

Management Report

Olde Beau Owners Association
For the period ended February 28, 2026



Prepared on
March 21, 2026

NOTES

Profit & Loss

1) The cost of snow removal was \$40,250 in February and a total of \$117,425 for this winter season.

Balance Sheet

1) We renewed a Skyline bank CD for \$80,951 and collected \$1,297 of interest income.

Profit and Loss Comparison

February 2026

	Feb 2026	Feb 2025 (PY)	Change	Total % Change
INCOME				
ARC Income	200.00	5,100.00	-4,900.00	-96.08 %
Homeowner Dues		-96.18	96.18	100.00 %
Late Fees	48.30	151.32	-103.02	-68.08 %
Total Income	248.30	5,155.14	-4,906.84	-95.18 %
GROSS PROFIT	248.30	5,155.14	-4,906.84	-95.18 %
EXPENSES				
Administration				
Legal	352.50		352.50	
Total Administration	352.50		352.50	
Business Operations				
Printing & Postage	88.00		88.00	
Total Business Operations	88.00		88.00	
Grounds Maintenance				
Snow Removal	40,250.00	20,000.00	20,250.00	101.25 %
Storm Cleanup		5,550.00	-5,550.00	-100.00 %
Total Grounds Maintenance	40,250.00	25,550.00	14,700.00	57.53 %
Utilities				
Electric	446.00	430.00	16.00	3.72 %
Garbage	2,751.79	2,930.78	-178.99	-6.11 %
Total Utilities	3,197.79	3,360.78	-162.99	-4.85 %
Total Expenses	43,888.29	28,910.78	14,977.51	51.81 %
NET OPERATING INCOME	-43,639.99	-23,755.64	-19,884.35	-83.70 %
OTHER INCOME				
Interest Income	1,343.18	1.43	1,341.75	93,828.67 %
Total Other Income	1,343.18	1.43	1,341.75	93,828.67 %
NET OTHER INCOME	1,343.18	1.43	1,341.75	93,828.67 %
NET INCOME	\$ -42,296.81	\$ -23,754.21	\$ -18,542.60	-78.06 %

Profit and Loss Comparison

January - February, 2026

	Jan - Feb, 2026	Jan - Feb, 2025 (PY)	Change	Total % Change
INCOME				
ARC Income	200.00	5,500.00	-5,300.00	-96.36 %
Homeowner Dues		0.00	0.00	
Late Fees	178.00	151.32	26.68	17.63 %
Total Income	378.00	5,651.32	-5,273.32	-93.31 %
GROSS PROFIT	378.00	5,651.32	-5,273.32	-93.31 %
EXPENSES				
Administration				
Computer Software		159.90	-159.90	-100.00 %
Legal	3,743.44	750.00	2,993.44	399.13 %
Total Administration	3,743.44	909.90	2,833.54	311.41 %
Business Operations				
Management Services		12,000.00	-12,000.00	-100.00 %
Printing & Postage	88.00		88.00	
Total Business Operations	88.00	12,000.00	-11,912.00	-99.27 %
Grounds Maintenance				
Road Repairs	1,209.00	1,600.00	-391.00	-24.44 %
Road Signs	71.41		71.41	
Snow Removal	75,450.00	64,274.73	11,175.27	17.39 %
Storm Cleanup		5,550.00	-5,550.00	-100.00 %
Total Grounds Maintenance	76,730.41	71,424.73	5,305.68	7.43 %
Utilities				
Electric	892.00	872.00	20.00	2.29 %
Garbage	5,441.97	4,934.74	507.23	10.28 %
Total Utilities	6,333.97	5,806.74	527.23	9.08 %
Total Expenses	86,895.82	90,141.37	-3,245.55	-3.60 %
NET OPERATING INCOME	-86,517.82	-84,490.05	-2,027.77	-2.40 %
OTHER INCOME				
Interest Income	1,885.92	3.99	1,881.93	47,166.17 %
Total Other Income	1,885.92	3.99	1,881.93	47,166.17 %
NET OTHER INCOME	1,885.92	3.99	1,881.93	47,166.17 %
NET INCOME	\$ -84,631.90	\$ -84,486.06	\$ -145.84	-0.17 %

Balance Sheet Comparison YTD

As of February 28, 2026

	As of Feb 28, 2026	As of Feb 28, 2025 (PY)	Total
ASSETS			
Current Assets			
Bank Accounts			
Certificates of Deposit			
Skyline - CD	80,951.11		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	200,648.11		293,693.57
Truist Checking			
0704 - Operating	34,499.12		23,005.41
7253 - Amenity	114,096.78		84,175.40
Total Truist Checking	148,595.90		107,180.81
Truist Savings			
2189 - Money Market	45,752.00		10,052.73
3671 - Savings	17,614.56		11,713.20
Total Truist Savings	63,366.56		21,765.93
Total Bank Accounts	412,610.57		422,640.31
Accounts Receivable			
Accounts Receivables	3,268.53		3,603.76
Total Accounts Receivable	3,268.53		3,603.76
Total Current Assets	415,879.10		426,244.07
TOTAL ASSETS	\$415,879.10		\$426,244.07
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Accrued Expenses	2,602.00		
Prepaid Dues	5,503.95		7,881.11
Total Other Current Liabilities	8,105.95		7,881.11
Total Current Liabilities	8,105.95		7,881.11
Total Liabilities	8,105.95		7,881.11
Equity			
Amenity Fund	114,420.00		86,042.00
Operating Fund	377,985.05		416,807.02
Net Income	-84,631.90		-84,486.06
Total Equity	407,773.15		418,362.96
TOTAL LIABILITIES AND EQUITY	\$415,879.10		\$426,244.07