Management Report

Olde Beau Owners Association
For the period ended June 30, 2026

Prepared on
July 13, 2026

NOTES

Balance Sheet

1) Accounts receivables after the billing of the dues, the posting of the credit received from the club, and cash receipts for the month was $154,710.

Profit & Loss

1) We billed the 2026 dues that totaled $357,375 in June.

Profit and Loss Comparison

June 2026

				Total
	Jun 2026	Jun 2025 (PY)	Change	% Change
INCOME				
ARC Income	2,700.00		2,700.00	
Homeowner Dues	357,375.00		357,375.00	
Late Fees	19.66	9.70	9.96	102.68 %
Total Income	**360,094.66**	**9.70**	**360,084.96**	**3,712,216.08 %**
GROSS PROFIT	**360,094.66**	**9.70**	**360,084.96**	**3,712,216.08 %**
EXPENSES				
Administration				
Accounting		375.00	-375.00	-100.00 %
Computer Software		546.00	-546.00	-100.00 %
Legal		3,358.50	-3,358.50	-100.00 %
Total Administration		**4,279.50**	**-4,279.50**	**-100.00 %**
Business Operations				
Insurance	3,016.00	1,015.00	2,001.00	197.14 %
Total Business Operations	**3,016.00**	**1,015.00**	**2,001.00**	**197.14 %**
Grounds Maintenance				
Road Signs	911.35		911.35	
Tree Removal		650.00	-650.00	-100.00 %
Total Grounds Maintenance	**911.35**	**650.00**	**261.35**	**40.21 %**
Utilities				
Electric	342.11	657.29	-315.18	-47.95 %
Garbage	3,981.88	3,046.34	935.54	30.71 %
Total Utilities	**4,323.99**	**3,703.63**	**620.36**	**16.75 %**
Total Expenses	**8,251.34**	**9,648.13**	**-1,396.79**	**-14.48 %**
NET OPERATING INCOME	**351,843.32**	**-9,638.43**	**361,481.75**	**3,750.42 %**
OTHER INCOME				
Interest Income	85.57	5.59	79.98	1,430.77 %
Total Other Income	**85.57**	**5.59**	**79.98**	**1,430.77 %**
NET OTHER INCOME	**85.57**	**5.59**	**79.98**	**1,430.77 %**
NET INCOME	**$351,928.89**	**$ -9,632.84**	**$361,561.73**	**3,753.43 %**

Profit and Loss Comparison

January - June, 2026

				Total
	Jan - Jun, 2026	Jan - Jun, 2025 (PY)	Change	% Change
INCOME				
ARC Income	8,800.00	5,600.00	3,200.00	57.14 %
Homeowner Dues	357,375.00	265,050.00	92,325.00	34.83 %
Late Fees	263.54	214.67	48.87	22.77 %
Total Income	**366,438.54**	**270,864.67**	**95,573.87**	**35.28 %**
GROSS PROFIT	**366,438.54**	**270,864.67**	**95,573.87**	**35.28 %**
EXPENSES				
Administration				
Accounting	375.00	375.00	0.00	0.00 %
Computer Software	630.00	705.90	-75.90	-10.75 %
Income Taxes		1,772.00	-1,772.00	-100.00 %
Legal	4,683.44	8,109.50	-3,426.06	-42.25 %
Total Administration	**5,688.44**	**10,962.40**	**-5,273.96**	**-48.11 %**
Business Operations				
Insurance	3,016.00	1,015.00	2,001.00	197.14 %
Management Services		12,000.00	-12,000.00	-100.00 %
Printing & Postage	88.00	84.00	4.00	4.76 %
Total Business Operations	**3,104.00**	**13,099.00**	**-9,995.00**	**-76.30 %**
Grounds Maintenance				
Road Repairs	1,209.00	12,850.00	-11,641.00	-90.59 %
Road Signs	1,746.86	149.45	1,597.41	1,068.86 %
Snow Removal	75,450.00	64,274.73	11,175.27	17.39 %
Storm Cleanup		14,920.00	-14,920.00	-100.00 %
Tree Removal		650.00	-650.00	-100.00 %
Total Grounds Maintenance	**78,405.86**	**92,844.18**	**-14,438.32**	**-15.55 %**
Utilities				
Electric	2,584.11	2,831.29	-247.18	-8.73 %
Garbage	18,247.96	14,945.67	3,302.29	22.10 %
Total Utilities	**20,832.07**	**17,776.96**	**3,055.11**	**17.19 %**
Total Expenses	**108,030.37**	**134,682.54**	**-26,652.17**	**-19.79 %**
NET OPERATING INCOME	**258,408.17**	**136,182.13**	**122,226.04**	**89.75 %**
OTHER INCOME				
Interest Income	3,760.05	3,542.60	217.45	6.14 %
Total Other Income	**3,760.05**	**3,542.60**	**217.45**	**6.14 %**
NET OTHER INCOME	**3,760.05**	**3,542.60**	**217.45**	**6.14 %**
NET INCOME	**$262,168.22**	**$139,724.73**	**$122,443.49**	**87.63 %**

Balance Sheet Comparison YTD

As of June 30, 2026

	Total	
	As of Jun 30, 2026	As of Jun 30, 2025 (PY)
ASSETS		
Current Assets		
Bank Accounts		
Certificates of Deposit		
Skyline - CD	80,951.11	77,726.00
Truist CD - 1657	0.00	60,980.47
Truist CD - 8767	0.00	50,817.05
Truist CD - 8775	0.00	67,045.55
Total Certificates of Deposit	**80,951.11**	**256,569.07**
Truist Checking		
0704 - Operating	50,789.86	44,864.57
7253 - Amenity	114,671.63	4,261.03
Total Truist Checking	**165,461.49**	**49,125.60**
Truist Savings		
2189 - Money Market	319,073.25	235,715.44
3671 - Savings	26,215.26	11,813.60
Total Truist Savings	**345,288.51**	**247,529.04**
Total Bank Accounts	**591,701.11**	**553,223.71**
Accounts Receivable		
Accounts Receivables	167,871.74	91,479.32
Total Accounts Receivable	**167,871.74**	**91,479.32**
Total Current Assets	**759,572.85**	**644,703.03**
TOTAL ASSETS	**$759,572.85**	**$644,703.03**
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Accrued Expenses	1,127.76	
Prepaid Dues	3,871.82	2,129.28
Total Other Current Liabilities	**4,999.58**	**2,129.28**
Total Current Liabilities	**4,999.58**	**2,129.28**
Total Liabilities	**4,999.58**	**2,129.28**
Equity		
Amenity Fund	114,420.00	86,042.00
Operating Fund	377,985.05	416,807.02
Net Income	262,168.22	139,724.73
Total Equity	**754,573.27**	**642,573.75**
TOTAL LIABILITIES AND EQUITY	**$759,572.85**	**$644,703.03**