



KISSING TREE MASTER COMMUNITY, INC.

10/31/2025

Financial Package

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THRIVE TOGETHER

# KISSING TREE MASTER COMMUNITY, INC.

Balance Sheet For 10/31/2025

## Cash-Operating

Checking-Operating	\$523,703.58	
Restricted Use Funds	\$57,675.22	

## Total Cash-Operating

**\$581,378.80**

## Cash-Reserves

Reserve Checking	\$103,477.29	
Reserves Invested in CDARS	\$251,631.85	

## Total Cash-Reserves

**\$355,109.14**

## Accounts Receivable

Accounts Receivable	\$35,288.99	
A/R - Other	\$238.08	

## Total Accounts Receivable

**\$35,527.07**

## Current Asset (Other)

Deposits	\$500.00	
Prepaid Expenses	\$161,876.33	
Prepaid Insurance	\$3,806.00	

## Total Current Asset (Other)

**\$166,182.33**

## Fixed Assets

Fixed Assets	\$262,765.18	
Accumulated Depreciation	(\$136,931.14)	

## Total Fixed Assets

**\$125,834.04**

## Total Assets

**\$1,264,031.38**

## Accounts Payable

Accounts Payable	\$440,039.81	
Accrued Expenses	\$64,791.91	

## Total Accounts Payable

**\$504,831.72**

## Current Liabilities

Prepaid Assessments	\$148,665.34	
Refundable Deposit	\$400.00	

## Total Current Liabilities

**\$149,065.34**

## Due to Related Party

Late Fees	\$1,075.09	
Rental Setup Fees	\$800.00	
Due to Other	\$0.19	
Veterans Plaza Brick Program	\$14,269.59	

## Total Due to Related Party

**\$16,144.87**

## Reserve Contribution

Unearned Reserve Income	\$351,878.75	
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## Total Reserve Contribution

**\$351,878.75**

## 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 10/31/2025

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**Equity**

Prior Year Surplus (Deficit)

(\$12,679,216.85)

Current Year Surplus (Deficit)

(\$219,039.05)

