



KISSING TREE MASTER COMMUNITY, INC.

04/30/2025

Financial Package

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THRIVE TOGETHER

# KISSING TREE MASTER COMMUNITY, INC.

Balance Sheet For 4/30/2025

## Cash-Operating

Checking-Operating \$408,212.84

### Total Cash-Operating

**\$408,212.84**

## Cash-Reserves

Reserve Checking \$47,859.94  
Reserves Invested in CDARS \$250,000.00

### Total Cash-Reserves

**\$297,859.94**

## Accounts Receivable

Accounts Receivable \$95,375.50

### Total Accounts Receivable

**\$95,375.50**

## Current Asset (Other)

Deposits \$500.00  
Prepaid Expenses \$65,662.70  
Prepaid Insurance \$91,684.83

### Total Current Asset (Other)

**\$157,847.53**

## Fixed Assets

Fixed Assets \$262,765.18  
Accumulated Depreciation (\$123,792.88)

### Total Fixed Assets

**\$138,972.30**

**Total Assets**

**\$1,098,268.11**

## Accounts Payable

Accounts Payable \$311,400.92

### Total Accounts Payable

**\$311,400.92**

## Current Liabilities

Prepaid Assessments \$126,710.60  
Refundable Deposit \$400.00

### Total Current Liabilities

**\$127,110.60**

## Due to Related Party

Late Fees \$1,400.00  
Rental Setup Fees \$700.00  
Due to Other \$0.19  
Veterans Plaza Brick Program \$11,900.09

### Total Due to Related Party

**\$14,000.28**

## Reserve Contribution

Unearned Reserve Income \$296,323.25

### Total Reserve Contribution

**\$296,323.25**

## Long Term Liabilities

Developer Subsidy Loan \$13,140,366.60  
Note Payable - Macrolease \$1,949.49

### Total Long Term Liabilities

**\$13,142,316.09**

# KISSING TREE MASTER COMMUNITY, INC.

## Balance Sheet For 4/30/2025

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**Equity**

Prior Year Surplus (Deficit)

(\$12,679,216.85)

Current Year Surplus (Deficit)

(\$113,666.18)**Total Equity****(\$12,792,883.03)****Total Liabilities / Equity****\$1,098,268.11**

