February 2026 Financials Summary

Summary

This document provides a concise overview of the February 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.

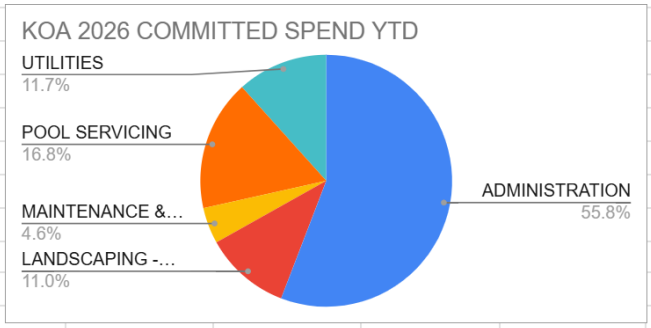
Balance Sheet,

KOA Financials - Balance Sheet as of 2/28/2026		
Assets		
-KOA Bank Operating Balance	$48,705.72	
-KOA Bank Reserve Balance	$20,000.00	
TOTAL ASSETS		$68,705.72
Liabilities & Equity		
Liabilities		
-Total Outstandings (Owner Past Due)	$0.00	
-Payables (March 2026)	$7,159.59	
TOTAL LIABILITIES	$7,159.59	
Equity		
-Net Income (Loss)	$61,546.13	
TOTAL LIABILITIES & EQUITY		$68,705.72

Receivables

- KOA finished February with 101 of 129 KOA Owners remitting dues - a 78% YTD collection rate.
- As of 2/28/26, 28 Owners still owed their 2026 dues.
- As comparison, February 2025 experienced a 93.8% YTD collection rate. Note that the 2026 YTD collection rate is 15.8% below that of 2025.
- Revenue collected through February 2026 was $53.3K - a 80.2% rate toward the $67.7K in 2026 budgeted revenue.

- As comparison, February 2025 saw $60.6K in YTD collections - a 94% rate toward the $64.5K in 2025 budgeted revenue.
- Three (3) Owners still are short paid on their 2026 dues. YCR working 2 Owners,



KOA 2026 COMMITTED SPEND YTD	
$13,832.00	ADMINISTRATION
$2,733.32	LANDSCAPING - COMMON AREA
$1,150.00	MAINTENANCE & REPAIR - COMMON AREA
$0.00	RESERVES
$4,166.66	POOL SERVICING
$2,891.13	UTILITIES
$24,773.11	**TOTAL COMMITTED SPEND YTD**

