September 2026 Financials Summary

Summary

This document provides a concise overview of the September 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 10/21/2026**		
Assets		
-KOA Bank Operating Balance	$18,012.77	
-KOA Bank Reserve Balance	$20,000.00	
TOTAL ASSETS		$38,012.77
Liabilities & Equity		
Liabilities		
-Total Outstandings (Owner Past Due)	$2,760.00	
-Payables (November 2026)	$2,936.24	
TOTAL LIABILITIES	$5,696.24	
Equity		
-Net Income (Loss)	$32,316.53	
TOTAL LIABILITIES & EQUITY		$38,012.77

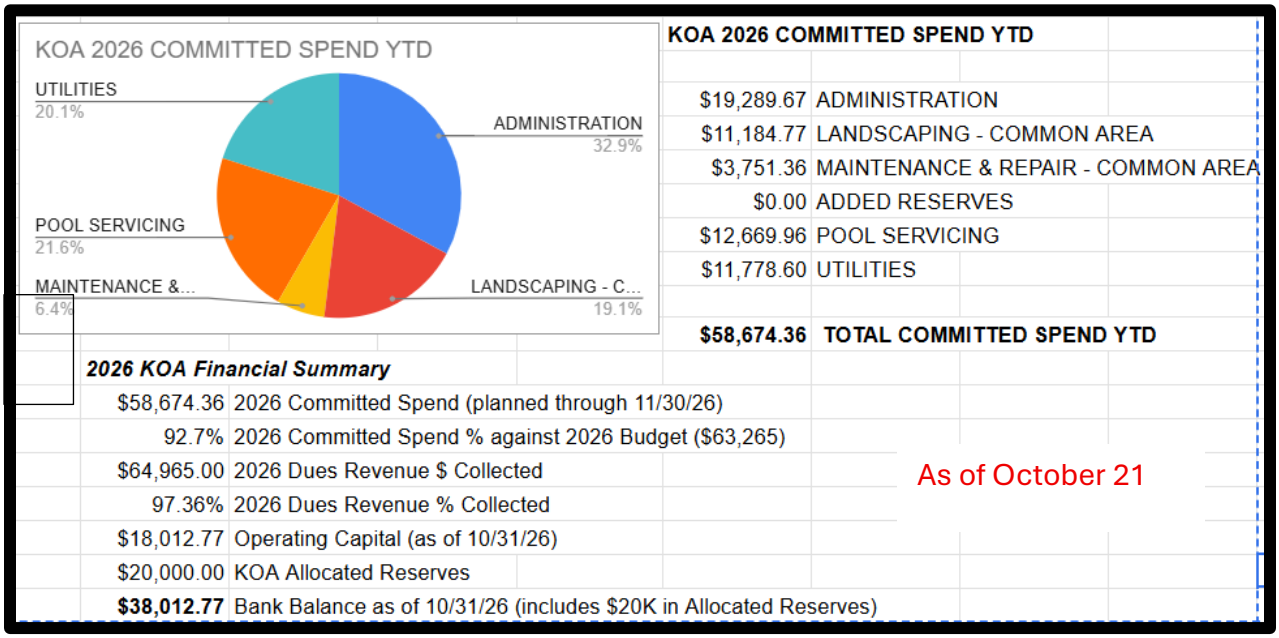
Receivables

September receivables closed with 121 of 129 KOA homeowners having paid their dues, resulting in a 93.8% year-to-date collection rate. As of October 21, 2026, six homeowners remain delinquent on their 2026 dues and more than 240 days have passed due, while two accounts reflect short payments.

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. The result of these letters, two owners started paying down their dues. If payment is not made, KOA will begin legal steps to recover the amounts owed.

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.

- Dues revenue collected through September was $64.5K -95.2% collection rate vs $67.7K – in 2026 budgeted revenue.
- As of October 21st, past due balance yet to be paid by homeowners is $2,865.00K w/o late fees.



