



KISSING TREE MASTER COMMUNITY, INC.

05/31/2025

Financial Package

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THRIVE TOGETHER

KISSING TREE MASTER COMMUNITY, INC.

Balance Sheet For 5/31/2025

Cash-Operating

Checking-Operating \$679,615.74

Total Cash-Operating

\$679,615.74

Cash-Reserves

Reserve Checking \$57,126.51
Reserves Invested in CDARS \$250,000.00

Total Cash-Reserves

\$307,126.51

Accounts Receivable

Accounts Receivable \$158,770.83
A/R - Other \$140.00

Total Accounts Receivable

\$158,910.83

Current Asset (Other)

Deposits \$500.00
Prepaid Expenses \$155,490.29
Prepaid Insurance \$80,467.13

Total Current Asset (Other)

\$236,457.42

Fixed Assets

Fixed Assets \$262,765.18
Accumulated Depreciation (\$125,982.59)

Total Fixed Assets

\$136,782.59

Total Assets **\$1,518,893.09**

Accounts Payable

Accounts Payable \$387,626.21
Accrued Expenses \$62,127.40

Total Accounts Payable

\$449,753.61

Current Liabilities

Prepaid Assessments \$381,392.34
Refundable Deposit \$400.00

Total Current Liabilities

\$381,792.34

Due to Related Party

Late Fees \$1,525.00
Rental Setup Fees \$700.00
Due to Other \$0.19
Veterans Plaza Brick Program \$9,688.09

Total Due to Related Party

\$11,913.28

Reserve Contribution

Unearned Reserve Income \$305,582.50

Total Reserve Contribution

\$305,582.50

Long Term Liabilities

Developer Subsidy Loan \$13,140,366.60
Note Payable - Macrolease \$974.86

Total Long Term Liabilities

\$13,141,341.46

KISSING TREE MASTER COMMUNITY, INC.

Balance Sheet For 5/31/2025

Equity

Prior Year Surplus (Deficit)

(\$12,679,216.85)

Current Year Surplus (Deficit)

(\$92,273.25)**Total Equity****(\$12,771,490.10)****Total Liabilities / Equity****\$1,518,893.09**

KISSING TREE MASTER COMMUNITY, INC.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
40000 - Association Assessment	324,216.05	319,515.00	4,701.05	1,587,368.22	1,571,055.00	16,313.22	3,946,380.00
40050 - Builder Assessments	66,990.97	-	66,990.97	175,240.97	-	175,240.97	-
Total Assessment Revenue	391,207.02	319,515.00	71,692.02	1,762,609.19	1,571,055.00	191,554.19	3,946,380.00
Property Transfer Fees							
41100 - Community Enhancement Fee	14,626.19	9,000.00	5,626.19	58,133.69	45,000.00	13,133.69	108,000.00
41150 - Capital Start Up	14,535.00	12,240.00	2,295.00	67,230.00	51,255.00	15,975.00	153,765.00
Total Property Transfer Fees	29,161.19	21,240.00	7,921.19	125,363.69	96,255.00	29,108.69	261,765.00
Enforcement Fees							
42050 - Design Review Application	2,318.16	1,500.00	818.16	10,939.48	7,500.00	3,439.48	18,000.00
42100 - Fines	-	50.00	(50.00)	1,432.92	250.00	1,182.92	600.00
42101 - Collection fee	105.00	50.00	55.00	525.00	250.00	275.00	600.00
42104 - Late Fees	375.00	-	375.00	2,200.31	-	2,200.31	-
42105 - Tenant Account Setup Fee	-	200.00	(200.00)	400.00	1,000.00	(600.00)	2,100.00
42150 - Late Fees & Interest	-	185.00	(185.00)	-	925.00	(925.00)	2,220.00
42350 - Returned Deposit Fee	50.00	50.00	-	325.00	250.00	75.00	600.00
Total Enforcement Fees	2,848.16	2,035.00	813.16	15,822.71	10,175.00	5,647.71	24,120.00
Program & Amenity Revenues							
45050 - Facility & Park Rentals	-	600.00	(600.00)	300.00	3,000.00	(2,700.00)	9,600.00
45075 - Maint. Service Reimbursement & Bill Back	(296.75)	3,150.00	(3,446.75)	10,743.85	15,750.00	(5,006.15)	37,800.00
45100 - Fitness Revenue	20,344.00	16,000.00	4,344.00	167,451.00	119,000.00	48,451.00	231,000.00
45250 - Program Revenue	3,435.40	12,516.00	(9,080.60)	52,754.17	62,580.00	(9,825.83)	150,192.00
45350 - Program Sponsorship	2,382.29	6,250.00	(3,867.71)	18,598.94	31,250.00	(12,651.06)	75,000.00
45400 - Equipment Rental	(92.28)	-	(92.28)	(92.28)	-	(92.28)	-
45420 - Advertising Revenue	-	-	-	-	3,500.00	(3,500.00)	7,000.00
Total Program & Amenity Revenues	25,772.66	38,516.00	(12,743.34)	249,755.68	235,080.00	14,675.68	510,592.00
Other Revenue							
49050 - Access Device Revenue	335.79	375.00	(39.21)	3,414.69	1,875.00	1,539.69	4,500.00
49150 - Interest	13.89	75.00	(61.11)	94.77	375.00	(280.23)	900.00
49155 - Bank Interest	28.26	-	28.26	320.98	-	320.98	-
49900 - Reimbursement Receipts	6,238.42	-	6,238.42	13,767.91	-	13,767.91	-
Total Other Revenue	6,616.36	450.00	6,166.36	17,598.35	2,250.00	15,348.35	5,400.00
Total Income	455,605.39	381,756.00	73,849.39	2,171,149.62	1,914,815.00	256,334.62	4,748,257.00

