAPITAL

CURRENT LIABILITIES				
ACCOUNTS PAYABLE	$	6,248.87		
PAYABLE - MARINA ACCOUNT		34,400.00		
PREPAID MAINTENANCE FEES		74,200.71		
STORAGE DEPOSIT		1,100.00		
TOTAL CURRENT LIABILITIES				115,949.58
TOTAL LIABILITIES				115,949.58
CAPITAL				
RETAINED EARNINGS		681,200.14		
ASSETS MOVED TO MARINA ACCOUNT		(149,628.74)		
RESERVE TRANSFERS		32,173.00		
CURRENT NET INCOME		(36,313.17)		
TOTAL CAPITAL				527,431.23
TOTAL LIABILITIES & CAPITAL			$	643,380.81

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE FOUR MONTHS ENDING APRIL 30, 2026

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
MAINTENANCE FEES	$ 80,432.44	$ 80,431.92	$ 321,728.29	$ 321,727.68	$ 965,183.00
CLUBHOUSE RENTAL	800.00	108.33	950.00	433.32	1,300.00
INTEREST INCOME	888.70	416.68	3,289.00	1,666.72	5,000.00
LATE FEES	334.71	416.68	1,554.00	1,666.72	5,000.00
STORAGE	3,000.00	500.00	3,000.00	2,000.00	6,000.00
INSURANCE PROCEEDS	0.00	0.00	1,193.20	0.00	0.00
TOTAL REVENUES	85,455.85	81,873.61	331,714.49	327,494.44	982,483.00
EXPENSES					
COMMUNICATIONS	92.85	91.66	368.57	366.64	1,100.00
DRAINAGE REPAIRS	0.00	750.00	0.00	3,000.00	9,000.00
INSURANCE	10,553.55	10,553.75	44,957.20	42,215.00	126,645.00
INSURANCE - FLOOD	11,592.09	11,592.10	46,368.36	46,368.34	139,105.00
FLOOD - INSURANCE CLAIM EXP	0.00	0.00	9,455.27	0.00	0.00
IRRIGATION	0.00	166.66	75.00	666.64	2,000.00
LAKES	813.55	542.34	1,627.10	2,169.36	6,508.00
LANDSCAPE - CONTRACT	5,906.07	9,240.08	19,494.24	36,960.36	110,881.00
LANDSCAPE - NON CONTRACT	13,643.85	1,291.66	13,643.85	5,166.64	15,500.00
MAINTENANCE - BUILDINGS	0.00	2,916.66	10,182.99	11,666.64	35,000.00
MAINTENANCE - CLUBHOUSE	182.33	416.66	851.05	1,666.64	5,000.00
MAINTENANCE - GENERAL & ELEC	575.00	2,291.66	625.00	9,166.64	27,500.00
MAINTENANCE - PLUMBING/LEAK	0.00	1,416.66	6,229.30	5,666.64	17,000.00
MAINTENANCE - ROOF & GUTTER	3,045.65	2,500.00	5,571.65	10,000.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.66	850.00	1,666.64	5,000.00
MAINTENANCE - SUPPLIES	464.48	41.68	652.70	166.72	500.00
MANAGEMENT FEE	2,525.00	2,525.00	10,100.00	10,100.00	30,300.00
MOLD REMEDIATION	0.00	833.33	0.00	3,333.32	10,000.00
OFFICE EXPENSE	63.35	375.00	1,554.44	1,500.00	4,500.00
PAINTING	0.00	2,000.00	0.00	8,000.00	24,000.00
PEST CONTROL	650.00	222.92	1,593.75	891.65	2,675.00
POOL - OPER. & MAIN.	2,029.05	2,000.00	15,489.47	8,000.00	24,000.00
PROFESSIONAL FEES	740.00	1,666.66	2,370.34	6,666.64	20,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	250.00	750.00
SOCIAL EXPENSE	0.00	41.66	0.00	166.64	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	0.00	500.00
UTILITIES - LGE	1,411.30	1,541.68	5,868.95	6,166.72	18,500.00
UTILITIES - WATER	13,999.59	15,208.33	47,410.20	60,833.32	182,500.00
TRASH REMOVAL	893.24	1,416.66	3,877.23	5,666.64	17,000.00
UTILITIES - TELEPHONE	0.00	125.00	0.00	500.00	1,500.00
TRANSFER TO RESERVES	8,043.25	8,043.25	32,173.00	32,173.00	96,519.00
CAPITAL EXP - SIDING	75,483.00	0.00	75,483.00	0.00	0.00
EROSION MAINTENANCE	0.00	291.68	0.00	1,166.66	3,500.00
TOTAL EXPENSES	152,707.20	80,581.90	368,027.66	335,327.49	982,483.00
NET INCOME	$ (67,251.35)	$ 1,291.71	$ (36,313.17)	$ (7,833.05)	$ 0.00

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

ASSETS

CASH				
RB&T MARINA ACCOUNT [XXX4373]	$	7,416.89		
RB&T RESERVE MONEY MKT [3.25%]		129,832.49		
TOTAL CASH				137,249.38
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			$	171,649.38

LIABILITIES AND CAPITAL

CURRENT LIABILITIES				
TOTAL CURRENT LIABILITIES				0.00
TOTAL LIABILITIES				0.00
CAPITAL				
RETAINED EARNINGS	$	42,422.18		
FROM HARBOR SET OF BOOKS		149,628.74		
CURRENT NET INCOME [LOSS]		(20,401.54)		
TOTAL CAPITAL				171,649.38
TOTAL LIABILITIES & CAPITAL			$	171,649.38

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE FOUR MONTHS ENDING APRIL 30, 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	0.00	231.68	1,466.28	926.72	2,780.00
INTEREST INCOME	263.57	375.00	1,064.21	1,500.00	4,500.00
TOTAL REVENUES	263.57	606.68	2,530.49	2,426.72	62,480.00
EXPENSES					
ELECTRIC	0.00	878.34	4,146.22	3,513.36	10,540.00
GATE	0.00	83.34	0.00	333.36	1,000.00
OFFICE EXPENSES	11.90	10.83	40.60	43.32	130.00
LEGAL	0.00	16.66	0.00	66.64	200.00
LANDSCAPING - NON-CONTRACT	0.00	41.66	0.00	166.64	500.00
MAINTENANCE & REPAIRS	0.00	2,187.08	16,928.00	8,748.32	26,245.00
MANAGMENT COMPANY	120.00	120.00	480.00	480.00	1,440.00
TAX RETURN PREPARATION	475.00	0.00	475.00	0.00	0.00
PROPERTY INSURANCE	66.60	351.25	266.40	1,405.00	4,215.00
TAXES & LICENSES	(460.00)	15,810.00	190.00	15,810.00	15,810.00
TRASH REMOVAL	101.44	116.68	405.81	466.72	1,400.00
SNOW REMOVAL	0.00	0.00	0.00	1,000.00	1,000.00
TOTAL EXPENSES	314.94	19,615.84	22,932.03	32,033.36	62,480.00
NET INCOME [LOSS]	$ (51.37)	$ (19,009.16)	$ (20,401.54)	$ (29,606.64)	$ 0.00

FOR MANAGEMENT PURPOSES ONLY