Management Report

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

Prepared on
September 19, 2026

NOTES

Balance Sheet

1) HOA dues collections for the month of the HOA due were $27,990 and accounts receivables was $35,945 at month-end.

Profit & Loss

1) There was an 7% increase in pricing for the Waste Management contracts for both the garbage and recycle container in August.   The expense for the was higher month due to 5 pickups and additional charges that have been disputed and corrected on future invoices.

Profit and Loss Comparison

August 2026

				Total
	Aug 2026	**Aug 2025 (PY)**	**Change**	**% Change**
INCOME				
ARC Income	3,550.00	400.00	3,150.00	787.50 %
Late Fees	531.67	262.68	268.99	102.40 %
Total Income	**4,081.67**	**662.68**	**3,418.99**	**515.93 %**
GROSS PROFIT	**4,081.67**	**662.68**	**3,418.99**	**515.93 %**
EXPENSES				
Administration				
Computer Software	144.41		144.41	
Legal		80.00	-80.00	-100.00 %
Real Estate Taxes	430.74		430.74	
Total Administration	**575.15**	**80.00**	**495.15**	**618.94 %**
Business Operations				
Office Supplies	421.38		421.38	
Total Business Operations	**421.38**		**421.38**	
Grounds Maintenance				
Road Signs		1,558.24	-1,558.24	-100.00 %
Total Grounds Maintenance		**1,558.24**	**-1,558.24**	**-100.00 %**
Utilities				
Electric	446.00	430.00	16.00	3.72 %
Garbage	6,201.66	4,180.07	2,021.59	48.36 %
Total Utilities	**6,647.66**	**4,610.07**	**2,037.59**	**44.20 %**
Total Expenses	**7,644.19**	**6,248.31**	**1,395.88**	**22.34 %**
NET OPERATING INCOME	**-3,562.52**	**-5,585.63**	**2,023.11**	**36.22 %**
OTHER INCOME				
Interest Income	428.74	1,035.52	-606.78	-58.60 %
Total Other Income	**428.74**	**1,035.52**	**-606.78**	**-58.60 %**
NET OTHER INCOME	**428.74**	**1,035.52**	**-606.78**	**-58.60 %**
NET INCOME	**$ -3,133.78**	**$ -4,550.11**	**$1,416.33**	**31.13 %**

Profit and Loss Comparison

January - August, 2026

			Total	
	Jan - Aug, 2026	Jan - Aug, 2025 (PY)	Change	% Change
INCOME				
ARC Income	12,450.00	6,000.00	6,450.00	107.50 %
Homeowner Dues	357,375.00	265,050.00	92,325.00	34.83 %
Late Fees	1,734.64	867.56	867.08	99.94 %
Total Income	**371,559.64**	**271,917.56**	**99,642.08**	**36.64 %**
GROSS PROFIT	**371,559.64**	**271,917.56**	**99,642.08**	**36.64 %**
EXPENSES				
Administration				
Accounting	375.00	375.00	0.00	0.00 %
Computer Software	774.41	705.90	68.51	9.71 %
Income Taxes		1,772.00	-1,772.00	-100.00 %
Legal	4,683.44	8,688.50	-4,005.06	-46.10 %
Real Estate Taxes	430.74		430.74	
Total Administration	**6,263.59**	**11,541.40**	**-5,277.81**	**-45.73 %**
Business Operations				
Insurance	3,016.00	3,016.00	0.00	0.00 %
Management Services		12,000.00	-12,000.00	-100.00 %
Office Supplies	421.38		421.38	
Printing & Postage	88.00	84.00	4.00	4.76 %
Total Business Operations	**3,525.38**	**15,100.00**	**-11,574.62**	**-76.65 %**
Grounds Maintenance				
Road Repairs	5,744.00	17,000.00	-11,256.00	-66.21 %
Road Signs	1,746.86	2,826.21	-1,079.35	-38.19 %
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/Trimming		1,300.00	-1,300.00	-100.00 %
Total Grounds Maintenance	**82,940.86**	**100,320.94**	**-17,380.08**	**-17.32 %**
Utilities				
Electric	3,476.11	3,703.29	-227.18	-6.13 %
Garbage	29,085.88	22,605.85	6,480.03	28.67 %
Total Utilities	**32,561.99**	**26,309.14**	**6,252.85**	**23.77 %**
Total Expenses	**125,291.82**	**153,271.48**	**-27,979.66**	**-18.25 %**
NET OPERATING INCOME	**246,267.82**	**118,646.08**	**127,621.74**	**107.57 %**
OTHER INCOME				
Interest Income	5,537.19	6,517.18	-979.99	-15.04 %
Total Other Income	**5,537.19**	**6,517.18**	**-979.99**	**-15.04 %**
NET OTHER INCOME	**5,537.19**	**6,517.18**	**-979.99**	**-15.04 %**
NET INCOME	**$251,805.01**	**$125,163.26**	**$126,641.75**	**101.18 %**

Balance Sheet Comparison YTD

As of August 31, 2026

	Total	
	As of Aug 31, 2026	As of Aug 31, 2025 (PY)
ASSETS		
Current Assets		
Bank Accounts		
Certificates of Deposit		
Skyline - CD	82,401.04	79,654.50
Truist CD - 1657	0.00	62,004.69
Truist CD - 8767	0.00	50,817.05
Truist CD - 8775	0.00	67,045.55
Total Certificates of Deposit	**82,401.04**	**259,521.79**
Checking Accounts		
Amenity - Skyline	2,000.00	
Amenity - Truist	112,671.63	4,411.03
Operating - Skyline	19,743.50	
Operating - Truist	66,615.66	67,167.84
Total Checking Accounts	**201,030.79**	**71,578.87**
Savings Accounts		
Money Market - Skyline	15,305.26	
Money Market - Truist	389,394.23	265,737.10
Savings - Truist	26,565.70	12,213.80
Total Savings Accounts	**431,265.19**	**277,950.90**
Total Bank Accounts	**714,697.02**	**609,051.56**
Accounts Receivable		
Accounts Receivables	35,945.46	20,381.63
Total Accounts Receivable	**35,945.46**	**20,381.63**
Total Current Assets	**750,642.48**	**629,433.19**
TOTAL ASSETS	**$750,642.48**	**$629,433.19**
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Accrued Expenses	2,914.80	
Prepaid Dues	3,517.62	3,201.88
Total Other Current Liabilities	**6,432.42**	**3,201.88**
Total Current Liabilities	**6,432.42**	**3,201.88**
Total Liabilities	**6,432.42**	**3,201.88**
Equity		
Amenity Fund	114,420.00	84,261.03
Operating Fund	377,985.05	416,807.02
Net Income	251,805.01	125,163.26
Total Equity	**744,210.06**	**626,231.31**
TOTAL LIABILITIES AND EQUITY	**$750,642.48**	**$629,433.19**