March 2026 Financials Summary

Summary

This document provides a concise overview of the March 2026 financials, highlighting key figures and developments for the period. It serves as a summary of the financial performance, offering insights into important trends and outcomes relevant to the month.

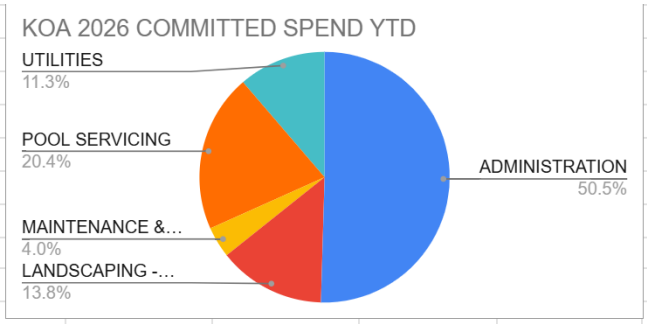
Balance Sheet,

KOA Financials - Balance Sheet as of 3/31/2026		
Assets		
-KOA Bank Operating Balance	$47,198.63	
-KOA Bank Reserve Balance	$20,000.00	
TOTAL ASSETS		$67,198.63
Liabilities & Equity		
Liabilities		
-Total Outstandings (Owner Past Due)	$8,110.00	
-Payables (April 2026)	$4,217.76	
TOTAL LIABILITIES	$12,327.76	
Equity		
-Net Income (Loss)	$54,870.87	
TOTAL LIABILITIES & EQUITY		$67,198.63

Receivables

Receivables for March showed a moderate increase compared to previous months, indicating ongoing challenges with timely payments. The trend suggests a need for continued attention to collections and communication with Owners to ensure financial stability. KOA finished March with 111 of 129 owners remitting dues, an 88% YTD collection rate.

- As of 3/31, 18 O wners still owed their 2026 dues and these Owners are now 30 Days Past Due. As reference, at the end of March 2025, only 5 Owners were past due with their 2025 dues (2025 KOA due were $500.00)
- Revenue collected through March was $59.6K - an 86% collection rate against $67.7K in 2026 budgeted revenue.
- The board continues to contact Owners regarding their late due's payments.
-



KOA 2026 COMMITTED SPEND YTD	
$14,477.00	ADMINISTRATION
$3,966.65	LANDSCAPING - COMMON AREA
$1,150.00	MAINTENANCE & REPAIR - COMMON AREA
$0.00	RESERVES
$5,849.99	POOL SERVICING
$3,242.07	UTILITIES
$28,685.71	**TOTAL COMMITTED SPEND YTD**

