

HARBOR @ HARRODS CREEK
BALANCE SHEET
SEPTEMBER 30, 2024

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	\$	9,323.53
RB&T PREMIER FIRST [XXX4446]		236,287.49
PACIFIC GUARDIAN LIFE		38,829.59
ANNUITY [10/12/25, 4%]		_____
 TOTAL CASH		 284,440.61
 CURRENT ASSETS		
ACCOUNTS RECEIVABLE		2,219.62
ACCTS REC - 13TH MONTH		1,928.02

 TOTAL CURRENT ASSETS		 4,147.64
 PROPERTY & EQUIPMENT		

 TOTAL PROPERTY & EQUIPMENT		 0.00
 TOTAL ASSETS	 \$	 288,588.25

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	\$	25,023.41
PREPAID MAINTENANCE FEES		21,835.48
STORAGE DEPOSIT		1,100.00

 TOTAL CURRENT LIABILITIES		 47,958.89
 TOTAL LIABILITIES		 47,958.89
 CAPITAL		
RETAINED EARNINGS		485,133.18
ASSETS MOVED TO MARINA ACCOUNT		(149,628.74)
RESERVE TRANSFERS		60,000.12
CURRENT NET INCOME		(154,875.20)

 TOTAL CAPITAL		 240,629.36
 TOTAL LIABILITIES & CAPITAL	 \$	 288,588.25

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 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	\$ 609,118.01	\$ 609,089.96	\$ 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	375.02	500.00
INTEREST INCOME	752.61	500.00	7,847.70	4,500.00	6,000.00
LATE FEES	366.79	0.00	2,739.89	0.00	0.00
STORAGE	384.00	333.33	5,850.00	3,000.01	4,000.00
INSURANCE PROCEEDS	0.00	0.00	2,709.67	0.00	0.00
MISCELLANEOUS	342.52	0.00	1,152.12	0.00	0.00
TOTAL REVENUES	69,525.22	68,551.67	697,771.69	684,644.99	890,300.00
EXPENSES					
BANK & SERVICE CHARGES	240.15	208.34	2,118.99	1,874.98	2,500.00
COMMUNICATIONS	209.98	333.34	2,166.32	2,999.98	4,000.00
DRAINAGE REPAIRS	3,960.00	416.68	11,691.55	3,749.96	5,000.00
INSURANCE	8,896.27	8,916.66	79,906.77	80,250.02	107,000.00
INSURANCE - FLOOD	10,892.31	12,017.50	99,976.43	108,157.50	144,210.00
IRRIGATION	1,507.50	0.00	1,865.50	0.00	0.00
LAKES	0.00	541.68	5,670.52	4,874.96	6,500.00
LANDSCAPE - CONTRACT	6,791.00	6,325.00	61,119.00	56,925.00	75,900.00
LANDSCAPE - NON CONTRACT	5,500.00	1,250.00	10,973.39	11,250.00	15,000.00
MAINTENANCE - BUILDINGS	15,540.60	4,080.84	42,779.14	36,727.48	48,970.00
MAINTENANCE - CLUBHOUSE	848.00	416.66	2,915.35	3,750.02	5,000.00
MAINTENANCE - GENERAL & ELEC	0.00	4,166.66	38,899.00	37,500.02	50,000.00
MAINTENANCE - PLUMBING/LEAK	3,788.92	833.33	10,350.08	7,500.01	10,000.00
MAINTENANCE - ROOF & GUTTER	3,630.28	7,916.68	142,326.44	71,249.96	95,000.00
MAIN. - SIDEWALKS/PARKING/ROA	0.00	416.68	2,100.00	3,749.96	5,000.00
MAINTENANCE - SUPPLIES	0.00	75.00	300.38	675.00	900.00
MANAGEMENT FEE	2,443.00	2,443.00	21,987.00	21,987.00	29,316.00
MOLD REMEDIATION	0.00	0.00	20,351.27	0.00	0.00
MISCELLANEOUS	0.00	41.68	0.00	374.96	500.00
OFFICE EXPENSE	105.49	166.66	2,390.69	1,500.02	2,000.00
PAINTING	0.00	166.66	16,313.00	1,500.02	2,000.00
PEST CONTROL	0.00	250.00	2,108.50	2,250.00	3,000.00
POOL - OPER. & MAIN.	648.49	2,000.00	23,315.44	14,000.00	20,000.00
PROFESSIONAL FEES	869.00	458.33	21,965.50	4,125.01	5,500.00
SIGNAGE/MAILBOXES	0.00	83.33	428.88	750.01	1,000.00
SOCIAL EXPENSE	0.00	83.33	0.00	749.97	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	1,584.50	1,666.66	14,039.34	15,000.02	20,000.00
UTILITIES - WATER	0.00	0.00	132,986.25	86,666.68	130,000.00
TRASH REMOVAL	1,457.34	1,083.34	12,553.74	9,749.98	13,000.00
UTILITIES - TELEPHONE	162.48	0.00	1,672.30	0.00	0.00
TRANSFER TO RESERVES	6,666.68	6,666.66	60,000.12	60,000.02	80,000.00
EROSION MAINTENANCE	0.00	250.00	0.00	2,250.00	3,000.00
TOTAL EXPENSES	75,741.99	63,274.70	852,646.89	656,138.54	890,296.00
NET INCOME	\$ (6,216.77)	\$ 5,276.97	\$ (154,875.20)	\$ 28,506.45	\$ 4.00