Operating Expense

Administrative

50000 - Accounting Fee	9,900.00	4,000.00	(5,900.00)	15,600.00	8,300.00	(7,300.00)	8,300.00
50025 - Staff Development & Recognition	240.33	100.00	(140.33)	1,511.49	3,900.00	2,388.51	8,000.00
50075 - Bank Charges	30.00	30.00	-	145.00	150.00	5.00	360.00

KISSING TREE MASTER COMMUNITY, INC.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50100 - Comp - Srv & Sup	250.00	-	(250.00)	250.00	-	(250.00)	-
50125 - Website & Software	955.90	1,500.00	544.10	6,286.75	7,500.00	1,213.25	20,400.00
50150 - Coupons & Statements	-	625.00	625.00	7,224.61	3,125.00	(4,099.61)	7,500.00
50200 - Dep. & Amort.	2,189.71	2,190.00	.29	10,948.55	10,950.00	1.45	26,280.00
50300 - Insurance	16,671.43	15,000.00	(1,671.43)	65,946.69	75,000.00	9,053.31	189,000.00
50325 - Interest Expense	146.37	147.00	.63	731.85	735.00	3.15	882.00
50375 - Legal Fees-General Counsel	1,734.50	500.00	(1,234.50)	5,673.50	1,500.00	(4,173.50)	3,000.00
50425 - Mgmt Fees-Staffing	131,501.04	150,032.00	18,530.96	665,913.33	750,160.00	84,246.67	1,800,384.00
50426 - Mgmt Fee-Tech	1,282.40	1,335.00	52.60	7,227.75	6,675.00	(552.75)	16,020.00
50427 - Mgmt Fee-Doors	4,420.50	4,385.50	(35.00)	21,661.50	21,563.50	(98.00)	54,166.00
50429 - Managment Collection Fees	292.50	142.50	(150.00)	2,025.17	712.50	(1,312.67)	1,710.00
50485 - Mileage/Auto	-	200.00	200.00	-	1,000.00	1,000.00	2,400.00
50486 - Vehicle Expense	3,999.23	1,095.00	(2,904.23)	40,591.98	5,475.00	(35,116.98)	13,140.00
50525 - Office Equipment/Furniture	1,628.93	1,000.00	(628.93)	2,418.31	5,000.00	2,581.69	12,000.00
50600 - Office Supplies	844.45	835.00	(9.45)	5,463.86	4,175.00	(1,288.86)	10,020.00
50650 - Postage	421.40	210.00	(211.40)	633.15	1,050.00	416.85	2,520.00
50675 - Professional Fees	316.25	300.00	(16.25)	1,454.04	1,500.00	45.96	3,600.00
50700 - Property Tax & Sales Tax	-	-	-	72,679.05	-	(72,679.05)	30,000.00
50725 - Telephone & Internet	2,080.86	1,900.00	(180.86)	11,077.25	9,500.00	(1,577.25)	22,800.00
50800 - Uniforms & Clothing	423.41	250.00	(173.41)	3,686.89	4,250.00	563.11	5,000.00
Total Administrative	179,329.21	185,777.00	6,447.79	949,150.72	922,221.00	(26,929.72)	2,237,482.00
Communications							
51050 - Digital Tools & Support	299.00	-	(299.00)	299.00	-	(299.00)	-
Total Communications	299.00	-	(299.00)	299.00	-	(299.00)	-
Utilities							
60000 - Electric Service	8,226.73	9,880.00	1,653.27	43,349.63	49,400.00	6,050.37	118,560.00
60050 - Gas Services	1,685.70	1,000.00	(685.70)	11,730.48	16,000.00	4,269.52	30,000.00
60100 - Water & Sewer	34,705.84	30,360.00	(4,345.84)	129,558.27	151,796.08	22,237.81	364,316.08
Total Utilities	44,618.27	41,240.00	(3,378.27)	184,638.38	217,196.08	32,557.70	512,876.08
Landscaping							
61150 - Irrigation Inspection & Repairs	9,719.94	3,000.00	(6,719.94)	17,426.51	12,000.00	(5,426.51)	29,250.00
61200 - Landscape Maintenance	62,127.40	69,544.15	7,416.75	310,637.00	347,046.50	36,409.50	843,199.78
61250 - Landscape Refurbishment & New Projects	-	-	-	42,548.78	40,955.00	(1,593.78)	40,955.00
61300 - Tree Maintenance	-	1,000.00	1,000.00	-	7,000.00	7,000.00	19,000.00
61910 - Landscape Maint Golf Shared	-	-	-	100,000.00	100,000.00	-	400,000.00
Total Landscaping	71,847.34	73,544.15	1,696.81	470,612.29	507,001.50	36,389.21	1,332,404.78
Amenity Maintenance							
62000 - General Maintenance/Repairs/Supplies	6,885.41	4,250.00	(2,635.41)	19,516.93	21,250.00	1,733.07	51,000.00
62051 - Elevator Testing & Maintenance	-	100.00	100.00	-	500.00	500.00	3,600.00

