



# ANNUAL GOVERNANCE ANNOUNCEMENT



**KISSING TREE®**  
SAN MARCOS ★ TEXAS

# KISSING TREE®

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December 2026

Dear Kissing Tree Homeowner,

On behalf of Kissing Tree Master Community, Kissing Tree Villas Condominiums Association, and Kissing Tree Cottages Condominiums Association, the Board of Directors is pleased to share the 2026 Annual Governance Package with the community. The 2026 budgets and assessments reflect the collective effort of the Board, the Community Life Team, and the Golf & Restaurant Staff to responsibly manage Kissing Tree's resources and preserve its long-term vision to maintain community amenities, care for our distinctive landscapes, and supporting unique programming that enhances the quality of life for its residents.

Assessments are due on the 1st of each month. Late charges will be applied after the 15th. If you use an Online Bill Pay service, please verify that the correct monthly assessment amount is set for withdrawal starting January 1, 2026. Additionally, confirm your account number and mailing address to ensure timely and accurate payment.

To make payments easier, we encourage residents to enroll in the Automated Clearing House (ACH) Direct Debit program, which allows the Associations to automatically withdraw the Board-approved monthly assessments from your checking or savings account. If you have any questions about the ACH enrollment or would like to receive your monthly statements by email instead of mail, please contact us at [connect@coherelife.com](mailto:connect@coherelife.com) or 480-367-2626.

For inquiries regarding the annual governance package, please reach out to the Front Desk Ambassadors at [ktmc@coherelife.com](mailto:ktmc@coherelife.com) or 512-749-1250. We also invite you to attend the Kissing Tree Master Community 4th Quarter Town Hall on December 10, 2025, at 6 p.m. in Independence Hall. Thank you for your continued support and participation in making Kissing Tree a wonderful place to live.

Sincerely,

**Rebecca Rounds-Burger**

*Executive Director – Kissing Tree*

**co·here™**

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## **2026 Community Assessment Rate Summary**

- The monthly assessment for Kissing Tree Master Community will increase by 3% in 2026. The new monthly amount will be \$263.00. The annual total will be \$3,156.
- The monthly assessment for Kissing Tree Villas Condominium Association will decrease by 18% in 2026. The new monthly amount will be \$150.00. The annual total will be \$1,800.00.
- The monthly assessment for Kissing Tree Cottages Condominium Association, Service Area 1, will decrease by 12% in 2026. Service Area 1 (SA1) is the nomenclature used to refer to traditional home landscape services primarily in the Fairway neighborhood. The new monthly assessment will be \$160.00. The annual total will be \$1,920.00.
- The monthly assessment for Kissing Tree Cottages Condominium Association, Service Area 2, will decrease by 14% in 2026. Service Area 2 (SA2) is the nomenclature used to refer to home landscape services primarily in the Strand, Bonnell, and Balmorhea neighborhoods. The new monthly assessment will be \$160.00. The annual total will be \$1,920.00.

### **\*Clarification on SA1 and SA2 Assessments**

*Both SA1 and SA2 assessments are set at **\$160.00** for 2026. This alignment is based on how the landscape company structured and bid their services for the upcoming year.*

*If adjustments are needed for 2027 due to changes in service scope, contract terms, or cost structure, we will review those during next year's budget cycle and make revisions as appropriate.*

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## Kissing Tree Master Community

2026 Monthly Assessment	2026 Operating Budget
\$263.00	<i>There will be a 3% increase</i>
REVENUE CATEGORIES	TOTAL ANNUAL REVENUE
Assessments	\$4,923,360.00
Enforcement Fees	\$41,400.00
Other Revenue	\$6,480.00
Program & Amenities	\$595,310.00
Property Transfer Fee	\$309,396.00
<b>TOTAL</b>	<b>\$5,875,946.00</b>
EXPENSE CATEGORIES	TOTAL ANNUAL EXPENSES
Administrative	-\$2,577,604.00
Amenity Maintenance	-\$1,342,300.00
Community Engagement	-\$477,770.00
Landscaping	-\$1,224,000.00
Reserve Contributions	-\$129,396.00
Utilities	-\$567,960.00
<b>TOTAL</b>	<b>-\$6,319,030.00</b>
<b>TOTAL SURPLUS / (DEFICIT) <i>deficit funded by developer</i></b>	<b>-\$443,084.00</b>