KOA 2026 COMMITTED SPEND YTD

$19,289.67	ADMINISTRATION
$11,184.77	LANDSCAPING - COMMON AREA
$3,751.36	MAINTENANCE & REPAIR - COMMON AREA
$0.00	ADDED RESERVES
$12,669.96	POOL SERVICING
$11,778.60	UTILITIES
$58,674.36	**TOTAL COMMITTED SPEND YTD**

2026 KOA Financial Summary

$58,674.36	2026 Committed Spend (planned through 11/30/26)
92.7%	2026 Committed Spend % against 2026 Budget ($63,265)
$64,965.00	2026 Dues Revenue $ Collected
97.36%	2026 Dues Revenue % Collected
$18,012.77	Operating Capital (as of 10/31/26)
$20,000.00	KOA Allocated Reserves
$38,012.77	Bank Balance as of 10/31/26 (includes $20K in Allocated Reserves)

As of October 21

Banking & Expense

2026 KOA Financials

September 2026

KOA Financials - Budget, Banking & Expenses	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
2026 Budgeted Dues Revenue - $67,725 (129 lots x $525)															
ADMINISTRATION													**$19,289.67**	**$18,550.00**	$739.67
-WIX & Tillison - KOA Website		$804.00											$804.00	$650.00	$154.00
-Douglas County - FiFa Filing - Legal fees											$214.00		$214.00	$0.00	$214.00
-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)								$461.75					$461.75	$500.00	-$38.25
-Misc. Administration & Office						$46.00							$46.00	$300.00	-$254.00
-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 - Illrigation 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													**$11,778.60**	**$16,925.00**	-$5,146.40
-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			$3,052.13	$5,000.00	-$1,947.87
Legend													**$58,674.36**	**$63,265.00**	-$4,590.64
green highlight means bill received due/payment planned													*$54,229.96 spend through October*		
yellow highlight means non-budget in 2026 - use reserves													*$5,334.03 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	$2,936.24	$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	$491.16	$1,853.15	-$452.10	-$240.94	-$428.03	-$2,267.26	-$827.68	-$2,335.84	-$5,272.08
QUARTERLY SPEND TREND TO BUDGET			$4,889.01			$1,892.20			-$2,936.24			-$8,435.61

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	$450.00		
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	$38,012.77		
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	$18,012.77		
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			
Outstanding Payables (see Transaction Register)	$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			

Banking & Expense (cont.)

- Bank balance was $42.0K as of September 30, 2026
- Operating balance was $22.0K as of September 30, 2026.
- Reserve balance remained at $20K, allocated within the KOA operating account.
- September deposits totaled $150.00, with one additional owner remitting dues.
- SprinkaLawn independently assessed longstanding irrigation problems that drove high water bills despite repeated repairs. Its evaluation defined a needed repair and management plan for the 26-year-old system—work not completed under Barnett Irrigation or during KOA's self-managed of the past 6 years. Irrigation repairs cost about $4,240.25 from 2020–2025, plus $1,520.00 in 2026.
- September spending totaled $3.0k, which was **$869.00** below the monthly spending trend; seasonal pool service was the largest expense, followed by landscaping and YCR.

October spending is forecast at $4.4K. The unbudgeted irrigation analysis is expected to be the largest expense, followed by monthly landscaping and YCR costs.

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

Higher seasonal costs, including utilities and pool service, ended in September, and the fourth quarter is expected to have the lowest expenses of 2026.

After projected spending through October, KOA is expected to retain $7.5K in working capital under the 2026 budget.

To stay within the 2026 budget, the board will limit spending on essential items and target a monthly cap of $3.0K. The goal is to end the year with approximately $12K in working capital to carry into 2027.

Internal Audit Review (2020 – 2026)

Connolly & Jordan will not conduct the six-year compilation review. Instead, the board has selected an in-house financial consultant, who has volunteered at no cost, to complete the audit review. Once the audit is complete, the board will present the findings and recommendations at the November annual meeting.

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

Warm regards

Lindy Simmons
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“Safer Together”

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