



KISSING TREE MASTER COMMUNITY, INC.

12/31/2025

Financial Package

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# KISSING TREE MASTER COMMUNITY, INC.

Balance Sheet For 12/31/2025

## Cash-Operating

Checking-Operating	(\$548,765.76)
ICS-Oper-Destination	\$847,990.68
Restricted Use Funds	\$60,311.72

## Total Cash-Operating

**\$359,536.64**

## Cash-Reserves

Reserve Checking	\$409,259.25
ICS-Reserve-Destination	\$112,771.71
Reserves Invested in CDARS	\$252,969.89

## Total Cash-Reserves

**\$775,000.85**

## Accounts Receivable

Accounts Receivable	\$130,124.45
A/R - Other	\$238.08

## Total Accounts Receivable

**\$130,362.53**

## Current Asset (Other)

Deposits	\$500.00
Prepaid Expenses	\$75,194.00
Prepaid Insurance	\$187,375.03

## Total Current Asset (Other)

**\$263,069.03**

## Fixed Assets

Fixed Assets	\$262,765.18
Accumulated Depreciation	(\$141,310.56)

## Total Fixed Assets

**\$121,454.62**

## Total Assets

**\$1,649,423.67**

## Accounts Payable

Accounts Payable	\$326,767.44
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## Total Accounts Payable

**\$326,767.44**

## Current Liabilities

Prepaid Assessments	\$326,816.21
Refundable Deposit	\$400.00

## Total Current Liabilities

**\$327,216.21**

## Due to Related Party

Late Fees	\$1,250.00
Rental Setup Fees	\$500.00
Due to Other	\$0.19
Veterans Plaza Brick Program	\$14,569.59
Texas State at KT Scholarship	(\$1,100.00)

## Total Due to Related Party

**\$15,219.78**

## Reserve Contribution

Unearned Reserve Income	\$770,397.25
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## Total Reserve Contribution

**\$770,397.25**

## Long Term Liabilities

# KISSING TREE MASTER COMMUNITY, INC.

## Balance Sheet For 12/31/2025

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Developer Subsidy Loan	<u>\$13,540,366.60</u>	
<b>Total Long Term Liabilities</b>		<b>\$13,540,366.60</b>
<b>Equity</b>		
Prior Year Surplus (Deficit)	(\$12,679,216.85)	
Current Year Surplus (Deficit)	<u>(\$651,326.76)</u>	
<b>Total Equity</b>		<b>(\$13,330,543.61)</b>
	<b>Total Liabilities / Equity</b>	<u><u>\$1,649,423.67</u></u>

