

HARBOR @ HARRODS CREEK
 BALANCE SHEET
 JUNE 30, 2024

ASSETS

CASH		
REPUBLIC BANK [XXX4314]	\$	31,835.31
RB&T PREMIER FIRST [XXX4446]		258,743.26
PACIFIC GUARDIAN LIFE		38,829.59
ANNUITY [10/12/25, 4%]		
TOTAL CASH		<u>329,408.16</u>
CURRENT ASSETS		
ACCOUNTS RECEIVABLE		1,678.84
ACCTS REC - 13TH MONTH		(31,501.92)
TOTAL CURRENT ASSETS		<u>(29,823.08)</u>
PROPERTY & EQUIPMENT		
TOTAL PROPERTY & EQUIPMENT		<u>0.00</u>
TOTAL ASSETS	\$	<u><u>299,585.08</u></u>

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	\$	47,640.86
PREPAID MAINTENANCE FEES		36,686.87
STORAGE DEPOSIT		1,100.00
TOTAL CURRENT LIABILITIES		<u>85,427.73</u>
TOTAL LIABILITIES		<u>85,427.73</u>
CAPITAL		
RETAINED EARNINGS		485,133.18
ASSETS MOVED TO MARINA ACCOUNT		(149,628.74)
RESERVE TRANSFERS		40,000.08
CURRENT NET INCOME		(161,347.17)
TOTAL CAPITAL		<u>214,157.35</u>
TOTAL LIABILITIES & CAPITAL	\$	<u><u>299,585.08</u></u>

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

HARBOR @ HARRODS CREEK
STATEMENT OF OPERATIONS
FOR THE SIX MONTHS ENDING JUNE 30, 2024

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
MAINTENANCE FEES	\$ 67,679.30	\$ 67,676.66	\$ 406,075.88	\$ 406,059.96	\$ 812,120.00
13TH MONTH	0.00	0.00	0.00	0.00	67,680.00
CLUBHOUSE RENTAL	0.00	41.66	600.00	250.04	500.00
INTEREST INCOME	860.82	500.00	5,303.51	3,000.00	6,000.00
LATE FEES	74.45	0.00	505.69	0.00	0.00
STORAGE	3,498.00	333.33	3,498.00	2,000.02	4,000.00
INSURANCE PROCEEDS	0.00	0.00	2,709.67	0.00	0.00
MISCELLANEOUS	250.00	0.00	200.00	0.00	0.00
TOTAL REVENUES	72,362.57	68,551.65	418,892.75	411,310.02	890,300.00
EXPENSES					
BANK & SERVICE CHARGES	232.40	208.33	1,392.19	1,249.98	2,500.00
COMMUNICATIONS	0.00	333.33	1,536.38	1,999.98	4,000.00
DRAINAGE REPAIRS	0.00	416.66	3,719.00	2,499.96	5,000.00
INSURANCE	8,896.27	8,916.66	52,053.05	53,500.04	107,000.00
INSURANCE - FLOOD	10,892.31	12,017.50	67,299.50	72,105.00	144,210.00
IRRIGATION	0.00	0.00	223.00	0.00	0.00
LAKES	0.00	541.66	5,670.52	3,249.96	6,500.00
LANDSCAPE - CONTRACT	13,582.00	6,325.00	13,582.00	37,950.00	75,900.00
LANDSCAPE - NON CONTRACT	5,441.93	1,250.00	5,473.39	7,500.00	15,000.00
MAINTENANCE - BUILDINGS	348.00	4,080.83	20,345.23	24,484.98	48,970.00
MAINTENANCE - CLUBHOUSE	583.00	416.66	1,696.35	2,500.04	5,000.00
MAINTENANCE - GENERAL & ELEC	0.00	4,166.66	37,585.00	25,000.04	50,000.00
MAINTENANCE - PLUMBING/LEAK	1,921.00	833.33	2,653.00	5,000.02	10,000.00
MAINTENANCE - ROOF & GUTTER	3,099.00	7,916.66	131,496.60	47,499.96	95,000.00
MAIN. - SIDEWALKS/PARKING/ROA	1,450.00	416.66	2,100.00	2,499.96	5,000.00
MAINTENANCE - SUPPLIES	0.00	75.00	229.09	450.00	900.00
MANAGEMENT FEE	2,443.00	2,443.00	14,658.00	14,658.00	29,316.00
MOLD REMEDIATION	847.39	0.00	17,699.47	0.00	0.00
MISCELLANEOUS	0.00	41.66	0.00	249.96	500.00
OFFICE EXPENSE	107.30	166.66	1,588.80	1,000.04	2,000.00
PAINTING	0.00	166.66	0.00	1,000.04	2,000.00
PEST CONTROL	648.00	250.00	1,976.00	1,500.00	3,000.00
POOL - OPER. & MAIN.	7,732.21	2,000.00	18,346.56	8,000.00	20,000.00
PROFESSIONAL FEES	1,258.00	458.33	19,246.50	2,750.02	5,500.00
SIGNAGE/MAILBOXES	0.00	83.33	428.88	500.02	1,000.00
SOCIAL EXPENSE	0.00	83.33	0.00	499.98	1,000.00
SNOW REMOVAL	0.00	0.00	5,936.00	3,000.00	4,000.00
TAXES & LICENSES	0.00	0.00	1,415.00	1,000.00	1,000.00
UTILITIES - LGE	1,562.34	1,666.66	8,869.86	10,000.04	20,000.00
UTILITIES - WATER	33,837.51	21,666.66	93,561.37	65,000.02	130,000.00
TRASH REMOVAL	1,364.82	1,083.33	8,274.24	6,499.98	13,000.00
UTILITIES - TELEPHONE	372.46	0.00	1,184.86	0.00	0.00
TRANSFER TO RESERVES	6,666.68	6,666.66	40,000.08	40,000.04	80,000.00
EROSION MAINTENANCE	0.00	250.00	0.00	1,500.00	3,000.00
TOTAL EXPENSES	103,285.62	84,941.22	580,239.92	444,648.06	890,296.00
NET INCOME	\$ (30,923.05)	\$ (16,389.57)	\$ (161,347.17)	\$ (33,338.04)	\$ 4.00