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Kissing Tree Cottages Condominium Association	
<b>2026 Monthly Assessment</b>	<b>2026 Operating Budget</b>
\$53.00 Base Assessment + \$107 SA1 = \$160.00	<i>Base Assessment + 12% decrease Landscape Cost</i>
<b>2026 Monthly Assessment</b>	
\$53.00 Base Assessment + \$107 SA2 = \$160.00	<i>Base Assessment + 14% decrease Landscape Cost</i>
<b>REVENUE CATEGORIES</b>	<b>TOTAL ANNUAL REVENUE</b>
Association Assessments	\$161,226.00
Service Area 1 Assessments	\$174,624.00
Service Area 2 Assessments	\$150,870.00
Water Reimbursement	\$116,400.00
Reserve Fund COE	\$16,800.00
<b>TOTAL</b>	<b>\$619,920.00</b>
<b>EXPENSE CATEGORIES</b>	<b>TOTAL ANNUAL EXPENSES</b>
Administrative	-\$59,474.00
Facilities Maintenance	-\$1,200.00
Landscaping	-\$377,876.00
Reserve Contribution	-\$48,941.00
Utilities	-\$170,160.00
<b>TOTAL</b>	<b>-\$657,651.00</b>
<b>TOTAL SURPLUS / (DEFICIT) deficit funded by developer</b>	<b>-\$37,731.00</b>

# KISSING TREE

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Kissing Tree Villas Condominium Association	
2026 Monthly Assessment	2026 Operating Budget
\$150.00	<i>There will be a 18% increase in 2026</i>
REVENUE CATEGORIES	TOTAL ANNUAL REVENUE
Assessment Revenue	\$356,729.00
Reserve Fund COE	\$8,100.00
Reimbercement Reciepts	\$900.00
<b>TOTAL</b>	<b>\$365,729.00</b>
EXPENSE CATEGORIES	TOTAL ANNUAL EXPENSES
Administrative	-\$42,034.00
Amenity Maintenance	-\$900.00
Landscaping	-\$170,076.00
Community Engagement	-\$600.00
Reserve Contributions	-\$39,931.00
Utilities	-\$112,188.00
<b>TOTAL</b>	<b>-\$365,729.00</b>
<b>TOTAL SURPLUS / (DEFICIT) <i>deficit funded by developer</i></b>	<b>\$0.00</b>

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## Kissing Tree Assessment and Fee Schedule

Kissing Tree Master Community, Inc.  
Kissing Tree Villas Condominiums Association, Inc.  
Kissing Tree Cottages Condominiums Association, Inc.

**Effective January 1, 2026**

Monthly Assessments	
<b>Kissing Tree Master Community, Inc. ("Master")</b> (Master Covenant, Article 6, Section 6.03)	\$263.00
<b>Kissing Tree Villas Condominiums Association, Inc. ("Villas")</b> (Declaration of Condominium Regime for Cottages, Article 8, Section 8.04)	\$150.00
<b>Kissing Tree Cottages Condominiums Association, Inc. Service Area 1 ("Cottages SA1")</b> (Declaration of Condominium Regime for Cottages, Article 8, Section 8.04)	\$160.00
<b>Kissing Tree Cottages Condominiums Association, Inc. Service Area 2 ("Cottages SA2")</b> (Declaration of Condominium Regime for Cottages, Article 8, Section 8.04)	\$160.00

Master Property Transfer Fees	
<b>Working Capital Assessment (3 months)</b> (Master Covenant, Article 6, Section 6.08, Adoption of Working Capital Assessment)	\$789.00
<b>Upfront Monthly Assessments Collected at Closing (2 months)</b>	\$526.00
<b>Document and Transfer Fee</b>	\$375.00 Document \$175.00 Transfer
<b>Third-Party Disclosure Processing Fee can be found at <a href="http://www.homewisedocs.com">www.homewisedocs.com</a></b>	\$50.00/per disclosure
<b>Community Enhancement Fee (Resales Only)</b> (Master Covenant, Article 6, Section 6.16; & Community Enhancement Covenant)	½ of 1% of greater of Gross Sales or County Appraisal