MARINA @ HARRODS CREEK, INC.
BALANCE SHEET
SEPTEMBER 30, 2024

ASSETS

CASH			
RB&T MARINA ACCOUNT [XXX4373]	\$	84,091.33	
RB&T MARINA RESERVE [XXX4403]		136,166.22	
		220,257.55	
TOTAL CASH			220,257.55
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	\$	220,257.55	

LIABILITIES AND CAPITAL

CURRENT LIABILITIES			
		0.00	
TOTAL CURRENT LIABILITIES			0.00
TOTAL LIABILITIES			0.00
CAPITAL			
RETAINED EARNINGS	\$	41,481.81	
RESERVE TRANSFERS		3,825.00	
FROM HARBOR SET OF BOOKS		149,628.74	
CURRENT NET INCOME [LOSS]		25,322.00	
		220,257.55	
TOTAL CAPITAL			220,257.55
TOTAL LIABILITIES & CAPITAL	\$	220,257.55	

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2024

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
NON-RESIDENT LEASES	\$ 0.00	\$ 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	0.00	666.66	3,681.68	6,000.02	8,000.00
INTEREST INCOME	463.85	0.00	2,774.94	0.00	0.00
TOTAL REVENUES	463.85	666.66	54,701.62	54,000.02	56,000.00
EXPENSES					
ELECTRIC	814.87	750.00	7,962.72	6,750.00	9,000.00
GATE	0.00	50.00	0.00	450.00	600.00
OFFICE EXPENSES	0.00	41.66	24.36	375.02	500.00
LEGAL	0.00	41.68	0.00	374.96	500.00
LANDSCAPING - NON-CONTRACT	0.00	100.00	0.00	900.00	1,200.00
MAINTENANCE & REPAIRS	0.00	2,650.00	9,808.23	23,850.00	31,800.00
MANAGMENT COMPANY	108.00	108.33	972.00	975.01	1,300.00
PROPERTY INSURANCE	304.15	333.33	2,737.35	3,000.01	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	3,825.00	3,825.00	5,100.00
TRASH REMOVAL	92.52	0.00	292.96	0.00	0.00
TOTAL EXPENSES	1,744.54	4,500.00	29,379.62	42,500.00	56,000.00
NET INCOME [LOSS]	\$ (1,280.69)	\$ (3,833.34)	\$ 25,322.00	\$ 11,500.02	\$ 0.00