

Management Report

Timber Creek HOA

For the period ended December 31, 2023

Prepared by

Overlode Inc

Prepared on

January 6, 2024

Table of Contents

Profit and Loss Previous Month with YTD3

Balance Sheet Comparison4

Profit and Loss YTD Comparison5

Transaction Detail by Account6

Statement of Cash Flows.....9

Profit and Loss Previous Month with YTD

December 2023

| | | Total |
|-----------------------------|------------------|----------------------|
| | Dec 2023 | Jan - Dec 2023 (YTD) |
| INCOME | | |
| Dark Sky Income | | 1,200.00 |
| Finance Charges | | 60.00 |
| HOA Dues | | 10,800.00 |
| Interest Income | 275.04 | 2,081.01 |
| Transfer Fees | 100.00 | 400.00 |
| Total Income | 375.04 | 14,541.01 |
| GROSS PROFIT | 375.04 | 14,541.01 |
| EXPENSES | | |
| Accounting | | 392.50 |
| Annual Meeting Expense | | 3,257.09 |
| Bank Charges | 15.00 | 213.00 |
| Business Licensing | | 10.00 |
| Insurance | | 1,460.00 |
| Meeting Expenses | | 288.00 |
| Office Supplies | | 677.26 |
| Postage | | 939.55 |
| Professional Fees | 392.50 | 5,376.69 |
| Slash Clean Up | | 231.25 |
| Web Design | 49.00 | 540.84 |
| Total Expenses | 456.50 | 13,386.18 |
| NET OPERATING INCOME | -81.46 | 1,154.83 |
| NET INCOME | \$ -81.46 | \$1,154.83 |

Balance Sheet Comparison

As of December 31, 2023

| | Total |
|--|---------------------|
| ASSETS | |
| Current Assets | |
| Bank Accounts | |
| BMO Checking 1342 | 233.02 |
| BMO Money Market (6157) | 27,541.29 |
| CD (9757) | 51,052.51 |
| City Wide Banks Checking | -30.00 |
| Total Bank Accounts | 78,796.82 |
| Accounts Receivable | |
| Due From Home Owners | -1,615.00 |
| Total Accounts Receivable | -1,615.00 |
| Total Current Assets | 77,181.82 |
| Fixed Assets | |
| Sign | 33,457.35 |
| Total Fixed Assets | 33,457.35 |
| TOTAL ASSETS | \$110,639.17 |
| LIABILITIES AND EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| Construction Deposits | 18,000.00 |
| Total Other Current Liabilities | 18,000.00 |
| Total Current Liabilities | 18,000.00 |
| Total Liabilities | 18,000.00 |
| Equity | |
| Retained Earnings | 91,484.34 |
| Net Income | 1,154.83 |
| Total Equity | 92,639.17 |
| TOTAL LIABILITIES AND EQUITY | \$110,639.17 |

Profit and Loss YTD Comparison

January - December 2023

| | | Total |
|-------------------------------|-------------------|---------------------|
| | Jan - Dec 2023 | Jan - Dec 2022 (PY) |
| INCOME | | |
| Dark Sky Income | 1,200.00 | |
| Finance Charges | 60.00 | 65.00 |
| HOA Dues | 10,800.00 | 10,800.00 |
| Interest Income | 2,081.01 | 19.26 |
| Transfer Fees | 400.00 | 200.00 |
| Total Income | 14,541.01 | 11,084.26 |
| GROSS PROFIT | 14,541.01 | 11,084.26 |
| EXPENSES | | |
| Accounting | 392.50 | 5,388.70 |
| Annual Meeting Expense | 3,257.09 | 4,334.28 |
| Bank Charges | 213.00 | 221.50 |
| Business Licensing | 10.00 | |
| Computer Expense | | 296.86 |
| Dark Sky Compliance Incentive | | 1,477.56 |
| Insurance | 1,460.00 | 1,460.00 |
| Meeting Expenses | 288.00 | |
| Office Supplies | 677.26 | 503.44 |
| Postage | 939.55 | 222.00 |
| Professional Fees | 5,376.69 | 675.00 |
| Repairs & Maintenance | | 1,107.50 |
| Slash Clean Up | 231.25 | 1,245.00 |
| Web Design | 540.84 | 276.25 |
| Total Expenses | 13,386.18 | 17,208.09 |
| NET OPERATING INCOME | 1,154.83 | -6,123.83 |
| NET INCOME | \$1,154.83 | \$ -6,123.83 |

