



KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

09/30/2025

Financial Package

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THRIVE TOGETHER

KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

Balance Sheet For 9/30/2025

| | | |
|------------------------------------|-----------------------------------|----------------------|
| Cash-Operating | | |
| Checking-Operating | \$73,832.88 | |
| Total Cash-Operating | | \$73,832.88 |
| Cash-Reserves | | |
| Reserve Checking | \$128,980.32 | |
| Total Cash-Reserves | | \$128,980.32 |
| Accounts Receivable | | |
| Accounts Receivable | \$9,167.25 | |
| Total Accounts Receivable | | \$9,167.25 |
| Current Asset (Other) | | |
| Deposits | \$7,315.00 | |
| Prepaid Insurance | \$5,384.02 | |
| Total Current Asset (Other) | | \$12,699.02 |
| | Total Assets | \$224,679.47 |
| <hr/> | | |
| Accounts Payable | | |
| Accounts Payable | \$146,777.31 | |
| Total Accounts Payable | | \$146,777.31 |
| Current Liabilities | | |
| Prepaid Assessments | \$11,865.83 | |
| Refundable Deposit | \$43.72 | |
| Total Current Liabilities | | \$11,909.55 |
| Due to Related Party | | |
| Late Fees | \$300.00 | |
| Total Due to Related Party | | \$300.00 |
| Reserve Contribution | | |
| Unearned Reserve Income | \$128,175.00 | |
| Total Reserve Contribution | | \$128,175.00 |
| Equity | | |
| Prior Year Surplus (Deficit) | (\$29,961.12) | |
| Current Year Surplus (Deficit) | (\$32,521.27) | |
| Total Equity | | (\$62,482.39) |
| | Total Liabilities / Equity | \$224,679.47 |

KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

| | Current Period | | | Year To Date | | | Annual Budget |
|-----------------------------------|------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Income | | | | | | | |
| Assessment Revenue | | | | | | | |
| 40000 - Association Assessment | 11,913.29 | 12,243.00 | (329.71) | 101,638.05 | 101,654.00 | (15.95) | 139,337.00 |
| 40005 - Service Area 1 Assessment | 17,415.00 | 19,350.00 | (1,935.00) | 159,702.00 | 174,150.00 | (14,448.00) | 232,200.00 |
| 40010 - Service Area 2 Assessment | 12,027.06 | 10,854.00 | 1,173.06 | 94,692.89 | 76,112.00 | 18,580.89 | 111,086.00 |
| 40050 - Builder Assessments | (187.32) | - | (187.32) | 3,999.08 | 6,678.00 | (2,678.92) | 6,678.00 |
| 40055 - Service Area 2 Builder | (488.29) | - | (488.29) | 12,348.15 | 16,884.00 | (4,535.85) | 16,884.00 |
| Total Assessment Revenue | 40,679.74 | 42,447.00 | (1,767.26) | 372,380.17 | 375,478.00 | (3,097.83) | 506,185.00 |
| Enforcement Fees | | | | | | | |
| 42101 - Collection fee | 70.00 | - | 70.00 | 360.00 | - | 360.00 | - |
| 42104 - Late Fees | - | - | - | 125.00 | - | 125.00 | - |
| 42105 - Tenant Account Setup Fee | - | - | - | 100.00 | - | 100.00 | - |
| 42350 - Returned Deposit Fee | 50.00 | - | 50.00 | 150.00 | - | 150.00 | - |
| Total Enforcement Fees | 120.00 | - | 120.00 | 735.00 | - | 735.00 | - |
| Reserve Contribution | | | | | | | |
| 47100 - Reserve Fund-COE | 2,805.00 | 477.00 | 2,328.00 | 18,969.00 | 5,406.00 | 13,563.00 | 6,837.00 |
| Total Reserve Contribution | 2,805.00 | 477.00 | 2,328.00 | 18,969.00 | 5,406.00 | 13,563.00 | 6,837.00 |
| Other Revenue | | | | | | | |
| 40210 - Water Reimbursement | 12,269.54 | 5,712.00 | 6,557.54 | 94,819.89 | 51,408.00 | 43,411.89 | 68,544.00 |
| 49150 - Interest | 1.57 | 1.00 | .57 | 4.52 | 9.00 | (4.48) | 12.00 |
| 49155 - Bank Interest | 24.91 | - | 24.91 | 223.42 | - | 223.42 | - |
| 49798 - Developer Subsidy | - | 12,602.20 | (12,602.20) | 15,000.00 | 115,059.60 | (100,059.60) | 151,283.30 |
| 49900 - Reimbursement Receipts | 9,118.57 | - | 9,118.57 | 11,199.05 | - | 11,199.05 | - |
| Total Other Revenue | 21,414.59 | 18,315.20 | 3,099.39 | 121,246.88 | 166,476.60 | (45,229.72) | 219,839.30 |
| Total Income | 65,019.33 | 61,239.20 | 3,780.13 | 513,331.05 | 547,360.60 | (34,029.55) | 732,861.30 |