Banking & Expense

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
1	KOA Financials - Budget, Banking & Expenses	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	Proposed	Savings / Addl.
2	2026 Budgeted Dues Revenue - $67,725 (129 lots x $525)	January	February	March	April	May	June	July	August	September	October	November	December	YTD Spend	Budget	YTD Variance	2027 Budget	Spend for 2027
3	**ADMINISTRATION**													**$14,477.00**	**$18,550.00**	-$4,073.00	**$19,730.00**	**$1,180.00**
4	-WIX & Tillison - KOA Website		$804.00											$804.00	$650.00	$154.00	$825.00	$175.00
5	-Douglas County - FiFa Filing - Legal fees													$0.00	$0.00	$0.00	$0.00	$0.00
6	-Connelly, Jordan & Assoc. - Financial statements review					$400.00								$400.00	$0.00	$400.00	$0.00	$0.00
7	-Community Association Underwriters - Property insurance		$6,775.00											$6,775.00	$6,100.00	$675.00	$6,800.00	$700.00
8	-AIS Affinity Insurance Agency, Inc - D&O insurance			$2,668.00										$2,668.00	$2,400.00	$268.00	$2,700.00	$300.00
9	-Douglasville Health Dept - Pool Permit		$315.00											$315.00	$325.00	-$10.00	$325.00	$0.00
10	-GA Sec of State - Corporation Fee			$40.00										$40.00	$35.00	$5.00	$40.00	$5.00
11	-KOA Events Committee (KEC)													$0.00	$500.00	-$500.00	$500.00	$0.00
12	-Misc. Administration & Office													$0.00	$300.00	-$300.00	$300.00	$0.00
13	-USPS - PO Box Fee		$250.00											$250.00	$250.00	$0.00	$250.00	$0.00
14	-Postage													$0.00	$250.00	-$250.00	$250.00	$0.00
15	-YCR - Financial Management Fees	$645.00	$645.00	$645.00	$645.00	$645.00								$3,225.00	$7,740.00	-$4,515.00	$7,740.00	$0.00
16	**LANDSCAPING - COMMON AREA**													**$3,966.65**	**$11,975.00**	-$8,008.35	**$11,975.00**	**$0.00**
17	-Flowers & Shrubs													$0.00	$275.00	-$275.00	$275.00	$0.00
18	-Southern Landscaping - Monthly Service	$683.33	$683.33	$683.33	$683.33	$683.33								$3,416.65	$8,200.00	-$4,783.35	$8,200.00	$0.00
19	-Libros Lawn Care - Landscaping Projects				$550.00									$550.00	$0.00	$550.00	$0.00	$0.00
20	-Chris Fields - Pine straw spread													$0.00	$3,500.00	-$3,500.00	$3,500.00	$0.00
21	**MAINTENANCE & REPAIR - COMMON AREA**													**$6,999.99**	**$15,815.00**	-$8,815.01	**$15,815.00**	**$0.00**
22	-Timberline Security Services - Pool access system			$125.00										$125.00	$240.00	-$115.00	$240.00	$0.00
23	-American Pool - Pool Servicing	$400.00	$400.00	$1,683.33	$1,683.33	$1,683.33								$5,849.99	$13,000.00	-$7,150.01	$13,000.00	$0.00
24	-Court Makers, Inc - Tennis court maintenance													$0.00	$0.00	$0.00	$0.00	$0.00
25	-Discount Plumbing - Pump room pipe repair		$375.00											$375.00	$0.00	$375.00	$0.00	$0.00
26	-Julie Zalesky - Bathroom cleaning	$650.00												$650.00	$650.00	$0.00	$650.00	$0.00
27	-Affordable Testing - Backflow testing - Tommy Heaton													$0.00	$75.00	$75.00	$75.00	$0.00
28	-Barnett Irrigation - irrigation system repair													$0.00	$500.00	-$500.00	$500.00	$0.00
29	-Misc. Repair & Maintenance													$0.00	$1,350.00	-$1,350.00	$1,350.00	$0.00
30	-Goodyear - Tree work													$0.00	$0.00	$0.00	$0.00	$0.00
31	-KS Outdoor Lighting - Entrance lighting replacement/repair													$0.00	$0.00	$0.00	$0.00	$0.00
32	-Mason Electric - Entrance lighting replacement/repair													$0.00	$0.00	$0.00	$0.00	$0.00
33	**RESERVES**													**$0.00**	**$0.00**	**$0.00**	**$0.00**	$0.00
34	-Amount Allocated to Reserve													$0.00	$0.00	$0.00	$0.00	$0.00
35	**UTILITIES**													**$3,242.07**	**$16,925.00**	-$13,682.93	**$16,925.00**	**$0.00**
36	-AT&T - Telephone/Internet	$151.36		$302.72	$151.27	$151.27								$756.62	$1,825.00	-$1,068.38	$1,825.00	$0.00
37	-GA Power - Electricity Service	$263.53	$270.00	$274.71	$305.07									$1,113.31	$7,500.00	-$6,386.69	$7,500.00	$0.00
38	-GA Power - LED Conversion Contract - Tennis courts	$199.76	$199.76	$199.76	$199.76	$199.76								$998.80	$2,600.00	-$1,601.20	$2,600.00	$0.00
39	-WSA - Water		$110.60	$262.74	Credit	Credit								$373.34	$5,000.00	-$4,626.66	$5,000.00	$0.00
40	*Legend*													**$28,685.71**	**$63,265.00**	-$34,579.29	**$64,445.00**	**$1,180.00**
41	green highlight means bill received due/payment planned													*$24,923.02 spend through April*				
42	yellow highlight means non-budget in 2025 - use reserves													*$5,737.14 Avg. monthly committed spend YTD*				
43	blue highlight means bill paid in month																	

ACTUAL MONTHLY SPEND	$2,992.98	$10,827.69	$6,884.59	$4,217.76	$3,762.69	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2026 BUDGET AVERAGED MONTHLY	$5,272.08	$5,272.08	$5,272.08	$5,272.08	$5,272.08	$5,272.08	$5,272.08	$5,272.08	$5,272.08	$5,272.08	$5,272.08	$5,272.08
MONTHLY SPEND TO BUDGET - Below or Above	-$2,279.10	$5,555.61	$1,612.51	-$1,054.32	-$1,509.39	-$5,272.08	-$5,272.08	-$5,272.08	-$5,272.08	-$5,272.08	-$5,272.08	-$5,272.08
QUARTERLY SPEND TREND TO BUDGET			$4,889.01			-$7,835.80			-$15,816.25			-$15,816.25

KOA Financials - Cash Management & Banking	2026 January	2026 February	2026 March	2026 April	2026 May	2026 June	2026 July	2026 August	2026 September	2026 October	2026 November	2026 December
Bank Deposits (includes NSFs)	$31,315.00	$11,652.50	$5,377.50	$1,125.00								
Running Bank Balance	$67,880.91	$68,705.72	$67,198.63	$64,105.87								
RESERVE BALANCE (allocated within Account)	$20,000.00	$20,000.00	$20,000.00	$20,000.00								
NET OPERATING BALANCE (less of Reserve)	$47,880.91	$48,705.72	$47,198.63	$44,105.87								
BANK STATEMENT BALANCE	$67,880.91	$68,705.72	$67,198.63									
Outstanding Payables (see Transaction Register)	$0.00	$0.00	$0.00									
Balance to Statement	Yes	Yes	Yes									

Bank Balance as of 3/31 was $67.2K.

- Operating Balance was $47.2K as of 3/31.

- Reserve Balance remains at $20K - amount allocated within the KOA Operating Account.
- March deposits were $5.3K.
- March spend was $6.9K - and finished Q1 spending $4.9K over the quarterly spend trend target. Insurance, Website maintenance, DC Pool Permit and USPS PO Box renewal, as well as the start of the contracted seasonal pool expense were the largest expenses in Q1.
- KOA did receive a credit from WSA effective in April for leak repair.
- April planned spend is $4.2K with a potential additional spend for new landscaping work currently being vendor quoted.

If you have any questions, please contact me or Stuart Kone. Thanks

Best regards,

Lindy Simmons

President KOA

“Safer Together”