



KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

12/31/2025

Financial Package

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KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

Balance Sheet For 12/31/2025

Cash-Operating		
Checking-Operating	\$24,623.12	
Total Cash-Operating		\$24,623.12
Cash-Reserves		
Reserve Checking	\$131,255.04	
Total Cash-Reserves		\$131,255.04
Accounts Receivable		
Accounts Receivable	\$10,485.39	
Total Accounts Receivable		\$10,485.39
Current Asset (Other)		
Deposits	\$7,315.00	
Prepaid Insurance	\$3,511.96	
Total Current Asset (Other)		\$10,826.96
	Total Assets	\$177,190.51
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Accounts Payable		
Accounts Payable	\$48,688.80	
Total Accounts Payable		\$48,688.80
Current Liabilities		
Prepaid Assessments	\$11,286.83	
Refundable Deposit	\$43.72	
Total Current Liabilities		\$11,330.55
Due to Related Party		
Late Fees	\$350.00	
Total Due to Related Party		\$350.00
Reserve Contribution		
Unearned Reserve Income	\$130,404.00	
Total Reserve Contribution		\$130,404.00
Equity		
Prior Year Surplus (Deficit)	(\$29,961.12)	
Current Year Surplus (Deficit)	\$16,378.28	
Total Equity		(\$13,582.84)
	Total Liabilities / Equity	\$177,190.51

KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
40000 - Association Assessment	12,122.49	12,720.00	(597.51)	137,875.54	139,337.00	(1,461.46)	139,337.00
40005 - Service Area 1 Assessment	17,544.00	19,350.00	(1,806.00)	212,334.00	232,200.00	(19,866.00)	232,200.00
40010 - Service Area 2 Assessment	12,422.22	12,060.00	362.22	131,637.11	111,086.00	20,551.11	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	42,088.71	44,130.00	(2,041.29)	498,193.88	506,185.00	(7,991.12)	506,185.00
Enforcement Fees							
42101 - Collection fee	145.00	-	145.00	540.00	-	540.00	-
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	145.00	-	145.00	940.00	-	940.00	-
Reserve Contribution							
47100 - Reserve Fund-COE	561.00	477.00	84.00	21,198.00	6,837.00	14,361.00	6,837.00
Total Reserve Contribution	561.00	477.00	84.00	21,198.00	6,837.00	14,361.00	6,837.00
Other Revenue							
40210 - Water Reimbursement	13,706.52	5,712.00	7,994.52	128,988.17	68,544.00	60,444.17	68,544.00
49150 - Interest	-	1.00	(1.00)	6.16	12.00	(5.84)	12.00
49155 - Bank Interest	24.63	-	24.63	296.96	-	296.96	-
49798 - Developer Subsidy	14,000.00	12,623.90	1,376.10	121,000.00	151,283.30	(30,283.30)	151,283.30
49900 - Reimbursement Receipts	179.55	-	179.55	11,678.60	-	11,678.60	-
Total Other Revenue	27,910.70	18,336.90	9,573.80	261,969.89	219,839.30	42,130.59	219,839.30
Total Income	70,705.41	62,943.90	7,761.51	782,301.77	732,861.30	49,440.47	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)	600.00	-	(600.00)	-
50150 - Coupons & Statements	173.36	157.60	(15.76)	2,531.27	1,804.00	(727.27)	1,804.00
50300 - Insurance	501.41	459.00	(42.41)	5,815.48	4,730.00	(1,085.48)	4,730.00
50375 - Legal Fees-General Counsel	565.50	500.00	(65.50)	1,348.50	500.00	(848.50)	500.00
50427 - Mgmt Fee-Doors	2,280.00	2,400.00	120.00	26,040.00	26,290.00	250.00	26,290.00
50429 - Managment Collection Fees	145.00	-	(145.00)	702.50	-	(702.50)	-
50480 - Meter Reading	1,375.00	1,150.00	(225.00)	15,100.00	13,800.00	(1,300.00)	13,800.00
50600 - Office Supplies	1.20	25.00	23.80	26.80	300.00	273.20	300.00
50650 - Postage	.74	25.00	24.26	5.72	300.00	294.28	300.00
Total Administrative	5,092.21	4,716.60	(375.61)	56,625.27	48,924.00	(7,701.27)	48,924.00

KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Utilities							
60000 - Electric -	69.50	55.00	(14.50)	1,099.94	660.00	(439.94)	660.00
60100 - Water & Sewer - Reimbursable	12,759.53	5,712.00	(7,047.53)	123,507.84	68,544.00	(54,963.84)	68,544.00
60105 - Water - Irrigation	5,101.35	3,250.00	(1,851.35)	58,800.77	39,000.00	(19,800.77)	39,000.00
Total Utilities	17,930.38	9,017.00	(8,913.38)	183,408.55	108,204.00	(75,204.55)	108,204.00
Landscaping							
61150 - Irrigation System	250.00	-	(250.00)	19,564.70	15,000.00	(4,564.70)	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	4,195.00	2,917.65	16,605.20	27,314.00	10,708.80	27,314.00
61205 - Landscape Maint. SA 1	28,704.39	21,750.00	(6,954.39)	290,880.54	261,000.00	(29,880.54)	261,000.00
61210 - Landscape Maint. SA 2	10,933.04	16,470.00	5,536.96	129,405.63	151,707.00	22,301.37	151,707.00
61250 - Landscape Refurbish	-	2,500.00	2,500.00	15,896.05	30,000.00	14,103.95	30,000.00
61300 - Tree Maintenance	-	-	-	3,591.21	3,150.00	(441.21)	3,150.00
Total Landscaping	41,164.78	44,915.00	3,750.22	502,515.75	524,171.00	21,655.25	524,171.00
Amenity Maintenance							
62000 - Maintenance - General Repairs	-	-	-	30.92	-	(30.92)	-
62050 - Building Maint - Repairs & Supplies	1,175.00	275.00	(900.00)	1,475.00	3,300.00	1,825.00	3,300.00
Total Amenity Maintenance	1,175.00	275.00	(900.00)	1,505.92	3,300.00	1,794.08	3,300.00
Community Engagement							
70650 - Community Welcoming Program	30.00	-	(30.00)	670.00	-	(670.00)	-
Total Community Engagement	30.00	-	(30.00)	670.00	-	(670.00)	-
Reserve							
80000 - Reserve Contributions	561.00	4,020.30	3,459.30	21,198.00	48,262.30	27,064.30	48,262.30
Total Reserve	561.00	4,020.30	3,459.30	21,198.00	48,262.30	27,064.30	48,262.30
Total Expense	65,953.37	62,943.90	(3,009.47)	765,923.49	732,861.30	(33,062.19)	732,861.30
Operating Net Total	4,752.04	-	4,752.04	16,378.28	-	16,378.28	-
Net Total	4,752.04	-	4,752.04	16,378.28	-	16,378.28	-