



KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

11/30/2025

Financial Package

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KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

Balance Sheet For 11/30/2025

Cash-Operating		
Checking-Operating	\$29,004.26	
Total Cash-Operating		\$29,004.26
Cash-Reserves		
Reserve Checking	\$129,584.29	
Total Cash-Reserves		\$129,584.29
Accounts Receivable		
Accounts Receivable	\$10,263.39	
Total Accounts Receivable		\$10,263.39
Current Asset (Other)		
Deposits	\$7,315.00	
Prepaid Insurance	\$4,013.37	
Total Current Asset (Other)		\$11,328.37
	Total Assets	\$180,180.31
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Accounts Payable		
Accounts Payable	\$58,457.64	
Total Accounts Payable		\$58,457.64
Current Liabilities		
Prepaid Assessments	\$9,845.83	
Refundable Deposit	\$43.72	
Total Current Liabilities		\$9,889.55
Due to Related Party		
Late Fees	\$325.00	
Total Due to Related Party		\$325.00
Reserve Contribution		
Unearned Reserve Income	\$129,843.00	
Total Reserve Contribution		\$129,843.00
Equity		
Prior Year Surplus (Deficit)	(\$29,961.12)	
Current Year Surplus (Deficit)	\$11,626.24	
Total Equity		(\$18,334.88)
	Total Liabilities / Equity	\$180,180.31

KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
40000 - Association Assessment	12,084.00	12,561.00	(477.00)	125,753.05	126,617.00	(863.95)	139,337.00
40005 - Service Area 1 Assessment	17,544.00	19,350.00	(1,806.00)	194,790.00	212,850.00	(18,060.00)	232,200.00
40010 - Service Area 2 Assessment	12,328.00	11,658.00	670.00	119,214.89	99,026.00	20,188.89	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
Total Assessment Revenue	41,956.00	43,569.00	(1,613.00)	456,105.17	462,055.00	(5,949.83)	506,185.00
Enforcement Fees							
42101 - Collection fee	35.00	-	35.00	395.00	-	395.00	-
42104 - Late Fees	-	-	-	125.00	-	125.00	-
42105 - Tenant Account Setup Fee	-	-	-	100.00	-	100.00	-
42350 - Returned Deposit Fee	-	-	-	175.00	-	175.00	-
Total Enforcement Fees	35.00	-	35.00	795.00	-	795.00	-
Reserve Contribution							
47100 - Reserve Fund-COE	1,107.00	477.00	630.00	20,637.00	6,360.00	14,277.00	6,837.00
Total Reserve Contribution	1,107.00	477.00	630.00	20,637.00	6,360.00	14,277.00	6,837.00
Other Revenue							
40210 - Water Reimbursement	9,421.14	5,712.00	3,709.14	115,281.65	62,832.00	52,449.65	68,544.00
49150 - Interest	-	1.00	(1.00)	6.16	11.00	(4.84)	12.00
49155 - Bank Interest	23.62	-	23.62	272.33	-	272.33	-
49798 - Developer Subsidy	59,000.00	10,721.80	48,278.20	107,000.00	138,659.40	(31,659.40)	151,283.30
49900 - Reimbursement Receipts	300.00	-	300.00	11,499.05	-	11,499.05	-
Total Other Revenue	68,744.76	16,434.80	52,309.96	234,059.19	201,502.40	32,556.79	219,839.30
Total Income	111,842.76	60,480.80	51,361.96	711,596.36	669,917.40	41,678.96	732,861.30

Operating Expense

Administrative							
50000 - Accounting Fee	-	-	-	4,350.00	1,200.00	(3,150.00)	1,200.00
50075 - Bank Charges	-	-	-	105.00	-	(105.00)	-
50100 - Comp - Srv & Sup	50.00	-	(50.00)	550.00	-	(550.00)	-
50150 - Coupons & Statements	175.21	156.80	(18.41)	2,357.91	1,646.40	(711.51)	1,804.00
50300 - Insurance	501.41	459.00	(42.41)	5,314.07	4,271.00	(1,043.07)	4,730.00
50375 - Legal Fees-General Counsel	43.50	-	(43.50)	783.00	-	(783.00)	500.00
50427 - Mgmt Fee-Doors	2,270.00	2,370.00	100.00	23,760.00	23,890.00	130.00	26,290.00
50429 - Managment Collection Fees	35.00	-	(35.00)	557.50	-	(557.50)	-
50480 - Meter Reading	1,375.00	1,150.00	(225.00)	13,725.00	12,650.00	(1,075.00)	13,800.00
50600 - Office Supplies	-	25.00	25.00	25.60	275.00	249.40	300.00
50650 - Postage	-	25.00	25.00	4.98	275.00	270.02	300.00
Total Administrative	4,450.12	4,185.80	(264.32)	51,533.06	44,207.40	(7,325.66)	48,924.00

KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Utilities							
60000 - Electric -	128.81	55.00	(73.81)	1,030.44	605.00	(425.44)	660.00
60100 - Water & Sewer - Reimbursable	12,844.26	5,712.00	(7,132.26)	110,748.31	62,832.00	(47,916.31)	68,544.00
60105 - Water - Irrigation	14,510.39	3,250.00	(11,260.39)	53,699.42	35,750.00	(17,949.42)	39,000.00
Total Utilities	27,483.46	9,017.00	(18,466.46)	165,478.17	99,187.00	(66,291.17)	108,204.00
Landscaping							
61150 - Irrigation System	4,040.79	-	(4,040.79)	19,314.70	15,000.00	(4,314.70)	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	15,327.85	23,119.00	7,791.15	27,314.00
61205 - Landscape Maint. SA 1	28,704.39	21,750.00	(6,954.39)	262,176.15	239,250.00	(22,926.15)	261,000.00
61210 - Landscape Maint. SA 2	10,933.04	15,921.00	4,987.96	118,472.59	135,237.00	16,764.41	151,707.00
61250 - Landscape Refurbish	895.47	2,500.00	1,604.53	15,896.05	27,500.00	11,603.95	30,000.00
61300 - Tree Maintenance	2,603.41	525.00	(2,078.41)	3,591.21	3,150.00	(441.21)	3,150.00
Total Landscaping	48,454.45	42,981.00	(5,473.45)	461,350.97	479,256.00	17,905.03	524,171.00
Amenity Maintenance							
62000 - Maintenance - General Repairs	-	-	-	30.92	-	(30.92)	-
62050 - Building Maint - Repairs & Supplies	-	275.00	275.00	300.00	3,025.00	2,725.00	3,300.00
Total Amenity Maintenance	-	275.00	275.00	330.92	3,025.00	2,694.08	3,300.00
Community Engagement							
70650 - Community Welcoming Program	-	-	-	640.00	-	(640.00)	-
Total Community Engagement	-	-	-	640.00	-	(640.00)	-
Reserve							
80000 - Reserve Contributions	1,107.00	4,022.00	2,915.00	20,637.00	44,242.00	23,605.00	48,262.30
Total Reserve	1,107.00	4,022.00	2,915.00	20,637.00	44,242.00	23,605.00	48,262.30
Total Expense	81,495.03	60,480.80	(21,014.23)	699,970.12	669,917.40	(30,052.72)	732,861.30
Operating Net Total	30,347.73	-	30,347.73	11,626.24	-	11,626.24	-
Net Total	30,347.73	-	30,347.73	11,626.24	-	11,626.24	-