# KISSING TREE MASTER COMMUNITY, INC.

## Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Assessment Revenue</b>							
40000 - Association Assessment	320,385.29	316,200.00	4,185.29	1,263,152.17	1,251,540.00	11,612.17	3,946,380.00
40050 - Builder Assessments	61,965.00	-	61,965.00	108,250.00	-	108,250.00	-
<b>Total Assessment Revenue</b>	<b>382,350.29</b>	<b>316,200.00</b>	<b>66,150.29</b>	<b>1,371,402.17</b>	<b>1,251,540.00</b>	<b>119,862.17</b>	<b>3,946,380.00</b>
<b>Property Transfer Fees</b>							
41100 - Community Enhancement Fee	21,582.50	9,000.00	12,582.50	43,507.50	36,000.00	7,507.50	108,000.00
41150 - Capital Start Up	13,770.00	9,180.00	4,590.00	52,695.00	39,015.00	13,680.00	153,765.00
<b>Total Property Transfer Fees</b>	<b>35,352.50</b>	<b>18,180.00</b>	<b>17,172.50</b>	<b>96,202.50</b>	<b>75,015.00</b>	<b>21,187.50</b>	<b>261,765.00</b>
<b>Enforcement Fees</b>							
42050 - Design Review Application	3,478.48	1,500.00	1,978.48	8,621.32	6,000.00	2,621.32	18,000.00
42100 - Fines	50.00	50.00	-	1,432.92	200.00	1,232.92	600.00
42101 - Collection fee	70.00	50.00	20.00	420.00	200.00	220.00	600.00
42104 - Late Fees	427.01	-	427.01	1,825.31	-	1,825.31	-
42105 - Tenant Account Setup Fee	-	200.00	(200.00)	400.00	800.00	(400.00)	2,100.00
42150 - Late Fees	-	185.00	(185.00)	-	740.00	(740.00)	2,220.00
42350 - Returned Deposit Fee	25.00	50.00	(25.00)	275.00	200.00	75.00	600.00
<b>Total Enforcement Fees</b>	<b>4,050.49</b>	<b>2,035.00</b>	<b>2,015.49</b>	<b>12,974.55</b>	<b>8,140.00</b>	<b>4,834.55</b>	<b>24,120.00</b>
<b>Program &amp; Amenity Revenues</b>							
45050 - Facility & Park Rentals	300.00	600.00	(300.00)	300.00	2,400.00	(2,100.00)	9,600.00
45075 - Maint. Service Reimbursement & Bill Back	5,208.62	3,150.00	2,058.62	11,040.60	12,600.00	(1,559.40)	37,800.00
45100 - Fitness Revenue	27,356.00	16,000.00	11,356.00	147,107.00	103,000.00	44,107.00	231,000.00
45250 - Program Revenue	9,530.59	12,516.00	(2,985.41)	49,318.77	50,064.00	(745.23)	150,192.00
45350 - Program Sponsorship	8,158.33	6,250.00	1,908.33	16,216.65	25,000.00	(8,783.35)	75,000.00
45420 - Advertising Revenue	-	1,750.00	(1,750.00)	-	3,500.00	(3,500.00)	7,000.00
<b>Total Program &amp; Amenity Revenues</b>	<b>50,553.54</b>	<b>40,266.00</b>	<b>10,287.54</b>	<b>223,983.02</b>	<b>196,564.00</b>	<b>27,419.02</b>	<b>510,592.00</b>
<b>Other Revenue</b>							
49050 - Access Device Revenue	675.08	375.00	300.08	3,078.90	1,500.00	1,578.90	4,500.00
49150 - Interest	17.24	75.00	(57.76)	80.88	300.00	(219.12)	900.00
49155 - Bank Interest	22.41	-	22.41	292.72	-	292.72	-
49900 - Reimbursement Receipts	4,119.16	-	4,119.16	7,529.49	-	7,529.49	-
<b>Total Other Revenue</b>	<b>4,833.89</b>	<b>450.00</b>	<b>4,383.89</b>	<b>10,981.99</b>	<b>1,800.00</b>	<b>9,181.99</b>	<b>5,400.00</b>
<b>Total Income</b>	<b>477,140.71</b>	<b>377,131.00</b>	<b>100,009.71</b>	<b>1,715,544.23</b>	<b>1,533,059.00</b>	<b>182,485.23</b>	<b>4,748,257.00</b>

## Operating Expense

### Administrative

50000 - Accounting Fee	-	-	-	5,700.00	4,300.00	(1,400.00)	8,300.00
50025 - Staff Development & Recognition	-	1,800.00	1,800.00	1,271.16	3,800.00	2,528.84	8,000.00
50075 - Bank Charges	10.00	30.00	20.00	115.00	120.00	5.00	360.00
50125 - Website & Software	2,343.80	1,500.00	(843.80)	5,330.85	6,000.00	669.15	20,400.00

