

Management Report

Timber Creek HOA

For the period ended June 30, 2026

Prepared by

Overlode Inc

Prepared on

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Profit and Loss Previous Month with YTD

June 2026

		Total
	Jun 2026	Jan - Jun, 2026 (YTD)
INCOME		
Bank Interest Income	140.37	280.97
HOA Dues		14,400.00
Late Fee Income		110.00
Transfer Fees		150.00
Uncategorized Income		200.00
Total Income	140.37	15,140.97
GROSS PROFIT	140.37	15,140.97
EXPENSES		
Bank Charges	15.00	90.00
Computer Expense	199.00	199.00
Insurance		785.00
Meeting Expenses		1,351.22
Miscellaneous	142.00	142.00
Postage		306.38
Professional Fees	2,771.45	5,711.45
QuickBooks Payments Fees	2.20	27.90
Taxes		683.43
Web Design	49.00	642.00
Total Expenses	3,178.65	9,938.38
NET OPERATING INCOME	-3,038.28	5,202.59
NET INCOME	\$ -3,038.28	\$5,202.59

Balance Sheet Comparison

As of June 30, 2026

	As of Jun 30, 2026	As of Jun 30, 2025 (PY)	Total
ASSETS			
Current Assets			
Bank Accounts			
BMO Checking 1342	6,562.70		4,587.05
BMO Money Market (6157)	869.36		8,458.25
CD (9757)	55,908.65		53,990.14
City Wide Banks Checking	0.00		-30.00
Total Bank Accounts	63,340.71		67,005.44
Accounts Receivable			
Due From Home Owners	-680.00		-705.00
Total Accounts Receivable	-680.00		-705.00
Total Current Assets	62,660.71		66,300.44
Fixed Assets			
Sign	33,457.35		33,457.35
Total Fixed Assets	33,457.35		33,457.35
TOTAL ASSETS	\$96,118.06		\$99,757.79
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Construction Deposits	3,000.00		6,000.00
Total Other Current Liabilities	3,000.00		6,000.00
Total Current Liabilities	3,000.00		6,000.00
Total Liabilities	3,000.00		6,000.00
Equity			
Retained Earnings	87,915.47		91,750.46
Net Income	5,202.59		2,007.33
Total Equity	93,118.06		93,757.79
TOTAL LIABILITIES AND EQUITY	\$96,118.06		\$99,757.79

Profit and Loss YTD Comparison

January - June, 2026

	Total	
	Jan - Jun, 2026	Jan - Jun, 2025 (PY)
INCOME		
Bank Interest Income	280.97	694.46
HOA Dues	14,400.00	10,795.00
Late Fee Income	110.00	60.00
Transfer Fees	150.00	100.00
Uncategorized Income	200.00	
Total Income	15,140.97	11,649.46
GROSS PROFIT	15,140.97	11,649.46
EXPENSES		
Bank Charges	90.00	
Computer Expense	199.00	0.99
Insurance	785.00	769.00
Meeting Expenses	1,351.22	1,294.56
Miscellaneous	142.00	
Postage	306.38	743.73
Printing		363.86
Professional Fees	5,711.45	4,935.00
QuickBooks Payments Fees	27.90	68.95
Taxes	683.43	873.04
Web Design	642.00	593.00
Total Expenses	9,938.38	9,642.13
NET OPERATING INCOME	5,202.59	2,007.33
NET INCOME	\$5,202.59	\$2,007.33

A/R Aging Summary

As of June 30, 2026

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
Charles Collins		-215.00				-215.00
Marion Hale					-100.00	-100.00
Michele M Powell					-5.00	-5.00
MNA Development LLC					-400.00	-400.00
Quandry 50 LLC					-190.00	-190.00
Rob Pietroburgo					230.00	230.00
TOTAL	\$0.00	\$ -215.00	\$0.00	\$0.00	\$ -465.00	\$ -680.00