Operating Expense

| | | | | | | | |
|------------------------------------|-----------------|-----------------|-------------------|------------------|------------------|-------------------|------------------|
| Administrative | | | | | | | |
| 50000 - Accounting Fee | - | - | - | 650.00 | - | (650.00) | 1,200.00 |
| 50075 - Bank Charges | 20.00 | - | (20.00) | 95.00 | - | (95.00) | - |
| 50100 - Comp - Srv & Sup | 50.00 | - | (50.00) | 450.00 | - | (450.00) | - |
| 50150 - Coupons & Statements | 188.92 | 155.20 | (33.72) | 2,003.52 | 1,333.60 | (669.92) | 1,804.00 |
| 50300 - Insurance | 869.26 | 377.00 | (492.26) | 3,943.42 | 3,353.00 | (590.42) | 4,730.00 |
| 50375 - Legal Fees-General Counsel | 739.50 | - | (739.50) | 739.50 | - | (739.50) | 500.00 |
| 50427 - Mgmt Fee-Doors | 2,230.00 | 2,310.00 | 80.00 | 19,220.00 | 19,180.00 | (40.00) | 26,290.00 |
| 50429 - Managment Collection Fees | 70.00 | - | (70.00) | 522.50 | - | (522.50) | - |
| 50480 - Meter Reading | 2,600.00 | 1,150.00 | (1,450.00) | 11,050.00 | 10,350.00 | (700.00) | 13,800.00 |
| 50600 - Office Supplies | 4.40 | 25.00 | 20.60 | 25.20 | 225.00 | 199.80 | 300.00 |
| 50650 - Postage | .74 | 25.00 | 24.26 | 3.50 | 225.00 | 221.50 | 300.00 |
| Total Administrative | 6,772.82 | 4,042.20 | (2,730.62) | 38,702.64 | 34,666.60 | (4,036.04) | 48,924.00 |

KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

| | Current Period | | | Year To Date | | | Annual Budget |
|---|-------------------|------------------|--------------------|--------------------|-------------------|--------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Expense | | | | | | | |
| Utilities | | | | | | | |
| 60000 - Electric - | 84.24 | 55.00 | (29.24) | 860.40 | 495.00 | (365.40) | 660.00 |
| 60100 - Water & Sewer - Reimbursable | 9,761.39 | 5,712.00 | (4,049.39) | 86,622.49 | 51,408.00 | (35,214.49) | 68,544.00 |
| 60105 - Water - Irrigation | 11,404.39 | 3,250.00 | (8,154.39) | 29,164.55 | 29,250.00 | 85.45 | 39,000.00 |
| Total Utilities | 21,250.02 | 9,017.00 | (12,233.02) | 116,647.44 | 81,153.00 | (35,494.44) | 108,204.00 |
| Landscaping | | | | | | | |
| 61150 - Irrigation System | - | 2,000.00 | 2,000.00 | 14,452.29 | 13,500.00 | (952.29) | 15,000.00 |
| 61200 - Landscape Maintenance | 3,864.48 | - | (3,864.48) | 26,572.42 | 36,000.00 | 9,427.58 | 36,000.00 |
| 61201 - Landscape Maint. - Common Area | 1,277.35 | 2,285.00 | 1,007.65 | 12,773.15 | 18,549.00 | 5,775.85 | 27,314.00 |
| 61205 - Landscape Maint. SA 1 | 27,406.20 | 21,750.00 | (5,656.20) | 205,344.35 | 195,750.00 | (9,594.35) | 261,000.00 |
| 61210 - Landscape Maint. SA 2 | 11,394.90 | 14,823.00 | 3,428.10 | 96,788.74 | 103,944.00 | 7,155.26 | 151,707.00 |
| 61250 - Landscape Refurbish | 33.55 | 2,500.00 | 2,466.45 | 14,641.37 | 22,500.00 | 7,858.63 | 30,000.00 |
| 61300 - Tree Maintenance | - | 525.00 | 525.00 | - | 2,625.00 | 2,625.00 | 3,150.00 |
| Total Landscaping | 43,976.48 | 43,883.00 | (93.48) | 370,572.32 | 392,868.00 | 22,295.68 | 524,171.00 |
| Amenity Maintenance | | | | | | | |
| 62000 - Maintenance - General Repairs | - | - | - | 30.92 | - | (30.92) | - |
| 62050 - Building Maint - Repairs & Supplies | - | 275.00 | 275.00 | 300.00 | 2,475.00 | 2,175.00 | 3,300.00 |
| Total Amenity Maintenance | - | 275.00 | 275.00 | 330.92 | 2,475.00 | 2,144.08 | 3,300.00 |
| Community Engagement | | | | | | | |
| 70650 - Community Welcoming Program | 110.00 | - | (110.00) | 630.00 | - | (630.00) | - |
| Total Community Engagement | 110.00 | - | (110.00) | 630.00 | - | (630.00) | - |
| Reserve | | | | | | | |
| 80000 - Reserve Contributions | 2,805.00 | 4,022.00 | 1,217.00 | 18,969.00 | 36,198.00 | 17,229.00 | 48,262.30 |
| Total Reserve | 2,805.00 | 4,022.00 | 1,217.00 | 18,969.00 | 36,198.00 | 17,229.00 | 48,262.30 |
| Total Expense | 74,914.32 | 61,239.20 | (13,675.12) | 545,852.32 | 547,360.60 | 1,508.28 | 732,861.30 |
| Operating Net Total | (9,894.99) | - | (9,894.99) | (32,521.27) | - | (32,521.27) | - |
| Net Total | (9,894.99) | - | (9,894.99) | (32,521.27) | - | (32,521.27) | - |