

HARBOR @ HARRODS CREEK
BALANCE SHEET
OCTOBER 31, 2024

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	\$	6,688.13
RB&T PREMIER FIRST [XXX4446]		203,630.30
PACIFIC GUARDIAN LIFE		40,369.23
ANNUITY [10/12/25, 4%]		
TOTAL CASH		250,687.66
CURRENT ASSETS		
ACCOUNTS RECEIVABLE		3,394.17
ACCTS REC - 13TH MONTH		465.36
TOTAL CURRENT ASSETS		3,859.53
PROPERTY & EQUIPMENT		
TOTAL PROPERTY & EQUIPMENT		0.00
TOTAL ASSETS	\$	254,547.19

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	\$	5,298.00
PREPAID MAINTENANCE FEES		24,057.83
STORAGE DEPOSIT		1,100.00
TOTAL CURRENT LIABILITIES		30,455.83
TOTAL LIABILITIES		30,455.83
CAPITAL		
RETAINED EARNINGS		485,133.18
ASSETS MOVED TO MARINA ACCOUNT		(149,628.74)
RESERVE TRANSFERS		66,666.80
CURRENT NET INCOME		(178,079.88)
TOTAL CAPITAL		224,091.36
TOTAL LIABILITIES & CAPITAL	\$	254,547.19

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE TEN MONTHS ENDING OCTOBER 31, 2024

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
MAINTENANCE FEES	\$ 67,679.30	\$ 67,676.68	\$ 676,797.31	\$ 676,766.64	\$ 812,120.00
13TH MONTH	0.00	0.00	67,679.30	67,680.00	67,680.00
CLUBHOUSE RENTAL	0.00	41.66	675.00	416.68	500.00
INTEREST INCOME	2,215.77	500.00	10,063.47	5,000.00	6,000.00
LATE FEES	220.20	0.00	2,960.09	0.00	0.00
STORAGE	0.00	333.33	5,850.00	3,333.34	4,000.00
INSURANCE PROCEEDS	0.00	0.00	2,709.67	0.00	0.00
MISCELLANEOUS	100.00	0.00	1,252.12	0.00	0.00
TOTAL REVENUES	70,215.27	68,551.67	767,986.96	753,196.66	890,300.00
EXPENSES					
BANK & SERVICE CHARGES	218.66	208.34	2,337.65	2,083.32	2,500.00
COMMUNICATIONS	209.98	333.34	2,376.30	3,333.32	4,000.00
DRAINAGE REPAIRS	0.00	416.68	11,691.55	4,166.64	5,000.00
INSURANCE	9,478.72	8,916.66	89,385.49	89,166.68	107,000.00
INSURANCE - FLOOD	10,892.31	12,017.50	110,868.74	120,175.00	144,210.00
IRRIGATION	0.00	0.00	1,865.50	0.00	0.00
LAKES	0.00	541.68	5,670.52	5,416.64	6,500.00
LANDSCAPE - CONTRACT	6,791.00	6,325.00	67,910.00	63,250.00	75,900.00
LANDSCAPE - NON CONTRACT	6,000.00	1,250.00	16,973.39	12,500.00	15,000.00
MAINTENANCE - BUILDINGS	5,389.00	4,080.84	48,168.14	40,808.32	48,970.00
MAINTENANCE - CLUBHOUSE	0.00	416.66	2,915.35	4,166.68	5,000.00
MAINTENANCE - GENERAL & ELEC	0.00	4,166.66	38,899.00	41,666.68	50,000.00
MAINTENANCE - PLUMBING/LEAK	2,815.10	833.33	13,165.18	8,333.34	10,000.00
MAINTENANCE - ROOF & GUTTER	696.00	7,916.68	143,022.44	79,166.64	95,000.00
MAIN. - SIDEWALKS/PARKING/ROA	375.00	416.68	2,475.00	4,166.64	5,000.00
MAINTENANCE - SUPPLIES	425.91	75.00	726.29	750.00	900.00
MANAGEMENT FEE	2,443.00	2,443.00	24,430.00	24,430.00	29,316.00
MOLD REMEDIATION	0.00	0.00	20,351.27	0.00	0.00
MISCELLANEOUS	0.00	41.68	0.00	416.64	500.00
OFFICE EXPENSE	179.88	166.66	2,570.57	1,666.68	2,000.00
PAINTING	0.00	166.66	16,313.00	1,666.68	2,000.00
PEST CONTROL	0.00	250.00	2,108.50	2,500.00	3,000.00
POOL - OPER. & MAIN.	253.79	2,000.00	23,569.23	16,000.00	20,000.00
PROFESSIONAL FEES	277.50	458.33	22,243.00	4,583.34	5,500.00
SIGNAGE/MAILBOXES	0.00	83.33	428.88	833.34	1,000.00
SOCIAL EXPENSE	0.00	83.33	0.00	833.30	1,000.00
SNOW REMOVAL	0.00	0.00	5,936.00	3,000.00	4,000.00
TAXES & LICENSES	0.00	0.00	1,440.00	1,000.00	1,000.00
UTILITIES - LGE	1,887.99	1,666.66	15,927.33	16,666.68	20,000.00
UTILITIES - WATER	36,892.13	21,666.66	169,878.38	108,333.34	130,000.00
TRASH REMOVAL	1,364.82	1,083.34	13,918.56	10,833.32	13,000.00
UTILITIES - TELEPHONE	162.48	0.00	1,834.78	0.00	0.00
TRANSFER TO RESERVES	6,666.68	6,666.66	66,666.80	66,666.68	80,000.00
EROSION MAINTENANCE	0.00	250.00	0.00	2,500.00	3,000.00
TOTAL EXPENSES	93,419.95	84,941.36	946,066.84	741,079.90	890,296.00
NET INCOME	\$ (23,204.68)	\$ (16,389.69)	\$ (178,079.88)	\$ 12,116.76	\$ 4.00