Villas Property Transfer Fees (In addition to Master Property Transfer Fees)	
<b>Reserve Fund Contribution (3 months)</b> (Declaration of Condominium Regime for Cottages, Article 8, Section 8.09 & Adoption of Reserve Fund Contribution)	\$450.00
<b>Upfront Monthly Assessments Collected at Closing (2 months)</b>	\$300.00
<b>Document and Transfer Fee</b>	\$150.00 Document \$75.00 Transfer
<b>Third-Party Disclosure Processing Fee can be found at <a href="http://www.homewisedocs.com">www.homewisedocs.com</a></b>	\$50.00/per disclosure

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<b>Cottages Property Transfer Fees</b>	
<b>Service Area 1 Reserve Fund Contribution (3 months)</b> (Declaration of Condominium Regime for Cottages, Article 8, Section 8.09 & Adoption of Reserve Fund Contribution)	\$480.00
<b>Service Area 1 Upfront Monthly Assessments Collected at Closing (2 months)</b>	\$320.00
<b>Service Area 2 Reserve Fund Contribution (3 months)</b> (Declaration of Condominium Regime for Cottages, Article 8, Section 8.09 & Adoption of Reserve Fund Contribution)	\$480.00
<b>Service Area 2 Upfront Monthly Assessments Collected at Closing (2 months)</b>	\$320.00
<b>Document and Transfer Fee</b>	\$150.00 Document \$75.00 Transfer
<b>Third-Party Disclosure Processing Fee can be found at <a href="http://www.homewisedocs.com">www.homewisedocs.com</a></b>	\$50.00/per disclosure

<b>Additional Property Set Up Fees</b>	
<b>Tenant Account Set Up Fee</b> (Declaration of Condominium Regime for Cottages, Article 8, Section 8.09 & Adoption of Reserve Fund Contribution)	\$100.00
<b>Third-Party Disclosure Processing Fee can be found at <a href="http://www.homewisedocs.com">www.homewisedocs.com</a></b>	\$50.00/per disclosure
<b>Disclosure Rush Fee – 1 Business Day</b>	\$300.00 + Third Party Fee
<b>Disclosure Rush Fee – 3 Business Days</b>	\$150.00 + Third Party Fee
<b>Disclosure Update Fee – After 30 Days</b>	\$45.00 + Third Party Fee
<b>Lender Documentation Fee</b>	\$100.00
<b>Foreclosure Monitoring Fee</b>	\$75.00

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Schedule of Monetary Penalties for Noncompliance	
Kissing Tree Policy Manual Fine and Enforcement Policy – Schedule of Fines	
<b>New Violation</b> (If curable violation, may be avoided if Owner cures by time specified in notice)	\$25/day
<b>Repeat Violation or Uncurable Violation:</b>	
<ul style="list-style-type: none"> <li>• <b>First Notice</b></li> <li>• <b>Second Notice</b></li> <li>• <b>Third Notice</b></li> <li>• <b>Fourth Notice</b></li> </ul>	\$50 \$75 \$100 \$125
<b>Continuous Violation</b>	Amount to be determined by Board
<b>Construction Fines</b>	
<ul style="list-style-type: none"> <li>• Construction without approval</li> <li>• Excessive mud/debris in street</li> <li>• Excessive construction debris or debris in development</li> <li>• Violation of construction times (7 am – 7 pm)</li> <li>• Causing a nuisance</li> <li>• Unauthorized signage</li> <li>• Excessive noise</li> <li>• Speeding</li> <li>• Illegal parking</li> <li>• Encroachment on adjacent properties</li> <li>• Damage to streets, curbs, infrastructure</li> <li>• Strating construction without approval</li> <li>• Failure to obtain inspection by Association upon completion of project</li> <li>• Miscellaneous violations of construction rules</li> <li>• Other violations not listed (as determined by Board)</li> <li>• Additional Violation</li> <li>• Third violation</li> </ul>	\$500 \$250 + \$50/day \$250 + \$50/day \$100 \$100 \$100 \$250 \$100 minimum \$100 minimum \$500 + repair cost \$500 + repair cost \$1000 \$500 minimum TBD \$100 \$150 + original fee \$500 + original fee
<b>Landscape Maintenance Violation(s)</b>	\$150
<b>Short Term Property Rental</b>	\$500
<b>Specific Assessment – Self-Help</b>	\$150 & up
<b>Trash/Recycling Container Stored in Unapproved Location / Unapproved Signage</b>	\$25
<b>Unapproved Architectural Modification(s) (non-construction)</b>	\$200

