



KISSING TREE MASTER COMMUNITY, INC.

01/31/2026

Financial Package

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THRIVE TOGETHER

KISSING TREE MASTER COMMUNITY, INC.

Balance Sheet For 1/31/2026

Cash-Operating

Checking-Operating	(\$183,006.10)
ICS-Oper-Destination	\$461,203.95
Restricted Use Funds	\$6,631.03

Total Cash-Operating

\$284,828.88

Cash-Reserves

Reserve Checking	\$400,000.00
ICS-Reserve-Destination	\$122,051.06
Reserves Invested in CDARS	\$254,710.02

Total Cash-Reserves

\$776,761.08

Accounts Receivable

Accounts Receivable	\$66,781.43
A/R - Other	\$238.08

Total Accounts Receivable

\$67,019.51

Current Asset (Other)

Deposits	\$500.00
Prepaid Expenses	\$74,730.72
Prepaid Insurance	\$167,252.36

Total Current Asset (Other)

\$242,483.08

Fixed Assets

Fixed Assets	\$262,765.18
Accumulated Depreciation	(\$143,500.27)

Total Fixed Assets

\$119,264.91

Total Assets

\$1,490,357.46

Accounts Payable

Accounts Payable	\$306,543.01
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Total Accounts Payable

\$306,543.01

Current Liabilities

Prepaid Assessments	\$223,170.53
Refundable Deposit	\$400.00

Total Current Liabilities

\$223,570.53

Due to Related Party

Late Fees	\$1,175.00
Rental Setup Fees	\$500.00
Due to Other	\$0.19
Veterans Plaza Brick Program	\$14,079.59
Texas State at KT Scholarship	(\$1,100.00)

Total Due to Related Party

\$14,654.78

Reserve Contribution

Unearned Reserve Income	\$778,287.25
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Total Reserve Contribution

\$778,287.25

Long Term Liabilities

KISSING TREE MASTER COMMUNITY, INC.

Balance Sheet For 1/31/2026

Developer Subsidy Loan	<u>\$13,540,366.60</u>	
Total Long Term Liabilities		\$13,540,366.60
Equity		
Prior Year Surplus (Deficit)	(\$13,330,543.61)	
Current Year Surplus (Deficit)	<u>(\$42,521.10)</u>	
Total Equity		(\$13,373,064.71)
	Total Liabilities / Equity	<u><u>\$1,490,357.46</u></u>

KISSING TREE MASTER COMMUNITY, 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	355,097.29	357,943.00	(2,845.71)	355,097.29	357,943.00	(2,845.71)	4,529,649.00
40050 - Builder Assessments	52,337.00	45,762.00	6,575.00	52,337.00	45,762.00	6,575.00	393,711.00
Total Assessment Revenue	407,434.29	403,705.00	3,729.29	407,434.29	403,705.00	3,729.29	4,923,360.00
Property Transfer Fees							
41100 - Community Enhancement Fee	4,512.00	7,890.00	(3,378.00)	4,512.00	7,890.00	(3,378.00)	129,396.00
41150 - Capital Start Up	3,873.00	15,000.00	(11,127.00)	3,873.00	15,000.00	(11,127.00)	180,000.00
Total Property Transfer Fees	8,385.00	22,890.00	(14,505.00)	8,385.00	22,890.00	(14,505.00)	309,396.00
Enforcement Fees							
42050 - Design Review Application	1,160.32	2,400.00	(1,239.68)	1,160.32	2,400.00	(1,239.68)	28,800.00
42100 - Fines	-	100.00	(100.00)	-	100.00	(100.00)	1,200.00
42101 - Collection fee	285.00	150.00	135.00	285.00	150.00	135.00	1,800.00
42104 - Late Fees	250.00	425.00	(175.00)	250.00	425.00	(175.00)	5,100.00
42105 - Tenant Account Setup Fee	-	100.00	(100.00)	-	100.00	(100.00)	600.00
42200 - Legal-Collections Fees Assessed	-	250.00	(250.00)	-	250.00	(250.00)	3,000.00
42350 - Returned Deposit Fee	25.00	75.00	(50.00)	25.00	75.00	(50.00)	900.00
Total Enforcement Fees	1,720.32	3,500.00	(1,779.68)	1,720.32	3,500.00	(1,779.68)	41,400.00
Program & Amenity Revenues							
45050 - Facility & Park Rentals	-	200.00	(200.00)	-	200.00	(200.00)	1,200.00
45075 - Maint. Service Reimbursement & Bill Back	-	3,850.00	(3,850.00)	-	3,850.00	(3,850.00)	46,200.00
45100 - Fitness Revenue	90,347.94	77,700.00	12,647.94	90,347.94	77,700.00	12,647.94	371,400.00
45250 - Program Revenue	6,934.52	8,830.00	(1,895.48)	6,934.52	8,830.00	(1,895.48)	123,810.00
45350 - Program Sponsorship	1,541.33	3,350.00	(1,808.67)	1,541.33	3,350.00	(1,808.67)	40,200.00
45420 - Advertising Revenue	-	1,000.00	(1,000.00)	-	1,000.00	(1,000.00)	12,500.00
Total Program & Amenity Revenues	98,823.79	94,930.00	3,893.79	98,823.79	94,930.00	3,893.79	595,310.00
Other Revenue							
49050 - Access Device Revenue	504.92	500.00	4.92	504.92	500.00	4.92	6,000.00
49150 - Interest	6.54	20.00	(13.46)	6.54	20.00	(13.46)	240.00
49155 - Bank Interest	2,033.57	20.00	2,013.57	2,033.57	20.00	2,013.57	240.00
49900 - Reimbursement Receipts	359.80	-	359.80	359.80	-	359.80	-
Total Other Revenue	2,904.83	540.00	2,364.83	2,904.83	540.00	2,364.83	6,480.00
Total Income	519,268.23	525,565.00	(6,296.77)	519,268.23	525,565.00	(6,296.77)	5,875,946.00

