



KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

01/31/2026

Financial Package

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KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

Balance Sheet For 1/31/2026

Cash-Operating		
Checking-Operating	<u>\$21,192.56</u>	
Total Cash-Operating		\$21,192.56
Cash-Reserves		
Reserve Checking	<u>\$131,277.06</u>	
Total Cash-Reserves		\$131,277.06
Accounts Receivable		
Accounts Receivable	<u>\$10,469.89</u>	
Total Accounts Receivable		\$10,469.89
Current Asset (Other)		
Deposits	\$7,315.00	
Prepaid Insurance	<u>\$3,010.55</u>	
Total Current Asset (Other)		\$10,325.55
	Total Assets	<u>\$173,265.06</u>
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Accounts Payable		
Accounts Payable	<u>\$42,485.21</u>	
Total Accounts Payable		\$42,485.21
Current Liabilities		
Prepaid Assessments	\$11,109.83	
Refundable Deposit	<u>\$43.72</u>	
Total Current Liabilities		\$11,153.55
Due to Related Party		
Late Fees	<u>\$375.00</u>	
Total Due to Related Party		\$375.00
Reserve Contribution		
Unearned Reserve Income	<u>\$130,884.00</u>	
Total Reserve Contribution		\$130,884.00
Equity		
Prior Year Surplus (Deficit)	(\$13,582.84)	
Current Year Surplus (Deficit)	<u>\$1,950.14</u>	
Total Equity		(\$11,632.70)
	Total Liabilities / Equity	<u>\$173,265.06</u>

KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
40000 - Association Assessment	12,244.00	12,561.00	(317.00)	12,244.00	12,561.00	(317.00)	161,226.00
40005 - Service Area 1 Assessment	14,605.00	14,552.00	53.00	14,605.00	14,552.00	53.00	174,624.00
40010 - Service Area 2 Assessment	9,951.00	10,807.00	(856.00)	9,951.00	10,807.00	(856.00)	150,870.00
Total Assessment Revenue	36,800.00	37,920.00	(1,120.00)	36,800.00	37,920.00	(1,120.00)	486,720.00
Enforcement Fees							
42101 - Collection fee	145.00	-	145.00	145.00	-	145.00	-
Total Enforcement Fees	145.00	-	145.00	145.00	-	145.00	-
Reserve Contribution							
47100 - Reserve Fund-COE	480.00	960.00	(480.00)	480.00	960.00	(480.00)	16,800.00
Total Reserve Contribution	480.00	960.00	(480.00)	480.00	960.00	(480.00)	16,800.00
Other Revenue							
40210 - Water Reimbursement	11,571.18	9,700.00	1,871.18	11,571.18	9,700.00	1,871.18	116,400.00
49155 - Bank Interest	23.64	20.00	3.64	23.64	20.00	3.64	240.00
49798 - Developer Subsidy	-	1,808.00	(1,808.00)	-	1,808.00	(1,808.00)	21,691.00
49900 - Reimbursement Receipts	339.64	10,000.00	(9,660.36)	339.64	10,000.00	(9,660.36)	17,000.00
Total Other Revenue	11,934.46	21,528.00	(9,593.54)	11,934.46	21,528.00	(9,593.54)	155,331.00
Total Income	49,359.46	60,408.00	(11,048.54)	49,359.46	60,408.00	(11,048.54)	658,851.00

Operating Expense

Administrative							
50000 - Accounting Fee	-	-	-	-	-	-	4,150.00
50075 - Bank Charges	-	10.00	10.00	-	10.00	10.00	120.00
50100 - Comp - Srv & Sup	50.00	50.00	-	50.00	50.00	-	600.00
50150 - Coupons & Statements	186.64	200.00	13.36	186.64	200.00	13.36	2,400.00
50300 - Insurance	501.41	455.00	(46.41)	501.41	455.00	(46.41)	5,824.00
50375 - Legal Fees-General Counsel	84.49	-	(84.49)	84.49	-	(84.49)	-
50427 - Mgmt Fee-Doors	2,290.00	2,370.00	80.00	2,290.00	2,370.00	80.00	30,420.00
50429 - Managment Collection Fees	145.00	-	(145.00)	145.00	-	(145.00)	-
50480 - Meter Reading	1,375.00	1,250.00	(125.00)	1,375.00	1,250.00	(125.00)	15,600.00
50650 - Postage	-	30.00	30.00	-	30.00	30.00	360.00
Total Administrative	4,632.54	4,365.00	(267.54)	4,632.54	4,365.00	(267.54)	59,474.00
Utilities							
60000 - Electric -	85.00	105.00	20.00	85.00	105.00	20.00	1,260.00
60100 - Water & Sewer - Reimbursable	13,136.13	9,700.00	(3,436.13)	13,136.13	9,700.00	(3,436.13)	116,400.00
60105 - Water - Irrigation	6,055.85	1,500.00	(4,555.85)	6,055.85	1,500.00	(4,555.85)	52,500.00
Total Utilities	19,276.98	11,305.00	(7,971.98)	19,276.98	11,305.00	(7,971.98)	170,160.00
Landscaping							
61150 - Irrigation System	-	2,500.00	2,500.00	-	2,500.00	2,500.00	30,000.00

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Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61201 - Landscape Maint. - Common Area	489.00	855.00	366.00	489.00	855.00	366.00	15,314.00
61205 - Landscape Maint. SA 1	12,147.04	12,829.00	681.96	12,147.04	12,829.00	681.96	153,948.00
61210 - Landscape Maint. SA 2	10,383.76	9,528.00	(855.76)	10,383.76	9,528.00	(855.76)	133,014.00
61250 - Landscape Refurbish	-	3,300.00	3,300.00	-	3,300.00	3,300.00	39,600.00
61300 - Tree Maintenance	-	1,500.00	1,500.00	-	1,500.00	1,500.00	6,000.00
Total Landscaping	23,019.80	30,512.00	7,492.20	23,019.80	30,512.00	7,492.20	377,876.00
Amenity Maintenance							
62050 - Building Maint - Repairs & Supplies	-	300.00	300.00	-	300.00	300.00	1,200.00
Total Amenity Maintenance	-	300.00	300.00	-	300.00	300.00	1,200.00
Community Engagement							
70650 - Community Welcoming Program	-	100.00	100.00	-	100.00	100.00	1,200.00
Total Community Engagement	-	100.00	100.00	-	100.00	100.00	1,200.00
Reserve							
80000 - Reserve Contributions	480.00	4,056.00	3,576.00	480.00	4,056.00	3,576.00	48,941.00
Total Reserve	480.00	4,056.00	3,576.00	480.00	4,056.00	3,576.00	48,941.00
Total Expense	47,409.32	50,638.00	3,228.68	47,409.32	50,638.00	3,228.68	658,851.00
Operating Net Total	1,950.14	9,770.00	(7,819.86)	1,950.14	9,770.00	(7,819.86)	-
Net Total	1,950.14	9,770.00	(7,819.86)	1,950.14	9,770.00	(7,819.86)	-