



KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

11/30/2025

Financial Package

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THRIVE TOGETHER

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Balance Sheet For 11/30/2025

| | | |
|------------------------------------|---------------------|---------------------|
| Cash-Operating | | |
| Checking-Operating | \$13,203.33 | |
| Total Cash-Operating | | \$13,203.33 |
| Cash-Reserves | | |
| Reserve Checking | \$89,701.14 | |
| Total Cash-Reserves | | \$89,701.14 |
| Accounts Receivable | | |
| Accounts Receivable | \$5,133.14 | |
| Total Accounts Receivable | | \$5,133.14 |
| Current Asset (Other) | | |
| Deposits | \$6,870.00 | |
| Prepaid Insurance | \$3,595.53 | |
| Total Current Asset (Other) | | \$10,465.53 |
| | Total Assets | \$118,503.14 |

| | | |
|-----------------------------------|-----------------------------------|----------------------|
| Accounts Payable | | |
| Accounts Payable | \$54,140.42 | |
| Total Accounts Payable | | \$54,140.42 |
| Current Liabilities | | |
| Prepaid Assessments | \$4,583.79 | |
| Total Current Liabilities | | \$4,583.79 |
| Due to Related Party | | |
| Late Fees | \$125.00 | |
| Total Due to Related Party | | \$125.00 |
| Reserve Contribution | | |
| Unearned Reserve Income | \$89,750.03 | |
| Total Reserve Contribution | | \$89,750.03 |
| Equity | | |
| Prior Year Surplus (Deficit) | (\$14,476.48) | |
| Current Year Surplus (Deficit) | (\$15,619.62) | |
| Total Equity | | (\$30,096.10) |
| | Total Liabilities / Equity | \$118,503.14 |

KISSING TREE VILLAS 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 | 28,627.30 | 29,597.40 | (970.10) | 296,402.96 | 301,455.00 | (5,052.04) | 331,052.40 |
| 40210 - Water Reimbursement | 5,571.47 | 3,300.00 | 2,271.47 | 55,992.44 | 36,300.00 | 19,692.44 | 39,600.00 |
| Total Assessment Revenue | 34,198.77 | 32,897.40 | 1,301.37 | 352,395.40 | 337,755.00 | 14,640.40 | 370,652.40 |
| Enforcement Fees | | | | | | | |
| 42100 - Fines | - | - | - | 25.00 | - | 25.00 | - |
| 42101 - Collection fee | 145.00 | - | 145.00 | 215.00 | - | 215.00 | - |
| 42104 - Late Fees | 25.00 | - | 25.00 | 325.00 | - | 325.00 | - |
| 42350 - Returned Deposit Fee | - | - | - | 25.00 | - | 25.00 | - |
| Total Enforcement Fees | 170.00 | - | 170.00 | 590.00 | - | 590.00 | - |
| Reserve Contribution | | | | | | | |
| 47100 - Reserve Fund-COE | 549.00 | - | 549.00 | 18,515.03 | 16,991.10 | 1,523.93 | 16,991.10 |
| Total Reserve Contribution | 549.00 | - | 549.00 | 18,515.03 | 16,991.10 | 1,523.93 | 16,991.10 |
| Other Revenue | | | | | | | |
| 49150 - Interest | .92 | - | .92 | 2.55 | - | 2.55 | - |
| 49155 - Bank Interest | 11.97 | - | 11.97 | 143.32 | - | 143.32 | - |
| 49798 - Developer Subsidy | - | 500.00 | (500.00) | - | 5,500.00 | (5,500.00) | 5,928.10 |
| 49900 - Reimbursement Receipts | - | 250.00 | (250.00) | 1,237.16 | 1,500.00 | (262.84) | 1,500.00 |
| Total Other Revenue | 12.89 | 750.00 | (737.11) | 1,383.03 | 7,000.00 | (5,616.97) | 7,428.10 |
| Total Income | 34,930.66 | 33,647.40 | 1,283.26 | 372,883.46 | 361,746.10 | 11,137.36 | 395,071.60 |

