

# Management Report

Timber Creek HOA

For the period ended February 28, 2026

Prepared by

**Overlode Inc**

Prepared on

**March 2, 2026**

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# Profit and Loss Previous Month with YTD

February 2026

		Total
	Feb 2026	Jan - Feb, 2026 (YTD)
<b>INCOME</b>		
Bank Interest Income	0.81	1.80
HOA Dues		14,400.00
Late Fee Income		45.00
Transfer Fees		50.00
Uncategorized Income	200.00	200.00
<b>Total Income</b>	<b>200.81</b>	<b>14,696.80</b>
<b>GROSS PROFIT</b>	<b>200.81</b>	<b>14,696.80</b>
<b>EXPENSES</b>		
Bank Charges	15.00	30.00
Insurance	785.00	785.00
Postage	306.38	306.38
Professional Fees	868.00	1,386.00
QuickBooks Payments Fees	13.65	25.70
Web Design	49.00	98.00
<b>Total Expenses</b>	<b>2,037.03</b>	<b>2,631.08</b>
<b>NET OPERATING INCOME</b>	<b>-1,836.22</b>	<b>12,065.72</b>
<b>NET INCOME</b>	<b>\$ -1,836.22</b>	<b>\$12,065.72</b>

# Balance Sheet Comparison

As of February 28, 2026

	As of Feb 28, 2026	As of Feb 28, 2025 (PY)	Total
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Bank Accounts</b>			
BMO Checking 1342	15,775.00	9,499.39	
BMO Money Market (6157)	926.88	8,402.53	
CD (9757)	55,631.96	53,990.14	
City Wide Banks Checking	0.00	-30.00	
<b>Total Bank Accounts</b>	<b>72,333.84</b>	<b>71,862.06</b>	
<b>Accounts Receivable</b>			
Due From Home Owners	190.00	1,415.00	
<b>Total Accounts Receivable</b>	<b>190.00</b>	<b>1,415.00</b>	
<b>Total Current Assets</b>	<b>72,523.84</b>	<b>73,277.06</b>	
<b>Fixed Assets</b>			
Sign	33,457.35	33,457.35	
<b>Total Fixed Assets</b>	<b>33,457.35</b>	<b>33,457.35</b>	
<b>TOTAL ASSETS</b>	<b>\$105,981.19</b>	<b>\$106,734.41</b>	
<b>LIABILITIES AND EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Other Current Liabilities</b>			
Construction Deposits	6,000.00	6,000.00	
<b>Total Other Current Liabilities</b>	<b>6,000.00</b>	<b>6,000.00</b>	
<b>Total Current Liabilities</b>	<b>6,000.00</b>	<b>6,000.00</b>	
<b>Total Liabilities</b>	<b>6,000.00</b>	<b>6,000.00</b>	
<b>Equity</b>			
Retained Earnings	87,915.47	91,750.46	
Net Income	12,065.72	8,983.95	
<b>Total Equity</b>	<b>99,981.19</b>	<b>100,734.41</b>	
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$105,981.19</b>	<b>\$106,734.41</b>	

# Profit and Loss YTD Comparison

January - February, 2026

		Total
	Jan - Feb, 2026	Jan - Feb, 2025 (PY)
<b>INCOME</b>		
Bank Interest Income	1.80	638.74
HOA Dues	14,400.00	10,795.00
Late Fee Income	45.00	85.00
Transfer Fees	50.00	
Uncategorized Income	200.00	
<b>Total Income</b>	<b>14,696.80</b>	<b>11,518.74</b>
<b>GROSS PROFIT</b>	<b>14,696.80</b>	<b>11,518.74</b>
<b>EXPENSES</b>		
Bank Charges	30.00	
Insurance	785.00	
Postage	306.38	216.00
Professional Fees	1,386.00	1,285.00
QuickBooks Payments Fees	25.70	62.75
Taxes		873.04
Web Design	98.00	98.00
<b>Total Expenses</b>	<b>2,631.08</b>	<b>2,534.79</b>
<b>NET OPERATING INCOME</b>	<b>12,065.72</b>	<b>8,983.95</b>
<b>NET INCOME</b>	<b>\$12,065.72</b>	<b>\$8,983.95</b>

