

Management Report

Timber Creek HOA

For the period ended December 31, 2025

Prepared by

Overlode Inc

Prepared on

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Profit and Loss Previous Month with YTD

December 2025

	Dec 2025	Total
		Jan - Dec 2025 (YTD)
INCOME		
Bank Interest Income	1.09	736.29
HOA Dues		10,800.00
Late Fee Income		60.00
Transfer Fees		400.00
Total Income	1.09	11,996.29
GROSS PROFIT	1.09	11,996.29
EXPENSES		
Annual Meeting Expense		393.54
Bank Charges	-15.00	30.00
Business Licensing	44.00	44.00
Computer Expense		0.99
Insurance		769.00
Meeting Expenses		5,378.44
Postage		743.73
Printing		363.86
Professional Fees	450.00	7,919.50
QuickBooks Payments Fees		70.00
Taxes		873.04
Web Design	49.00	887.00
Total Expenses	528.00	17,473.10
NET OPERATING INCOME	-526.91	-5,476.81
NET INCOME	\$ -526.91	\$ -5,476.81

Balance Sheet Comparison

As of December 31, 2025

	As of Dec 31, 2025	As of Dec 31, 2024 (PY)	Total
ASSETS			
Current Assets			
Bank Accounts			
BMO Checking 1342	4,726.08	3,164.18	
BMO Money Market (6157)	955.08	8,372.66	
CD (9757)	53,990.14	53,381.27	
City Wide Banks Checking	0.00	-30.00	
Total Bank Accounts	59,671.30	64,888.11	
Accounts Receivable			
Due From Home Owners	-855.00	-595.00	
Total Accounts Receivable	-855.00	-595.00	
Total Current Assets	58,816.30	64,293.11	
Fixed Assets			
Sign	33,457.35	33,457.35	
Total Fixed Assets	33,457.35	33,457.35	
TOTAL ASSETS	\$92,273.65	\$97,750.46	
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Construction Deposits	6,000.00	6,000.00	
Total Other Current Liabilities	6,000.00	6,000.00	
Total Current Liabilities	6,000.00	6,000.00	
Total Liabilities	6,000.00	6,000.00	
Equity			
Retained Earnings	91,750.46	92,639.17	
Net Income	-5,476.81	-888.71	
Total Equity	86,273.65	91,750.46	
TOTAL LIABILITIES AND EQUITY	\$92,273.65	\$97,750.46	

Profit and Loss YTD Comparison

January - December 2025

	Jan - Dec 2025	Total
	Jan - Dec 2025	Jan - Dec 2024 (PY)
INCOME		
Bank Interest Income	736.29	3,010.13
HOA Dues	10,800.00	10,800.00
Late Fee Income	60.00	15.00
Transfer Fees	400.00	400.00
Uncategorized Income		-50.00
Total Income	11,996.29	14,175.13
GROSS PROFIT	11,996.29	14,175.13
EXPENSES		
Annual Meeting Expense	393.54	0.00
Bank Charges	30.00	30.00
Business Licensing	44.00	112.00
Computer Expense	0.99	
Insurance	769.00	1,122.87
Meeting Expenses	5,378.44	4,374.07
Office Supplies		320.86
Postage	743.73	381.55
Printing	363.86	234.30
Professional Fees	7,919.50	6,169.00
QuickBooks Payments Fees	70.00	3.00
Repairs & Maintenance		1,055.39
Taxes	873.04	604.80
Web Design	887.00	656.00
Total Expenses	17,473.10	15,063.84
NET OPERATING INCOME	-5,476.81	-888.71
NET INCOME	\$ -5,476.81	\$ -888.71

Transaction Detail by Account

December 2025

Date	Transaction Type	Num	Adj	Name	Memo/Description	Split	Amount	Balance
BMO Checking 1342								
12/02/2025	Expense		No	Breckenridge Bookkeeping	colorado division of real estate fee	Business Licensing	-44.00	-44.00
12/04/2025	Expense		No	Climbbetty LLC		Web Design	-49.00	-93.00
12/05/2025	Expense		No	Breckenridge Bookkeeping		Professional Fees	-450.00	-543.00
12/27/2025	Payment		No	Ellen Franceschini		Due From Home Owners	150.00	-393.00
Total for BMO Checking 1342							\$ -393.00	
BMO Money Market (6157)								
12/11/2025	Expense		No	bmo		Bank Charges	-15.00	-15.00
12/11/2025	Deposit		No			Bank Interest Income	1.09	-13.91
Total for BMO Money Market (6157)							\$ -13.91	
City Wide Banks Checking								
12/31/2025	Journal Entry	citywide clean up	No			-Split-	30.00	30.00
Total for City Wide Banks Checking							\$30.00	
Due From Home Owners								
12/27/2025	Payment		No	Ellen Franceschini		BMO Checking 1342	-150.00	-150.00
Total for Due From Home Owners							\$ -150.00	

Date	Transaction Type	Num	Adj	Name	Memo/Description	Split	Amount	Balance
Bank Interest Income								
12/11/2025	Deposit		No		IOD INTEREST PAID	BMO Money Market (6157)	1.09	1.09
Total for Bank Interest Income								
								\$1.09
Bank Charges								
12/11/2025	Expense		No	bmo	SERVICE CHARGE	BMO Money Market (6157)	15.00	15.00
12/31/2025	Journal Entry	citywide clean up	No			-Split-	-30.00	-15.00
Total for Bank Charges								
								\$ -15.00
Business Licensing								
12/02/2025	Expense		No	Breckenridge Bookkeeping	colorado division of real estate fee	BMO Checking 1342	44.00	44.00
Total for Business Licensing								
								\$44.00
Professional Fees								
12/05/2025	Expense		No	Breckenridge Bookkeeping	CCD BRECKENRIDGE BOO SALE	BMO Checking 1342	450.00	450.00
Total for Professional Fees								
								\$450.00
Web Design								
12/04/2025	Expense		No	Climbbetty LLC	CCD CLIMBBETTY, LLC SALE	BMO Checking 1342	49.00	49.00
Total for Web Design								
								\$49.00

Statement of Cash Flows

January - December 2025

	Total
OPERATING ACTIVITIES	
Net Income	-5,476.81
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Due From Home Owners	260.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	260.00
Net cash provided by operating activities	-5,216.81
NET CASH INCREASE FOR PERIOD	
Cash at beginning of period	64,888.11
CASH AT END OF PERIOD	\$59,671.30

A/R Aging Summary

As of December 31, 2025

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
Ellen Franceschini		-150.00				-150.00
Henry Frazier					155.00	155.00
Marion Hale					-300.00	-300.00
MNA Development LLC					-450.00	-450.00
Quandry 50 LLC					-10.00	-10.00
Xou Xou LLC					-100.00	-100.00
TOTAL	\$0.00	\$ -150.00	\$0.00	\$0.00	\$ -705.00	\$ -855.00