

# Management Report

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



Prepared on  
April 22, 2026

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## NOTES

### **Balance Sheet**

1) Two CDs at Truist Bank matured and were not renewed because of the impending road work.

### **Profit & Loss**

1) We earned \$1,649 of interest income from the maturing CDs and \$121,317 was deposited in our money market account.

# Profit and Loss Comparison

March 2026

	Mar 2026	Mar 2025 (PY)	Change	Total % Change
<b>INCOME</b>				
ARC Income	100.00		100.00	
Homeowner Dues		0.00	0.00	
Late Fees	25.05	37.65	-12.60	-33.47 %
<b>Total Income</b>	<b>125.05</b>	<b>37.65</b>	<b>87.40</b>	<b>232.14 %</b>
<b>GROSS PROFIT</b>	<b>125.05</b>	<b>37.65</b>	<b>87.40</b>	<b>232.14 %</b>
<b>EXPENSES</b>				
Business Operations				
Printing & Postage		84.00	-84.00	-100.00 %
<b>Total Business Operations</b>		<b>84.00</b>	<b>-84.00</b>	<b>-100.00 %</b>
Grounds Maintenance				
Storm Cleanup		9,370.00	-9,370.00	-100.00 %
<b>Total Grounds Maintenance</b>		<b>9,370.00</b>	<b>-9,370.00</b>	<b>-100.00 %</b>
Utilities				
Electric	446.00	442.00	4.00	0.90 %
Garbage	3,199.23	2,295.34	903.89	39.38 %
<b>Total Utilities</b>	<b>3,645.23</b>	<b>2,737.34</b>	<b>907.89</b>	<b>33.17 %</b>
<b>Total Expenses</b>	<b>3,645.23</b>	<b>12,191.34</b>	<b>-8,546.11</b>	<b>-70.10 %</b>
<b>NET OPERATING INCOME</b>	<b>-3,520.18</b>	<b>-12,153.69</b>	<b>8,633.51</b>	<b>71.04 %</b>
<b>OTHER INCOME</b>				
Interest Income	1,648.53	1,634.78	13.75	0.84 %
<b>Total Other Income</b>	<b>1,648.53</b>	<b>1,634.78</b>	<b>13.75</b>	<b>0.84 %</b>
<b>NET OTHER INCOME</b>	<b>1,648.53</b>	<b>1,634.78</b>	<b>13.75</b>	<b>0.84 %</b>
<b>NET INCOME</b>	<b>\$ -1,871.65</b>	<b>\$ -10,518.91</b>	<b>\$8,647.26</b>	<b>82.21 %</b>

# Profit and Loss Comparison

January - March, 2026

	Jan - Mar, 2026	Jan - Mar, 2025 (PY)	Change	Total % Change
<b>INCOME</b>				
ARC Income	300.00	5,500.00	-5,200.00	-94.55 %
Homeowner Dues		0.00	0.00	
Late Fees	203.05	188.97	14.08	7.45 %
<b>Total Income</b>	<b>503.05</b>	<b>5,688.97</b>	<b>-5,185.92</b>	<b>-91.16 %</b>
<b>GROSS PROFIT</b>	<b>503.05</b>	<b>5,688.97</b>	<b>-5,185.92</b>	<b>-91.16 %</b>
<b>EXPENSES</b>				
Administration				
Computer Software		159.90	-159.90	-100.00 %
Legal	3,743.44	750.00	2,993.44	399.13 %
<b>Total Administration</b>	<b>3,743.44</b>	<b>909.90</b>	<b>2,833.54</b>	<b>311.41 %</b>
Business Operations				
Management Services		12,000.00	-12,000.00	-100.00 %
Printing & Postage	88.00	84.00	4.00	4.76 %
<b>Total Business Operations</b>	<b>88.00</b>	<b>12,084.00</b>	<b>-11,996.00</b>	<b>-99.27 %</b>
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		14,920.00	-14,920.00	-100.00 %
<b>Total Grounds Maintenance</b>	<b>76,730.41</b>	<b>80,794.73</b>	<b>-4,064.32</b>	<b>-5.03 %</b>
Utilities				
Electric	1,338.00	1,314.00	24.00	1.83 %
Garbage	8,641.20	7,230.08	1,411.12	19.52 %
<b>Total Utilities</b>	<b>9,979.20</b>	<b>8,544.08</b>	<b>1,435.12</b>	<b>16.80 %</b>
<b>Total Expenses</b>	<b>90,541.05</b>	<b>102,332.71</b>	<b>-11,791.66</b>	<b>-11.52 %</b>
<b>NET OPERATING INCOME</b>	<b>-90,038.00</b>	<b>-96,643.74</b>	<b>6,605.74</b>	<b>6.84 %</b>
<b>OTHER INCOME</b>				
Interest Income	3,534.45	1,638.77	1,895.68	115.68 %
<b>Total Other Income</b>	<b>3,534.45</b>	<b>1,638.77</b>	<b>1,895.68</b>	<b>115.68 %</b>
<b>NET OTHER INCOME</b>	<b>3,534.45</b>	<b>1,638.77</b>	<b>1,895.68</b>	<b>115.68 %</b>
<b>NET INCOME</b>	<b>\$ -86,503.55</b>	<b>\$ -95,004.97</b>	<b>\$8,501.42</b>	<b>8.95 %</b>

# Balance Sheet Comparison YTD

As of March 31, 2026

	As of Mar 31, 2026	As of Mar 31, 2025 (PY)	Total
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Bank Accounts</b>			
Certificates of Deposit			
Skyline - CD	80,951.11		77,726.00
Truist CD - 1657	0.00		60,980.47
Truist CD - 8767	0.00		50,000.00
Truist CD - 8775	0.00		65,967.57
<b>Total Certificates of Deposit</b>	<b>80,951.11</b>		<b>254,674.04</b>
Truist Checking			
0704 - Operating	32,529.02		17,763.33
7253 - Amenity	114,636.52		84,175.40
<b>Total Truist Checking</b>	<b>147,165.54</b>		<b>101,938.73</b>
Truist Savings			
2189 - Money Market	167,097.38		45,706.94
3671 - Savings	17,714.71		11,713.30
<b>Total Truist Savings</b>	<b>184,812.09</b>		<b>57,420.24</b>
<b>Total Bank Accounts</b>	<b>412,928.74</b>		<b>414,033.01</b>
<b>Accounts Receivable</b>			
Accounts Receivables	1,695.47		2,549.62
<b>Total Accounts Receivable</b>	<b>1,695.47</b>		<b>2,549.62</b>
<b>Total Current Assets</b>	<b>414,624.21</b>		<b>416,582.63</b>
<b>TOTAL ASSETS</b>	<b>\$414,624.21</b>		<b>\$416,582.63</b>
<b>LIABILITIES AND EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Other Current Liabilities</b>			
Accrued Expenses	2,602.00		
Prepaid Dues	6,120.71		8,738.58
<b>Total Other Current Liabilities</b>	<b>8,722.71</b>		<b>8,738.58</b>
<b>Total Current Liabilities</b>	<b>8,722.71</b>		<b>8,738.58</b>
<b>Total Liabilities</b>	<b>8,722.71</b>		<b>8,738.58</b>
<b>Equity</b>			
Amenity Fund	114,420.00		86,042.00
Operating Fund	377,985.05		416,807.02
Net Income	-86,503.55		-95,004.97
<b>Total Equity</b>	<b>405,901.50</b>		<b>407,844.05</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$414,624.21</b>		<b>\$416,582.63</b>