

HARBOR @ HARRODS CREEK  
BALANCE SHEET  
SEPTEMBER 30, 2025

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	\$	230,143.43
RB&T PREMIER FIRST [XXX4446]		256,903.88
PACIFIC GUARDIAN LIFE		40,369.23
ANNUITY [10/12/25, 4%]		
TOTAL CASH		527,416.54
CURRENT ASSETS		
ACCOUNTS RECEIVABLE		8,160.91
PREPAID INSURANCE		23,184.10
TOTAL CURRENT ASSETS		31,345.01
PROPERTY & EQUIPMENT		
CLUBHOUSE FURNITURE [2025]		10,149.84
TOTAL PROPERTY & EQUIPMENT		10,149.84
TOTAL ASSETS	\$	568,911.39

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	\$	1,270.68
PAYABLE - MARINA ACCOUNT		34,400.00
ACCRUED LIABILITIES		13,990.00
PREPAID MAINTENANCE FEES		28,434.99
STORAGE DEPOSIT		1,100.00
TOTAL CURRENT LIABILITIES		79,195.67
TOTAL LIABILITIES		79,195.67
CAPITAL		
RETAINED EARNINGS		409,872.02
ASSETS MOVED TO MARINA ACCOUNT		(149,628.74)
RESERVE TRANSFERS		70,047.81
CURRENT NET INCOME		159,424.63
TOTAL CAPITAL		489,715.72
TOTAL LIABILITIES & CAPITAL	\$	568,911.39

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

HARBOR @ HARRODS CREEK  
STATEMENT OF OPERATIONS  
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2025

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
<b>REVENUES</b>					
MAINTENANCE FEES	\$ 77,830.87	\$ 77,830.83	\$ 700,477.99	\$ 700,477.51	\$ 933,970.00
ADDITIONAL MAINTENANCE FEES	25,000.00	0.00	75,000.00	0.00	0.00
CLUBHOUSE RENTAL	150.00	75.00	1,800.00	675.00	900.00
INTEREST INCOME	612.84	833.34	3,669.91	7,499.98	10,000.00
LATE FEES	926.31	269.00	5,701.48	2,421.00	3,228.00
STORAGE	0.00	550.00	6,040.00	4,950.00	6,600.00
INSURANCE PROCEEDS	0.00	0.00	22,547.52	0.00	0.00
MISCELLANEOUS	(250.00)	0.00	1,260.41	0.00	0.00
<b>TOTAL REVENUES</b>	<b>104,270.02</b>	<b>79,558.17</b>	<b>816,497.31</b>	<b>716,023.49</b>	<b>954,698.00</b>
<b>EXPENSES</b>					
BANK & SERVICE CHARGES	223.82	250.00	2,025.30	2,250.00	3,000.00
COMMUNICATIONS	210.00	252.09	2,320.96	2,268.73	3,025.00
CREEK STABILIZATION	0.00	500.00	0.00	4,500.00	6,000.00
DRAINAGE REPAIRS	0.00	1,000.00	573.40	9,000.00	12,000.00
INSURANCE	9,592.77	11,145.84	90,142.05	100,312.48	133,750.00
INSURANCE - FLOOD	11,592.09	11,816.92	104,328.81	106,352.28	141,803.00
INSURANCE CLAIM EXPENDITURE	5,768.04	0.00	5,768.04	0.00	0.00
FLOOD - LINSURANCE CLAIM EXP	0.00	0.00	5,142.55	0.00	0.00
IRRIGATION	0.00	208.34	0.00	1,875.06	2,500.00
LAKES	775.13	500.00	5,849.91	4,500.00	6,000.00
LANDSCAPE - CONTRACT	6,402.92	6,408.34	60,276.28	57,675.06	76,900.00
LANDSCAPE - NON CONTRACT	825.00	833.34	11,988.70	7,500.06	10,000.00
MAINTENANCE - BUILDINGS	2,359.99	3,666.67	14,533.19	33,000.03	44,000.00
MAINTENANCE - CLUBHOUSE	682.27	333.34	2,663.82	3,000.06	4,000.00
MAINTENANCE - GENERAL & ELEC	639.96	2,500.00	18,632.94	22,500.00	30,000.00
MAINTENANCE - PLUMBING/LEAK	745.68	1,041.67	15,557.94	9,375.03	12,500.00
MAINTENANCE - ROOF & GUTTER	0.00	2,500.00	13,993.88	22,500.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.67	63.18	3,750.03	5,000.00
MAINTENANCE - SUPPLIES	0.00	41.67	145.48	375.03	500.00
MANAGEMENT FEE	2,500.00	2,500.00	22,500.00	22,500.00	30,000.00
MOLD REMEDIATION	0.00	1,000.00	0.00	9,000.00	12,000.00
OFFICE EXPENSE	298.69	250.00	2,766.71	2,250.00	3,000.00
PAINTING	0.00	2,000.00	50.00	18,000.00	24,000.00
PEST CONTROL	175.00	208.34	2,349.50	1,875.06	2,500.00
POOL - OPER. & MAIN.	0.00	2,166.67	21,449.60	19,500.03	26,000.00
PROFESSIONAL FEES	1,890.73	2,000.00	10,652.73	18,000.00	24,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	562.50	750.00
SOCIAL EXPENSE	0.00	41.67	0.00	375.03	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	1,524.48	1,500.00	12,750.07	13,500.00	18,000.00
UTILITIES - WATER	15,367.74	0.00	130,798.40	113,333.36	170,000.00
TRASH REMOVAL	0.00	1,333.34	11,991.73	12,000.06	16,000.00
UTILITIES - TELEPHONE	0.00	170.84	1,024.50	1,537.56	2,050.00
TRANSFER TO RESERVES	7,783.09	7,783.09	70,047.81	70,047.81	93,397.00
EROSION MAINTENANCE	0.00	0.00	3,500.00	0.00	0.00
<b>TOTAL EXPENSES</b>	<b>69,357.40</b>	<b>64,431.34</b>	<b>657,072.68</b>	<b>704,665.26</b>	<b>954,625.00</b>
<b>NET INCOME</b>	<b>\$ 34,912.62</b>	<b>\$ 15,126.83</b>	<b>\$ 159,424.63</b>	<b>\$ 11,358.23</b>	<b>\$ 73.00</b>

