

Kissing Tree Master Community
2026 Budget Detail by Month

50125	Website, Software & Communications	9,939	3,969	3,969	5,589	3,969	3,969	5,589	3,969	3,969	5,589	3,969	3,969	58,458
50150	Coupons & Statements	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
50200	Depreciation & Amortization	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	26,277
50300	Insurance	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	24,600	24,012	24,012	257,124
50325	Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
50350	Legal Services - Enforcement	-	-	-	-	-	-	-	-	-	-	-	-	-
50375	Legal Services - General Counsel	750	750	750	750	750	750	750	750	750	750	750	750	9,000
50400	Legal Services - Collections	-	-	-	-	-	-	-	-	-	-	-	-	-
50425	Management Fee - Staffing	155,523	155,523	155,523	155,523	155,523	155,523	155,523	155,523	155,523	155,523	155,523	155,523	1,866,275
50426	Management Fee - Tech	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
50427	Management Fee - Door	4,764	4,809	4,851	4,900	4,946	4,995	5,040	5,093	5,142	5,194	5,247	5,303	60,281
50429	Management Collection Fees	363	363	363	363	363	363	363	363	363	363	363	363	4,350
50485	Mileage/Auto	135	135	135	135	135	135	135	135	135	135	135	135	1,620
50486	Vehicle Expense	10,500	500	500	500	500	500	500	500	500	500	500	500	16,000
50525	Office Equipment/Furniture	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,000	2,000	25,000
50550	Office Equipment Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
50600	Office Supplies	850	850	850	850	850	850	850	850	850	850	850	850	10,200
50625	Permits & Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
50650	Postage	150	150	150	150	150	150	150	150	150	150	150	150	1,800
50675	Professional Fees	300	300	300	300	300	300	300	300	300	300	300	300	3,600
50700	Property & Sales Tax	145,000	-	-	-	-	-	-	-	-	-	-	-	145,000
50720	Reserve Study	-	-	-	-	-	-	-	-	-	-	-	-	-
50722	Storage	-	-	-	-	-	-	-	-	-	-	-	-	-
50725	Telephone & Internet	2,500	2,500	2,500	2,500	2,500	2,500	3,400	3,400	3,400	3,400	3,400	3,400	35,400
50800	Uniforms & Clothing	1,250	-	-	1,250	-	-	1,250	-	-	1,250	-	-	5,000
ADMINISTRATIVE TOTAL		360,265	198,090	203,832	201,551	198,227	198,276	206,691	199,274	199,323	206,345	202,840	202,892	2,577,604
COMMUNICATIONS														
51050	Digital Tools & Support	-	-	-	-	-	-	-	-	-	-	-	-	-
51200	Promotional Tools & Collateral	-	-	-	-	-	-	-	-	-	-	-	-	-
COMMUNICATIONS TOTAL		-	-	-	-	-	-	-	-	-	-	-	-	-
UTILITIES														
60000	Electric Service	9,880	9,880	9,880	9,880	9,880	9,880	12,380	12,380	12,380	12,380	12,380	12,380	133,560
60050	Gas Service	4,500	4,500	3,500	2,500	1,000	1,000	1,125	1,125	1,125	2,625	3,125	4,775	30,900
60100	Water Service	33,200	33,200	33,200	33,200	33,200	33,200	34,050	34,050	34,050	34,050	34,050	34,050	403,500
UTILITIES TOTAL		47,580	47,580	46,580	45,580	44,080	44,080	47,555	47,555	47,555	49,055	49,555	51,205	567,960
LANDSCAPING														
61000	Seasonal Flowers & Ground Cover	-	-	-	-	-	-	-	-	-	-	-	-	-
61150	Irrigation Inspection & Maintenance	2,400	2,400	2,400	3,200	3,200	3,200	3,200	2,400	2,400	2,400	2,400	2,400	32,000
61200	Landscape Maintenance	61,250	61,250	61,250	61,250	61,250	61,250	61,250	61,250	61,250	61,250	61,250	61,250	735,000
61250	Landscape Refurbishment	3,000	-	31,000	-	-	-	-	3,000	-	-	-	-	37,000
61275	Storm & Emergency Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
61300	Tree Maintenance	-	250	250	250	250	250	250	250	250	18,000	-	-	20,000
61350	Tree Rmvl & Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
61910	Shared Landscape - Golf	-	-	100,000	-	-	100,000	-	-	100,000	-	-	100,000	400,000
LANDSCAPING TOTAL		66,650	63,900	194,900	64,700	64,700	164,700	64,700	66,900	163,900	81,650	63,650	163,650	1,224,000
FACILITY MAINTENANCE														
62000	General Repair & Maintenance	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	54,000
62050	Building Repair & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
62051	Elevator Testing & Maintenance	-	-	-	-	-	-	-	-	5,000	-	-	-	5,000
62075	Fitness Equipment & Supplies	925	775	775	925	775	775	925	775	775	925	775	775	9,900

