

Management Report

Olde Beau Owners Association
For the period ended January 31, 2026



Prepared on
February 19, 2026

NOTES

Profit & Loss

1) The cost of snow removal and preparation was \$35,200 in January.

Balance Sheet

1) We closed out a Truist three month CD for \$62,978 and collected \$531 interest income. We elected not to roll it over because we will need the funds for the paving projects in the spring.

Profit and Loss Comparison

January 2026

	Jan 2026	Jan 2025 (PY)	Change	Total % Change
INCOME				
ARC Income		400.00	-400.00	-100.00 %
Homeowner Dues		96.18	-96.18	-100.00 %
Late Fees	129.70		129.70	
Total Income	129.70	496.18	-366.48	-73.86 %
GROSS PROFIT	129.70	496.18	-366.48	-73.86 %
EXPENSES				
Administration				
Computer Software		159.90	-159.90	-100.00 %
Legal	3,390.94	750.00	2,640.94	352.13 %
Total Administration	3,390.94	909.90	2,481.04	272.67 %
Business Operations				
Management Services		12,000.00	-12,000.00	-100.00 %
Total Business Operations		12,000.00	-12,000.00	-100.00 %
Grounds Maintenance				
Road Repairs	1,209.00	1,600.00	-391.00	-24.44 %
Road Signs	71.41		71.41	
Snow Removal	35,200.00	44,274.73	-9,074.73	-20.50 %
Total Grounds Maintenance	36,480.41	45,874.73	-9,394.32	-20.48 %
Utilities				
Electric	446.00	442.00	4.00	0.90 %
Garbage	2,690.18	2,003.96	686.22	34.24 %
Total Utilities	3,136.18	2,445.96	690.22	28.22 %
Total Expenses	43,007.53	61,230.59	-18,223.06	-29.76 %
NET OPERATING INCOME	-42,877.83	-60,734.41	17,856.58	29.40 %
OTHER INCOME				
Interest Income	542.74	2.56	540.18	21,100.78 %
Total Other Income	542.74	2.56	540.18	21,100.78 %
NET OTHER INCOME	542.74	2.56	540.18	21,100.78 %
NET INCOME	\$ -42,335.09	\$ -60,731.85	\$18,396.76	30.29 %

Balance Sheet Comparison

As of January 31, 2026

	As of Jan 31, 2026	As of Jan 31, 2025 (PY)	Total
ASSETS			
Current Assets			
Bank Accounts			
Certificates of Deposit			
Skyline - CD	79,654.50		77,726.00
Truist CD - 1657	0.00		60,000.00
Truist CD - 1665	0.00		40,000.00
Truist CD - 8767	51,607.96		50,000.00
Truist CD - 8775	68,089.04		65,967.57
Total Certificates of Deposit	199,351.50		293,693.57
Truist Checking			
0704 - Operating	18,913.82		19,269.81
7253 - Amenity	32,639.33		84,175.40
Total Truist Checking	51,553.15		103,445.21
Truist Savings			
2189 - Money Market	180,705.56		40,051.36
3671 - Savings	17,414.43		6,613.14
Total Truist Savings	198,119.99		46,664.50
Total Bank Accounts	449,024.64		443,803.28
Accounts Receivable			
Accounts Receivables	8,786.27		5,748.00
Total Accounts Receivable	8,786.27		5,748.00
Total Current Assets	457,810.91		449,551.28
TOTAL ASSETS	\$457,810.91		\$449,551.28
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Accrued Expenses	2,632.00		
Prepaid Dues	5,138.95		7,434.11
Total Other Current Liabilities	7,770.95		7,434.11
Total Current Liabilities	7,770.95		7,434.11
Total Liabilities	7,770.95		7,434.11
Equity			
Amenity Fund	114,420.00		86,042.00
Operating Fund	377,955.05		416,807.02
Net Income	-42,335.09		-60,731.85
Total Equity	450,039.96		442,117.17
TOTAL LIABILITIES AND EQUITY	\$457,810.91		\$449,551.28