# A/R Aging Summary

As of February 28, 2026

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
Benton Murphy		205.00				205.00
Charles Collins		205.00				205.00
Henry Frazier		210.00				210.00
Marion Hale					-100.00	-100.00
Michele M Powell		-5.00				-5.00
MNA Development LLC			-150.00		-250.00	-400.00
Quandry 50 LLC			-190.00			-190.00
Rob Pietroburgo		210.00				210.00
William & Karen Peiker		55.00				55.00
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$880.00</b>	<b>\$ -340.00</b>	<b>\$0.00</b>	<b>\$ -350.00</b>	<b>\$190.00</b>

# Transaction Detail by Account

February 2026

Date	Transaction Type	Num	Adj	Name	Memo/Description	Split	Amount	Balance
<b>BMO Checking 1342</b>								
02/01/2026	Deposit		No	Calin Caluser	System-recorded deposit for QuickBooks Payments	Undeposited Funds	200.00	200.00
02/01/2026	Expense		No	QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	QuickBooks Payments Fees	-2.00	198.00
02/02/2026	Expense		No	Climbbetty LLC		Web Design	-49.00	149.00
02/03/2026	Deposit		No	Jim & Sandy Peif	System-recorded deposit for QuickBooks Payments	Undeposited Funds	200.00	349.00
02/03/2026	Expense		No	QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	QuickBooks Payments Fees	-2.00	347.00
02/04/2026	Expense		No	QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	QuickBooks Payments Fees	-2.00	345.00
02/04/2026	Deposit		No	Rich Davis	System-recorded deposit for QuickBooks Payments	Undeposited Funds	200.00	545.00
02/04/2026	Check	3045	No	Wurzenberg Law Firm		Professional Fees	-350.00	195.00

Date	Transaction Type	Num	Adj	Name	Memo/Description	Split	Amount	Balance
02/05/2026	Expense		No	Breckenridge Bookkeeping		Professional Fees	-518.00	-323.00
02/06/2026	Check		No	U.S. Postal Service	po box reimburse	Postage	-226.00	-549.00
02/06/2026	Check		No	Sandy Peif		Postage	-80.38	-629.38
02/06/2026	Expense		No	Hartford Insurance		Insurance	-262.00	-891.38
02/06/2026	Check		No	Rick Cummins		Insurance	-523.00	-1,414.38
02/10/2026	Deposit		No		unknown owner dues payment	Uncategorized Income	200.00	-1,214.38
02/11/2026	Payment		No	Ted & Cindi Pilling		Due From Home Owners	200.00	-1,014.38
02/11/2026	Payment		No	James & Mary Sloand		Due From Home Owners	200.00	-814.38
02/11/2026	Payment		No	Jonathan White		Due From Home Owners	200.00	-614.38
02/11/2026	Payment		No	Gordon Manin (2)		Due From Home Owners	200.00	-414.38
02/11/2026	Payment		No	Mark & Suzan Petty		Due From Home Owners	200.00	-214.38
02/11/2026	Payment		No	Robert Kumagai		Due From Home Owners	200.00	-14.38
02/11/2026	Expense		No	QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	QuickBooks Payments Fees	-2.05	-16.43

Date	Transaction Type	Num	Adj	Name	Memo/Description	Split	Amount	Balance
02/11/2026	Deposit		No	David & Linda Cambier	System-recorded deposit for QuickBooks Payments	Undeposited Funds	205.00	188.57
02/12/2026	Deposit		No	Michele M Powell	System-recorded deposit for QuickBooks Payments	Undeposited Funds	205.00	393.57
02/12/2026	Expense		No	QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	QuickBooks Payments Fees	-2.05	391.52
02/15/2026	Expense		No	QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	QuickBooks Payments Fees	-2.00	389.52
02/15/2026	Deposit		No	John Carter	System-recorded deposit for QuickBooks Payments	Undeposited Funds	200.00	589.52
02/18/2026	Expense		No	QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	QuickBooks Payments Fees	-1.55	587.97
02/18/2026	Deposit		No	Henry Frazier	System-recorded deposit for QuickBooks Payments	Undeposited Funds	155.00	742.97
<b>Total for BMO Checking 1342</b>							<b>\$742.97</b>	