# KISSING TREE MASTER COMMUNITY, INC.

## Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
50150 - Coupons & Statements	1,108.64	625.00	(483.64)	7,224.61	2,500.00	(4,724.61)	7,500.00
50200 - Dep. & Amort.	2,189.71	2,190.00	.29	8,758.84	8,760.00	1.16	26,280.00
50300 - Insurance	16,671.43	15,000.00	(1,671.43)	49,275.26	60,000.00	10,724.74	189,000.00
50325 - Interest Expense	146.37	147.00	.63	585.48	588.00	2.52	882.00
50375 - Legal Fees-General Counsel	154.00	-	(154.00)	3,939.00	1,000.00	(2,939.00)	3,000.00
50425 - Mgmt Fees-Staffing	130,525.46	150,032.00	19,506.54	534,412.29	600,128.00	65,715.71	1,800,384.00
50426 - Mgmt Fee-Tech	1,441.15	1,335.00	(106.15)	5,945.35	5,340.00	(605.35)	16,020.00
50427 - Mgmt Fee-Doors	4,385.50	4,340.00	(45.50)	17,241.00	17,178.00	(63.00)	54,166.00
50429 - Managment Collection Fees	283.51	142.50	(141.01)	1,732.67	570.00	(1,162.67)	1,710.00
50485 - Mileage/Auto	-	200.00	200.00	-	800.00	800.00	2,400.00
50486 - Vehicle Expense	36,566.96	1,095.00	(35,471.96)	36,592.75	4,380.00	(32,212.75)	13,140.00
50525 - Office Equipment/Furniture	-	1,000.00	1,000.00	789.38	4,000.00	3,210.62	12,000.00
50600 - Office Supplies	783.08	835.00	51.92	4,619.41	3,340.00	(1,279.41)	10,020.00
50650 - Postage	9.25	210.00	200.75	211.75	840.00	628.25	2,520.00
50675 - Professional Fees	323.68	300.00	(23.68)	1,137.79	1,200.00	62.21	3,600.00
50700 - Property Tax & Sales Tax	-	-	-	72,679.05	-	(72,679.05)	30,000.00
50725 - Telephone & Internet	1,991.20	1,900.00	(91.20)	8,996.39	7,600.00	(1,396.39)	22,800.00
50800 - Uniforms & Clothing	321.55	-	(321.55)	3,263.48	4,000.00	736.52	5,000.00
<b>Total Administrative</b>	<b>199,255.29</b>	<b>182,681.50</b>	<b>(16,573.79)</b>	<b>769,821.51</b>	<b>736,444.00</b>	<b>(33,377.51)</b>	<b>2,237,482.00</b>
<b>Utilities</b>							
60000 - Electric Service	9,075.66	9,880.00	804.34	35,122.90	39,520.00	4,397.10	118,560.00
60050 - Gas Services	2,287.98	2,500.00	212.02	10,044.78	15,000.00	4,955.22	30,000.00
60100 - Water & Sewer	39,151.88	30,359.00	(8,792.88)	94,852.43	121,436.08	26,583.65	364,316.08
<b>Total Utilities</b>	<b>50,515.52</b>	<b>42,739.00</b>	<b>(7,776.52)</b>	<b>140,020.11</b>	<b>175,956.08</b>	<b>35,935.97</b>	<b>512,876.08</b>
<b>Landscaping</b>							
61150 - Irrigation Inspection & Repairs	4,175.16	2,250.00	(1,925.16)	7,706.57	9,000.00	1,293.43	29,250.00
61200 - Landscape Maintenance	62,127.40	69,544.00	7,416.60	248,509.60	277,502.35	28,992.75	843,199.78
61250 - Landscape Refurbishment & New Projects	16,881.59	16,882.00	.41	42,548.78	40,955.00	(1,593.78)	40,955.00
61300 - Tree Maintenance	-	1,000.00	1,000.00	-	6,000.00	6,000.00	19,000.00
61910 - Landscape Maint Golf Shared	-	-	-	100,000.00	100,000.00	-	400,000.00
<b>Total Landscaping</b>	<b>83,184.15</b>	<b>89,676.00</b>	<b>6,491.85</b>	<b>398,764.95</b>	<b>433,457.35</b>	<b>34,692.40</b>	<b>1,332,404.78</b>
<b>Amenity Maintenance</b>							
62000 - General Maintenance/Repairs/Supplies	4,330.00	4,250.00	(80.00)	12,631.52	17,000.00	4,368.48	51,000.00
62051 - Elevator Testing & Maintenance	-	100.00	100.00	-	400.00	400.00	3,600.00
62075 - Fitness Equipment	-	700.00	700.00	1,756.40	2,800.00	1,043.60	8,400.00
62100 - Gate Attendant/Patrol Services	63,655.33	59,150.00	(4,505.33)	255,517.27	236,600.00	(18,917.27)	709,800.00
62125 - Access Control Systems & Devices	3,736.26	3,578.80	(157.46)	22,142.34	14,315.23	(7,827.11)	52,492.56
62150 - Fire & Safety	(204.60)	575.00	779.60	2,721.82	2,300.00	(421.82)	6,900.00
62200 - Gate/Fence/Wall Repairs & Maintenance	1,643.38	1,000.00	(643.38)	5,600.41	4,000.00	(1,600.41)	12,000.00

