October 2026 Financials Summary

Summary

This document provides a concise overview of the October 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.

KOA Financials - Balance Sheet as of 10/31/2026		
Assets		
-KOA Bank Operating Balance	$18,590.27	
-KOA Bank Reserve Balance	$20,000.00	
TOTAL ASSETS		$38,590.27
Liabilities & Equity		
Liabilities		
-Total Outstandings (Owner Past Due)	$2,235.00	
-Payables (November 2026)	$3,209.28	
TOTAL LIABILITIES	$5,444.28	
Equity		
-Net Income (Loss)	$33,145.99	
TOTAL LIABILITIES & EQUITY		$38,590.27

Receivables

Collection Status

October receivables closed with 122 of 129 KOA homeowners paid, bringing the year-to-date collection rate to 94.6%.

Outstanding Accounts (as of October 31, 2026)

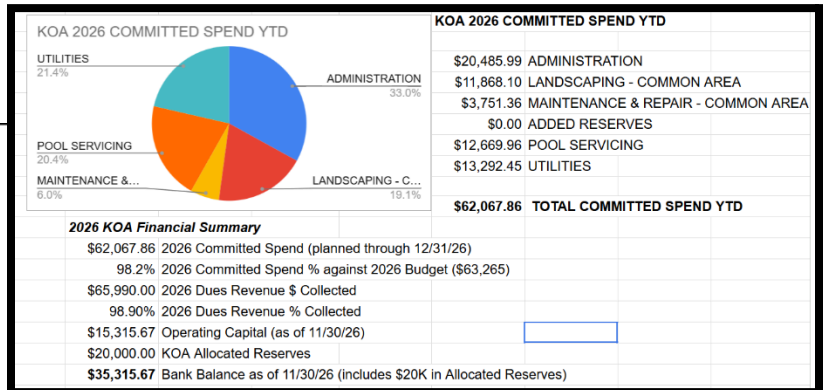
- **Unpaid:** Two homeowners have not yet paid.
- **Short payment:** Five homeowners have paid only part of what they owe.

All seven homeowners remain delinquent on their 2026 dues, and each account is more than 270 days past due.

The board continues to focus on collections and communication with delinquent homeowners to help preserve financial stability. Certified letters were mailed out September 9th to delinquent homeowners. As a result of these letters, two owners started paying down their dues.

The collection process outlined in Section 4.7, “Remedies of the Association,” of our covenants and Georgia Senate Bill 406 will be followed to collect outstanding payments.

- YCR sent six past due certified letters (in September 2026), to owners with remaining 2026 balances will receive these balances on their 2027 dues invoices if not paid by 12/1/2026.
- Dues revenue collected through October was $65.5K -96.7% collection rate vs $67.7K – in 2026 budgeted revenue.
- As of October 31st, past due balance yet to be paid by homeowners is $2.2K w/o late fees.



KOA 2026 COMMITTED SPEND YTD	
$20,485.99	ADMINISTRATION
$11,868.10	LANDSCAPING - COMMON AREA
$3,751.36	MAINTENANCE & REPAIR - COMMON AREA
$0.00	ADDED RESERVES
$12,669.96	POOL SERVICING
$13,292.45	UTILITIES
$62,067.86	**TOTAL COMMITTED SPEND YTD**

2026 KOA Financial Summary	
$62,067.86	2026 Committed Spend (planned through 12/31/26)
98.2%	2026 Committed Spend % against 2026 Budget ($63,265)
$65,990.00	2026 Dues Revenue $ Collected
98.90%	2026 Dues Revenue % Collected
$15,315.67	Operating Capital (as of 11/30/26)
$20,000.00	KOA Allocated Reserves
$35,315.67	Bank Balance as of 11/30/26 (includes $20K in Allocated Reserves)