MARINA @ HARRODS CREEK, INC.  
BALANCE SHEET  
SEPTEMBER 30, 2025

ASSETS

CASH			
RB&T MARINA ACCOUNT [XXX4373]	\$	23,952.90	
RB&T RESERVE MONEY MKT [3.25%]		156,413.58	
TOTAL CASH			180,366.48
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	\$		214,766.48

LIABILITIES AND CAPITAL

CURRENT LIABILITIES			
TOTAL CURRENT LIABILITIES			0.00
TOTAL LIABILITIES			0.00
CAPITAL			
RETAINED EARNINGS	\$	65,363.59	
RESERVE TRANSFERS		3,825.00	
FROM HARBOR SET OF BOOKS		149,628.74	
CURRENT NET INCOME [LOSS]		(4,050.85)	
TOTAL CAPITAL			214,766.48
TOTAL LIABILITIES & CAPITAL	\$		214,766.48

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

MARINA @ HARRODS CREEK, INC.  
STATEMENT OF OPERATIONS  
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2025

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
<b>REVENUES</b>					
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	5,625.00	7,500.00
IRS REFUND	0.00	0.00	16.24	0.00	0.00
INTEREST INCOME	398.26	233.75	3,837.17	2,103.75	2,805.00
<b>TOTAL REVENUES</b>	<u>398.26</u>	<u>858.75</u>	<u>53,837.35</u>	<u>56,353.75</u>	<u>58,930.00</u>
<b>EXPENSES</b>					
ELECTRIC	1,107.06	877.50	8,209.21	7,897.50	10,530.00
GATE	0.00	41.66	975.00	375.02	500.00
OFFICE EXPENSES	9.70	20.84	102.75	187.56	250.00
LEGAL	0.00	20.84	0.00	187.56	250.00
LANDSCAPING - NON-CONTRACT	0.00	62.50	0.00	562.50	750.00
MAINTENANCE & REPAIRS	0.00	2,305.84	26,884.00	20,752.56	27,670.00
MANAGEMENT COMPANY	115.00	115.00	1,035.00	1,035.00	1,380.00
PROPERTY INSURANCE	63.75	333.33	3,448.44	3,000.01	4,000.00
TAXES & LICENSES	1,500.00	0.00	11,589.00	8,000.00	8,000.00
TRANSFER TO RESERVES	425.00	425.00	3,825.00	3,825.00	5,100.00
TRASH REMOVAL	0.00	41.67	872.55	375.03	500.00
SNOW REMOVAL	0.00	0.00	967.25	0.00	0.00
<b>TOTAL EXPENSES</b>	<u>3,220.51</u>	<u>4,244.18</u>	<u>57,888.20</u>	<u>46,197.74</u>	<u>58,930.00</u>
<b>NET INCOME [LOSS]</b>	<u>\$ (2,822.25)</u>	<u>\$ (3,385.43)</u>	<u>\$ (4,050.85)</u>	<u>\$ 10,156.01</u>	<u>\$ 0.00</u>

FOR MANAGEMENT PURPOSES ONLY