



KISSING TREE MASTER COMMUNITY, INC.

07/31/2025

Financial Package

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THRIVE TOGETHER

KISSING TREE MASTER COMMUNITY, INC.

Balance Sheet For 7/31/2025

Cash-Operating

Checking-Operating	\$467,992.84	
Restricted Use Funds	\$47,357.97	

Total Cash-Operating

\$515,350.81

Cash-Reserves

Reserve Checking	\$75,663.34	
Reserves Invested in CDARS	\$250,000.00	

Total Cash-Reserves

\$325,663.34

Accounts Receivable

Accounts Receivable	\$38,071.06	
A/R - Other	\$200.00	

Total Accounts Receivable

\$38,271.06

Current Asset (Other)

Deposits	\$500.00	
Prepaid Expenses	\$58,240.98	
Prepaid Insurance	\$58,178.72	

Total Current Asset (Other)

\$116,919.70

Fixed Assets

Fixed Assets	\$262,765.18	
Accumulated Depreciation	(\$130,362.01)	

Total Fixed Assets

\$132,403.17

Total Assets

\$1,128,608.08

Accounts Payable

Accounts Payable	\$242,797.70	
Accrued Expenses	\$62,127.40	

Total Accounts Payable

\$304,925.10

Current Liabilities

Prepaid Assessments	\$130,758.75	
Refundable Deposit	\$400.00	

Total Current Liabilities

\$131,158.75

Due to Related Party

Late Fees	\$1,200.00	
Rental Setup Fees	\$900.00	
Due to Other	\$0.19	
Veterans Plaza Brick Program	\$14,529.59	

Total Due to Related Party

\$16,629.78

Reserve Contribution

Unearned Reserve Income	\$324,101.00	
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Total Reserve Contribution

\$324,101.00

Long Term Liabilities

Developer Subsidy Loan	\$13,140,366.60	
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Total Long Term Liabilities

\$13,140,366.60

KISSING TREE MASTER COMMUNITY, INC.

Balance Sheet For 7/31/2025

Equity

Prior Year Surplus (Deficit)

(\$12,679,216.85)

Current Year Surplus (Deficit)

(\$109,356.30)

Total Equity

(\$12,788,573.15)

Total Liabilities / Equity

\$1,128,608.08

KISSING TREE MASTER COMMUNITY, INC.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
40000 - Association Assessment	329,764.36	333,030.00	(3,265.64)	2,245,448.94	2,232,780.00	12,668.94	3,946,380.00
40050 - Builder Assessments	59,670.00	-	59,670.00	294,580.97	-	294,580.97	-
Total Assessment Revenue	389,434.36	333,030.00	56,404.36	2,540,029.91	2,232,780.00	307,249.91	3,946,380.00
Property Transfer Fees							
41100 - Community Enhancement Fee	11,974.50	9,000.00	2,974.50	98,785.69	63,000.00	35,785.69	108,000.00
41150 - Capital Start Up	6,120.00	15,300.00	(9,180.00)	90,180.00	96,390.00	(6,210.00)	153,765.00
Total Property Transfer Fees	18,094.50	24,300.00	(6,205.50)	188,965.69	159,390.00	29,575.69	261,765.00
Enforcement Fees							
42050 - Design Review Application	1,445.44	1,500.00	(54.56)	15,933.44	10,500.00	5,433.44	18,000.00
42100 - Fines	-	50.00	(50.00)	1,432.92	350.00	1,082.92	600.00
42101 - Collection fee	35.00	50.00	(15.00)	1,360.00	350.00	1,010.00	600.00
42104 - Late Fees	(2,675.31)	-	(2,675.31)	-	-	-	-
42105 - Tenant Account Setup Fee	-	200.00	(200.00)	400.00	1,400.00	(1,000.00)	2,100.00
42150 - Late Fees & Interest	3,150.31	185.00	2,965.31	3,150.31	1,295.00	1,855.31	2,220.00
42350 - Returned Deposit Fee	100.00	50.00	50.00	575.00	350.00	225.00	600.00
Total Enforcement Fees	2,055.44	2,035.00	20.44	22,851.67	14,245.00	8,606.67	24,120.00
Program & Amenity Revenues							
45050 - Facility & Park Rentals	618.00	600.00	18.00	918.00	4,200.00	(3,282.00)	9,600.00
45075 - Maint. Service Reimbursement & Bill Back	13,483.21	3,150.00	10,333.21	24,126.99	22,050.00	2,076.99	37,800.00
45100 - Fitness Revenue	22,819.00	16,000.00	6,819.00	216,040.00	151,000.00	65,040.00	231,000.00
45250 - Program Revenue	16,775.19	12,516.00	4,259.19	75,562.09	87,612.00	(12,049.91)	150,192.00
45350 - Program Sponsorship	10,041.32	6,250.00	3,791.32	30,931.92	43,750.00	(12,818.08)	75,000.00
45400 - Equipment Rental	92.28	-	92.28	-	-	-	-
45420 - Advertising Revenue	-	1,750.00	(1,750.00)	-	5,250.00	(5,250.00)	7,000.00
Total Program & Amenity Revenues	63,829.00	40,266.00	23,563.00	347,579.00	313,862.00	33,717.00	510,592.00
Other Revenue							
49050 - Access Device Revenue	820.34	375.00	445.34	4,788.82	2,625.00	2,163.82	4,500.00
49150 - Interest	10.59	75.00	(64.41)	125.78	525.00	(399.22)	900.00
49155 - Bank Interest	37.94	-	37.94	396.88	-	396.88	-
49900 - Reimbursement Receipts	(16,232.58)	-	(16,232.58)	490.99	-	490.99	-
Total Other Revenue	(15,363.71)	450.00	(15,813.71)	5,802.47	3,150.00	2,652.47	5,400.00
Total Income	458,049.59	400,081.00	57,968.59	3,105,228.74	2,723,427.00	381,801.74	4,748,257.00

