Management Report

Olde Beau Owners Association

For the period ended July 31, 2026

Prepared on

August 23, 2026

NOTES

Balance Sheet

1) Collections for the month of the HOA due were $103,643 and accounts receivables was $63,735 at month-end.

Profit & Loss

1) Our six month CD at Skyline bank matured in July and we collected $1,192. The CD was renewed for an additional six months.

Profit and Loss Comparison

July 2026

	Jul 2026	Jul 2025 (PY)	Change	Total % Change
INCOME				
ARC Income	100.00		100.00	
Late Fees	939.43	390.21	549.22	140.75 %
Total Income	**1,039.43**	**390.21**	**649.22**	**166.38 %**
GROSS PROFIT	**1,039.43**	**390.21**	**649.22**	**166.38 %**
EXPENSES				
Administration				
Legal		499.00	-499.00	-100.00 %
Total Administration		**499.00**	**-499.00**	**-100.00 %**
Business Operations				
Insurance		2,001.00	-2,001.00	-100.00 %
Total Business Operations		**2,001.00**	**-2,001.00**	**-100.00 %**
Grounds Maintenance				
Road Repairs	4,535.00	4,150.00	385.00	9.28 %
Road Signs		1,118.52	-1,118.52	-100.00 %
Tree Removal		650.00	-650.00	-100.00 %
Total Grounds Maintenance	**4,535.00**	**5,918.52**	**-1,383.52**	**-23.38 %**
Utilities				
Electric	446.00	442.00	4.00	0.90 %
Garbage	4,636.26	3,480.11	1,156.15	33.22 %
Total Utilities	**5,082.26**	**3,922.11**	**1,160.15**	**29.58 %**
Total Expenses	**9,617.26**	**12,340.63**	**-2,723.37**	**-22.07 %**
NET OPERATING INCOME	**-8,577.83**	**-11,950.42**	**3,372.59**	**28.22 %**
OTHER INCOME				
Interest Income	1,348.40	1,939.06	-590.66	-30.46 %
Total Other Income	**1,348.40**	**1,939.06**	**-590.66**	**-30.46 %**
NET OTHER INCOME	**1,348.40**	**1,939.06**	**-590.66**	**-30.46 %**
NET INCOME	**$ -7,229.43**	**$ -10,011.36**	**$2,781.93**	**27.79 %**

Profit and Loss Comparison

January - July, 2026

			Total	
	Jan - Jul, 2026	Jan - Jul, 2025 (PY)	Change	% Change
INCOME				
ARC Income	8,900.00	5,600.00	3,300.00	58.93 %
Homeowner Dues	357,375.00	265,050.00	92,325.00	34.83 %
Late Fees	1,202.97	604.88	598.09	98.88 %
Total Income	**367,477.97**	**271,254.88**	**96,223.09**	**35.47 %**
GROSS PROFIT	**367,477.97**	**271,254.88**	**96,223.09**	**35.47 %**
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	8,608.50	-3,925.06	-45.60 %
Total Administration	**5,688.44**	**11,461.40**	**-5,772.96**	**-50.37 %**
Business Operations				
Insurance	3,016.00	3,016.00	0.00	0.00 %
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**	**15,100.00**	**-11,996.00**	**-79.44 %**
Grounds Maintenance				
Road Repairs	5,744.00	17,000.00	-11,256.00	-66.21 %
Road Signs	1,746.86	1,267.97	478.89	37.77 %
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		1,300.00	-1,300.00	-100.00 %
Total Grounds Maintenance	**82,940.86**	**98,762.70**	**-15,821.84**	**-16.02 %**
Utilities				
Electric	3,030.11	3,273.29	-243.18	-7.43 %
Garbage	22,884.22	18,425.78	4,458.44	24.20 %
Total Utilities	**25,914.33**	**21,699.07**	**4,215.26**	**19.43 %**
Total Expenses	**117,647.63**	**147,023.17**	**-29,375.54**	**-19.98 %**
NET OPERATING INCOME	**249,830.34**	**124,231.71**	**125,598.63**	**101.10 %**
OTHER INCOME				
Interest Income	5,108.45	5,481.66	-373.21	-6.81 %
Total Other Income	**5,108.45**	**5,481.66**	**-373.21**	**-6.81 %**
NET OTHER INCOME	**5,108.45**	**5,481.66**	**-373.21**	**-6.81 %**
NET INCOME	**$254,938.79**	**$129,713.37**	**$125,225.42**	**96.54 %**

Balance Sheet Comparison YTD

As of July 31, 2026

	Total	
	As of Jul 31, 2026	As of Jul 31, 2025 (PY)
ASSETS		
Current Assets		
Bank Accounts		
Certificates of Deposit		
Skyline - CD	82,143.60	79,654.50
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	**82,143.60**	**258,497.57**
Checking Accounts		
Amenity - Skyline	2,000.00	
Amenity - Truist	112,671.63	4,261.03
Operating - Skyline	2,000.03	
Operating - Truist	71,894.15	79,232.86
Total Checking Accounts	**188,565.81**	**83,493.89**
Savings Accounts		
Money Market - Skyline	2,000.00	
Money Market - Truist	389,228.91	250,725.90
Savings - Truist	26,315.48	11,813.70
Total Savings Accounts	**417,544.39**	**262,539.60**
Total Bank Accounts	**688,253.80**	**604,531.06**
Accounts Receivable		
Accounts Receivables	63,735.42	28,945.24
Total Accounts Receivable	**63,735.42**	**28,945.24**
Total Current Assets	**751,989.22**	**633,476.30**
TOTAL ASSETS	**$751,989.22**	**$633,476.30**
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Accrued Expenses	1,127.76	
Prepaid Dues	3,517.62	2,694.88
Total Other Current Liabilities	**4,645.38**	**2,694.88**
Total Current Liabilities	**4,645.38**	**2,694.88**
Total Liabilities	**4,645.38**	**2,694.88**
Equity		
Amenity Fund	114,420.00	84,261.03
Operating Fund	377,985.05	416,807.02
Net Income	254,938.79	129,713.37
Total Equity	**747,343.84**	**630,781.42**
TOTAL LIABILITIES AND EQUITY	**$751,989.22**	**$633,476.30**