2026 KOA Financial Summary

Banking & Expense

KOA Financials - Budget, Banking & Expenses 2026 Budgeted Dues Revenue - $67,725 (129 lots x $525)	2026 January	2026 February	2026 March	2026 April	2026 May	2026 June	2026 July	2026 August	2026 September	2026 October	2026 November	2026 December	2026 YTD Spend	2026 Budget	2026 YTD Variance	Proposed 2027 Budget	Savings / Addl. Spend for 2027
ADMINISTRATION													**$13,832.00**	**$18,550.00**	-$4,718.00	**$19,730.00**	**$1,180.00**
-WIX & Tillison - KOA Website		$804.00											$804.00	$650.00	$154.00	$825.00	$175.00
-Douglas County - FiFa Filing - Legal fees													$0.00	$0.00	$0.00	$0.00	$0.00
-Connelly, Jordan & Assoc. - Financial statements review				$400.00									$400.00	$0.00	$400.00	$0.00	$0.00
-Community Association Underwriters - Property insurance		$6,775.00											$6,775.00	$6,100.00	$675.00	$6,800.00	$700.00
-AIS Affinity Insurance Agency, Inc - D&O insurance			$2,668.00										$2,668.00	$2,400.00	$268.00	$2,700.00	$300.00
-Douglasville Health Dept. - Pool Permit		$315.00											$315.00	$325.00	-$10.00	$325.00	$0.00
-GA Sec of State - Corporation Fee			$40.00										$40.00	$35.00	$5.00	$40.00	$5.00
-KOA Events Commitee (KEC)													$0.00	$500.00	-$500.00	$500.00	$0.00
-Misc. Administration & Office													$0.00	$300.00	-$300.00	$300.00	$0.00
-USPS - PO Box Fee		$250.00											$250.00	$250.00	$0.00	$250.00	$0.00
-Postage													$0.00	$250.00	-$250.00	$250.00	$0.00
-YCR - Financial Management Fees	$645.00	$645.00	$645.00	$645.00									$2,580.00	$7,740.00	-$5,160.00	$7,740.00	$0.00
LANDSCAPING - COMMON AREA													**$2,733.32**	**$11,975.00**	-$9,241.68	**$11,975.00**	**$0.00**
-Flowers & Shrubs													$0.00	$275.00	-$275.00	$275.00	$0.00
-Southern Landscaping - Monthly Service	$683.33	$683.33	$683.33	$683.33									$2,733.32	$8,200.00	-$5,466.68	$8,200.00	$0.00
-Libros Lawn Care - Landscaping Projects													$0.00	$0.00	$0.00	$0.00	$0.00
-Chris Fields - Pine straw spread													$0.00	$3,500.00	-$3,500.00	$3,500.00	$0.00
MAINTENANCE & REPAIR - COMMON AREA													**$5,316.66**	**$15,815.00**	-$10,498.34	**$15,815.00**	**$0.00**
-Timberline Security Services - Pool access system			$125.00										$125.00	$240.00	-$115.00	$240.00	$0.00
-American Pool - Pool Servicing	$400.00	$400.00	$1,683.33	$1,683.33									$4,166.66	$13,000.00	-$8,833.34	$13,000.00	$0.00
-Court Makers, Inc - Tennis court maintenance													$0.00	$0.00	$0.00	$0.00	$0.00
-Discount Plumbing - Pump room pipe repair		$375.00											$375.00	$0.00	$375.00	$0.00	$0.00
-Julie Zalesky - Bathroom cleaning	$650.00												$650.00	$650.00	$0.00	$650.00	$0.00
-Affordable Testing - Backflow testing - Tommy Heaton													$0.00	$75.00	$75.00	$75.00	$0.00
-Barnett Irrigation - irrigation system repair													$0.00	$500.00	-$500.00	$500.00	$0.00
-Misc. Repair & Maintenance													$0.00	$1,350.00	-$1,350.00	$1,350.00	$0.00
-Goodyear - Tree work													$0.00	$0.00	$0.00	$0.00	$0.00
-KS Outdoor Lighting - Entrance lighting replacement/repair													$0.00	$0.00	$0.00	$0.00	$0.00
-Mason Electric - Entrance lighting replacement/repair													$0.00	$0.00	$0.00	$0.00	$0.00
RESERVES													**$0.00**	**$0.00**	**$0.00**	**$0.00**	$0.00
-Amount Allocated to Reserve													$0.00	$0.00	$0.00	$0.00	$0.00
UTILITIES													**$2,891.13**	**$16,925.00**	-$14,033.87	**$16,925.00**	**$0.00**
-AT&T - Telephone/Internet	$151.36		$302.72	$151.36									$605.44	$1,825.00	-$1,219.56	$1,825.00	$0.00
-GA Power - Electricity Service	$263.53	$270.00	$274.71	$385.07									$1,113.31	$7,500.00	-$6,386.69	$7,500.00	$0.00
-GA Power - LED Conversion Contract - Tennis courts	$199.76	$199.76	$199.76	$199.76									$799.04	$2,600.00	-$1,800.96	$2,600.00	$0.00
-WSA - Water		$110.60	$262.74	Credit									$373.34	$5,000.00	-$4,626.66	$5,000.00	$0.00
Legend													**$24,773.11**	**$63,265.00**	-$38,491.89	**$64,445.00**	**$1,180.00**
green highlight means bill received due/payment planned													*$20,705.26 spend through March*				
yellow highlight means non-budget in 2025 - use reserves													*$6,193.28 Avg. monthly committed spend YTD*				
blue highlight means bill paid in month																	

ACTUAL MONTHLY SPEND	$2,992.98	$10,827.69	$6,884.59	$4,067.85	$0.00	$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	-$1,204.23	-$5,272.08	-$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			-$11,748.40			-$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									
Running Bank Balance	$67,880.91	$68,705.72	$67,198.63									
RESERVE BALANCE (allocated within Account)	$20,000.00	$20,000.00	$20,000.00									
NET OPERATING BALANCE (less of Reserve)	$47,880.91	$48,705.72	$47,198.63									
BANK STATEMENT BALANCE	$67,880.91	$68,705.72										
Outstanding Payables (see Transaction Register)	$0.00	$0.00										
Balance to Statement	Yes	Yes										

Bank Balance as of 2/28/26 was $68.7K.

- Operating Balance was $48.7K as of 2/28/26.
- Reserve Balance remains at $20K - amount allocated within the KOA Operating Account.
- February deposits were $11.6K - net of 2, $525 NSF chargebacks on 2/6 - Lot #29 & Lot #86.

- February spend was $10.8K - $5.5K over the $5.27K monthly spend trend target. Liability Insurance, Website maintenance, DC Pool Permit and UPSP PO Box renewal were large annual expenses paid in February.
- March planned spend is $7.1K with D&O insurance being the largest expenditure.

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

Best regards,

Lindy Simmons

President KOA

“Safer Together”