



KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

10/31/2025

Financial Package

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# KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

Balance Sheet For 10/31/2025

<b>Cash-Operating</b>		
Checking-Operating	<u>\$38,733.56</u>	
<b>Total Cash-Operating</b>		<b>\$38,733.56</b>
<b>Cash-Reserves</b>		
Reserve Checking	<u>\$129,563.03</u>	
<b>Total Cash-Reserves</b>		<b>\$129,563.03</b>
<b>Accounts Receivable</b>		
Accounts Receivable	<u>\$9,578.89</u>	
<b>Total Accounts Receivable</b>		<b>\$9,578.89</b>
<b>Current Asset (Other)</b>		
Deposits	\$7,315.00	
Prepaid Insurance	<u>\$4,514.78</u>	
<b>Total Current Asset (Other)</b>		<b>\$11,829.78</b>
	<b>Total Assets</b>	<b><u>\$189,705.26</u></b>
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<b>Accounts Payable</b>		
Accounts Payable	<u>\$98,368.32</u>	
<b>Total Accounts Payable</b>		<b>\$98,368.32</b>
<b>Current Liabilities</b>		
Prepaid Assessments	\$10,914.83	
Refundable Deposit	<u>\$43.72</u>	
<b>Total Current Liabilities</b>		<b>\$10,958.55</b>
<b>Due to Related Party</b>		
Late Fees	<u>\$325.00</u>	
<b>Total Due to Related Party</b>		<b>\$325.00</b>
<b>Reserve Contribution</b>		
Unearned Reserve Income	<u>\$128,736.00</u>	
<b>Total Reserve Contribution</b>		<b>\$128,736.00</b>
<b>Equity</b>		
Prior Year Surplus (Deficit)	(\$29,961.12)	
Current Year Surplus (Deficit)	<u>(\$18,721.49)</u>	
<b>Total Equity</b>		<b>(\$48,682.61)</b>
	<b>Total Liabilities / Equity</b>	<b><u>\$189,705.26</u></b>

# KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Assessment Revenue</b>							
40000 - Association Assessment	12,031.00	12,402.00	(371.00)	113,669.05	114,056.00	(386.95)	139,337.00
40005 - Service Area 1 Assessment	17,544.00	19,350.00	(1,806.00)	177,246.00	193,500.00	(16,254.00)	232,200.00
40010 - Service Area 2 Assessment	12,194.00	11,256.00	938.00	106,886.89	87,368.00	19,518.89	111,086.00
40050 - Builder Assessments	-	-	-	3,999.08	6,678.00	(2,678.92)	6,678.00
40055 - Service Area 2 Builder	-	-	-	12,348.15	16,884.00	(4,535.85)	16,884.00
<b>Total Assessment Revenue</b>	<b>41,769.00</b>	<b>43,008.00</b>	<b>(1,239.00)</b>	<b>414,149.17</b>	<b>418,486.00</b>	<b>(4,336.83)</b>	<b>506,185.00</b>
<b>Enforcement Fees</b>							
42101 - Collection fee	-	-	-	360.00	-	360.00	-
42104 - Late Fees	-	-	-	125.00	-	125.00	-
42105 - Tenant Account Setup Fee	-	-	-	100.00	-	100.00	-
42350 - Returned Deposit Fee	25.00	-	25.00	175.00	-	175.00	-
<b>Total Enforcement Fees</b>	<b>25.00</b>	<b>-</b>	<b>25.00</b>	<b>760.00</b>	<b>-</b>	<b>760.00</b>	<b>-</b>
<b>Reserve Contribution</b>							
47100 - Reserve Fund-COE	561.00	477.00	84.00	19,530.00	5,883.00	13,647.00	6,837.00
<b>Total Reserve Contribution</b>	<b>561.00</b>	<b>477.00</b>	<b>84.00</b>	<b>19,530.00</b>	<b>5,883.00</b>	<b>13,647.00</b>	<b>6,837.00</b>
<b>Other Revenue</b>							
40210 - Water Reimbursement	11,040.62	5,712.00	5,328.62	105,860.51	57,120.00	48,740.51	68,544.00
49150 - Interest	1.64	1.00	.64	6.16	10.00	(3.84)	12.00
49155 - Bank Interest	25.29	-	25.29	248.71	-	248.71	-
49798 - Developer Subsidy	33,000.00	12,878.00	20,122.00	48,000.00	127,937.60	(79,937.60)	151,283.30
49900 - Reimbursement Receipts	-	-	-	11,199.05	-	11,199.05	-
<b>Total Other Revenue</b>	<b>44,067.55</b>	<b>18,591.00</b>	<b>25,476.55</b>	<b>165,314.43</b>	<b>185,067.60</b>	<b>(19,753.17)</b>	<b>219,839.30</b>
<b>Total Income</b>	<b>86,422.55</b>	<b>62,076.00</b>	<b>24,346.55</b>	<b>599,753.60</b>	<b>609,436.60</b>	<b>(9,683.00)</b>	<b>732,861.30</b>

