

Management Report

Olde Beau Owners Association
For the period ended April 30, 2026



Prepared on
May 18, 2026

NOTES

Balance Sheet

1) We are in receipt of the Club repayment for the 2025 surplus in the amount of \$151,371.93. It has been posted to prepaid dues because once we have proper allocation per homeowner, we will be issuing the homeowners a credit against their 2026 HOA dues to be billed in June of 2026.

Profit & Loss

Profit and Loss Comparison

April 2026

	Apr 2026	Apr 2025 (PY)	Change	Total % Change
INCOME				
ARC Income	3,100.00		3,100.00	
Late Fees	21.31		21.31	
Total Income	3,121.31	0.00	3,121.31	0.00%
GROSS PROFIT	3,121.31	0.00	3,121.31	0.00%
EXPENSES				
Administration				
Income Taxes		1,772.00	-1,772.00	-100.00 %
Legal	235.00	2,731.00	-2,496.00	-91.40 %
Total Administration	235.00	4,503.00	-4,268.00	-94.78 %
Grounds Maintenance				
Road Repairs		3,750.00	-3,750.00	-100.00 %
Total Grounds Maintenance		3,750.00	-3,750.00	-100.00 %
Utilities				
Electric	458.00	430.00	28.00	6.51 %
Garbage	2,712.94	2,313.54	399.40	17.26 %
Total Utilities	3,170.94	2,743.54	427.40	15.58 %
Total Expenses	3,405.94	10,996.54	-7,590.60	-69.03 %
NET OPERATING INCOME	-284.63	-10,996.54	10,711.91	97.41 %
OTHER INCOME				
Interest Income	68.84	1.76	67.08	3,811.36 %
Total Other Income	68.84	1.76	67.08	3,811.36 %
NET OTHER INCOME	68.84	1.76	67.08	3,811.36 %
NET INCOME	\$ -215.79	\$ -10,994.78	\$10,778.99	98.04 %

Profit and Loss Comparison

January - April, 2026

	Jan - Apr, 2026	Jan - Apr, 2025 (PY)	Change	Total % Change
INCOME				
ARC Income	3,400.00	5,500.00	-2,100.00	-38.18 %
Homeowner Dues		0.00	0.00	
Late Fees	224.36	188.97	35.39	18.73 %
Total Income	3,624.36	5,688.97	-2,064.61	-36.29 %
GROSS PROFIT	3,624.36	5,688.97	-2,064.61	-36.29 %
EXPENSES				
Administration				
Computer Software		159.90	-159.90	-100.00 %
Income Taxes		1,772.00	-1,772.00	-100.00 %
Legal	3,978.44	3,481.00	497.44	14.29 %
Total Administration	3,978.44	5,412.90	-1,434.46	-26.50 %
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	5,350.00	-4,141.00	-77.40 %
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 %
Total Grounds Maintenance	76,730.41	84,544.73	-7,814.32	-9.24 %
Utilities				
Electric	1,796.00	1,744.00	52.00	2.98 %
Garbage	11,354.14	9,543.62	1,810.52	18.97 %
Total Utilities	13,150.14	11,287.62	1,862.52	16.50 %
Total Expenses	93,946.99	113,329.25	-19,382.26	-17.10 %
NET OPERATING INCOME	-90,322.63	-107,640.28	17,317.65	16.09 %
OTHER INCOME				
Interest Income	3,603.29	1,640.53	1,962.76	119.64 %
Total Other Income	3,603.29	1,640.53	1,962.76	119.64 %
NET OTHER INCOME	3,603.29	1,640.53	1,962.76	119.64 %
NET INCOME	\$ -86,719.34	\$ -105,999.75	\$19,280.41	18.19 %

Balance Sheet Comparison YTD

As of April 30, 2026

	As of Apr 30, 2026	As of Apr 30, 2025 (PY)	Total
ASSETS			
Current Assets			
Bank Accounts			
Certificates of Deposit			
Skyline - CD	80,951.11		77,726.00
Truist CD - 1657	0.00		60,980.47
Truist CD - 8767	0.00		50,000.00
Truist CD - 8775	0.00		65,967.57
Total Certificates of Deposit	80,951.11		254,674.04
Truist Checking			
0704 - Operating	28,625.80		17,917.47
7253 - Amenity	266,142.38		84,175.40
Total Truist Checking	294,768.18		102,092.87
Truist Savings			
2189 - Money Market	167,166.06		35,708.60
3671 - Savings	20,814.87		11,713.40
Total Truist Savings	187,980.93		47,422.00
Total Bank Accounts	563,700.22		404,188.91
Accounts Receivable			
Accounts Receivables	1,442.83		2,049.62
Total Accounts Receivable	1,442.83		2,049.62
Total Current Assets	565,143.05		406,238.53
TOTAL ASSETS	\$565,143.05		\$406,238.53
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Prepaid Dues	159,457.34		9,389.26
Total Other Current Liabilities	159,457.34		9,389.26
Total Current Liabilities	159,457.34		9,389.26
Total Liabilities	159,457.34		9,389.26
Equity			
Amenity Fund	114,420.00		86,042.00
Operating Fund	377,985.05		416,807.02
Net Income	-86,719.34		-105,999.75
Total Equity	405,685.71		396,849.27
TOTAL LIABILITIES AND EQUITY	\$565,143.05		\$406,238.53