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62100	Gate Attendant/Patrol Services	69,750	69,750	69,750	69,750	69,750	69,750	69,750	69,750	69,750	69,750	69,750	69,750	837,000
62125	Access Control Systems	7,950	4,950	4,950	7,950	4,950	4,950	7,950	4,950	4,950	7,950	4,950	4,950	71,400
62150	Fire & Safety	575	575	575	575	575	575	1,000	1,000	1,000	1,000	1,000	1,000	9,450
62200	Gate, Fence & Wall Repair & Maintenance	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
62250	HVAC Repair & Maintenance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
62300	Janitorial Service & Supplies	5,425	2,125	6,625	2,125	2,125	2,125	5,550	2,250	8,250	2,250	2,250	2,250	43,350
62325	Lighting & Electrical Repair & Maintenance	500	500	500	500	500	500	600	600	600	600	600	600	6,600
62425	Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
62450	Pest Control	525	525	525	525	525	525	525	525	525	525	525	525	6,300
62500	Pool Maintenance & Repair	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	54,600
62525	Pool Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
62550	Pool Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
62600	Community Enhancement Projects	57,500	-	-	-	-	-	25,000	-	-	-	-	-	82,500
62625	Site Signage & Monuments	250	250	250	250	250	250	250	250	250	250	250	250	3,000
62655	Sports Court Maintenance	3,500	-	-	3,500	-	-	3,500	-	-	3,500	-	-	14,000
62675	Street Repair & Maintenance	4,500	-	-	4,500	-	-	4,500	-	-	3,500	-	-	17,000
62750	Waste Removal & Recycling	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	16,200
62765	Pond & Storm Water Systems	13,750	3,750	3,750	13,750	3,750	3,750	13,750	3,750	3,750	13,750	3,750	3,750	85,000
	FACILITIES MAINTENANCE TOTAL	177,800	95,850	100,350	117,000	95,850	95,850	145,950	96,500	107,500	116,650	96,500	96,500	1,342,300
	COMMUNITY ENGAGEMENT													
70075	Café Expense	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
70250	Fitness Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
70300	Fitness Classes & Programs	21,825	21,825	21,825	21,825	21,825	21,825	21,825	21,825	21,825	21,825	21,825	21,825	261,900
70400	Clubs & Special Interest Groups	100	100	100	100	100	100	100	100	100	100	100	100	1,200
70650	Welcome Program	710	710	710	710	710	710	710	710	710	710	710	710	8,520
70700	Entertainment Licenses	-	-	-	-	-	-	-	-	2,050	2,050	-	2,050	6,150
75000	Decorations & Flags	-	200	-	200	-	200	5,000	-	-	5,000	-	9,400	20,000
75200	Community Program & Supplies	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	150,000
	COMMUNITY ENGAGEMENT TOTAL	37,635	37,835	37,635	37,835	37,635	37,835	42,635	37,635	39,685	44,685	37,635	49,085	477,770
	OTHER EXPENSES													
80000	Reserve Contribution	7,890	10,257	9,468	11,046	10,257	11,046	10,257	11,835	11,046	11,835	11,835	12,624	129,396
	OTHER EXPENSES TOTAL	7,890	10,257	9,468	11,046	10,257	11,046	10,257	11,835	11,046	11,835	11,835	12,624	129,396
	TOTAL EXPENSES	697,820	453,512	592,765	477,712	450,749	551,787	517,788	459,699	569,009	510,220	462,015	575,956	6,319,030
	NET SURPLUS (DEFICIT)	(172,255)	25,110	(110,152)	299	26,603	(66,951)	(33,761)	28,876	(77,668)	(15,270)	30,115	(78,032)	(443,084)