Banking & Expense

2026 KOA Financials | October 2026 | Banking & Expenses

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
ADMINISTRATION													**$19,275.67**	**$18,500.00**	**$775.67**
-WIX - Hosting Fee / Domain - KOA Website		$204.00											$204.00	$0.00	$204.00
-Indrea Tillison - KOA Website Maintenance		$600.00											$600.00	$600.00	$0.00
-Douglas County - FiFa Filing - Legal fees													$0.00	$0.00	$0.00
-Community Association Underwriters - Property insurance		$6,775.00											$6,775.00	$6,100.00	$675.00
-AIS Affinity Insurance Agency, Inc - D&O insurance			$2,668.00										$2,668.00	$2,400.00	$268.00
-Douglasville Health Dept. - Pool Permit		$315.00											$315.00	$325.00	-$10.00
-GA Sec of State - Corporation Fee			$40.00										$40.00	$35.00	$5.00
-KOA Events Commitee (KEC) / New Owner Welcome								$461.75					$461.75	$500.00	-$38.25
-Misc. Administration & Office						$46.00					$200.00		$246.00	$300.00	-$54.00
-MLS & Associates - KOA signage					$326.35	26.75							$353.10	$0.00	$353.10
-USPS - PO Box Fee		$250.00											$250.00	$250.00	$0.00
-Postage									$38.22	$229.60			$267.82	$250.00	$17.82
-YCR - Financial Management Fees	$645.00	$645.00	$645.00	$645.00	$645.00	$645.00	$645.00	$645.00	$645.00	$645.00	$645.00		$7,095.00	$7,740.00	-$645.00
LANDSCAPING - COMMON AREA													**$11,184.77**	**$11,975.00**	-$790.23
-Flowers & Shrubs				$381.72	$71.42								$453.14	$275.00	$178.14
-Southern Landscaping - Monthly Service	$683.33	$683.33	$683.33	$683.33	$683.33	$683.33	$683.33	$683.33	$683.33	$683.33	$683.33		$7,516.63	$8,200.00	-$683.37
-Libros Lawn Care - Landscaping Projects				$550.00									$550.00	$0.00	$550.00
-Wynn's Lawn Treatment						$41.25	$41.25	$41.25		$41.25			$165.00	$0.00	$165.00
-Chris Fields - Pine straw spread					$2,500.00								$2,500.00	$3,500.00	-$1,000.00
MAINTENANCE & REPAIR - COMMON AREA													**$16,421.32**	**$15,815.00**	**$606.32**
-Timberline Security Services - Pool access system			$125.00			$162.50							$287.50	$240.00	$47.50
-American Pool - Pool Servicing	$400.00	$400.00	$1,683.33	$1,683.33	$1,683.33	$2,253.29	$1,683.33	$1,683.35	$400.00	$400.00	$400.00		$12,669.96	$13,000.00	-$330.04
-Court Makers, Inc - Tennis court maintenance													$0.00	$0.00	$0.00
-Discount Plumbing - Pump room pipe repair		$375.00											$375.00	$0.00	$375.00
-Julie Zalesky - Bathroom cleaning	$650.00												$650.00	$650.00	$0.00
-Affordable Testing - Backflow testing - Tommy Heaton									$85.00				$85.00	$75.00	$10.00
-Sprinkalawn Atlanta, Inc. - Irrigation system analysis										$700.00			$700.00	$0.00	$700.00
-Barnett Irrigation - iIrrigation system repair				$964.00	$556.00								$1,520.00	$500.00	$1,020.00
-Misc. Repair & Maintenance					$133.86								$133.86	$1,350.00	-$1,216.14
-Goodyear - Tree work													$0.00	$0.00	$0.00
-KS Outdoor Lighting - Entrance lighting replacement/repair													$0.00	$0.00	$0.00
-Mason Electric - Entrance lighting replacement/repair													$0.00	$0.00	$0.00
RESERVES													**$0.00**	**$0.00**	**$0.00**
-Amount Allocated to Reserve													$0.00	$0.00	$0.00
UTILITIES													**$12,065.64**	**$16,925.00**	-$4,859.36
-AT&T - Telephone/Internet	$151.36		$302.72	$151.27	$151.27	$151.27	$151.55	$151.55	$151.55	$152.05	$152.05		$1,666.64	$1,825.00	-$158.36
-GA Power - Electricity Service	$263.53	$270.00	$274.71	$305.07	$374.67	$407.75	$451.50	$457.35	$554.80	$661.23	$642.10		$4,662.71	$7,500.00	-$2,837.29
-GA Power - LED Conversion Contract - Tennis courts	$199.76	$199.76	$199.76	$399.52		$199.76	$399.52	$199.76	$199.76	$199.76	$199.76		$2,397.12	$2,600.00	-$202.88
-WSA - Water		$110.60	$262.74	Credit	Credit	$203.08	$975.66	$520.71	$247.16	$732.18	$287.04		$3,339.17	$5,000.00	-$1,660.83
Legend													**$58,947.40**	**$63,215.00**	-$4,267.60
green highlight means bill received due/payment planned													*$54,503.00 spend through October*		
yellow highlight means non-budget in 2026 - use reserves													*$5,358.85 Avg. monthly committed spend YTD*		
blue highlight means bill paid in month															

