KOA
January 2026 Financials Summary

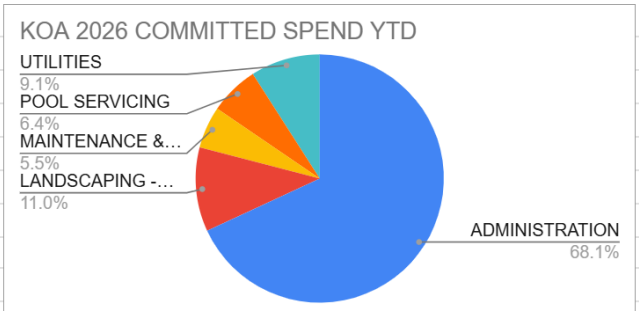
Greetings KOA Members Board! Attached are January 2026 KOA Financials Summary

Balance Sheet,

KOA Financials - Balance Sheet as of 1/31/2026		
Assets		
-KOA Bank Operating Balance	$47,880.91	
-KOA Bank Reserve Balance	$20,000.00	
TOTAL ASSETS		$67,880.91
Liabilities & Equity		
Liabilities		
-Total Outstandings (Owner Past Due)	$0.00	
-Payables (February 2026)	$13,318.05	
TOTAL LIABILITIES	$13,318.05	
Equity		
-Net Income (Loss)	$54,562.86	
TOTAL LIABILITIES & EQUITY		$67,880.91

Receivables

- KOA finished January with 80 of 129 KOA Owners remitting dues - a 62% collection rate.
- As comparison, January 2025 had a 64.3% collection rate.
- Revenue collected in January 2026 was $42.8K (net of 1 NSF chargeback) - 63.2% of $67.7K 2026 budgeted revenue.
- As comparison, January 2025 saw $41.1K in revenue - 63.8% of $64.5K 2025 budgeted revenue.



KOA 2026 COMMITTED SPEND YTD	
$12,747.00	ADMINISTRATION
$2,049.99	LANDSCAPING - COMMON AREA
$1,025.00	MAINTENANCE & REPAIR - COMMON AREA
$0.00	RESERVES
$1,200.00	POOL SERVICING
$1,697.49	UTILITIES
$18,719.48	**TOTAL COMMITTED SPEND YTD**

KOA

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2026 KOA Financials — January 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													**$11,773.00**	**$18,550.00**	-$6,777.00
-WIX & Tillison - KOA Website		$600.00											$600.00	$650.00	-$50.00
-NEW LEGAL AGENCY (TBD) - Legal fees													$0.00	$0.00	$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													$0.00	$35.00	-$35.00
-KOA Events Commitee (KEC)													$0.00	$500.00	-$500.00
-Misc. Administration & Office													$0.00	$300.00	-$300.00
-USPS - PO Box Fee		$125.00											$125.00	$250.00	-$125.00
-Postage													$0.00	$250.00	-$250.00
-YCR - Financial Management Fees	$645.00	$645.00											$1,290.00	$7,740.00	-$6,450.00
LANDSCAPING - COMMON AREA													**$1,366.66**	**$11,975.00**	-$10,608.34
-Flowers & Shrubs													$0.00	$275.00	-$275.00
-Southern Landscaping - Monthly Service	$683.33	$683.33											$1,366.66	$8,200.00	-$6,833.34
-Libros Lawn Care - Landscaping Projects													$0.00	$0.00	$0.00
-Chris Fields - Pine straw spread													$0.00	$3,500.00	-$3,500.00
MAINTENANCE & REPAIR - COMMON AREA													**$1,825.00**	**$15,815.00**	-$13,990.00
-Timberline Security Services - Pool access system													$0.00	$240.00	-$240.00
-American Pool - Pool Servicing	$400.00	$400.00											$800.00	$13,000.00	-$12,200.00
-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													$0.00	$75.00	$75.00
-Barnett Irrigation - irrigation system repair													$0.00	$500.00	-$500.00
-Misc. Repair & Maintenance													$0.00	$1,350.00	-$1,350.00
-Goodyear - Tree work													$0.00	$0.00	$0.00
-Brothers Masonry Co. - Entrance wall repair													$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													**$1,346.37**	**$16,925.00**	-$15,578.63
-AT&T - Telephone/Internet	$151.36	$151.36											$302.72	$1,825.00	-$1,522.28
-GA Power - Electricity Service	$263.53	$270.00											$533.53	$7,500.00	-$6,966.47
-GA Power - LED Conversion Contract - Tennis courts	$199.76	$199.76											$399.52	$2,600.00	-$2,200.48
-WSA - Water		$110.60											$110.60	$5,000.00	-$4,889.40
Legend													**$16,311.03**	**$63,265.00**	-$46,953.97
green highlight means bill received due/payment planned													*$2,992.98 spend through January*		
yellow highlight means non-budget in 2025 - use reserves													*$8,155.52 Avg. monthly committed spend YTD*		
blue highlight means bill paid in month															

ACTUAL MONTHLY SPEND	$2,992.98	$13,318.05	$0.00	$0.00	$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	$8,045.97	-$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
QUARTERLY SPEND TREND TO BUDGET			**$494.78**			-$15,816.25			-$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											
Running Bank Balance	$67,880.91											
RESERVE BALANCE (allocated within Account)	$20,000.00											
NET OPERATING BALANCE (less of Reserve)	$47,880.91											
BANK STATEMENT BALANCE	$67,880.91											
Outstanding Payables (see Transaction Register)	$0.00											
Balance to Statement	Yes											

Banking & Expenses

- Bank balance as of 1/31 was $67.8K.
- Operating Balance was $47.8K as of 1/31.
- Reserve Balance remains at $20K - amount allocated within the KOA Operating Account.
- January deposits were $31.3K - net of 1 $525 chargeback on 1/22. YCR working with bank to identify Owner.
- January spend was $2.9K - $2.2K under the $5.27K monthly spend trend target.
- February planned spend is $13.3K with 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”

KOA
January 2026 Financials Summary