Operating Expense

Administrative

50000 - Accounting Fee	-	-	-	-	-	-	10,800.00
50025 - Staff Development & Recognition	-	667.00	667.00	-	667.00	667.00	8,000.00
50075 - Bank Charges	10.00	35.00	25.00	10.00	35.00	25.00	420.00
50100 - Comp - Srv & Sup	250.00	-	(250.00)	250.00	-	(250.00)	-

KISSING TREE MASTER COMMUNITY, 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 Expense							
50125 - Website & Software	6,830.81	9,939.00	3,108.19	6,830.81	9,939.00	3,108.19	58,458.00
50150 - Coupons & Statements	1,115.35	1,250.00	134.65	1,115.35	1,250.00	134.65	15,000.00
50200 - Dep. & Amort.	2,189.71	2,190.00	.29	2,189.71	2,190.00	.29	26,280.00
50300 - Insurance	20,122.67	20,500.00	377.33	20,122.67	20,500.00	377.33	257,124.00
50375 - Legal Fees-General Counsel	1,326.00	750.00	(576.00)	1,326.00	750.00	(576.00)	9,000.00
50425 - Mgmt Fees-Staffing	149,526.41	155,522.90	5,996.49	149,526.41	155,522.90	5,996.49	1,866,275.20
50426 - Mgmt Fee-Tech	1,322.40	1,500.00	177.60	1,322.40	1,500.00	177.60	18,000.00
50427 - Mgmt Fee-Doors	4,711.00	4,763.50	52.50	4,711.00	4,763.50	52.50	60,280.50
50429 - Managment Collection Fees	410.00	362.50	(47.50)	410.00	362.50	(47.50)	4,350.00
50485 - Mileage/Auto	-	135.00	135.00	-	135.00	135.00	1,620.00
50486 - Vehicle Expense	-	10,500.00	10,500.00	-	10,500.00	10,500.00	16,000.00
50525 - Office Equipment/Furniture	314.16	2,100.00	1,785.84	314.16	2,100.00	1,785.84	25,000.00
50600 - Office Supplies	832.85	850.00	17.15	832.85	850.00	17.15	10,200.00
50650 - Postage	-	150.00	150.00	-	150.00	150.00	1,800.00
50675 - Professional Fees	500.83	300.00	(200.83)	500.83	300.00	(200.83)	3,600.00
50700 - Property Tax & Sales Tax	132,298.82	145,000.00	12,701.18	132,298.82	145,000.00	12,701.18	145,000.00
50725 - Telephone & Internet	2,381.07	2,500.00	118.93	2,381.07	2,500.00	118.93	35,400.00
50800 - Uniforms & Clothing	-	1,250.00	1,250.00	-	1,250.00	1,250.00	5,000.00
Total Administrative	324,142.08	360,264.90	36,122.82	324,142.08	360,264.90	36,122.82	2,577,607.70
Utilities							
60000 - Electric Service	10,012.31	9,880.00	(132.31)	10,012.31	9,880.00	(132.31)	133,560.00
60050 - Gas Services	3,080.56	4,500.00	1,419.44	3,080.56	4,500.00	1,419.44	30,900.00
60100 - Water & Sewer	20,791.55	33,200.00	12,408.45	20,791.55	33,200.00	12,408.45	403,500.00
Total Utilities	33,884.42	47,580.00	13,695.58	33,884.42	47,580.00	13,695.58	567,960.00
Landscaping							
61150 - Irrigation Inspection & Repairs	-	2,400.00	2,400.00	-	2,400.00	2,400.00	32,000.00
61200 - Landscape Maintenance	73,196.84	61,250.00	(11,946.84)	73,196.84	61,250.00	(11,946.84)	735,000.00
61250 - Landscape Refurbishment & New Projects	-	3,000.00	3,000.00	-	3,000.00	3,000.00	37,000.00
61300 - Tree Maintenance	-	-	-	-	-	-	20,000.00
61910 - Landscape Maint Golf Shared	-	-	-	-	-	-	400,000.00
Total Landscaping	73,196.84	66,650.00	(6,546.84)	73,196.84	66,650.00	(6,546.84)	1,224,000.00
Amenity Maintenance							
62000 - General Maintenance/Repairs/Supplies	2,126.70	4,500.00	2,373.30	2,126.70	4,500.00	2,373.30	54,000.00
62051 - Elevator Testing & Maintenance	-	-	-	-	-	-	5,000.00
62075 - Fitness Equipment	176.56	925.00	748.44	176.56	925.00	748.44	9,900.00
62100 - Gate Attendant/Patrol Services	69,744.00	69,750.00	6.00	69,744.00	69,750.00	6.00	837,000.00
62125 - Access Control Systems & Devices	5,220.00	7,950.00	2,730.00	5,220.00	7,950.00	2,730.00	71,400.00
62150 - Fire & Safety	-	575.00	575.00	-	575.00	575.00	9,450.00
62200 - Gate/Fence/Wall Repairs & Maintenance	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00