Operating Expense

Administrative

50000 - Accounting Fee	-	-	-	15,600.00	8,300.00	(7,300.00)	8,300.00
50025 - Staff Development & Recognition	1,491.13	1,800.00	308.87	3,143.57	5,800.00	2,656.43	8,000.00
50075 - Bank Charges	50.00	30.00	(20.00)	250.00	210.00	(40.00)	360.00

KISSING TREE MASTER COMMUNITY, INC.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50125 - Website & Software	2,743.07	1,500.00	(1,243.07)	10,354.58	10,500.00	145.42	20,400.00
50150 - Coupons & Statements	1,147.60	625.00	(522.60)	9,412.16	4,375.00	(5,037.16)	7,500.00
50200 - Dep. & Amort.	2,189.71	2,190.00	.29	15,327.97	15,330.00	2.03	26,280.00
50300 - Insurance	16,671.43	15,000.00	(1,671.43)	99,289.55	105,000.00	5,710.45	189,000.00
50325 - Interest Expense	-	-	-	816.34	882.00	65.66	882.00
50375 - Legal Fees-General Counsel	1,840.50	500.00	(1,340.50)	9,761.50	2,000.00	(7,761.50)	3,000.00
50425 - Mgmt Fees-Staffing	140,981.67	150,032.00	9,050.33	949,495.04	1,050,224.00	100,728.96	1,800,384.00
50426 - Mgmt Fee-Tech	1,410.40	1,335.00	(75.40)	10,106.80	9,345.00	(761.80)	16,020.00
50427 - Mgmt Fee-Doors	4,515.00	4,571.00	56.00	30,597.00	30,646.00	49.00	54,166.00
50429 - Managment Collection Fees	272.50	142.50	(130.00)	3,335.17	997.50	(2,337.67)	1,710.00
50485 - Mileage/Auto	118.02	200.00	81.98	492.86	1,400.00	907.14	2,400.00
50486 - Vehicle Expense	-	1,095.00	1,095.00	43,427.32	7,665.00	(35,762.32)	13,140.00
50525 - Office Equipment/Furniture	(276.84)	1,000.00	1,276.84	2,268.77	7,000.00	4,731.23	12,000.00
50600 - Office Supplies	1,114.98	835.00	(279.98)	7,293.97	5,845.00	(1,448.97)	10,020.00
50650 - Postage	144.53	210.00	65.47	815.12	1,470.00	654.88	2,520.00
50675 - Professional Fees	296.49	300.00	3.51	2,038.87	2,100.00	61.13	3,600.00
50700 - Property Tax & Sales Tax	(33.31)	-	33.31	72,645.74	30,000.00	(42,645.74)	30,000.00
50725 - Telephone & Internet	2,541.56	1,900.00	(641.56)	17,951.08	13,300.00	(4,651.08)	22,800.00
50800 - Uniforms & Clothing	67.23	250.00	182.77	3,928.58	4,500.00	571.42	5,000.00
Total Administrative	177,285.67	183,515.50	6,229.83	1,308,351.99	1,316,889.50	8,537.51	2,237,482.00
Utilities							
60000 - Electric Service	9,628.34	9,880.00	251.66	62,641.17	69,160.00	6,518.83	118,560.00
60050 - Gas Services	902.07	1,000.00	97.93	13,667.65	18,000.00	4,332.35	30,000.00
60100 - Water & Sewer	27,359.65	30,360.00	3,000.35	194,695.70	212,516.08	17,820.38	364,316.08
Total Utilities	37,890.06	41,240.00	3,349.94	271,004.52	299,676.08	28,671.56	512,876.08
Landscaping							
61150 - Irrigation Inspection & Repairs	350.00	3,000.00	2,650.00	17,776.51	18,000.00	223.49	29,250.00
61200 - Landscape Maintenance	59,912.18	69,544.15	9,631.97	428,806.69	489,249.61	60,442.92	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	950.00	11,000.00	10,050.00	19,000.00
61910 - Landscape Maint Golf Shared	-	-	-	200,000.00	200,000.00	-	400,000.00
Total Landscaping	60,262.18	73,544.15	13,281.97	690,081.98	759,204.61	69,122.63	1,332,404.78
Amenity Maintenance							
62000 - General Maintenance/Repairs/Supplies	1,293.45	4,250.00	2,956.55	20,137.18	29,750.00	9,612.82	51,000.00
62051 - Elevator Testing & Maintenance	-	100.00	100.00	-	700.00	700.00	3,600.00
62075 - Fitness Equipment	921.19	700.00	(221.19)	4,462.15	4,900.00	437.85	8,400.00
62100 - Gate Attendant/Patrol Services	51,023.68	59,150.00	8,126.32	417,264.58	414,050.00	(3,214.58)	709,800.00
62125 - Access Control Systems & Devices	6,364.30	12,348.00	5,983.70	40,800.96	33,950.46	(6,850.50)	52,492.56
62150 - Fire & Safety	375.00	575.00	200.00	6,874.55	4,025.00	(2,849.55)	6,900.00