Operating Expense

Administrative

| | | | | | | | |
|------------------------------------|-----------------|-----------------|--------------|------------------|------------------|-------------------|------------------|
| 50000 - Accounting Fee | - | 1,200.00 | 1,200.00 | 3,650.00 | 1,200.00 | (2,450.00) | 1,200.00 |
| 50075 - Bank Charges | - | - | - | 20.00 | - | (20.00) | - |
| 50100 - Comp - Srv & Sup | 50.00 | - | (50.00) | 550.00 | - | (550.00) | - |
| 50150 - Coupons & Statements | 106.32 | 129.60 | 23.28 | 1,580.18 | 1,320.00 | (260.18) | 1,449.60 |
| 50300 - Insurance | 409.24 | 459.00 | 49.76 | 4,292.89 | 4,379.00 | 86.11 | 4,838.00 |
| 50375 - Legal Fees-General Counsel | - | - | - | 4,522.50 | 2,000.00 | (2,522.50) | 2,000.00 |
| 50427 - Mgmt Fee-Doors | 1,560.00 | 1,620.00 | 60.00 | 16,000.00 | 16,500.00 | 500.00 | 18,120.00 |
| 50429 - Managment Collection Fees | 157.50 | - | (157.50) | 472.50 | - | (472.50) | - |
| 50480 - Meter Reading | 1,900.00 | 800.00 | (1,100.00) | 9,750.00 | 8,800.00 | (950.00) | 9,600.00 |
| 50600 - Office Supplies | - | 25.00 | 25.00 | 86.80 | 275.00 | 188.20 | 300.00 |
| 50625 - Permits & Licenses | - | - | - | - | 100.00 | 100.00 | 100.00 |
| 50650 - Postage | - | 25.00 | 25.00 | 1.38 | 275.00 | 273.62 | 300.00 |
| Total Administrative | 4,183.06 | 4,258.60 | 75.54 | 40,926.25 | 34,849.00 | (6,077.25) | 37,907.60 |

Utilities

| | | | | | | | |
|--------------------------------------|----------|----------|------------|-----------|-----------|-------------|-----------|
| 60000 - Electric - | 456.46 | 475.00 | 18.54 | 5,274.44 | 5,225.00 | (49.44) | 5,700.00 |
| 60100 - Water & Sewer - Reimbursable | 8,676.58 | 3,300.00 | (5,376.58) | 77,848.20 | 36,300.00 | (41,548.20) | 39,600.00 |

KISSING TREE VILLAS 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 | | | | | | | |
| 60105 - Water - Irrigation | 2,324.79 | 1,350.00 | (974.79) | 17,009.89 | 14,850.00 | (2,159.89) | 16,200.00 |
| Total Utilities | 11,457.83 | 5,125.00 | (6,332.83) | 100,132.53 | 56,375.00 | (43,757.53) | 61,500.00 |
| Landscaping | | | | | | | |
| 61150 - Irrigation System | 3,146.83 | 1,000.00 | (2,146.83) | 8,986.50 | 11,000.00 | 2,013.50 | 12,000.00 |
| 61200 - Landscape Maintenance | 16,704.21 | 18,306.00 | 1,601.79 | 178,471.31 | 186,450.00 | 7,978.69 | 204,756.00 |
| 61201 - Landscape Maint. - Common Area | 2,733.31 | 2,733.00 | (.31) | 30,066.41 | 30,063.00 | (3.41) | 32,800.00 |
| 61250 - Landscape Refurbish | - | 500.00 | 500.00 | 7,290.41 | 8,500.00 | 1,209.59 | 9,000.00 |
| 61300 - Tree Maintenance | 2,659.71 | - | (2,659.71) | 2,659.71 | 2,500.00 | (159.71) | 2,500.00 |
| Total Landscaping | 25,244.06 | 22,539.00 | (2,705.06) | 227,474.34 | 238,513.00 | 11,038.66 | 261,056.00 |
| Amenity Maintenance | | | | | | | |
| 62050 - Building Maint - Repairs & Supplies | - | 250.00 | 250.00 | 425.31 | 1,500.00 | 1,074.69 | 1,500.00 |
| Total Amenity Maintenance | - | 250.00 | 250.00 | 425.31 | 1,500.00 | 1,074.69 | 1,500.00 |
| Community Engagement | | | | | | | |
| 70650 - Community Welcoming Program | - | - | - | 1,029.62 | - | (1,029.62) | - |
| Total Community Engagement | - | - | - | 1,029.62 | - | (1,029.62) | - |
| Reserve | | | | | | | |
| 80000 - Reserve Contributions | 549.00 | 2,759.00 | 2,210.00 | 18,515.03 | 30,349.00 | 11,833.97 | 33,108.00 |
| Total Reserve | 549.00 | 2,759.00 | 2,210.00 | 18,515.03 | 30,349.00 | 11,833.97 | 33,108.00 |
| Total Expense | 41,433.95 | 34,931.60 | (6,502.35) | 388,503.08 | 361,586.00 | (26,917.08) | 395,071.60 |
| Operating Net Total | (6,503.29) | (1,284.20) | (5,219.09) | (15,619.62) | 160.10 | (15,779.72) | - |
| Net Total | (6,503.29) | (1,284.20) | (5,219.09) | (15,619.62) | 160.10 | (15,779.72) | - |