



KISSING TREE MASTER COMMUNITY, INC.

02/28/2025

Financial Package

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KISSING TREE MASTER COMMUNITY, INC.

Balance Sheet For 2/28/2025

Cash-Operating

Checking-Operating	\$272,303.74	
Restricted Use Funds	\$10,893.53	

Total Cash-Operating

\$283,197.27

Cash-Reserves

Reserve Checking	\$279,260.24	
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Total Cash-Reserves

\$279,260.24

Accounts Receivable

Accounts Receivable	\$81,830.89	
A/R - Other	\$169.79	

Total Accounts Receivable

\$82,000.68

Current Asset (Other)

Deposits	\$500.00	
Prepaid Expenses	\$125,071.42	
Prepaid Insurance	\$92,325.31	

Total Current Asset (Other)

\$217,896.73

Fixed Assets

Fixed Assets	\$262,765.18	
Accumulated Depreciation	(\$119,413.46)	

Total Fixed Assets

\$143,351.72

Total Assets

\$1,005,706.64

Accounts Payable

Accounts Payable	\$342,110.60	
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Total Accounts Payable

\$342,110.60

Current Liabilities

Prepaid Assessments	\$160,046.30	
Refundable Deposit	\$400.00	

Total Current Liabilities

\$160,446.30

Due to Related Party

Late Fees	\$1,650.00	
Rental Setup Fees	\$800.00	
Due to Other	\$0.19	
Veterans Plaza Brick Program	\$11,250.09	
Texas State at KT Scholarship	\$1,000.00	

Total Due to Related Party

\$14,700.28

Reserve Contribution

Unearned Reserve Income	\$277,804.75	
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Total Reserve Contribution

\$277,804.75

Long Term Liabilities

Notes Payable	\$12,902,366.60	
Note Payable - Macrolease	\$3,898.75	

Total Long Term Liabilities

\$12,906,265.35

KISSING TREE MASTER COMMUNITY, INC.

Balance Sheet For 2/28/2025

Equity

Prior Year Surplus (Deficit)

(\$12,679,216.85)

Current Year Surplus (Deficit)

(\$16,403.79)

Total Equity

(\$12,695,620.64)

Total Liabilities / Equity

\$1,005,706.64

KISSING TREE MASTER COMMUNITY, INC.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
40000 - Association Assessment	314,100.66	311,610.00	2,490.66	625,277.77	621,435.00	3,842.77	3,946,380.00
40050 - Builder Assessments	17,595.00	-	17,595.00	28,690.00	-	28,690.00	-
Total Assessment Revenue	331,695.66	311,610.00	20,085.66	653,967.77	621,435.00	32,532.77	3,946,380.00
Property Transfer Fees							
41100 - Community Enhancement Fee	7,345.00	9,000.00	(1,655.00)	16,025.00	18,000.00	(1,975.00)	108,000.00
41150 - Capital Start Up	10,710.00	7,650.00	3,060.00	22,095.00	20,655.00	1,440.00	153,765.00
Total Property Transfer Fees	18,055.00	16,650.00	1,405.00	38,120.00	38,655.00	(535.00)	261,765.00
Enforcement Fees							
42050 - Design Review Application	1,230.36	1,500.00	(269.64)	2,679.64	3,000.00	(320.36)	18,000.00
42100 - Fines	-	50.00	(50.00)	-	100.00	(100.00)	600.00
42101 - Collection fee	245.00	50.00	195.00	315.00	100.00	215.00	600.00
42104 - Late Fees	397.31	-	397.31	1,000.31	-	1,000.31	-
42105 - Tenant Account Setup Fee	100.00	200.00	(100.00)	200.00	400.00	(200.00)	2,100.00
42150 - Late Fees	-	185.00	(185.00)	-	370.00	(370.00)	2,220.00
42350 - Returned Deposit Fee	100.00	50.00	50.00	125.00	100.00	25.00	600.00
Total Enforcement Fees	2,072.67	2,035.00	37.67	4,319.95	4,070.00	249.95	24,120.00
Program & Amenity Revenues							
45050 - Facility & Park Rentals	-	600.00	(600.00)	-	1,200.00	(1,200.00)	9,600.00
45075 - Maint. Service Reimbursement & Bill Back	5,350.55	3,150.00	2,200.55	5,350.55	6,300.00	(949.45)	37,800.00
45100 - Fitness Revenue	30,610.00	16,000.00	14,610.00	99,268.00	71,000.00	28,268.00	231,000.00
45250 - Program Revenue	6,800.01	12,516.00	(5,715.99)	28,159.82	25,032.00	3,127.82	150,192.00
45350 - Program Sponsorship	2,558.33	6,250.00	(3,691.67)	3,383.33	12,500.00	(9,116.67)	75,000.00
45420 - Advertising Revenue	-	-	-	-	1,750.00	(1,750.00)	7,000.00
Total Program & Amenity Revenues	45,318.89	38,516.00	6,802.89	136,161.70	117,782.00	18,379.70	510,592.00
Other Revenue							
49050 - Access Device Revenue	817.46	375.00	442.46	1,490.48	750.00	740.48	4,500.00
49150 - Interest	21.91	75.00	(53.09)	40.57	150.00	(109.43)	900.00
49155 - Bank Interest	89.50	-	89.50	181.16	-	181.16	-
49900 - Reimbursement Receipts	(2,672.58)	-	(2,672.58)	490.99	-	490.99	-
Total Other Revenue	(1,743.71)	450.00	(2,193.71)	2,203.20	900.00	1,303.20	5,400.00
Total Income	395,398.51	369,261.00	26,137.51	834,772.62	782,842.00	51,930.62	4,748,257.00

