



KISSING TREE MASTER COMMUNITY, INC.

11/30/2025

Financial Package

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THRIVE TOGETHER

# KISSING TREE MASTER COMMUNITY, INC.

Balance Sheet For 11/30/2025

## Cash-Operating

Checking-Operating	(\$139,797.72)
ICS-Oper-Destination	\$279,863.16
Restricted Use Funds	\$64,620.97

## Total Cash-Operating

**\$204,686.41**

## Cash-Reserves

Reserve Checking	\$14.17
ICS-Reserve-Destination	\$112,738.39
Reserves Invested in CDARS	\$251,631.85

## Total Cash-Reserves

**\$364,384.41**

## Accounts Receivable

Accounts Receivable	\$85,759.84
A/R - Other	(\$61,653.50)

## Total Accounts Receivable

**\$24,106.34**

## Current Asset (Other)

Deposits	\$500.00
Prepaid Expenses	\$157,369.63
Prepaid Insurance	\$207,497.70

## Total Current Asset (Other)

**\$365,367.33**

## Fixed Assets

Fixed Assets	\$262,765.18
Accumulated Depreciation	(\$139,120.85)

## Total Fixed Assets

**\$123,644.33**

## Total Assets

**\$1,082,188.82**

## Accounts Payable

Accounts Payable	\$320,891.03
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## Total Accounts Payable

**\$320,891.03**

## Current Liabilities

Prepaid Assessments	\$136,388.61
Refundable Deposit	\$400.00

## Total Current Liabilities

**\$136,788.61**

## Due to Related Party

Late Fees	\$1,225.00
Rental Setup Fees	\$700.00
Due to Other	\$0.19
Veterans Plaza Brick Program	\$14,569.59

## Total Due to Related Party

**\$16,494.78**

## Reserve Contribution

Unearned Reserve Income	\$361,138.00
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## Total Reserve Contribution

**\$361,138.00**

## Long Term Liabilities

Developer Subsidy Loan	\$13,140,366.60
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# KISSING TREE MASTER COMMUNITY, INC.

Balance Sheet For 11/30/2025

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<b>Total Long Term Liabilities</b>		<b>\$13,140,366.60</b>
<b>Equity</b>		
Prior Year Surplus (Deficit)	(\$12,679,216.85)	
Current Year Surplus (Deficit)	(\$214,273.35)	
<b>Total Equity</b>		<b>(\$12,893,490.20)</b>
	<b>Total Liabilities / Equity</b>	<b>\$1,082,188.82</b>