Transaction Detail by Account

December 2023

| Date | Transaction Type | Num | Adj | Name | Memo/Description | Split | Amount | Balance |
|--|------------------|------------------|-----|--------------------------|-----------------------------------|----------------------|-------------------|---------|
| BMO Checking 1342 | | | | | | | | |
| 12/05/2023 | Deposit | | No | somag llc | | Due From Home Owners | 100.00 | 100.00 |
| 12/06/2023 | Expense | | No | Breckenridge Bookkeeping | | Professional Fees | -250.00 | -150.00 |
| 12/06/2023 | Expense | | No | Breckenridge Bookkeeping | | Professional Fees | -142.50 | -292.50 |
| 12/07/2023 | Expense | | No | Climbbetty LLC | | Web Design | -49.00 | -341.50 |
| 12/22/2023 | Expense | | No | bank of the west | | Bank Charges | -15.00 | -356.50 |
| Total for BMO Checking 1342 | | | | | | | \$ -356.50 | |
| BMO Money Market (6157) | | | | | | | | |
| 12/11/2023 | Deposit | | No | | | Interest Income | 66.92 | 66.92 |
| Total for BMO Money Market (6157) | | | | | | | \$66.92 | |
| CD (9757) | | | | | | | | |
| 12/11/2023 | Deposit | | No | BMO | | Interest Income | 208.12 | 208.12 |
| Total for CD (9757) | | | | | | | \$208.12 | |
| Due From Home Owners | | | | | | | | |
| 12/05/2023 | Journal Entry | transfer fee adj | No | | | -Split- | 100.00 | 100.00 |
| 12/05/2023 | Deposit | | No | somag llc | transfer fee 995 whispering pines | BMO Checking 1342 | -100.00 | 0.00 |

| Date | Transaction Type | Num | Adj | Name | Memo/Description | Split | Amount | Balance |
|---------------------------------------|------------------|------------------|-----|--------------------------|---------------------------|-------------------------|-----------------|---------|
| Total for Due From Home Owners | | | | | | | \$0.00 | |
| Interest Income | | | | | | | | |
| 12/11/2023 | Deposit | | No | BMO | 01 INT EARNED | CD (9757) | 208.12 | 208.12 |
| 12/11/2023 | Deposit | | No | | IOD INTEREST PAID | BMO Money Market (6157) | 66.92 | 275.04 |
| Total for Interest Income | | | | | | | \$275.04 | |
| Transfer Fees | | | | | | | | |
| 12/05/2023 | Journal Entry | transfer fee adj | No | | | -Split- | 100.00 | 100.00 |
| Total for Transfer Fees | | | | | | | \$100.00 | |
| Bank Charges | | | | | | | | |
| 12/22/2023 | Expense | | No | bank of the west | SERVICE CHARGE | BMO Checking 1342 | 15.00 | 15.00 |
| Total for Bank Charges | | | | | | | \$15.00 | |
| Professional Fees | | | | | | | | |
| 12/06/2023 | Expense | | No | Breckenridge Bookkeeping | CCD BRECKENRIDGE BOO SALE | BMO Checking 1342 | 142.50 | 142.50 |
| 12/06/2023 | Expense | | No | Breckenridge Bookkeeping | CCD BRECKENRIDGE BOO SALE | BMO Checking 1342 | 250.00 | 392.50 |
| Total for Professional Fees | | | | | | | \$392.50 | |
| Web Design | | | | | | | | |

| Date | Transaction Type | Num | Adj | Name | Memo/Description | Split | Amount | Balance |
|--------------------------------|------------------|------------------|-----|----------------|-----------------------------|-------------------|----------------|---------|
| 12/07/2023 | Expense | | No | Climbbetty LLC | CCD CLIMBBETTY, LLC SALE | BMO Checking 1342 | 49.00 | 49.00 |
| Total for Web Design | | | | | | | \$49.00 | |
| Not Specified | | | | | | | | |
| 12/05/2023 | Journal Entry | transfer fee adj | No | | | -Split- | 0.00 | 0.00 |
| Total for Not Specified | | | | | | | \$0.00 | |

Statement of Cash Flows

January - December 2023

| | Total |
|--|--------------------|
| OPERATING ACTIVITIES | |
| Net Income | 1,154.83 |
| Adjustments to reconcile Net Income to Net Cash provided by operations: | |
| Due From Home Owners | 330.00 |
| Construction Deposits | -3,000.00 |
| Total Adjustments to reconcile Net Income to Net Cash provided by operations: | -2,670.00 |
| Net cash provided by operating activities | -1,515.17 |
| NET CASH INCREASE FOR PERIOD | -1,515.17 |
| Cash at beginning of period | 80,311.99 |
| CASH AT END OF PERIOD | \$78,796.82 |