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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							
62250 - HVAC Service	267.35	1,000.00	732.65	267.35	1,000.00	732.65	12,000.00
62300 - Janitorial Service & Supplies	1,281.70	5,425.00	4,143.30	1,281.70	5,425.00	4,143.30	43,350.00
62325 - Lighting & Electric	-	500.00	500.00	-	500.00	500.00	6,600.00
62450 - Pest Control	411.00	525.00	114.00	411.00	525.00	114.00	6,300.00
62500 - Pool Maintenance	2,700.00	4,550.00	1,850.00	2,700.00	4,550.00	1,850.00	54,600.00
62600 - Community Enhancement Projects	9,159.57	57,500.00	48,340.43	9,159.57	57,500.00	48,340.43	82,500.00
62625 - Site Signage	-	250.00	250.00	-	250.00	250.00	3,000.00
62655 - Sports Court P&S	-	3,500.00	3,500.00	-	3,500.00	3,500.00	14,000.00
62675 - Street Maintenance	-	4,500.00	4,500.00	-	4,500.00	4,500.00	17,000.00
62750 - Waste Removal/Recycling	1,161.70	1,350.00	188.30	1,161.70	1,350.00	188.30	16,200.00
62765 - Pond & Storm Water Systems	6,232.86	13,750.00	7,517.14	6,232.86	13,750.00	7,517.14	85,000.00
Total Amenity Maintenance	98,481.44	177,800.00	79,318.56	98,481.44	177,800.00	79,318.56	1,342,300.00
Community Engagement							
70075 - Cafe Expense	-	2,500.00	2,500.00	-	2,500.00	2,500.00	30,000.00
70300 - Fitness Classes	15,542.71	21,825.00	6,282.29	15,542.71	21,825.00	6,282.29	261,900.00
70400 - Club Initiatives	-	100.00	100.00	-	100.00	100.00	1,200.00
70650 - Welcome Program	-	710.00	710.00	-	710.00	710.00	8,520.00
70700 - Entertainment Licenses	1,942.50	-	(1,942.50)	1,942.50	-	(1,942.50)	6,150.00
75000 - Decorations & Flags	-	-	-	-	-	-	20,000.00
75200 - Community Programs & Supplies	6,709.34	12,500.00	5,790.66	6,709.34	12,500.00	5,790.66	150,000.00
Total Community Engagement	24,194.55	37,635.00	13,440.45	24,194.55	37,635.00	13,440.45	477,770.00
Reserve							
80000 - Reserve Contributions	7,890.00	7,890.00	-	7,890.00	7,890.00	-	129,396.00
Total Reserve	7,890.00	7,890.00	-	7,890.00	7,890.00	-	129,396.00
Total Expense	561,789.33	697,819.90	136,030.57	561,789.33	697,819.90	136,030.57	6,319,033.70
Operating Net Total	(42,521.10)	(172,254.90)	129,733.80	(42,521.10)	(172,254.90)	129,733.80	(443,087.70)
Net Total	(42,521.10)	(172,254.90)	129,733.80	(42,521.10)	(172,254.90)	129,733.80	(443,087.70)