**BMO Money Market (6157)**

Date	Transaction Type	Num	Adj	Name	Memo/Description	Split	Amount	Balance
02/11/2026	Deposit		No			Bank Interest Income	0.81	0.81
02/11/2026	Expense		No	bmo		Bank Charges	-15.00	-14.19
<b>Total for BMO Money Market (6157)</b>							<b>\$ -14.19</b>	

**Due From Home Owners**

02/03/2026	Payment		No	Jim & Sandy Peif		Undeposited Funds	-200.00	-200.00
02/04/2026	Payment		No	Rich Davis		Undeposited Funds	-200.00	-400.00
02/11/2026	Payment		No	James & Mary Sloand		BMO Checking 1342	-200.00	-600.00
02/11/2026	Payment		No	David & Linda Cambier		Undeposited Funds	-205.00	-805.00
02/11/2026	Payment		No	Robert Kumagai		BMO Checking 1342	-200.00	-1,005.00
02/11/2026	Payment		No	Mark & Suzan Petty		BMO Checking 1342	-200.00	-1,205.00
02/11/2026	Payment		No	Gordon Manin (2)		BMO Checking 1342	-200.00	-1,405.00
02/11/2026	Payment		No	Jonathan White		BMO Checking 1342	-200.00	-1,605.00
02/11/2026	Payment		No	Ted & Cindi Pilling		BMO Checking 1342	-200.00	-1,805.00
02/11/2026	Payment		No	Michele M Powell		Undeposited Funds	-205.00	-2,010.00
02/14/2026	Payment		No	John Carter		Undeposited Funds	-200.00	-2,210.00
02/17/2026	Payment		No	Henry Frazier		Undeposited Funds	-155.00	-2,365.00
<b>Total for Due From Home Owners</b>							<b>\$ -2,365.00</b>	

**Undeposited Funds**

Date	Transaction Type	Num	Adj	Name	Memo/Description	Split	Amount	Balance
02/01/2026	Deposit		No	Calin Caluser	Paid via QuickBooks Payments: Payment ID 109-r3q	BMO Checking 1342	-200.00	-200.00
02/03/2026	Deposit		No	Jim & Sandy Peif	Paid via QuickBooks Payments: Payment ID 169-x3y	BMO Checking 1342	-200.00	-400.00
02/03/2026	Payment		No	Jim & Sandy Peif	Paid via QuickBooks Payments: Payment ID 169-x3y	Due From Home Owners	200.00	-200.00
02/04/2026	Deposit		No	Rich Davis	Paid via QuickBooks Payments: Payment ID 179-t7a	BMO Checking 1342	-200.00	-400.00
02/04/2026	Payment		No	Rich Davis	Paid via QuickBooks Payments: Payment ID 179-t7a	Due From Home Owners	200.00	-200.00
02/11/2026	Payment		No	Michele M Powell	Paid via QuickBooks Payments: Payment ID 159-s4a	Due From Home Owners	205.00	5.00
02/11/2026	Payment		No	David & Linda Cambier	Paid via QuickBooks Payments: Payment ID 129-e9o	Due From Home Owners	205.00	210.00
02/11/2026	Deposit		No	David & Linda Cambier	Paid via QuickBooks Payments: Payment ID 129-e9o	BMO Checking 1342	-205.00	5.00
02/12/2026	Deposit		No	Michele M Powell	Paid via QuickBooks Payments: Payment ID 159-s4a	BMO Checking 1342	-205.00	-200.00
02/14/2026	Payment		No	John Carter	Paid via QuickBooks Payments: Payment ID 149-h4o	Due From Home Owners	200.00	0.00