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# KISSING TREE MASTER COMMUNITY, 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	
<b>Operating Income</b>							
<b>Assessment Revenue</b>							
40000 - Association Assessment	336,455.50	345,525.00	(9,069.50)	3,583,202.52	3,598,050.00	(14,847.48)	3,946,380.00
40050 - Builder Assessments	50,745.00	-	50,745.00	502,521.13	-	502,521.13	-
<b>Total Assessment Revenue</b>	<b>387,200.50</b>	<b>345,525.00</b>	<b>41,675.50</b>	<b>4,085,723.65</b>	<b>3,598,050.00</b>	<b>487,673.65</b>	<b>3,946,380.00</b>
<b>Property Transfer Fees</b>							
41100 - Community Enhancement Fee	16,205.00	9,000.00	7,205.00	153,085.69	99,000.00	54,085.69	108,000.00
41150 - Capital Start Up	6,120.00	9,180.00	(3,060.00)	126,885.00	143,055.00	(16,170.00)	153,765.00
<b>Total Property Transfer Fees</b>	<b>22,325.00</b>	<b>18,180.00</b>	<b>4,145.00</b>	<b>279,970.69</b>	<b>242,055.00</b>	<b>37,915.69</b>	<b>261,765.00</b>
<b>Enforcement Fees</b>							
42050 - Design Review Application	1,663.00	1,500.00	163.00	23,468.08	16,500.00	6,968.08	18,000.00
42100 - Fines	-	50.00	(50.00)	1,482.92	550.00	932.92	600.00
42101 - Collection fee	215.00	50.00	165.00	2,535.00	550.00	1,985.00	600.00
42104 - Late Fees	150.09	-	150.09	2,374.36	-	2,374.36	-
42105 - Tenant Account Setup Fee	100.00	100.00	-	700.00	2,000.00	(1,300.00)	2,100.00
42150 - Late Fees & Interest	-	185.00	(185.00)	3,150.31	2,035.00	1,115.31	2,220.00
42350 - Returned Deposit Fee	100.00	50.00	50.00	900.00	550.00	350.00	600.00
<b>Total Enforcement Fees</b>	<b>2,228.09</b>	<b>1,935.00</b>	<b>293.09</b>	<b>34,610.67</b>	<b>22,185.00</b>	<b>12,425.67</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	7,800.00	(6,632.00)	9,600.00
45075 - Maint. Service Reimbursement & Bill Back	1,693.00	3,150.00	(1,457.00)	35,627.63	34,650.00	977.63	37,800.00
45100 - Fitness Revenue	21,480.00	16,000.00	5,480.00	312,811.00	215,000.00	97,811.00	231,000.00
45250 - Program Revenue	21,922.86	12,516.00	9,406.86	125,082.82	137,676.00	(12,593.18)	150,192.00
45350 - Program Sponsorship	4,796.33	6,250.00	(1,453.67)	42,827.24	68,750.00	(25,922.76)	75,000.00
45420 - Advertising Revenue	-	-	-	-	7,000.00	(7,000.00)	7,000.00
<b>Total Program &amp; Amenity Revenues</b>	<b>49,892.19</b>	<b>39,116.00</b>	<b>10,776.19</b>	<b>517,516.69</b>	<b>470,876.00</b>	<b>46,640.69</b>	<b>510,592.00</b>
<b>Other Revenue</b>							
49050 - Access Device Revenue	411.10	375.00	36.10	7,086.40	4,125.00	2,961.40	4,500.00
49150 - Interest	6.72	75.00	(68.28)	159.09	825.00	(665.91)	900.00
49155 - Bank Interest	37.46	-	37.46	2,182.22	-	2,182.22	-
49900 - Reimbursement Receipts	116.08	-	116.08	24,834.72	-	24,834.72	-
<b>Total Other Revenue</b>	<b>571.36</b>	<b>450.00</b>	<b>121.36</b>	<b>34,262.43</b>	<b>4,950.00</b>	<b>29,312.43</b>	<b>5,400.00</b>
<b>Total Income</b>	<b>462,217.14</b>	<b>405,206.00</b>	<b>57,011.14</b>	<b>4,952,084.13</b>	<b>4,338,116.00</b>	<b>613,968.13</b>	<b>4,748,257.00</b>

## Operating Expense

### Administrative

50000 - Accounting Fee	-	-	-	20,600.00	8,300.00	(12,300.00)	8,300.00
50025 - Staff Development & Recognition	1,589.20	100.00	(1,489.20)	6,597.95	7,900.00	1,302.05	8,000.00
50075 - Bank Charges	40.00	30.00	(10.00)	395.00	330.00	(65.00)	360.00
50125 - Website & Software	1,150.21	1,500.00	349.79	15,248.72	18,900.00	3,651.28	20,400.00