KISSING TREE MASTER COMMUNITY, INC.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
62200 - Gate/Fence/Wall Repairs & Maintenance	1,240.00	1,000.00	(240.00)	8,290.95	7,000.00	(1,290.95)	12,000.00
62250 - HVAC Service	719.80	1,000.00	280.20	5,238.52	7,000.00	1,761.48	12,000.00
62300 - Janitorial Service & Supplies	5,899.88	2,600.00	(3,299.88)	17,344.31	18,200.00	855.69	31,200.00
62325 - Lighting & Electric	-	400.00	400.00	3,857.32	2,800.00	(1,057.32)	4,800.00
62425 - Permits	(515.00)	-	515.00	-	-	-	-
62450 - Pest Control	675.25	500.00	(175.25)	3,715.16	3,500.00	(215.16)	6,000.00
62500 - Pool Maintenance	6,141.64	6,500.00	358.36	27,283.91	33,500.00	6,216.09	54,000.00
62550 - Pool Supplies	124.26	100.00	(24.26)	124.26	700.00	575.74	1,200.00
62600 - Community Enhancement Projects	5,396.19	2,500.00	(2,896.19)	5,396.19	54,877.00	49,480.81	64,377.00
62625 - Site Signage	72.85	100.00	27.15	2,318.06	700.00	(1,618.06)	1,200.00
62655 - Sports Court P&S	-	500.00	500.00	587.53	4,715.00	4,127.47	5,715.00
62675 - Street Maintenance	-	-	-	1,266.77	15,335.00	14,068.23	15,335.00
62750 - Waste Removal/Recycling	1,714.20	1,100.00	(614.20)	9,106.55	7,700.00	(1,406.55)	13,200.00
62765 - Pond & Storm Water Systems	15,127.47	16,750.00	1,622.53	38,279.73	57,250.00	18,970.27	81,000.00
Total Amenity Maintenance	96,574.16	110,173.00	13,598.84	612,348.68	700,652.46	88,303.78	1,134,219.56
Community Engagement							
70075 - Cafe Expense	2,380.86	2,000.00	(380.86)	16,252.06	13,500.00	(2,752.06)	23,500.00
70300 - Fitness Classes	21,349.06	16,300.00	(5,049.06)	152,214.35	114,100.00	(38,114.35)	195,600.00
70400 - Club Initiatives	-	250.00	250.00	1,000.00	1,750.00	750.00	3,000.00
70650 - Welcome Program	(147.93)	1,000.00	1,147.93	2,861.00	6,300.00	3,439.00	10,050.00
70700 - Entertainment Licenses	-	1,300.00	1,300.00	-	3,000.00	3,000.00	4,500.00
75000 - Decorations & Flags	14,034.25	5,000.00	(9,034.25)	14,437.80	15,000.00	562.20	20,000.00
75200 - Community Programs & Supplies	7,929.79	11,920.00	3,990.21	81,217.91	83,440.00	2,222.09	143,040.00
Total Community Engagement	45,546.03	37,770.00	(7,776.03)	267,983.12	237,090.00	(30,893.12)	399,690.00
Reserve							
80000 - Reserve Contributions	9,259.25	9,259.25	-	64,814.75	64,814.75	-	111,111.00
Total Reserve	9,259.25	9,259.25	-	64,814.75	64,814.75	-	111,111.00
Total Expense	426,817.35	455,501.90	28,684.55	3,214,585.04	3,378,327.40	163,742.36	5,727,783.42
Operating Net Total	31,232.24	(55,420.90)	86,653.14	(109,356.30)	(654,900.40)	545,544.10	(979,526.42)
Net Total	31,232.24	(55,420.90)	86,653.14	(109,356.30)	(654,900.40)	545,544.10	(979,526.42)