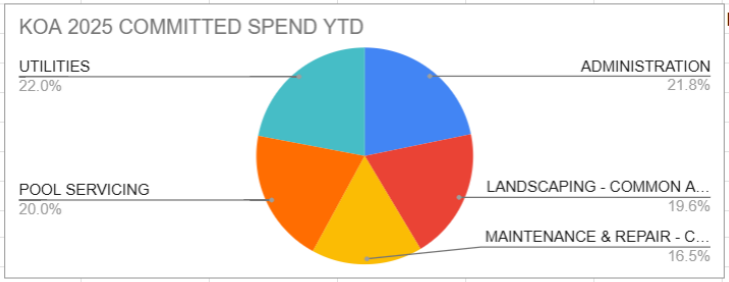
KOA Financials - Balance Sheet as of 12/31/2025		
Assets		
-KOA Bank Operating Balance	$19,558.89	
-KOA Bank Reserve Balance	$20,000.00	
TOTAL ASSETS		$39,558.89
Liabilities & Equity		
Liabilities		
-Total Outstandings (Owner Past Due)	$0.00	
-Payables (January 2026)	TBD	
TOTAL LIABILITIES	$0.00	
Equity		
-Net Income (Loss)	$39,558.89	
TOTAL LIABILITIES & EQUITY		$39,558.89



KOA 2025 EXPENSE SUMMARY	
$15,915.75	ADMINISTRATION
$14,340.94	LANDSCAPING - COMMON AREA
$12,083.66	MAINTENANCE & REPAIR - COMMON AREA
$0.00	RESERVES
$14,649.29	POOL SERVICING
$16,096.36	UTILITIES
$73,086.00	**TOTAL YTD SPEND**

2025 KOA Financial Summary	
$73,086.00	2025 Committed Spend (planned through 12/31/25)
115.6%	2025 Committed Spend % against 2025 Budget ($61,692)
$64,500.00	2025 Dues Collected - 100% of Budgeted Revenue
$12,868.77	Operating Capital (as of 12/31/25)
$32,868.77	Bank Balance as of 12/31/25 (includes $20K allocated Reserves)

2026 Capital Budget

	$63,265.00	***2026 Capital Budget (1.3% increase over 2025)***
Raise 2026 dues to $525 (4.8% increase)	$67,725.00	*2026 Best Case Dues Revenue ($525 x 129 Owners)*
	-$1,050.00	*ASSUMPTION - if 2 Owners slow/can't pay - (129-2=127)*
	$66,675.00	*2026 Expected Net Working Capital (worse case)*
	$3,410.00	*+ or - 2026 Revenue against 2026 Budgeted Expenses*

2026 Planned Projects / Additional Expenses	
-Tennis court crack repair - $1,200 (done in Fall 2025)	
-Tuck point for brick wall - $875 (done in Fall 2025	
-Plan on insurance increase - $1,100	
-YCR fee up to $5 per address / mo. - $1,548	
TOTAL	**$4,723.00**