# KISSING TREE MASTER COMMUNITY, 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	
<b>Operating Expense</b>							
50150 - Coupons & Statements	1,065.64	625.00	(440.64)	11,706.04	6,875.00	(4,831.04)	7,500.00
50200 - Dep. & Amort.	2,189.71	2,190.00	.29	24,086.81	24,090.00	3.19	26,280.00
50300 - Insurance	20,122.67	18,000.00	(2,122.67)	208,768.00	171,000.00	(37,768.00)	189,000.00
50325 - Interest Expense	-	-	-	816.34	882.00	65.66	882.00
50375 - Legal Fees-General Counsel	4,259.50	500.00	(3,759.50)	26,046.72	3,000.00	(23,046.72)	3,000.00
50425 - Mgmt Fees-Staffing	162,965.80	150,032.00	(12,933.80)	1,548,351.98	1,650,352.00	102,000.02	1,800,384.00
50426 - Mgmt Fee-Tech	1,427.90	1,335.00	(92.90)	16,988.40	14,685.00	(2,303.40)	16,020.00
50427 - Mgmt Fee-Doors	4,613.00	4,742.50	129.50	48,860.00	49,385.00	525.00	54,166.00
50429 - Managment Collection Fees	390.05	142.50	(247.55)	5,997.36	1,567.50	(4,429.86)	1,710.00
50485 - Mileage/Auto	64.91	200.00	135.09	589.24	2,200.00	1,610.76	2,400.00
50486 - Vehicle Expense	-	1,095.00	1,095.00	43,427.32	12,045.00	(31,382.32)	13,140.00
50525 - Office Equipment/Furniture	142.95	1,000.00	857.05	3,614.45	11,000.00	7,385.55	12,000.00
50600 - Office Supplies	1,079.99	835.00	(244.99)	11,888.61	9,185.00	(2,703.61)	10,020.00
50650 - Postage	122.58	210.00	87.42	1,032.75	2,310.00	1,277.25	2,520.00
50675 - Professional Fees	417.75	300.00	(117.75)	3,521.50	3,300.00	(221.50)	3,600.00
50700 - Property Tax & Sales Tax	-	-	-	72,645.74	30,000.00	(42,645.74)	30,000.00
50720 - Reserve Study	2,200.00	-	(2,200.00)	2,200.00	-	(2,200.00)	-
50725 - Telephone & Internet	2,509.36	1,900.00	(609.36)	27,448.33	20,900.00	(6,548.33)	22,800.00
50800 - Uniforms & Clothing	423.26	250.00	(173.26)	4,745.96	5,000.00	254.04	5,000.00
<b>Total Administrative</b>	<b>206,774.48</b>	<b>184,987.00</b>	<b>(21,787.48)</b>	<b>2,105,577.22</b>	<b>2,053,206.50</b>	<b>(52,370.72)</b>	<b>2,237,482.00</b>
<b>Utilities</b>							
60000 - Electric Service	9,050.17	9,880.00	829.83	100,951.73	108,680.00	7,728.27	118,560.00
60050 - Gas Services	1,054.08	3,000.00	1,945.92	16,290.56	25,500.00	9,209.44	30,000.00
60100 - Water & Sewer	21,940.05	30,360.00	8,419.95	357,835.31	333,956.08	(23,879.23)	364,316.08
<b>Total Utilities</b>	<b>32,044.30</b>	<b>43,240.00</b>	<b>11,195.70</b>	<b>475,077.60</b>	<b>468,136.08</b>	<b>(6,941.52)</b>	<b>512,876.08</b>
<b>Landscaping</b>							
61150 - Irrigation Inspection & Repairs	5,710.00	2,250.00	(3,460.00)	34,072.08	27,000.00	(7,072.08)	29,250.00
61200 - Landscape Maintenance	66,158.91	69,544.15	3,385.24	691,980.81	770,541.02	78,560.21	843,199.78
61250 - Landscape Refurbishment & New Projects	-	-	-	42,548.78	40,955.00	(1,593.78)	40,955.00
61300 - Tree Maintenance	-	1,000.00	1,000.00	17,785.00	17,000.00	(785.00)	19,000.00
61910 - Landscape Maint Golf Shared	-	-	-	300,000.00	300,000.00	-	400,000.00
<b>Total Landscaping</b>	<b>71,868.91</b>	<b>72,794.15</b>	<b>925.24</b>	<b>1,086,386.67</b>	<b>1,155,496.02</b>	<b>69,109.35</b>	<b>1,332,404.78</b>
<b>Amenity Maintenance</b>							
62000 - General Maintenance/Repairs/Supplies	6,612.44	4,250.00	(2,362.44)	44,054.37	46,750.00	2,695.63	51,000.00
62051 - Elevator Testing & Maintenance	-	100.00	100.00	4,626.20	3,500.00	(1,126.20)	3,600.00
62075 - Fitness Equipment	1,449.45	700.00	(749.45)	7,086.30	7,700.00	613.70	8,400.00
62100 - Gate Attendant/Patrol Services	51,919.63	59,150.00	7,230.37	624,513.10	650,650.00	26,136.90	709,800.00
62125 - Access Control Systems & Devices	9,083.35	3,708.42	(5,374.93)	61,119.58	48,784.14	(12,335.44)	52,492.56
62150 - Fire & Safety	-	575.00	575.00	8,387.10	6,325.00	(2,062.10)	6,900.00