ACTUAL MONTHLY SPEND	$2,992.98	$10,827.69	$6,884.59	$5,763.24	$7,125.23	$4,819.98	$5,031.14	$4,844.05	$3,004.82	$4,444.40	$3,209.28	$0.00
2026 BUDGET AVERAGED MONTHLY	$5,267.92	$5,267.92	$5,267.92	$5,267.92	$5,267.92	$5,267.92	$5,267.92	$5,267.92	$5,267.92	$5,267.92	$5,267.92	$5,267.92
MONTHLY SPEND TO BUDGET - Below or Above	-$2,274.94	$5,559.77	$1,616.67	$495.32	$1,857.31	-$447.94	-$236.78	-$423.87	-$2,263.10	-$823.52	-$2,058.64	-$5,267.92
QUARTERLY SPEND TREND TO BUDGET			**$4,901.51**			**$1,904.70**			**-$2,923.74**			**-$8,150.07**

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	$3,225.00	$0.00	$250.00	$1,050.00	$722.00	$150.00	$1,027.50		
Running Bank Balance	$67,880.91	$68,705.72	$67,198.63	$64,660.39	$57,535.16	$52,965.18	$48,984.04	$44,861.99	$42,007.17	$38,590.27		
RESERVE BALANCE (allocated within Account)	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$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	$44,660.39	$37,535.16	$32,965.18	$28,984.04	$24,861.99	$22,007.17	$18,590.27		
BANK STATEMENT BALANCE	$67,880.91	$68,705.72	$67,198.63	$64,660.39	$57,535.16	$52,965.18	$48,984.04	$44,861.99	$42,007.17	$38,590.27		
Outstanding Payables (see Transaction Register)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		
Balance to Statement	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		

Banking & Expense (cont.)

- Bank balance was $38.5K as of October 31, 2026.
- Operating balance was $18.5K as of October 31, 2026.
- Reserve balance remained at $20K, allocated within the KOA operating account.
- October deposits totaled $1,027.50 with three owners remitting payments applied to dues.
- October spending totaled $4.4K which was $823.00 below the monthly spending trend; the irrigation analysis being a large non-budget spend, followed by SLPM (landscaping) and YCR service.
- November spending is forecast at $3.2K.
- Total forecasted spend through November will leave the KOA with $4.2K in remaining Working Capital against the 2026 budget.

The board is evaluating all vendor contracts—including pool maintenance, pool phone service, landscaping, and financial services—to lower costs and enhance service and quality.

Financial Records Examination (2020 – 2026)

Scope

The board will conduct a seven-year examination of KOA's financial records and the board's financial processes, covering 2020 through 2026.

What to Expect

- **Initial review only:** This examination is not an official audit and will not result in an audit opinion.
- **Possible next step:** Depending on the findings, the board may engage a qualified outside accounting or auditing firm.

If you have any questions, please contact me. Stay safe and well!

Warm regards

Lindy Simmons
President of KOA
678.699.8936 x mobile

"Safer Together"

www.kensingtonowners.com