

HARBOR @ HARRODS CREEK
BALANCE SHEET
AUGUST 31, 2024

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	\$	7,510.23
RB&T PREMIER FIRST [XXX4446]		228,868.20
PACIFIC GUARDIAN LIFE		38,829.59
ANNUITY [10/12/25, 4%]		
		275,208.02
 TOTAL CASH		 275,208.02
 CURRENT ASSETS		
ACCOUNTS RECEIVABLE		2,998.10
ACCTS REC - 13TH MONTH		5,786.47
		8,784.57
 TOTAL CURRENT ASSETS		 8,784.57
 PROPERTY & EQUIPMENT		
		0.00
 TOTAL PROPERTY & EQUIPMENT		 0.00
 TOTAL ASSETS	\$	283,992.59

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	\$	18,425.47
PREPAID MAINTENANCE FEES		24,287.67
STORAGE DEPOSIT		1,100.00
		43,813.14
 TOTAL CURRENT LIABILITIES		 43,813.14
 TOTAL LIABILITIES		 43,813.14
 CAPITAL		
RETAINED EARNINGS		485,133.18
ASSETS MOVED TO MARINA ACCOUNT		(149,628.74)
RESERVE TRANSFERS		53,333.44
CURRENT NET INCOME		(148,658.43)
		240,179.45
 TOTAL CAPITAL		 240,179.45
 TOTAL LIABILITIES & CAPITAL	\$	283,992.59

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE EIGHT MONTHS ENDING AUGUST 31, 2024

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
MAINTENANCE FEES	\$ 67,679.30	\$ 67,676.66	\$ 541,438.71	\$ 541,413.28	\$ 812,120.00
13TH MONTH	0.00	0.00	67,679.30	67,680.00	67,680.00
CLUBHOUSE RENTAL	75.00	41.66	675.00	333.36	500.00
INTEREST INCOME	880.69	500.00	7,095.09	4,000.00	6,000.00
LATE FEES	231.85	0.00	2,373.10	0.00	0.00
STORAGE	738.00	333.33	5,466.00	2,666.68	4,000.00
INSURANCE PROCEEDS	0.00	0.00	2,709.67	0.00	0.00
MISCELLANEOUS	609.60	0.00	809.60	0.00	0.00
TOTAL REVENUES	70,214.44	68,551.65	628,246.47	616,093.32	890,300.00
EXPENSES					
BANK & SERVICE CHARGES	240.63	208.33	1,878.84	1,666.64	2,500.00
COMMUNICATIONS	209.98	333.33	1,956.34	2,666.64	4,000.00
DRAINAGE REPAIRS	1,239.55	416.66	7,731.55	3,333.28	5,000.00
INSURANCE	10,061.18	8,916.66	71,010.50	71,333.36	107,000.00
INSURANCE - FLOOD	10,892.31	12,017.50	89,084.12	96,140.00	144,210.00
IRRIGATION	135.00	0.00	358.00	0.00	0.00
LAKES	0.00	541.66	5,670.52	4,333.28	6,500.00
LANDSCAPE - CONTRACT	20,373.00	6,325.00	54,328.00	50,600.00	75,900.00
LANDSCAPE - NON CONTRACT	0.00	1,250.00	5,473.39	10,000.00	15,000.00
MAINTENANCE - BUILDINGS	1,504.81	4,080.83	27,238.54	32,646.64	48,970.00
MAINTENANCE - CLUBHOUSE	0.00	416.66	2,067.35	3,333.36	5,000.00
MAINTENANCE - GENERAL & ELEC	764.00	4,166.66	38,899.00	33,333.36	50,000.00
MAINTENANCE - PLUMBING/LEAK	2,661.00	833.33	6,561.16	6,666.68	10,000.00
MAINTENANCE - ROOF & GUTTER	687.00	7,916.66	138,696.16	63,333.28	95,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.66	2,100.00	3,333.28	5,000.00
MAINTENANCE - SUPPLIES	0.00	75.00	300.38	600.00	900.00
MANAGEMENT FEE	2,443.00	2,443.00	19,544.00	19,544.00	29,316.00
MOLD REMEDIATION	1,912.45	0.00	20,351.27	0.00	0.00
MISCELLANEOUS	0.00	41.66	0.00	333.28	500.00
OFFICE EXPENSE	182.79	166.66	2,285.20	1,333.36	2,000.00
PAINTING	16,313.00	166.66	16,313.00	1,333.36	2,000.00
PEST CONTROL	0.00	250.00	2,108.50	2,000.00	3,000.00
POOL - OPER. & MAIN.	1,915.59	2,000.00	22,666.95	12,000.00	20,000.00
PROFESSIONAL FEES	610.50	458.33	21,096.50	3,666.68	5,500.00
SIGNAGE/MAILBOXES	0.00	83.33	428.88	666.68	1,000.00
SOCIAL EXPENSE	0.00	83.33	0.00	666.64	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	1,870.42	1,666.66	12,454.84	13,333.36	20,000.00
UTILITIES - WATER	39,424.88	21,666.66	132,986.25	86,666.68	130,000.00
TRASH REMOVAL	1,457.34	1,083.33	11,096.40	8,666.64	13,000.00
UTILITIES - TELEPHONE	162.48	0.00	1,509.82	0.00	0.00
TRANSFER TO RESERVES	6,666.68	6,666.66	53,333.44	53,333.36	80,000.00
EROSION MAINTENANCE	0.00	250.00	0.00	2,000.00	3,000.00
TOTAL EXPENSES	121,727.59	84,941.22	776,904.90	592,863.84	890,296.00
NET INCOME	\$ (51,513.15)	\$ (16,389.57)	\$ (148,658.43)	\$ 23,229.48	\$ 4.00

