

HARBOR @ HARRODS CREEK
BALANCE SHEET
JULY 31, 2024

ASSETS

| | | |
|------------------------------|----|------------|
| CASH | | |
| REPUBLIC BANK [XXX4314] | \$ | 12,767.26 |
| RB&T PREMIER FIRST [XXX4446] | | 251,320.83 |
| PACIFIC GUARDIAN LIFE | | 38,829.59 |
| ANNUITY [10/12/25, 4%] | | |
| TOTAL CASH | | |
| | | 302,917.68 |
| CURRENT ASSETS | | |
| ACCOUNTS RECEIVABLE | | 1,954.37 |
| ACCTS REC - 13TH MONTH | | 9,092.72 |
| TOTAL CURRENT ASSETS | | |
| | | 11,047.09 |
| PROPERTY & EQUIPMENT | | |
| TOTAL PROPERTY & EQUIPMENT | | |
| | | 0.00 |
| TOTAL ASSETS | | |
| | \$ | 313,964.77 |

LIABILITIES AND CAPITAL

| | | |
|--------------------------------|----|--------------|
| CURRENT LIABILITIES | | |
| ACCOUNTS PAYABLE | \$ | 3,412.86 |
| PREPAID MAINTENANCE FEES | | 24,425.99 |
| STORAGE DEPOSIT | | 1,100.00 |
| TOTAL CURRENT LIABILITIES | | |
| | | 28,938.85 |
| TOTAL LIABILITIES | | |
| | | 28,938.85 |
| CAPITAL | | |
| RETAINED EARNINGS | | 485,133.18 |
| ASSETS MOVED TO MARINA ACCOUNT | | (149,628.74) |
| RESERVE TRANSFERS | | 46,666.76 |
| CURRENT NET INCOME | | (97,145.28) |
| TOTAL CAPITAL | | |
| | | 285,025.92 |
| TOTAL LIABILITIES & CAPITAL | | |
| | \$ | 313,964.77 |

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE SEVEN MONTHS ENDING JULY 31, 2024

| | Current Month Actual | Current Month Budget | Year to Date Actual | Year to Date Budget | Annual Budget |
|-------------------------------|-------------------------|-------------------------|------------------------|------------------------|-------------------|
| REVENUES | | | | | |
| MAINTENANCE FEES | \$ 67,683.53 | \$ 67,676.66 | \$ 473,759.41 | \$ 473,736.62 | \$ 812,120.00 |
| 13TH MONTH | 67,679.30 | 67,680.00 | 67,679.30 | 67,680.00 | 67,680.00 |
| CLUBHOUSE RENTAL | 0.00 | 41.66 | 600.00 | 291.70 | 500.00 |
| INTEREST INCOME | 910.89 | 500.00 | 6,214.40 | 3,500.00 | 6,000.00 |
| LATE FEES | 1,635.56 | 0.00 | 2,141.25 | 0.00 | 0.00 |
| STORAGE | 1,230.00 | 333.33 | 4,728.00 | 2,333.35 | 4,000.00 |
| INSURANCE PROCEEDS | 0.00 | 0.00 | 2,709.67 | 0.00 | 0.00 |
| MISCELLANEOUS | 0.00 | 0.00 | 200.00 | 0.00 | 0.00 |
| TOTAL REVENUES | 139,139.28 | 136,231.65 | 558,032.03 | 547,541.67 | 890,300.00 |
| EXPENSES | | | | | |
| BANK & SERVICE CHARGES | 246.02 | 208.33 | 1,638.21 | 1,458.31 | 2,500.00 |
| COMMUNICATIONS | 209.98 | 333.33 | 1,746.36 | 2,333.31 | 4,000.00 |
| DRAINAGE REPAIRS | 2,773.00 | 416.66 | 6,492.00 | 2,916.62 | 5,000.00 |
| INSURANCE | 8,896.27 | 8,916.66 | 60,949.32 | 62,416.70 | 107,000.00 |
| INSURANCE - FLOOD | 10,892.31 | 12,017.50 | 78,191.81 | 84,122.50 | 144,210.00 |
| IRRIGATION | 0.00 | 0.00 | 223.00 | 0.00 | 0.00 |
| LAKES | 0.00 | 541.66 | 5,670.52 | 3,791.62 | 6,500.00 |
| LANDSCAPE - CONTRACT | 20,373.00 | 6,325.00 | 33,955.00 | 44,275.00 | 75,900.00 |
| LANDSCAPE - NON CONTRACT | 0.00 | 1,250.00 | 5,473.39 | 8,750.00 | 15,000.00 |
| MAINTENANCE - BUILDINGS | 5,388.50 | 4,080.83 | 25,733.73 | 28,565.81 | 48,970.00 |
| MAINTENANCE - CLUBHOUSE | 371.00 | 416.66 | 2,067.35 | 2,916.70 | 5,000.00 |
| MAINTENANCE - GENERAL & ELEC | 550.00 | 4,166.66 | 38,135.00 | 29,166.70 | 50,000.00 |
| MAINTENANCE - PLUMBING/LEAK | 1,247.16 | 833.33 | 3,900.16 | 5,833.35 | 10,000.00 |
| MAINTENANCE - ROOF & GUTTER | 6,512.56 | 7,916.66 | 138,009.16 | 55,416.62 | 95,000.00 |
| MAIN. - SIDEWALKS/PARKING/ROA | 0.00 | 416.66 | 2,100.00 | 2,916.62 | 5,000.00 |
| MAINTENANCE - SUPPLIES | 71.29 | 75.00 | 300.38 | 525.00 | 900.00 |
| MANAGEMENT FEE | 2,443.00 | 2,443.00 | 17,101.00 | 17,101.00 | 29,316.00 |
| MOLD REMEDIATION | 739.35 | 0.00 | 18,438.82 | 0.00 | 0.00 |
| MISCELLANEOUS | 0.00 | 41.66 | 0.00 | 291.62 | 500.00 |
| OFFICE EXPENSE | 513.61 | 166.66 | 2,102.41 | 1,166.70 | 2,000.00 |
| PAINTING | 0.00 | 166.66 | 0.00 | 1,166.70 | 2,000.00 |
| PEST CONTROL | 132.50 | 250.00 | 2,108.50 | 1,750.00 | 3,000.00 |
| POOL - OPER. & MAIN. | 2,404.80 | 2,000.00 | 20,751.36 | 10,000.00 | 20,000.00 |
| PROFESSIONAL FEES | 1,239.50 | 458.33 | 20,486.00 | 3,208.35 | 5,500.00 |
| SIGNAGE/MAILBOXES | 0.00 | 83.33 | 428.88 | 583.35 | 1,000.00 |
| SOCIAL EXPENSE | 0.00 | 83.33 | 0.00 | 583.31 | 1,000.00 |
| SNOW REMOVAL | 0.00 | 0.00 | 5,936.00 | 3,000.00 | 4,000.00 |
| TAXES & LICENSES | 25.00 | 0.00 | 1,440.00 | 1,000.00 | 1,000.00 |
| UTILITIES - LGE | 1,714.56 | 1,666.66 | 10,584.42 | 11,666.70 | 20,000.00 |
| UTILITIES - WATER | 0.00 | 0.00 | 93,561.37 | 65,000.02 | 130,000.00 |
| TRASH REMOVAL | 1,364.82 | 1,083.33 | 9,639.06 | 7,583.31 | 13,000.00 |
| UTILITIES - TELEPHONE | 162.48 | 0.00 | 1,347.34 | 0.00 | 0.00 |
| TRANSFER TO RESERVES | 6,666.68 | 6,666.66 | 46,666.76 | 46,666.70 | 80,000.00 |
| EROSION MAINTENANCE | 0.00 | 250.00 | 0.00 | 1,750.00 | 3,000.00 |
| TOTAL EXPENSES | 74,937.39 | 63,274.56 | 655,177.31 | 507,922.62 | 890,296.00 |
| NET INCOME | \$ 64,201.89 | \$ 72,957.09 | \$ (97,145.28) | \$ 39,619.05 | \$ 4.00 |