# KISSING TREE MASTER COMMUNITY, INC.

## Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
62250 - HVAC Service	572.46	1,000.00	427.54	4,291.36	4,000.00	(291.36)	12,000.00
62300 - Janitorial Service & Supplies	254.66	2,600.00	2,345.34	7,233.44	10,400.00	3,166.56	31,200.00
62325 - Lighting & Electric	-	400.00	400.00	1,560.00	1,600.00	40.00	4,800.00
62450 - Pest Control	541.25	500.00	(41.25)	1,527.41	2,000.00	472.59	6,000.00
62500 - Pool Maintenance	-	6,500.00	6,500.00	12,567.27	20,000.00	7,432.73	54,000.00
62550 - Pool Supplies	-	100.00	100.00	-	400.00	400.00	1,200.00
62600 - Community Enhancement Projects	-	1,500.00	1,500.00	-	48,377.00	48,377.00	64,377.00
62625 - Site Signage	-	100.00	100.00	1,040.01	400.00	(640.01)	1,200.00
62655 - Sports Court P&S	-	2,715.00	2,715.00	171.61	3,715.00	3,543.39	5,715.00
62675 - Street Maintenance	640.71	5,335.00	4,694.29	1,266.77	15,335.00	14,068.23	15,335.00
62750 - Waste Removal/Recycling	1,387.44	1,100.00	(287.44)	5,008.46	4,400.00	(608.46)	13,200.00
62765 - Pond & Storm Water Systems	1,974.81	16,750.00	14,775.19	14,735.99	37,000.00	22,264.01	81,000.00
<b>Total Amenity Maintenance</b>	<b>78,531.70</b>	<b>107,953.80</b>	<b>29,422.10</b>	<b>349,772.08</b>	<b>425,042.23</b>	<b>75,270.15</b>	<b>1,134,219.56</b>
<b>Community Engagement</b>							
70075 - Cafe Expense	473.57	2,000.00	1,526.43	8,420.52	7,500.00	(920.52)	23,500.00
70300 - Fitness Classes	20,264.54	16,300.00	(3,964.54)	80,163.43	65,200.00	(14,963.43)	195,600.00
70400 - Club Initiatives	-	250.00	250.00	1,000.00	1,000.00	-	3,000.00
70650 - Welcome Program	286.43	600.00	313.57	1,939.73	2,550.00	610.27	10,050.00
70700 - Entertainment Licenses	-	300.00	300.00	-	1,200.00	1,200.00	4,500.00
75000 - Decorations & Flags	-	5,000.00	5,000.00	219.98	10,000.00	9,780.02	20,000.00
75200 - Community Programs & Supplies	4,286.03	11,920.00	7,633.97	42,051.10	47,680.00	5,628.90	143,040.00
<b>Total Community Engagement</b>	<b>25,310.57</b>	<b>36,370.00</b>	<b>11,059.43</b>	<b>133,794.76</b>	<b>135,130.00</b>	<b>1,335.24</b>	<b>399,690.00</b>
<b>Reserve</b>							
80000 - Reserve Contributions	9,259.25	9,259.25	-	37,037.00	37,037.00	-	111,111.00
<b>Total Reserve</b>	<b>9,259.25</b>	<b>9,259.25</b>	<b>-</b>	<b>37,037.00</b>	<b>37,037.00</b>	<b>-</b>	<b>111,111.00</b>
<b>Total Expense</b>	<b>446,056.48</b>	<b>468,679.55</b>	<b>22,623.07</b>	<b>1,829,210.41</b>	<b>1,943,066.66</b>	<b>113,856.25</b>	<b>5,727,783.42</b>
<b>Operating Net Total</b>	<b>31,084.23</b>	<b>(91,548.55)</b>	<b>122,632.78</b>	<b>(113,666.18)</b>	<b>(410,007.66)</b>	<b>296,341.48</b>	<b>(979,526.42)</b>
<b>Net Total</b>	<b>31,084.23</b>	<b>(91,548.55)</b>	<b>122,632.78</b>	<b>(113,666.18)</b>	<b>(410,007.66)</b>	<b>296,341.48</b>	<b>(979,526.42)</b>