Date	Transaction Type	Num	Adj	Name	Memo/Description	Split	Amount	Balance
02/15/2026	Deposit		No	John Carter	Paid via QuickBooks Payments: Payment ID 149-h4o	BMO Checking 1342	-200.00	-200.00
02/17/2026	Payment		No	Henry Frazier	Paid via QuickBooks Payments: Payment ID 169-56e	Due From Home Owners	155.00	-45.00
02/18/2026	Deposit		No	Henry Frazier	Paid via QuickBooks Payments: Payment ID 169-56e	BMO Checking 1342	-155.00	-200.00
<b>Total for Undeposited Funds</b>							<b>\$ -200.00</b>	
<b>Bank Interest Income</b>								
02/11/2026	Deposit		No		IOD INTEREST PAID	BMO Money Market (6157)	0.81	0.81
<b>Total for Bank Interest Income</b>							<b>\$0.81</b>	
<b>Uncategorized Income</b>								
02/10/2026	Deposit		No		unknown owner dues payment	BMO Checking 1342	200.00	200.00
<b>Total for Uncategorized Income</b>							<b>\$200.00</b>	
<b>Bank Charges</b>								
02/11/2026	Expense		No	bmo	SERVICE CHARGE	BMO Money Market (6157)	15.00	15.00
<b>Total for Bank Charges</b>							<b>\$15.00</b>	
<b>Insurance</b>								
02/06/2026	Check		No	Rick Cummins	DDA CHECK	BMO Checking 1342	523.00	523.00

Date	Transaction Type	Num	Adj	Name	Memo/Description	Split	Amount	Balance
02/06/2026	Expense		No	Hartford Insurance	HARTFORD INS PREMIUM XXXXXX8730 CT	BMO Checking 1342	262.00	785.00
<b>Total for Insurance</b>							<b>\$785.00</b>	
<b>Postage</b>								
02/06/2026	Check		No	U.S. Postal Service	po box reimburse	BMO Checking 1342	226.00	226.00
02/06/2026	Check		No	Sandy Peif	DDA CHECK	BMO Checking 1342	80.38	306.38
<b>Total for Postage</b>							<b>\$306.38</b>	
<b>Professional Fees</b>								
02/04/2026	Check	3045	No	Wurzenberg Law Firm	DDA CHECK	BMO Checking 1342	350.00	350.00
02/05/2026	Expense		No	Breckenridge Bookkeeping	CCD BRECKENRIDGE BOO SALE	BMO Checking 1342	518.00	868.00
<b>Total for Professional Fees</b>							<b>\$868.00</b>	
<b>QuickBooks Payments Fees</b>								
02/01/2026	Expense		No	QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee- type: Daily.	BMO Checking 1342	2.00	2.00
02/03/2026	Expense		No	QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee- type: Daily.	BMO Checking 1342	2.00	4.00

Date	Transaction Type	Num	Adj	Name	Memo/Description	Split	Amount	Balance
02/04/2026	Expense		No	QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	BMO Checking 1342	2.00	6.00
02/11/2026	Expense		No	QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	BMO Checking 1342	2.05	8.05
02/12/2026	Expense		No	QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	BMO Checking 1342	2.05	10.10
02/15/2026	Expense		No	QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	BMO Checking 1342	2.00	12.10
02/18/2026	Expense		No	QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	BMO Checking 1342	1.55	13.65
<b>Total for QuickBooks Payments Fees</b>							<b>\$13.65</b>	

### Web Design

02/02/2026	Expense		No	Climbbetty LLC	CCD CLIMBBETTY, LLC SALE	BMO Checking 1342	49.00	49.00
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Date	Transaction Type	Num	Adj	Name	Memo/Description	Split	Amount	Balance
Total for Web Design							\$49.00	

# Statement of Cash Flows

January - February, 2026

	<b>Total</b>
<b>OPERATING ACTIVITIES</b>	
Net Income	12,065.72
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Due From Home Owners	-1,045.00
<b>Total Adjustments to reconcile Net Income to Net Cash provided by operations:</b>	<b>-1,045.00</b>
<b>Net cash provided by operating activities</b>	<b>11,020.72</b>
<b>NET CASH INCREASE FOR PERIOD</b>	<b>11,020.72</b>
Cash at beginning of period	61,313.12
<b>CASH AT END OF PERIOD</b>	<b>\$72,333.84</b>