FOR MANAGEMENT PURPOSES ONLY

MARINA @ HARRODS CREEK, INC.
BALANCE SHEET
OCTOBER 31, 2024

ASSETS

CASH			
RB&T MARINA ACCOUNT [XXX4373]	\$	83,437.37	
RB&T MARINA RESERVE [XXX4403]		137,016.63	
TOTAL CASH			220,454.00
CURRENT ASSETS			
TOTAL CURRENT ASSETS			0.00
PROPERTY & EQUIPMENT			
MARINA DOCKS & FIXTURES		170,849.56	
ACCUM. DEP. - MARINA		(170,849.56)	
TOTAL PROPERTY & EQUIPMENT			0.00
TOTAL ASSETS	\$		220,454.00

LIABILITIES AND CAPITAL

CURRENT LIABILITIES			
TOTAL CURRENT LIABILITIES			0.00
TOTAL LIABILITIES			0.00
CAPITAL			
RETAINED EARNINGS	\$	41,481.81	
RESERVE TRANSFERS		4,250.00	
FROM HARBOR SET OF BOOKS		149,628.74	
CURRENT NET INCOME [LOSS]		25,093.45	
TOTAL CAPITAL			220,454.00
TOTAL LIABILITIES & CAPITAL	\$		220,454.00

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE TEN MONTHS ENDING OCTOBER 31, 2024

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
NON-RESIDENT LEASES	\$ 1,000.00	\$ 0.00	\$ 29,745.00	\$ 24,000.00	\$ 24,000.00
RESIDENT LEASES	0.00	0.00	19,500.00	24,000.00	24,000.00
ELECTRIC REIMBURSEMENT	649.72	666.66	4,331.40	6,666.68	8,000.00
INTEREST INCOME	439.48	0.00	3,214.42	0.00	0.00
TOTAL REVENUES	<u>2,089.20</u>	<u>666.66</u>	<u>56,790.82</u>	<u>54,666.68</u>	<u>56,000.00</u>
EXPENSES					
ELECTRIC	1,032.98	750.00	8,995.70	7,500.00	9,000.00
GATE	0.00	50.00	0.00	500.00	600.00
OFFICE EXPENSES	0.00	41.66	24.36	416.68	500.00
LEGAL	0.00	41.68	0.00	416.64	500.00
LANDSCAPING - NON-CONTRACT	0.00	100.00	0.00	1,000.00	1,200.00
MAINTENANCE & REPAIRS	355.10	2,650.00	10,163.33	26,500.00	31,800.00
MANAGMENT COMPANY	108.00	108.33	1,080.00	1,083.34	1,300.00
PROPERTY INSURANCE	304.15	333.33	3,041.50	3,333.34	4,000.00
TAXES & LICENSES	0.00	0.00	3,757.00	2,000.00	2,000.00
TRANSFER TO RESERVES	425.00	425.00	4,250.00	4,250.00	5,100.00
TRASH REMOVAL	92.52	0.00	385.48	0.00	0.00
TOTAL EXPENSES	<u>2,317.75</u>	<u>4,500.00</u>	<u>31,697.37</u>	<u>47,000.00</u>	<u>56,000.00</u>
NET INCOME [LOSS]	<u>\$ (228.55)</u>	<u>\$ (3,833.34)</u>	<u>\$ 25,093.45</u>	<u>\$ 7,666.68</u>	<u>\$ 0.00</u>

FOR MANAGEMENT PURPOSES ONLY