## Operating Expense

### Administrative

50000 - Accounting Fee	3,700.00	1,200.00	(2,500.00)	4,350.00	1,200.00	(3,150.00)	1,200.00
50075 - Bank Charges	10.00	-	(10.00)	105.00	-	(105.00)	-
50100 - Comp - Srv & Sup	50.00	-	(50.00)	500.00	-	(500.00)	-
50150 - Coupons & Statements	179.18	156.00	(23.18)	2,182.70	1,489.60	(693.10)	1,804.00
50300 - Insurance	869.24	459.00	(410.24)	4,812.66	3,812.00	(1,000.66)	4,730.00
50375 - Legal Fees-General Counsel	-	-	-	739.50	-	(739.50)	500.00
50427 - Mgmt Fee-Doors	2,270.00	2,340.00	70.00	21,490.00	21,520.00	30.00	26,290.00
50429 - Managment Collection Fees	-	-	-	522.50	-	(522.50)	-
50480 - Meter Reading	1,300.00	1,150.00	(150.00)	12,350.00	11,500.00	(850.00)	13,800.00
50600 - Office Supplies	.40	25.00	24.60	25.60	250.00	224.40	300.00
50650 - Postage	1.48	25.00	23.52	4.98	250.00	245.02	300.00
<b>Total Administrative</b>	<b>8,380.30</b>	<b>5,355.00</b>	<b>(3,025.30)</b>	<b>47,082.94</b>	<b>40,021.60</b>	<b>(7,061.34)</b>	<b>48,924.00</b>

# KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Utilities</b>							
60000 - Electric -	41.23	55.00	13.77	901.63	550.00	(351.63)	660.00
60100 - Water & Sewer - Reimbursable	11,281.56	5,712.00	(5,569.56)	97,904.05	57,120.00	(40,784.05)	68,544.00
60105 - Water - Irrigation	10,024.48	3,250.00	(6,774.48)	39,189.03	32,500.00	(6,689.03)	39,000.00
<b>Total Utilities</b>	<b>21,347.27</b>	<b>9,017.00</b>	<b>(12,330.27)</b>	<b>137,994.71</b>	<b>90,170.00</b>	<b>(47,824.71)</b>	<b>108,204.00</b>
<b>Landscaping</b>							
61150 - Irrigation System	821.62	1,500.00	678.38	15,273.91	15,000.00	(273.91)	15,000.00
61200 - Landscape Maintenance	-	-	-	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	14,050.50	20,834.00	6,783.50	27,314.00
61205 - Landscape Maint. SA 1	28,127.41	21,750.00	(6,377.41)	233,471.76	217,500.00	(15,971.76)	261,000.00
61210 - Landscape Maint. SA 2	10,750.81	15,372.00	4,621.19	107,539.55	119,316.00	11,776.45	151,707.00
61250 - Landscape Refurbish	359.21	2,500.00	2,140.79	15,000.58	25,000.00	9,999.42	30,000.00
61300 - Tree Maintenance	987.80	-	(987.80)	987.80	2,625.00	1,637.20	3,150.00
<b>Total Landscaping</b>	<b>42,324.20</b>	<b>43,407.00</b>	<b>1,082.80</b>	<b>412,896.52</b>	<b>436,275.00</b>	<b>23,378.48</b>	<b>524,171.00</b>
<b>Amenity Maintenance</b>							
62000 - Maintenance - General Repairs	-	-	-	30.92	-	(30.92)	-
62050 - Building Maint - Repairs & Supplies	-	275.00	275.00	300.00	2,750.00	2,450.00	3,300.00
<b>Total Amenity Maintenance</b>	<b>-</b>	<b>275.00</b>	<b>275.00</b>	<b>330.92</b>	<b>2,750.00</b>	<b>2,419.08</b>	<b>3,300.00</b>
<b>Community Engagement</b>							
70650 - Community Welcoming Program	10.00	-	(10.00)	640.00	-	(640.00)	-
<b>Total Community Engagement</b>	<b>10.00</b>	<b>-</b>	<b>(10.00)</b>	<b>640.00</b>	<b>-</b>	<b>(640.00)</b>	<b>-</b>
<b>Reserve</b>							
80000 - Reserve Contributions	561.00	4,022.00	3,461.00	19,530.00	40,220.00	20,690.00	48,262.30
<b>Total Reserve</b>	<b>561.00</b>	<b>4,022.00</b>	<b>3,461.00</b>	<b>19,530.00</b>	<b>40,220.00</b>	<b>20,690.00</b>	<b>48,262.30</b>
<b>Total Expense</b>	<b>72,622.77</b>	<b>62,076.00</b>	<b>(10,546.77)</b>	<b>618,475.09</b>	<b>609,436.60</b>	<b>(9,038.49)</b>	<b>732,861.30</b>
<b>Operating Net Total</b>	<b>13,799.78</b>	<b>-</b>	<b>13,799.78</b>	<b>(18,721.49)</b>	<b>-</b>	<b>(18,721.49)</b>	<b>-</b>
<b>Net Total</b>	<b>13,799.78</b>	<b>-</b>	<b>13,799.78</b>	<b>(18,721.49)</b>	<b>-</b>	<b>(18,721.49)</b>	<b>-</b>