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

ASSETS

| | | | |
|-------------------------------|----|--------------|------------|
| CASH | | | |
| RB&T MARINA ACCOUNT [XXX4373] | \$ | 83,725.67 | |
| RB&T MARINA RESERVE [XXX4403] | | 134,391.50 | |
| | | 218,117.17 | |
| TOTAL CASH | | | 218,117.17 |
| 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 | \$ | 218,117.17 | |

LIABILITIES AND CAPITAL

| | | | |
|-----------------------------|----|------------|------------|
| CURRENT LIABILITIES | | | |
| | | 0.00 | |
| TOTAL CURRENT LIABILITIES | | | 0.00 |
| TOTAL LIABILITIES | | | 0.00 |
| CAPITAL | | | |
| RETAINED EARNINGS | \$ | 41,481.81 | |
| RESERVE TRANSFERS | | 2,975.00 | |
| FROM HARBOR SET OF BOOKS | | 149,628.74 | |
| CURRENT NET INCOME [LOSS] | | 24,031.62 | |
| | | 218,117.17 | |
| TOTAL CAPITAL | | | 218,117.17 |
| TOTAL LIABILITIES & CAPITAL | \$ | 218,117.17 | |

MARINA @ HARRODS CREEK, INC.
STATEMENT OF OPERATIONS
FOR THE SEVEN MONTHS ENDING JULY 31, 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 | \$ 27,545.00 | \$ 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 | 490.56 | 4,666.70 | 8,000.00 |
| INTEREST INCOME | 486.96 | 0.00 | 1,821.93 | 0.00 | 0.00 |
| TOTAL REVENUES | <u>486.96</u> | <u>666.66</u> | <u>49,357.49</u> | <u>52,666.70</u> | <u>56,000.00</u> |
| EXPENSES | | | | | |
| ELECTRIC | 590.50 | 750.00 | 6,123.41 | 5,250.00 | 9,000.00 |
| GATE | 0.00 | 50.00 | 0.00 | 350.00 | 600.00 |
| OFFICE EXPENSES | 0.00 | 41.66 | 24.36 | 291.70 | 500.00 |
| LEGAL | 0.00 | 41.66 | 0.00 | 291.62 | 500.00 |
| LANDSCAPING - NON-CONTRACT | 0.00 | 100.00 | 0.00 | 700.00 | 1,200.00 |
| MAINTENANCE & REPAIRS | 6,750.00 | 2,650.00 | 9,453.13 | 18,550.00 | 31,800.00 |
| MANAGEMENT COMPANY | 108.00 | 108.33 | 756.00 | 758.35 | 1,300.00 |
| PROPERTY INSURANCE | 304.15 | 333.33 | 2,129.05 | 2,333.35 | 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 | 2,975.00 | 2,975.00 | 5,100.00 |
| TRASH REMOVAL | 107.92 | 0.00 | 107.92 | 0.00 | 0.00 |
| TOTAL EXPENSES | <u>8,285.57</u> | <u>4,499.98</u> | <u>25,325.87</u> | <u>33,500.02</u> | <u>56,000.00</u> |
| NET INCOME [LOSS] | <u>\$ (7,798.61)</u> | <u>\$ (3,833.32)</u> | <u>\$ 24,031.62</u> | <u>\$ 19,166.68</u> | <u>\$ 0.00</u> |