HARBOR @ HARRODS CREEK
BALANCE SHEET
MARCH 31, 2026

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	$ 138,038.41	
RB&T PREMIER FIRST [XXX4446]	420,433.50	
TOTAL CASH		558,471.91
CURRENT ASSETS		
ACCOUNTS RECEIVABLE	4,998.46	
PREPAID INSURANCE	92,736.64	
TOTAL CURRENT ASSETS		97,735.10
PROPERTY & EQUIPMENT		
CLUBHOUSE FURNITURE [2025]	10,149.84	
TOTAL PROPERTY & EQUIPMENT		10,149.84
TOTAL ASSETS		$ 666,356.85

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	$ (859.84)	
PAYABLE - MARINA ACCOUNT	34,400.00	
PREPAID MAINTENANCE FEES	45,077.36	
STORAGE DEPOSIT	1,100.00	
TOTAL CURRENT LIABILITIES		79,717.52
TOTAL LIABILITIES		79,717.52
CAPITAL		
RETAINED EARNINGS	681,200.14	
ASSETS MOVED TO MARINA ACCOUNT	(149,628.74)	
RESERVE TRANSFERS	24,129.75	
CURRENT NET INCOME	30,938.18	
TOTAL CAPITAL		586,639.33
TOTAL LIABILITIES & CAPITAL		$ 666,356.85

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE THREE MONTHS ENDING MARCH 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	$ 241,295.85	$ 241,295.76	$ 965,183.00
CLUBHOUSE RENTAL	150.00	108.33	150.00	324.99	1,300.00
INTEREST INCOME	879.48	416.68	2,400.30	1,250.04	5,000.00
LATE FEES	387.76	416.68	1,219.29	1,250.04	5,000.00
STORAGE	0.00	500.00	0.00	1,500.00	6,000.00
INSURANCE PROCEEDS	0.00	0.00	1,193.20	0.00	0.00
TOTAL REVENUES	81,849.19	81,873.61	246,258.64	245,620.83	982,483.00
EXPENSES					
COMMUNICATIONS	92.86	91.66	275.72	274.98	1,100.00
DRAINAGE REPAIRS	0.00	750.00	0.00	2,250.00	9,000.00
INSURANCE	10,553.55	10,553.75	34,403.65	31,661.25	126,645.00
INSURANCE - FLOOD	11,592.09	11,592.08	34,776.27	34,776.24	139,105.00
FLOOD - INSURANCE CLAIM EXP	8,755.27	0.00	9,455.27	0.00	0.00
IRRIGATION	0.00	166.66	75.00	499.98	2,000.00
LAKES	813.55	542.34	813.55	1,627.02	6,508.00
LANDSCAPE - CONTRACT	4,529.39	9,240.08	13,588.17	27,720.28	110,881.00
LANDSCAPE - NON CONTRACT	0.00	1,291.66	0.00	3,874.98	15,500.00
MAINTENANCE - BUILDINGS	4,114.99	2,916.66	10,182.99	8,749.98	35,000.00
MAINTENANCE - CLUBHOUSE	288.29	416.66	668.72	1,249.98	5,000.00
MAINTENANCE - GENERAL & ELEC	0.00	2,291.66	50.00	6,874.98	27,500.00
MAINTENANCE - PLUMBING/LEAK	2,996.38	1,416.66	6,229.30	4,249.98	17,000.00
MAINTENANCE - ROOF & GUTTER	389.00	2,500.00	2,526.00	7,500.00	30,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.66	850.00	1,249.98	5,000.00
MAINTENANCE - SUPPLIES	0.00	41.68	188.22	125.04	500.00
MANAGEMENT FEE	2,525.00	2,525.00	7,575.00	7,575.00	30,300.00
MOLD REMEDIATION	0.00	833.33	0.00	2,499.99	10,000.00
OFFICE EXPENSE	502.02	375.00	1,491.09	1,125.00	4,500.00
PAINTING	0.00	2,000.00	0.00	6,000.00	24,000.00
PEST CONTROL	175.00	222.91	943.75	668.73	2,675.00
POOL - OPER. & MAIN.	13,062.92	2,000.00	13,460.42	6,000.00	24,000.00
PROFESSIONAL FEES	891.28	1,666.66	1,630.34	4,999.98	20,000.00
SIGNAGE/MAILBOXES	0.00	62.50	0.00	187.50	750.00
SOCIAL EXPENSE	0.00	41.66	0.00	124.98	500.00
SNOW REMOVAL	0.00	5,500.00	11,024.00	13,000.00	15,000.00
TAXES & LICENSES	131.00	0.00	131.00	0.00	500.00
UTILITIES - LGE	1,594.09	1,541.68	4,457.65	4,625.04	18,500.00
UTILITIES - WATER	15,506.26	15,208.33	33,410.61	45,624.99	182,500.00
TRASH REMOVAL	994.68	1,416.66	2,983.99	4,249.98	17,000.00
UTILITIES - TELEPHONE	0.00	125.00	0.00	375.00	1,500.00
TRANSFER TO RESERVES	8,043.25	8,043.25	24,129.75	24,129.75	96,519.00
EROSION MAINTENANCE	0.00	291.66	0.00	874.98	3,500.00
TOTAL EXPENSES	87,550.87	86,081.85	215,320.46	254,745.59	982,483.00
NET INCOME	$ (5,701.68)	$ (4,208.24)	$ 30,938.18	$ (9,124.76)	$ 0.00

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

ASSETS

CASH		
RB&T MARINA ACCOUNT [XXX4373]	$ 7,731.50	
RB&T RESERVE MONEY MKT [3.25%]	129,569.25	
TOTAL CASH		137,300.75
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		$ 171,700.75

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]	(20,350.17)	
TOTAL CAPITAL		171,700.75
TOTAL LIABILITIES & CAPITAL		$ 171,700.75

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE THREE MONTHS ENDING MARCH 31, 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	695.04	2,780.00
INTEREST INCOME	271.86	375.00	800.64	1,125.00	4,500.00
TOTAL REVENUES	271.86	606.68	2,266.92	1,820.04	62,480.00
EXPENSES					
ELECTRIC	2,209.03	878.34	4,146.22	2,635.02	10,540.00
GATE	0.00	83.34	0.00	250.02	1,000.00
OFFICE EXPENSES	7.50	10.83	28.70	32.49	130.00
LEGAL	0.00	16.66	0.00	49.98	200.00
LANDSCAPING - NON-CONTRACT	0.00	41.66	0.00	124.98	500.00
MAINTENANCE & REPAIRS	0.00	2,187.08	16,928.00	6,561.24	26,245.00
MANAGMENT COMPANY	120.00	120.00	360.00	360.00	1,440.00
PROPERTY INSURANCE	66.60	351.25	199.80	1,053.75	4,215.00
TAXES & LICENSES	650.00	0.00	650.00	0.00	15,810.00
TRASH REMOVAL	101.44	116.68	304.37	350.04	1,400.00
SNOW REMOVAL	0.00	0.00	0.00	1,000.00	1,000.00
TOTAL EXPENSES	3,154.57	3,805.84	22,617.09	12,417.52	62,480.00
NET INCOME [LOSS]	$ (2,882.71)	$ (3,199.16)	$ (20,350.17)	$ (10,597.48)	$ 0.00