**Total Equity**

**(\$12,898,255.90)**

**Total Liabilities / Equity**

**\$1,264,031.38**

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# KISSING TREE MASTER COMMUNITY, 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	335,538.87	343,230.00	(7,691.13)	3,246,747.02	3,252,525.00	(5,777.98)	3,946,380.00
40050 - Builder Assessments	51,000.00	-	51,000.00	451,776.13	-	451,776.13	-
<b>Total Assessment Revenue</b>	<b>386,538.87</b>	<b>343,230.00</b>	<b>43,308.87</b>	<b>3,698,523.15</b>	<b>3,252,525.00</b>	<b>445,998.15</b>	<b>3,946,380.00</b>
<b>Property Transfer Fees</b>							
41100 - Community Enhancement Fee	13,667.50	9,000.00	4,667.50	136,880.69	90,000.00	46,880.69	108,000.00
41150 - Capital Start Up	7,650.00	12,240.00	(4,590.00)	120,765.00	133,875.00	(13,110.00)	153,765.00
<b>Total Property Transfer Fees</b>	<b>21,317.50</b>	<b>21,240.00</b>	<b>77.50</b>	<b>257,645.69</b>	<b>223,875.00</b>	<b>33,770.69</b>	<b>261,765.00</b>
<b>Enforcement Fees</b>							
42050 - Design Review Application	2,245.64	1,500.00	745.64	21,805.08	15,000.00	6,805.08	18,000.00
42100 - Fines	25.00	50.00	(25.00)	1,482.92	500.00	982.92	600.00
42101 - Collection fee	570.00	50.00	520.00	2,320.00	500.00	1,820.00	600.00
42104 - Late Fees	899.27	-	899.27	2,224.27	-	2,224.27	-
42105 - Tenant Account Setup Fee	-	100.00	(100.00)	600.00	1,900.00	(1,300.00)	2,100.00
42150 - Late Fees & Interest	-	185.00	(185.00)	3,150.31	1,850.00	1,300.31	2,220.00
42350 - Returned Deposit Fee	100.00	50.00	50.00	800.00	500.00	300.00	600.00
<b>Total Enforcement Fees</b>	<b>3,839.91</b>	<b>1,935.00</b>	<b>1,904.91</b>	<b>32,382.58</b>	<b>20,250.00</b>	<b>12,132.58</b>	<b>24,120.00</b>
<b>Program &amp; Amenity Revenues</b>							
45050 - Facility & Park Rentals	-	1,200.00	(1,200.00)	1,168.00	6,600.00	(5,432.00)	9,600.00
45075 - Maint. Service Reimbursement & Bill Back	3,784.32	3,150.00	634.32	33,934.63	31,500.00	2,434.63	37,800.00
45100 - Fitness Revenue	26,282.00	16,000.00	10,282.00	291,331.00	199,000.00	92,331.00	231,000.00
45250 - Program Revenue	3,164.09	12,516.00	(9,351.91)	103,159.96	125,160.00	(22,000.04)	150,192.00
45350 - Program Sponsorship	4,857.99	6,250.00	(1,392.01)	38,030.91	62,500.00	(24,469.09)	75,000.00
45420 - Advertising Revenue	-	1,750.00	(1,750.00)	-	7,000.00	(7,000.00)	7,000.00
<b>Total Program &amp; Amenity Revenues</b>	<b>38,088.40</b>	<b>40,866.00</b>	<b>(2,777.60)</b>	<b>467,624.50</b>	<b>431,760.00</b>	<b>35,864.50</b>	<b>510,592.00</b>
<b>Other Revenue</b>							
49050 - Access Device Revenue	657.61	375.00	282.61	6,675.30	3,750.00	2,925.30	4,500.00
49150 - Interest	(15.11)	75.00	(90.11)	152.37	750.00	(597.63)	900.00
49155 - Bank Interest	1,673.15	-	1,673.15	2,144.76	-	2,144.76	-
49900 - Reimbursement Receipts	104.00	-	104.00	24,718.64	-	24,718.64	-
<b>Total Other Revenue</b>	<b>2,419.65</b>	<b>450.00</b>	<b>1,969.65</b>	<b>33,691.07</b>	<b>4,500.00</b>	<b>29,191.07</b>	<b>5,400.00</b>
<b>Total Income</b>	<b>452,204.33</b>	<b>407,721.00</b>	<b>44,483.33</b>	<b>4,489,866.99</b>	<b>3,932,910.00</b>	<b>556,956.99</b>	<b>4,748,257.00</b>

## Operating Expense

### Administrative

50000 - Accounting Fee	5,000.00	-	(5,000.00)	20,600.00	8,300.00	(12,300.00)	8,300.00
50025 - Staff Development & Recognition	-	1,800.00	1,800.00	5,008.75	7,800.00	2,791.25	8,000.00
50075 - Bank Charges	40.00	30.00	(10.00)	355.00	300.00	(55.00)	360.00
50125 - Website & Software	2,165.76	3,900.00	1,734.24	14,098.51	17,400.00	3,301.49	20,400.00