KISSING TREE MASTER COMMUNITY, INC.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
62075 - Fitness Equipment	1,038.12	700.00	(338.12)	2,794.52	3,500.00	705.48	8,400.00
62100 - Gate Attendant/Patrol Services	58,804.00	59,150.00	346.00	314,321.27	295,750.00	(18,571.27)	709,800.00
62125 - Access Control Systems & Devices	5,478.66	3,578.81	(1,899.85)	27,621.00	17,894.04	(9,726.96)	52,492.56
62150 - Fire & Safety	874.18	575.00	(299.18)	3,596.00	2,875.00	(721.00)	6,900.00
62200 - Gate/Fence/Wall Repairs & Maintenance	1,697.43	1,000.00	(697.43)	7,297.84	5,000.00	(2,297.84)	12,000.00
62250 - HVAC Service	-	1,000.00	1,000.00	4,291.36	5,000.00	708.64	12,000.00
62300 - Janitorial Service & Supplies	1,258.89	2,600.00	1,341.11	8,492.33	13,000.00	4,507.67	31,200.00
62325 - Lighting & Electric	-	400.00	400.00	1,560.00	2,000.00	440.00	4,800.00
62450 - Pest Control	971.25	500.00	(471.25)	2,498.66	2,500.00	1.34	6,000.00
62500 - Pool Maintenance	-	3,500.00	3,500.00	12,567.27	23,500.00	10,932.73	54,000.00
62525 - Pool Repairs	1,325.00	-	(1,325.00)	1,325.00	-	(1,325.00)	-
62550 - Pool Supplies	-	100.00	100.00	-	500.00	500.00	1,200.00
62600 - Community Enhancement Projects	-	2,500.00	2,500.00	-	50,877.00	50,877.00	64,377.00
62625 - Site Signage	952.05	100.00	(852.05)	1,992.06	500.00	(1,492.06)	1,200.00
62655 - Sports Court P&S	415.92	500.00	84.08	587.53	4,215.00	3,627.47	5,715.00
62675 - Street Maintenance	-	-	-	1,266.77	15,335.00	14,068.23	15,335.00
62750 - Waste Removal/Recycling	1,252.19	1,100.00	(152.19)	6,260.65	5,500.00	(760.65)	13,200.00
62765 - Pond & Storm Water Systems	3,675.34	1,750.00	(1,925.34)	18,411.33	38,750.00	20,338.67	81,000.00
Total Amenity Maintenance	84,628.44	83,403.81	(1,224.63)	434,400.52	508,446.04	74,045.52	1,134,219.56
Community Engagement							
70075 - Cafe Expense	2,995.63	2,000.00	(995.63)	11,416.15	9,500.00	(1,916.15)	23,500.00
70250 - Fitness Supplies	539.01	-	(539.01)	539.01	-	(539.01)	-
70300 - Fitness Classes	25,036.73	16,300.00	(8,736.73)	105,200.16	81,500.00	(23,700.16)	195,600.00
70400 - Club Initiatives	-	250.00	250.00	1,000.00	1,250.00	250.00	3,000.00
70650 - Welcome Program	289.20	800.00	510.80	2,228.93	3,350.00	1,121.07	10,050.00
70700 - Entertainment Licenses	-	300.00	300.00	-	1,500.00	1,500.00	4,500.00
75000 - Decorations & Flags	183.57	-	(183.57)	403.55	10,000.00	9,596.45	20,000.00
75200 - Community Programs & Supplies	15,186.81	11,920.00	(3,266.81)	57,237.91	59,600.00	2,362.09	143,040.00
Total Community Engagement	44,230.95	31,570.00	(12,660.95)	178,025.71	166,700.00	(11,325.71)	399,690.00
Reserve							
80000 - Reserve Contributions	9,259.25	9,259.25	-	46,296.25	46,296.25	-	111,111.00
Total Reserve	9,259.25	9,259.25	-	46,296.25	46,296.25	-	111,111.00
Total Expense	434,212.46	424,794.21	(9,418.25)	2,263,422.87	2,367,860.87	104,438.00	5,727,783.42
Operating Net Total	21,392.93	(43,038.21)	64,431.14	(92,273.25)	(453,045.87)	360,772.62	(979,526.42)
Net Total	21,392.93	(43,038.21)	64,431.14	(92,273.25)	(453,045.87)	360,772.62	(979,526.42)