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Delinquency and Legal Fees	
Kissing Tree Policy Manual Assessment Collection Policy	
<b>Late Fee</b> (Assessed monthly after the 15 <sup>th</sup> )	\$25
<b>Interest</b> (Assessed monthly after the 15 <sup>th</sup> )	10% per annum and 1.5% per month
<b>Not Sufficient Funds Fee</b>	\$25
<b>Demand Fee</b> (Assessed after the 2 <sup>nd</sup> month Delinquent)	\$35
<b>Pre-Lien Fee</b> (Assessed after the 3 <sup>rd</sup> month Delinquent)	\$110
<b>Collection Agent Fee</b>	TBD
<b>Payment Agreement Default Letter</b>	TBD
<b>Record Notice of Lien</b>	TBD
<b>Delinquency Lawsuit</b>	TBD
<b>Post-Judgement Collection Service</b>	TBD

Vehicle Access Devices	
Vehicle Tag registration must be completed online. All vehicle Tags require verification of occupancy prior to issuance. The Vehicular Gate Tag Request Form can be found on the Resident website.	
<b>First and Second Vehicle Tag – Supplied as a Courtesy for new Owners</b> A maximum of 2 Vehicle Tags is permitted.	\$0
<b>First Golf Cart or Motorcycle Tag – Supplied as a Courtesy for New Owners</b> A maximum of 2 Vehicle Tags and 1 Golf Cart Tag is permitted	\$0
<b>Replacement Vehicle Tag – with return of tag being replaced</b>	\$25

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Replacement Vehicle Tag – without return of tag being replaced	\$50/tag
Additional Vehicle Tags – Requires Approval	\$50/tag
An additional one (1) Vehicle Tag may be approved at the discretion of the Association.	

Residential Design Review Submittal Fees	
<b>Residential Design Review Application Fee</b> (non-refundable fee for work completed prior to Design Review Approval) <ul style="list-style-type: none"> <li>• Small Projects (e.g. yard art, minor landscape, exterior painting, etc.)</li> <li>• Large Projects (e.g. home additions, pools, decks, major landscape, common area/greenbelt access, etc.)</li> </ul>	\$75/application
<b>Modification Compliance Deposits</b> <ul style="list-style-type: none"> <li>• Structure Addition, hardscape change, exterior home painting</li> <li>• Redesign of front and/or rear of lot, roof replacement</li> <li>• Access over common areas, pools, deck/patio extensions, and large home additions</li> </ul>	\$500 \$1,500 \$5,000

Amenity Access Devices	
Amenity Access Devices may be obtained by completing a request form and submitting it to the Front Desk. Verification of occupancy is required prior to access device issuance.	
<b>Brivo Mobile Pass</b> – issued per individual to each occupant of a home ( <i>requires a Bluetooth capable smart phone</i> )	\$0
<b>Access Card</b> – issued per individual to occupants without a smart phone <ul style="list-style-type: none"> <li>• Initial access card or replacement access card without previous card</li> <li>• Replacement access card with old card</li> </ul>	\$50/card \$25/card
Access Devices may be used only by the individual to whom they are issued. Access Devices found in the possession of individuals they do not belong to will be deactivated and will require a conversation with the Executive Director and payment of a \$100 reactivation fee.	

# KISSING TREE

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## Amenity Reservations

The Association allows the following organizations to reserve amenity spaces on a first come, first serve basis. (Listed in order of priority):

- **Brookfield Properties Development and their affiliates**
- **Board of Directors**
- **Community Engagement**
- **Committees**
- **Kissing Tree Recognized Special Interest Groups**
- **Kissing Tree Golf Club**

Reservations for above will be at no cost. However, the Association reserves the right to require a full rental agreement and applicable fees and deposits if event will include monetary transactions for profit not with or through Kissing Tree Golf Club.