# KISSING TREE MASTER COMMUNITY, 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>							
50150 - Coupons & Statements	1,120.62	625.00	(495.62)	10,640.40	6,250.00	(4,390.40)	7,500.00
50200 - Dep. & Amort.	2,189.71	2,190.00	.29	21,897.10	21,900.00	2.90	26,280.00
50300 - Insurance	56,012.92	18,000.00	(38,012.92)	188,645.33	153,000.00	(35,645.33)	189,000.00
50325 - Interest Expense	-	-	-	816.34	882.00	65.66	882.00
50375 - Legal Fees-General Counsel	4,840.22	-	(4,840.22)	21,787.22	2,500.00	(19,287.22)	3,000.00
50425 - Mgmt Fees-Staffing	146,755.89	150,032.00	3,276.11	1,385,386.18	1,500,320.00	114,933.82	1,800,384.00
50426 - Mgmt Fee-Tech	1,410.40	1,335.00	(75.40)	15,560.50	13,350.00	(2,210.50)	16,020.00
50427 - Mgmt Fee-Doors	4,599.00	4,711.00	112.00	44,247.00	44,642.50	395.50	54,166.00
50429 - Managment Collection Fees	1,019.64	142.50	(877.14)	5,607.31	1,425.00	(4,182.31)	1,710.00
50485 - Mileage/Auto	-	200.00	200.00	524.33	2,000.00	1,475.67	2,400.00
50486 - Vehicle Expense	-	1,095.00	1,095.00	43,427.32	10,950.00	(32,477.32)	13,140.00
50525 - Office Equipment/Furniture	667.73	1,000.00	332.27	3,471.50	10,000.00	6,528.50	12,000.00
50600 - Office Supplies	904.72	835.00	(69.72)	10,808.62	8,350.00	(2,458.62)	10,020.00
50650 - Postage	5.47	210.00	204.53	910.17	2,100.00	1,189.83	2,520.00
50675 - Professional Fees	453.79	300.00	(153.79)	3,103.75	3,000.00	(103.75)	3,600.00
50700 - Property Tax & Sales Tax	-	-	-	72,645.74	30,000.00	(42,645.74)	30,000.00
50725 - Telephone & Internet	2,122.09	1,900.00	(222.09)	24,938.97	19,000.00	(5,938.97)	22,800.00
50800 - Uniforms & Clothing	-	-	-	4,322.70	4,750.00	427.30	5,000.00
<b>Total Administrative</b>	<b>229,307.96</b>	<b>188,305.50</b>	<b>(41,002.46)</b>	<b>1,898,802.74</b>	<b>1,868,219.50</b>	<b>(30,583.24)</b>	<b>2,237,482.00</b>
<b>Utilities</b>							
60000 - Electric Service	9,133.91	9,880.00	746.09	91,901.56	98,800.00	6,898.44	118,560.00
60050 - Gas Services	3.21	2,500.00	2,496.79	15,236.48	22,500.00	7,263.52	30,000.00
60100 - Water & Sewer	64,025.99	30,360.00	(33,665.99)	335,895.26	303,596.08	(32,299.18)	364,316.08
<b>Total Utilities</b>	<b>73,163.11</b>	<b>42,740.00</b>	<b>(30,423.11)</b>	<b>443,033.30</b>	<b>424,896.08</b>	<b>(18,137.22)</b>	<b>512,876.08</b>
<b>Landscaping</b>							
61150 - Irrigation Inspection & Repairs	2,498.00	2,250.00	(248.00)	28,362.08	24,750.00	(3,612.08)	29,250.00
61200 - Landscape Maintenance	61,856.56	69,544.15	7,687.59	625,821.90	700,996.87	75,174.97	843,199.78
61250 - Landscape Refurbishment & New Projects	-	-	-	42,548.78	40,955.00	(1,593.78)	40,955.00
61300 - Tree Maintenance	16,835.00	1,000.00	(15,835.00)	17,785.00	16,000.00	(1,785.00)	19,000.00
61910 - Landscape Maint Golf Shared	-	-	-	300,000.00	300,000.00	-	400,000.00
<b>Total Landscaping</b>	<b>81,189.56</b>	<b>72,794.15</b>	<b>(8,395.41)</b>	<b>1,014,517.76</b>	<b>1,082,701.87</b>	<b>68,184.11</b>	<b>1,332,404.78</b>
<b>Amenity Maintenance</b>							
62000 - General Maintenance/Repairs/Supplies	4,984.80	4,250.00	(734.80)	37,441.93	42,500.00	5,058.07	51,000.00
62051 - Elevator Testing & Maintenance	-	100.00	100.00	4,626.20	3,400.00	(1,226.20)	3,600.00
62075 - Fitness Equipment	486.13	700.00	213.87	5,636.85	7,000.00	1,363.15	8,400.00
62100 - Gate Attendant/Patrol Services	51,919.63	59,150.00	7,230.37	572,593.47	591,500.00	18,906.53	709,800.00
62125 - Access Control Systems & Devices	3,628.35	3,708.42	80.07	52,036.23	45,075.72	(6,960.51)	52,492.56
62150 - Fire & Safety	479.55	575.00	95.45	8,387.10	5,750.00	(2,637.10)	6,900.00
62200 - Gate/Fence/Wall Repairs & Maintenance	-	1,000.00	1,000.00	10,010.69	10,000.00	(10.69)	12,000.00