# KISSING TREE MASTER COMMUNITY, 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	
<b>Operating Expense</b>							
62200 - Gate/Fence/Wall Repairs & Maintenance	-	1,000.00	1,000.00	10,010.69	11,000.00	989.31	12,000.00
62250 - HVAC Service	3,364.78	1,000.00	(2,364.78)	15,353.53	11,000.00	(4,353.53)	12,000.00
62300 - Janitorial Service & Supplies	2,630.57	2,600.00	(30.57)	26,360.47	28,600.00	2,239.53	31,200.00
62325 - Lighting & Electric	-	400.00	400.00	4,157.32	4,400.00	242.68	4,800.00
62450 - Pest Control	111.00	500.00	389.00	5,409.66	5,500.00	90.34	6,000.00
62500 - Pool Maintenance	5,306.62	3,500.00	(1,806.62)	41,627.36	50,500.00	8,872.64	54,000.00
62550 - Pool Supplies	91.99	100.00	8.01	216.25	1,100.00	883.75	1,200.00
62600 - Community Enhancement Projects	2,807.78	2,500.00	(307.78)	36,489.68	62,877.00	26,387.32	64,377.00
62625 - Site Signage	-	100.00	100.00	2,318.06	1,100.00	(1,218.06)	1,200.00
62655 - Sports Court P&S	717.00	500.00	(217.00)	4,454.53	5,715.00	1,260.47	5,715.00
62675 - Street Maintenance	1,072.97	-	(1,072.97)	15,495.10	15,335.00	(160.10)	15,335.00
62750 - Waste Removal/Recycling	1,321.70	1,100.00	(221.70)	14,969.70	12,100.00	(2,869.70)	13,200.00
62765 - Pond & Storm Water Systems	8,115.02	1,750.00	(6,365.02)	58,712.87	79,250.00	20,537.13	81,000.00
<b>Total Amenity Maintenance</b>	<b>94,604.30</b>	<b>83,533.42</b>	<b>(11,070.88)</b>	<b>985,361.87</b>	<b>1,052,186.14</b>	<b>66,824.27</b>	<b>1,134,219.56</b>
<b>Community Engagement</b>							
70075 - Cafe Expense	2,988.31	2,000.00	(988.31)	24,744.74	21,500.00	(3,244.74)	23,500.00
70250 - Fitness Supplies	154.85	-	(154.85)	154.85	-	(154.85)	-
70300 - Fitness Classes	24,718.11	16,300.00	(8,418.11)	241,614.48	179,300.00	(62,314.48)	195,600.00
70400 - Club Initiatives	-	250.00	250.00	1,000.00	2,750.00	1,750.00	3,000.00
70650 - Welcome Program	179.06	600.00	420.94	3,743.24	9,350.00	5,606.76	10,050.00
70700 - Entertainment Licenses	1,629.60	300.00	(1,329.60)	1,629.60	4,200.00	2,570.40	4,500.00
75000 - Decorations & Flags	-	-	-	14,437.80	20,000.00	5,562.20	20,000.00
75200 - Community Programs & Supplies	13,230.27	11,920.00	(1,310.27)	124,777.66	131,120.00	6,342.34	143,040.00
<b>Total Community Engagement</b>	<b>42,900.20</b>	<b>31,370.00</b>	<b>(11,530.20)</b>	<b>412,102.37</b>	<b>368,220.00</b>	<b>(43,882.37)</b>	<b>399,690.00</b>
<b>Reserve</b>							
80000 - Reserve Contributions	9,259.25	9,259.25	-	101,851.75	101,851.75	-	111,111.00
<b>Total Reserve</b>	<b>9,259.25</b>	<b>9,259.25</b>	<b>-</b>	<b>101,851.75</b>	<b>101,851.75</b>	<b>-</b>	<b>111,111.00</b>
<b>Total Expense</b>	<b>457,451.44</b>	<b>425,183.82</b>	<b>(32,267.62)</b>	<b>5,166,357.48</b>	<b>5,199,096.49</b>	<b>32,739.01</b>	<b>5,727,783.42</b>
<b>Operating Net Total</b>	<b>4,765.70</b>	<b>(19,977.82)</b>	<b>24,743.52</b>	<b>(214,273.35)</b>	<b>(860,980.49)</b>	<b>646,707.14</b>	<b>(979,526.42)</b>
<b>Net Total</b>	<b>4,765.70</b>	<b>(19,977.82)</b>	<b>24,743.52</b>	<b>(214,273.35)</b>	<b>(860,980.49)</b>	<b>646,707.14</b>	<b>(979,526.42)</b>