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

ASSETS

CASH			
RB&T MARINA ACCOUNT [XXX4373]	\$	85,821.95	
RB&T MARINA RESERVE [XXX4403]		135,291.29	
		221,113.24	
TOTAL CASH			221,113.24
CURRENT ASSETS			
		0.00	
TOTAL CURRENT ASSETS			0.00
PROPERTY & EQUIPMENT			
MARINA DOCKS & FIXTURES		170,849.56	
ACCUM. DEPRE. - MARINA		(170,849.56)	
		0.00	
TOTAL PROPERTY & EQUIPMENT			0.00
TOTAL ASSETS	\$	221,113.24	

LIABILITIES AND CAPITAL

CURRENT LIABILITIES			
		0.00	
TOTAL CURRENT LIABILITIES			0.00
TOTAL LIABILITIES			0.00
CAPITAL			
RETAINED EARNINGS	\$	41,481.81	
RESERVE TRANSFERS		3,400.00	
FROM HARBOR SET OF BOOKS		149,628.74	
CURRENT NET INCOME [LOSS]		26,602.69	
		221,113.24	
TOTAL CAPITAL			221,113.24
TOTAL LIABILITIES & CAPITAL	\$	221,113.24	

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

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
NON-RESIDENT LEASES	\$ 1,200.00	\$ 0.00	\$ 28,745.00	\$ 24,000.00	\$ 24,000.00
RESIDENT LEASES	0.00	0.00	19,500.00	24,000.00	24,000.00
ELECTRIC REIMBURSEMENT	3,191.12	666.66	3,681.68	5,333.36	8,000.00
INTEREST INCOME	489.16	0.00	2,311.09	0.00	0.00
TOTAL REVENUES	4,880.28	666.66	54,237.77	53,333.36	56,000.00
EXPENSES					
ELECTRIC	1,024.44	750.00	7,147.85	6,000.00	9,000.00
GATE	0.00	50.00	0.00	400.00	600.00
OFFICE EXPENSES	0.00	41.66	24.36	333.36	500.00
LEGAL	0.00	41.66	0.00	333.28	500.00
LANDSCAPING - NON-CONTRACT	0.00	100.00	0.00	800.00	1,200.00
MAINTENANCE & REPAIRS	355.10	2,650.00	9,808.23	21,200.00	31,800.00
MANAGMENT COMPANY	108.00	108.33	864.00	866.68	1,300.00
PROPERTY INSURANCE	304.15	333.33	2,433.20	2,666.68	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	3,400.00	3,400.00	5,100.00
TRASH REMOVAL	92.52	0.00	200.44	0.00	0.00
TOTAL EXPENSES	2,309.21	4,499.98	27,635.08	38,000.00	56,000.00
NET INCOME [LOSS]	\$ 2,571.07	\$ (3,833.32)	\$ 26,602.69	\$ 15,333.36	\$ 0.00