FOR MANAGEMENT PURPOSES ONLY

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

ASSETS

CASH			
RB&T MARINA ACCOUNT [XXX4373]	\$	92,381.63	
RB&T MARINA RESERVE [XXX4403]		133,494.92	
		225,876.55	
TOTAL CASH			225,876.55
CURRENT ASSETS			
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	\$		225,876.55

LIABILITIES AND CAPITAL

CURRENT LIABILITIES			
PAYABLE - THE HARBOR	\$	385.77	
		385.77	
TOTAL CURRENT LIABILITIES			385.77
TOTAL LIABILITIES			385.77
CAPITAL			
RETAINED EARNINGS		41,481.81	
RESERVE TRANSFERS		2,550.00	
FROM HARBOR SET OF BOOKS		149,628.74	
CURRENT NET INCOME [LOSS]		31,830.23	
		225,490.78	
TOTAL CAPITAL			225,490.78
TOTAL LIABILITIES & CAPITAL	\$		225,876.55

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

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
NON-RESIDENT LEASES	\$ 2,000.00	\$ 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	4,000.04	8,000.00
INTEREST INCOME	468.62	0.00	1,334.97	0.00	0.00
TOTAL REVENUES	2,468.62	666.66	48,870.53	52,000.04	56,000.00
EXPENSES					
ELECTRIC	661.33	750.00	5,532.91	4,500.00	9,000.00
GATE	0.00	50.00	0.00	300.00	600.00
OFFICE EXPENSES	0.00	41.86	24.36	250.04	500.00
LEGAL	0.00	41.66	0.00	249.96	500.00
LANDSCAPING - NON-CONTRACT	0.00	100.00	0.00	600.00	1,200.00
MAINTENANCE & REPAIRS	1,750.00	2,650.00	2,703.13	15,900.00	31,800.00
MANAGEMENT COMPANY	108.00	108.33	648.00	650.02	1,300.00
PROPERTY INSURANCE	304.15	333.33	1,824.90	2,000.02	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	2,550.00	2,550.00	5,100.00
TOTAL EXPENSES	3,248.48	4,499.98	17,040.30	29,000.04	56,000.00
NET INCOME [LOSS]	\$ (779.86)	\$ (3,833.32)	\$ 31,830.23	\$ 23,000.00	\$ 0.00

FOR MANAGEMENT PURPOSES ONLY