## Amenity Rentals

Residents in good standing with the Association may rent certain amenities for private use. Rentals must be scheduled no less than 2 weeks and no more than 1 year prior to event. Rental Agreement can be found on the Association's website: [www.kissingtreeresidents.org](http://www.kissingtreeresidents.org). Available Facilities (2 hour minimum –includes set-up, event, and clean up)

- |   |            |
|---|------------|
| • Independence Hall and Biergarten (Excludes Activity Room)       | \$750/hour |
| • Independence Hall and Entire Hall (Excludes Activity Room)      | \$250/hour |
| • Independence Hall and Activity Room                             | \$600/hour |
| • Biergarten  | \$375/hour |
| • The Dept, Stump, Art Studio, or Independence Hall Activity Room | \$200/hour |

<b>Deposit</b> (Fully refundable if facilities are returned clean with no damages)	\$1000
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<b>Cancellations</b>	
• More than 14 days prior to event	Full Refund
• 7-14 days prior to the event	50% Refund
• Less than 7 days prior to event	No Refund

**No outside alcoholic beverages are permitted within Association Amenities.**

<b>Alcohol Service</b> (Must be coordinated with Kissing Tree Golf Club)	Minimum drink purchase may apply
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<b>Security Officer</b>	Pass through cost from service provider. Currently \$75/hour
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Group Fitness Pricing	
All group fitness class pricing options will be available for purchase through the Mindbody app. See fitness staff for details.	
<b>Annual Class Pass</b> – Available for purchase January – February 2025	\$675
<b>10 Class Pack</b> – Classes do not expire after purchase	\$70
<b>Monthly Unlimited Pass</b> – Expires 30 days from date of purchase.	\$64
<b>Per Class Rate</b> – Cost for individual class.	\$8
<b>Red Light Therapy</b>	Base - \$15/session Unlimited - \$200/month
<b>Personal Training</b>	\$62.50/hour 37.50/half-hour

# KISSING TREE

GOLF  CLUB

## 2026 ANNUAL GOLF PASS RATES

### KISSING TREE RESIDENTS

#### 7-Day Pass

Unlimited golf and practice facility use.

Golf carts not included. Use of a KT golf cart is \$17 per 1/2 cart.

SINGLE: \$7,200.00\* — COUPLE: \$11,300.00\*

#### 5-Day Pass Plus

Valid Monday-Friday (Weekday Holidays after 1:00) Includes 7-day range access. Golf carts not included. Use of a KT golf cart is \$17 per 1/2 cart.

SINGLE: \$5,150.00\* — COUPLE: \$8,200.00\*

#### KT Resident Daily Rates

**18 Holes:** \$62\* Monday - Thursday / \$72\*  
Friday - Sunday + Holidays

**9 Holes:** \$36\* Monday - Thursday / \$45\*  
Friday - Sunday + Holidays

(9-hole rounds available after 11:00AM  
Monday-Thursday and after 2:00PM on  
Friday-Sunday + Holidays)

\*\*\*Men's and Women's Golf Associations will  
still be allowed to have 9-hole rounds\*\*\*

**Accompanied Guest of Resident:** \$69\*  
Monday-Thursday / \$82\* Friday - Sunday +  
Holidays

(Unaccompanied guests at regular public rate)

### NON-RESIDENT ANNUAL PASS

SINGLE: \$8,550.00\* — COUPLE: \$13,650.00\*

### RESIDENT UNLIMITED RANGE PASS

Unlimited driving range and practice facility use.  
SINGLE: \$75\*/Month — COUPLE: \$115\*/Month

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### MULTI-ROUND PUNCH CARDS

#### Available to Kissing Tree Residents Only

Each card is valid for 10 rounds with cart and cards may be shared by spouses within same household. Cards are non-transferrable and may not be used for guests rounds. Cards expire at end of the calendar year. Range balls included on days that a punch is redeemed.

\*\* 18 Hole Punch Cards are Valid Monday-Thursday Anytime

18 Hole Punch Card: \$515\*

9 Hole Punch Card: \$310\*

\*\*\* (9-hole punch cards cannot be used before 11:00AM other than golf association days)\*\*\*

# KISSING TREE SAN MARCOS ★ TEXAS

## GROUP ACTIVITIES March 2025

SUN	MON	TUE	WED	THU	FRI	SAT	
1 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	2 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	3 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	4 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	5 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	6 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	7 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	
8 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	9 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	10 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	11 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	12 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	13 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	14 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	
15 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	16 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	17 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	18 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	19 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	20 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	21 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	
22 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	23 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	24 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	25 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	26 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	27 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	28 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	
29 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	30 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center	31 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center 10:00 am - 11:30 am Senior Center					

### Room Legend

## LIVE MUSIC CONCERT SERIES

Tuesday, April 1 6:30 pm - 9:00 pm

Local rockin' blues band & more



# The Homebodies



Kissingtreeresidents.org

Kissing Tree Master Community, Inc. 201 Kissing Tree Ln. San Marcos, TX 78666