Operating Expense

Administrative

50000 - Accounting Fee	-	-	-	-	-	-	8,300.00
50025 - Staff Development & Recognition	242.89	100.00	(142.89)	738.85	1,900.00	1,161.15	8,000.00
50075 - Bank Charges	40.00	30.00	(10.00)	50.00	60.00	10.00	360.00
50125 - Website & Software	873.16	1,500.00	626.84	5,926.36	3,000.00	(2,926.36)	20,400.00

KISSING TREE MASTER COMMUNITY, INC.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50150 - Coupons & Statements	5,258.90	625.00	(4,633.90)	5,258.90	1,250.00	(4,008.90)	7,500.00
50200 - Dep. & Amort.	2,189.71	2,190.00	.29	4,379.42	4,380.00	.58	26,280.00
50300 - Insurance	13,189.33	15,000.00	1,810.67	15,932.40	30,000.00	14,067.60	189,000.00
50325 - Interest Expense	146.37	147.00	.63	292.74	294.00	1.26	882.00
50375 - Legal Fees-General Counsel	-	-	-	231.00	500.00	269.00	3,000.00
50425 - Mgmt Fees-Staffing	136,214.99	150,032.00	13,817.01	273,281.50	300,064.00	26,782.50	1,800,384.00
50426 - Mgmt Fee-Tech	1,362.40	1,335.00	(27.40)	3,221.80	2,670.00	(551.80)	16,020.00
50427 - Mgmt Fee-Doors	4,301.50	4,277.00	(24.50)	8,536.50	8,529.50	(7.00)	54,166.00
50429 - Managment Collection Fees	543.66	142.50	(401.16)	1,015.16	285.00	(730.16)	1,710.00
50485 - Mileage/Auto	-	200.00	200.00	-	400.00	400.00	2,400.00
50486 - Vehicle Expense	-	1,095.00	1,095.00	25.79	2,190.00	2,164.21	13,140.00
50525 - Office Equipment/Furniture	232.99	1,000.00	767.01	559.89	2,000.00	1,440.11	12,000.00
50600 - Office Supplies	1,233.95	835.00	(398.95)	3,057.77	1,670.00	(1,387.77)	10,020.00
50650 - Postage	85.69	210.00	124.31	181.22	420.00	238.78	2,520.00
50675 - Professional Fees	-	300.00	300.00	531.53	600.00	68.47	3,600.00
50700 - Property Tax & Sales Tax	71,578.55	-	(71,578.55)	72,679.05	-	(72,679.05)	30,000.00
50725 - Telephone & Internet	1,291.50	1,900.00	608.50	4,499.10	3,800.00	(699.10)	22,800.00
50800 - Uniforms & Clothing	262.84	-	(262.84)	2,941.93	3,750.00	808.07	5,000.00
Total Administrative	239,048.43	180,918.50	(58,129.93)	403,340.91	367,762.50	(35,578.41)	2,237,482.00
Utilities							
60000 - Electric Service	9,272.62	9,880.00	607.38	16,779.54	19,760.00	2,980.46	118,560.00
60050 - Gas Services	2,712.52	4,500.00	1,787.48	5,480.29	9,000.00	3,519.71	30,000.00
60100 - Water & Sewer	12,232.79	30,359.00	18,126.21	31,060.51	60,718.08	29,657.57	364,316.08
Total Utilities	24,217.93	44,739.00	20,521.07	53,320.34	89,478.08	36,157.74	512,876.08
Landscaping							
61150 - Irrigation Inspection & Repairs	-	2,250.00	2,250.00	1,258.69	4,500.00	3,241.31	29,250.00
61200 - Landscape Maintenance	62,127.40	68,461.65	6,334.25	124,254.80	135,299.35	11,044.55	843,199.78
61250 - Landscape Refurbishment & New Projects	-	12,697.00	12,697.00	-	12,697.00	12,697.00	40,955.00
61300 - Tree Maintenance	-	1,000.00	1,000.00	-	2,000.00	2,000.00	19,000.00
61910 - Landscape Maint Golf Shared	-	-	-	-	-	-	400,000.00
Total Landscaping	62,127.40	84,408.65	22,281.25	125,513.49	154,496.35	28,982.86	1,332,404.78
Amenity Maintenance							
62000 - General Maintenance/Repairs/Supplies	3,048.45	4,250.00	1,201.55	7,085.91	8,500.00	1,414.09	51,000.00
62051 - Elevator Testing & Maintenance	-	100.00	100.00	-	200.00	200.00	3,600.00
62075 - Fitness Equipment	310.90	700.00	389.10	752.68	1,400.00	647.32	8,400.00
62100 - Gate Attendant/Patrol Services	64,316.67	59,150.00	(5,166.67)	128,206.61	118,300.00	(9,906.61)	709,800.00
62125 - Access Control Systems & Devices	3,610.89	3,578.81	(32.08)	10,682.07	7,157.62	(3,524.45)	52,492.56
62150 - Fire & Safety	1,771.38	575.00	(1,196.38)	2,446.87	1,150.00	(1,296.87)	6,900.00
62200 - Gate/Fence/Wall Repairs & Maintenance	2,669.66	1,000.00	(1,669.66)	3,428.03	2,000.00	(1,428.03)	12,000.00

