Management Report

Olde Beau Owners Association

For the period ended May 31, 2026

Prepared on

June 23, 2026

NOTES

Balance Sheet

Profit & Loss

1) Our garbage expense trending high as the summer season starts to ramp up.

Profit and Loss Comparison

May 2026

				Total
	May 2026	May 2025 (PY)	Change	% Change
INCOME				
ARC Income	2,700.00	100.00	2,600.00	2,600.00 %
Homeowner Dues		265,050.00	-265,050.00	-100.00 %
Late Fees	19.52	16.00	3.52	22.00 %
Total Income	**2,719.52**	**265,166.00**	**-262,446.48**	**-98.97 %**
GROSS PROFIT	**2,719.52**	**265,166.00**	**-262,446.48**	**-98.97 %**
EXPENSES				
Administration				
Accounting	375.00		375.00	
Computer Software	630.00		630.00	
Legal	705.00	1,270.00	-565.00	-44.49 %
Total Administration	**1,710.00**	**1,270.00**	**440.00**	**34.65 %**
Grounds Maintenance				
Road Repairs		7,500.00	-7,500.00	-100.00 %
Road Signs	764.10	149.45	614.65	411.27 %
Total Grounds Maintenance	**764.10**	**7,649.45**	**-6,885.35**	**-90.01 %**
Utilities				
Electric	446.00	430.00	16.00	3.72 %
Garbage	2,911.94	2,355.71	556.23	23.61 %
Total Utilities	**3,357.94**	**2,785.71**	**572.23**	**20.54 %**
Total Expenses	**5,832.04**	**11,705.16**	**-5,873.12**	**-50.18 %**
NET OPERATING INCOME	**-3,112.52**	**253,460.84**	**-256,573.36**	**-101.23 %**
OTHER INCOME				
Interest Income	71.19	1,896.48	-1,825.29	-96.25 %
Total Other Income	**71.19**	**1,896.48**	**-1,825.29**	**-96.25 %**
NET OTHER INCOME	**71.19**	**1,896.48**	**-1,825.29**	**-96.25 %**
NET INCOME	**$ -3,041.33**	**$255,357.32**	**$ -258,398.65**	**-101.19 %**

Profit and Loss Comparison

January - May, 2026

			Total	
	Jan - May, 2026	Jan - May, 2025 (PY)	Change	% Change
INCOME				
ARC Income	6,100.00	5,600.00	500.00	8.93 %
Homeowner Dues		265,050.00	-265,050.00	-100.00 %
Late Fees	243.88	204.97	38.91	18.98 %
Total Income	**6,343.88**	**270,854.97**	**-264,511.09**	**-97.66 %**
GROSS PROFIT	**6,343.88**	**270,854.97**	**-264,511.09**	**-97.66 %**
EXPENSES				
Administration				
Accounting	375.00		375.00	
Computer Software	630.00	159.90	470.10	294.00 %
Income Taxes		1,772.00	-1,772.00	-100.00 %
Legal	4,683.44	4,751.00	-67.56	-1.42 %
Total Administration	**5,688.44**	**6,682.90**	**-994.46**	**-14.88 %**
Business Operations				
Management Services		12,000.00	-12,000.00	-100.00 %
Printing & Postage	88.00	84.00	4.00	4.76 %
Total Business Operations	**88.00**	**12,084.00**	**-11,996.00**	**-99.27 %**
Grounds Maintenance				
Road Repairs	1,209.00	12,850.00	-11,641.00	-90.59 %
Road Signs	835.51	149.45	686.06	459.06 %
Snow Removal	75,450.00	64,274.73	11,175.27	17.39 %
Storm Cleanup		14,920.00	-14,920.00	-100.00 %
Total Grounds Maintenance	**77,494.51**	**92,194.18**	**-14,699.67**	**-15.94 %**
Utilities				
Electric	2,242.00	2,174.00	68.00	3.13 %
Garbage	14,266.08	11,899.33	2,366.75	19.89 %
Total Utilities	**16,508.08**	**14,073.33**	**2,434.75**	**17.30 %**
Total Expenses	**99,779.03**	**125,034.41**	**-25,255.38**	**-20.20 %**
NET OPERATING INCOME	**-93,435.15**	**145,820.56**	**-239,255.71**	**-164.08 %**
OTHER INCOME				
Interest Income	3,674.48	3,537.01	137.47	3.89 %
Total Other Income	**3,674.48**	**3,537.01**	**137.47**	**3.89 %**
NET OTHER INCOME	**3,674.48**	**3,537.01**	**137.47**	**3.89 %**
NET INCOME	**$ -89,760.67**	**$149,357.57**	**$ -239,118.24**	**-160.10 %**

Balance Sheet Comparison YTD

As of May 31, 2026

	Total	
	As of May 31, 2026	As of May 31, 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	22,803.71	34,481.38
7253 - Amenity	266,422.45	84,251.33
Total Truist Checking	**289,226.16**	**118,732.71**
Truist Savings		
2189 - Money Market	167,237.06	25,709.95
3671 - Savings	23,515.06	11,813.50
Total Truist Savings	**190,752.12**	**37,523.45**
Total Bank Accounts	**560,929.39**	**412,825.23**
Accounts Receivable		
Accounts Receivables	1,322.30	240,273.07
Total Accounts Receivable	**1,322.30**	**240,273.07**
Total Current Assets	**562,251.69**	**653,098.30**
TOTAL ASSETS	**$562,251.69**	**$653,098.30**
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Prepaid Dues	159,607.31	891.71
Total Other Current Liabilities	**159,607.31**	**891.71**
Total Current Liabilities	**159,607.31**	**891.71**
Total Liabilities	**159,607.31**	**891.71**
Equity		
Amenity Fund	114,420.00	86,042.00
Operating Fund	377,985.05	416,807.02
Net Income	-89,760.67	149,357.57
Total Equity	**402,644.38**	**652,206.59**
TOTAL LIABILITIES AND EQUITY	**$562,251.69**	**$653,098.30**