# KISSING TREE MASTER COMMUNITY, 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>							
62250 - HVAC Service	536.34	1,000.00	463.66	11,988.75	10,000.00	(1,988.75)	12,000.00
62300 - Janitorial Service & Supplies	508.80	2,600.00	2,091.20	23,729.90	26,000.00	2,270.10	31,200.00
62325 - Lighting & Electric	-	400.00	400.00	4,157.32	4,000.00	(157.32)	4,800.00
62450 - Pest Control	800.00	500.00	(300.00)	5,298.66	5,000.00	(298.66)	6,000.00
62500 - Pool Maintenance	2,700.00	6,500.00	3,800.00	36,320.74	47,000.00	10,679.26	54,000.00
62550 - Pool Supplies	-	100.00	100.00	124.26	1,000.00	875.74	1,200.00
62600 - Community Enhancement Projects	2,750.00	1,500.00	(1,250.00)	33,681.90	60,377.00	26,695.10	64,377.00
62625 - Site Signage	-	100.00	100.00	2,318.06	1,000.00	(1,318.06)	1,200.00
62655 - Sports Court P&S	3,150.00	-	(3,150.00)	3,737.53	5,215.00	1,477.47	5,715.00
62675 - Street Maintenance	800.00	-	(800.00)	14,422.13	15,335.00	912.87	15,335.00
62750 - Waste Removal/Recycling	1,641.70	1,100.00	(541.70)	13,648.00	11,000.00	(2,648.00)	13,200.00
62765 - Pond & Storm Water Systems	3,913.33	16,750.00	12,836.67	50,597.85	77,500.00	26,902.15	81,000.00
<b>Total Amenity Maintenance</b>	<b>78,298.63</b>	<b>100,033.42</b>	<b>21,734.79</b>	<b>890,757.57</b>	<b>968,652.72</b>	<b>77,895.15</b>	<b>1,134,219.56</b>
<b>Community Engagement</b>							
70075 - Cafe Expense	1,650.93	2,000.00	349.07	21,756.43	19,500.00	(2,256.43)	23,500.00
70300 - Fitness Classes	13,302.22	16,300.00	2,997.78	216,896.37	163,000.00	(53,896.37)	195,600.00
70400 - Club Initiatives	-	250.00	250.00	1,000.00	2,500.00	1,500.00	3,000.00
70650 - Welcome Program	100.00	800.00	700.00	3,564.18	8,750.00	5,185.82	10,050.00
70700 - Entertainment Licenses	-	300.00	300.00	-	3,900.00	3,900.00	4,500.00
75000 - Decorations & Flags	-	5,000.00	5,000.00	14,437.80	20,000.00	5,562.20	20,000.00
75200 - Community Programs & Supplies	8,223.46	11,920.00	3,696.54	111,547.39	119,200.00	7,652.61	143,040.00
<b>Total Community Engagement</b>	<b>23,276.61</b>	<b>36,570.00</b>	<b>13,293.39</b>	<b>369,202.17</b>	<b>336,850.00</b>	<b>(32,352.17)</b>	<b>399,690.00</b>
<b>Reserve</b>							
80000 - Reserve Contributions	9,259.25	9,259.25	-	92,592.50	92,592.50	-	111,111.00
<b>Total Reserve</b>	<b>9,259.25</b>	<b>9,259.25</b>	<b>-</b>	<b>92,592.50</b>	<b>92,592.50</b>	<b>-</b>	<b>111,111.00</b>
<b>Total Expense</b>	<b>494,495.12</b>	<b>449,702.32</b>	<b>(44,792.80)</b>	<b>4,708,906.04</b>	<b>4,773,912.67</b>	<b>65,006.63</b>	<b>5,727,783.42</b>
<b>Operating Net Total</b>	<b>(42,290.79)</b>	<b>(41,981.32)</b>	<b>(309.47)</b>	<b>(219,039.05)</b>	<b>(841,002.67)</b>	<b>621,963.62</b>	<b>(979,526.42)</b>
<b>Net Total</b>	<b>(42,290.79)</b>	<b>(41,981.32)</b>	<b>(309.47)</b>	<b>(219,039.05)</b>	<b>(841,002.67)</b>	<b>621,963.62</b>	<b>(979,526.42)</b>