KISSING TREE MASTER COMMUNITY, INC.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
62250 - HVAC Service	2,249.37	1,000.00	(1,249.37)	2,249.37	2,000.00	(249.37)	12,000.00
62300 - Janitorial Service & Supplies	4,437.89	2,600.00	(1,837.89)	5,053.39	5,200.00	146.61	31,200.00
62325 - Lighting & Electric	315.00	400.00	85.00	315.00	800.00	485.00	4,800.00
62450 - Pest Control	-	500.00	500.00	444.91	1,000.00	555.09	6,000.00
62500 - Pool Maintenance	2,922.75	3,500.00	577.25	5,845.50	10,000.00	4,154.50	54,000.00
62550 - Pool Supplies	-	100.00	100.00	-	200.00	200.00	1,200.00
62600 - Community Enhancement Projects	-	10,500.00	10,500.00	-	32,500.00	32,500.00	64,377.00
62625 - Site Signage	270.62	100.00	(170.62)	270.62	200.00	(70.62)	1,200.00
62655 - Sports Court P&S	171.61	-	(171.61)	171.61	500.00	328.39	5,715.00
62675 - Street Maintenance	-	-	-	-	-	-	15,335.00
62750 - Waste Removal/Recycling	1,170.92	1,100.00	(70.92)	2,341.84	2,200.00	(141.84)	13,200.00
62765 - Pond & Storm Water Systems	7,706.81	1,750.00	(5,956.81)	9,462.62	18,500.00	9,037.38	81,000.00
Total Amenity Maintenance	94,972.92	90,903.81	(4,069.11)	178,757.03	211,807.62	33,050.59	1,134,219.56
Community Engagement							
70075 - Cafe Expense	2,170.62	2,000.00	(170.62)	4,478.89	3,500.00	(978.89)	23,500.00
70300 - Fitness Classes	20,220.37	16,300.00	(3,920.37)	39,454.28	32,600.00	(6,854.28)	195,600.00
70400 - Club Initiatives	-	250.00	250.00	1,000.00	500.00	(500.00)	3,000.00
70650 - Welcome Program	292.70	500.00	207.30	627.35	1,350.00	722.65	10,050.00
70700 - Entertainment Licenses	-	300.00	300.00	-	600.00	600.00	4,500.00
75000 - Decorations & Flags	219.98	-	(219.98)	219.98	5,000.00	4,780.02	20,000.00
75200 - Community Programs & Supplies	19,007.98	11,920.00	(7,087.98)	25,945.64	23,840.00	(2,105.64)	143,040.00
Total Community Engagement	41,911.65	31,270.00	(10,641.65)	71,726.14	67,390.00	(4,336.14)	399,690.00
Reserve							
80000 - Reserve Contributions	9,259.25	9,259.25	-	18,518.50	18,518.50	-	111,111.00
Total Reserve	9,259.25	9,259.25	-	18,518.50	18,518.50	-	111,111.00
Total Expense	471,537.58	441,499.21	(30,038.37)	851,176.41	909,453.05	58,276.64	5,727,783.42
Operating Net Total	(76,139.07)	(72,238.21)	(3,900.86)	(16,403.79)	(126,611.05)	110,207.26	(979,526.42)
Net Total	(76,139.07)	(72,238.21)	(3,900.86)	(16,403.79)	(126,611.05)	110,207.26	(979,526.42)