Transaction Detail by Account

June 2026

Date	Transaction Type	Num	Adj	Name	Memo/Description	Split	Amount	Balance
BMO Checking 1342								
06/01/2026	Expense		No	QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	QuickBooks Payments Fees	-2.20	-2.20
06/01/2026	Deposit		No	Charles Collins	System-recorded deposit for QuickBooks Payments	Undeposited Funds	220.00	217.80
06/01/2026	Expense		No	Climbbetty LLC		Web Design	-49.00	168.80
06/03/2026	Check	3061	No	Rick Cummins	drop box	Computer Expense	-199.00	-30.20
06/05/2026	Expense		No	Breckenridge Bookkeeping		Professional Fees	-518.00	-548.20
06/09/2026	Check	3062	No	Winzenburg, Leff, Purvis, & Payne, LLP		Professional Fees	-1,825.00	-2,373.20
06/15/2026	Payment		No	Charles Collins		Due From Home Owners	215.00	-2,158.20
06/16/2026	Expense		No	Breckenridge Bookkeeping		Professional Fees	-248.77	-2,406.97
06/18/2026	Expense		No	Breckenridge Bookkeeping		Professional Fees	-179.68	-2,586.65
06/18/2026	Check	3060	No	John & Kim Selstrom	construction deposit	Construction Deposits	-3,000.00	-5,586.65
06/29/2026	Check	3063	No	Sandy Peif	fire mitigation grant	Miscellaneous	-142.00	-5,728.65
Total for BMO Checking 1342							\$ -5,728.65	

BMO Money Market (6157)

Date	Transaction Type	Num	Adj	Name	Memo/Description	Split	Amount	Balance
06/11/2026	Expense		No	bmo		Bank Charges	-15.00	-15.00
06/11/2026	Deposit		No			Bank Interest Income	0.34	-14.66
Total for BMO Money Market (6157)							\$ -14.66	
CD (9757)								
06/30/2026	Deposit		No			Bank Interest Income	140.03	140.03
Total for CD (9757)							\$140.03	
Due From Home Owners								
06/15/2026	Payment		No	Charles Collins		BMO Checking 1342	-215.00	-215.00
Total for Due From Home Owners							\$ -215.00	
Undeposited Funds								
06/01/2026	Deposit		No	Charles Collins	Paid via QuickBooks Payments: Payment ID 14a-484	BMO Checking 1342	-220.00	-220.00
Total for Undeposited Funds							\$ -220.00	
Construction Deposits								
06/18/2026	Check	3060	No	John & Kim Selstrom	construction deposit	BMO Checking 1342	-3,000.00	-3,000.00
Total for Construction Deposits							\$ -3,000.00	
Bank Interest Income								
06/11/2026	Deposit		No		IOD INTEREST PAID	BMO Money Market (6157)	0.34	0.34
06/30/2026	Deposit		No			CD (9757)	140.03	140.37
Total for Bank Interest Income							\$140.37	

Date	Transaction Type	Num	Adj	Name	Memo/Description	Split	Amount	Balance
Bank Charges								
06/11/2026	Expense		No	bmo	SERVICE CHARGE	BMO Money Market (6157)	15.00	15.00
Total for Bank Charges							\$15.00	
Computer Expense								
06/03/2026	Check	3061	No	Rick Cummins	drop box	BMO Checking 1342	199.00	199.00
Total for Computer Expense							\$199.00	
Miscellaneous								
06/29/2026	Check	3063	No	Sandy Peif	fire mitigation grant	BMO Checking 1342	142.00	142.00
Total for Miscellaneous							\$142.00	
Professional Fees								
06/05/2026	Expense		No	Breckenridge Bookkeeping	CCD BRECKENRIDGE BOO SALE	BMO Checking 1342	518.00	518.00
06/09/2026	Check	3062	No	Winzenburg, Leff, Purvis, & Payne, LLP	DDA CHECK	BMO Checking 1342	1,825.00	2,343.00
06/16/2026	Expense		No	Breckenridge Bookkeeping	CCD BRECKENRIDGE BOO SALE	BMO Checking 1342	248.77	2,591.77
06/18/2026	Expense		No	Breckenridge Bookkeeping	CCD BRECKENRIDGE BOO SALE	BMO Checking 1342	179.68	2,771.45
Total for Professional Fees							\$2,771.45	
QuickBooks Payments Fees								

Date	Transaction Type	Num	Adj	Name	Memo/Description	Split	Amount	Balance
06/01/2026	Expense		No	QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	BMO Checking 1342	2.20	2.20
Total for QuickBooks Payments Fees							\$2.20	
Web Design								
06/01/2026	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 - June, 2026

	Total
OPERATING ACTIVITIES	
Net Income	5,202.59
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Due From Home Owners	-175.00
Construction Deposits	-3,000.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	-3,175.00
Net cash provided by operating activities	2,027.59
NET CASH INCREASE FOR PERIOD	2,027.59
Cash at beginning of period	61,313.12
CASH AT END OF PERIOD	\$63,340.71