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# KISSING TREE MASTER COMMUNITY, 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	
<b>Operating Income</b>							
<b>Assessment Revenue</b>							
40000 - Association Assessment	341,200.72	348,330.00	(7,129.28)	3,924,403.24	3,946,380.00	(21,976.76)	3,946,380.00
40050 - Builder Assessments	51,000.00	-	51,000.00	553,521.13	-	553,521.13	-
<b>Total Assessment Revenue</b>	<b>392,200.72</b>	<b>348,330.00</b>	<b>43,870.72</b>	<b>4,477,924.37</b>	<b>3,946,380.00</b>	<b>531,544.37</b>	<b>3,946,380.00</b>
<b>Property Transfer Fees</b>							
41100 - Community Enhancement Fee	4,950.00	9,000.00	(4,050.00)	158,035.69	108,000.00	50,035.69	108,000.00
41150 - Capital Start Up	19,890.00	10,710.00	9,180.00	146,775.00	153,765.00	(6,990.00)	153,765.00
<b>Total Property Transfer Fees</b>	<b>24,840.00</b>	<b>19,710.00</b>	<b>5,130.00</b>	<b>304,810.69</b>	<b>261,765.00</b>	<b>43,045.69</b>	<b>261,765.00</b>
<b>Enforcement Fees</b>							
42050 - Design Review Application	1,735.52	1,500.00	235.52	25,203.60	18,000.00	7,203.60	18,000.00
42100 - Fines	50.00	50.00	-	1,532.92	600.00	932.92	600.00
42101 - Collection fee	-	50.00	(50.00)	2,535.00	600.00	1,935.00	600.00
42104 - Late Fees	225.00	-	225.00	2,599.36	-	2,599.36	-
42105 - Tenant Account Setup Fee	200.00	100.00	100.00	900.00	2,100.00	(1,200.00)	2,100.00
42150 - Late Fees & Interest	-	185.00	(185.00)	3,150.31	2,220.00	930.31	2,220.00
42350 - Returned Deposit Fee	100.00	50.00	50.00	1,000.00	600.00	400.00	600.00
<b>Total Enforcement Fees</b>	<b>2,310.52</b>	<b>1,935.00</b>	<b>375.52</b>	<b>36,921.19</b>	<b>24,120.00</b>	<b>12,801.19</b>	<b>24,120.00</b>
<b>Program &amp; Amenity Revenues</b>							
45050 - Facility & Park Rentals	-	1,800.00	(1,800.00)	1,168.00	9,600.00	(8,432.00)	9,600.00
45075 - Maint. Service Reimbursement & Bill Back	3,007.66	3,150.00	(142.34)	38,635.29	37,800.00	835.29	37,800.00
45100 - Fitness Revenue	24,005.00	16,000.00	8,005.00	336,816.00	231,000.00	105,816.00	231,000.00
45250 - Program Revenue	10,856.46	12,516.00	(1,659.54)	135,939.28	150,192.00	(14,252.72)	150,192.00
45350 - Program Sponsorship	208.33	6,250.00	(6,041.67)	43,035.57	75,000.00	(31,964.43)	75,000.00
45420 - Advertising Revenue	-	-	-	-	7,000.00	(7,000.00)	7,000.00
<b>Total Program &amp; Amenity Revenues</b>	<b>38,077.45</b>	<b>39,716.00</b>	<b>(1,638.55)</b>	<b>555,594.14</b>	<b>510,592.00</b>	<b>45,002.14</b>	<b>510,592.00</b>
<b>Other Revenue</b>							
49050 - Access Device Revenue	625.39	375.00	250.39	7,711.79	4,500.00	3,211.79	4,500.00
49150 - Interest	7.39	75.00	(67.61)	166.48	900.00	(733.52)	900.00
49155 - Bank Interest	1,450.77	-	1,450.77	3,632.99	-	3,632.99	-
49900 - Reimbursement Receipts	56,567.06	-	56,567.06	81,401.78	-	81,401.78	-
<b>Total Other Revenue</b>	<b>58,650.61</b>	<b>450.00</b>	<b>58,200.61</b>	<b>92,913.04</b>	<b>5,400.00</b>	<b>87,513.04</b>	<b>5,400.00</b>
<b>Total Income</b>	<b>516,079.30</b>	<b>410,141.00</b>	<b>105,938.30</b>	<b>5,468,163.43</b>	<b>4,748,257.00</b>	<b>719,906.43</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	1,226.61	100.00	(1,126.61)	7,824.56	8,000.00	175.44	8,000.00
50075 - Bank Charges	40.00	30.00	(10.00)	435.00	360.00	(75.00)	360.00
50125 - Website & Software	1,054.46	1,500.00	445.54	16,303.18	20,400.00	4,096.82	20,400.00

# KISSING TREE MASTER COMMUNITY, 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	
<b>Operating Expense</b>							
50150 - Coupons & Statements	962.77	625.00	(337.77)	12,668.81	7,500.00	(5,168.81)	7,500.00
50200 - Dep. & Amort.	2,189.71	2,190.00	.29	26,276.52	26,280.00	3.48	26,280.00
50300 - Insurance	20,122.67	18,000.00	(2,122.67)	228,890.67	189,000.00	(39,890.67)	189,000.00
50325 - Interest Expense	-	-	-	816.34	882.00	65.66	882.00
50375 - Legal Fees-General Counsel	2,917.00	-	(2,917.00)	28,963.72	3,000.00	(25,963.72)	3,000.00
50425 - Mgmt Fees-Staffing	136,461.61	150,032.00	13,570.39	1,684,813.59	1,800,384.00	115,570.41	1,800,384.00
50426 - Mgmt Fee-Tech	1,282.40	1,335.00	52.60	18,270.80	16,020.00	(2,250.80)	16,020.00
50427 - Mgmt Fee-Doors	4,623.50	4,781.00	157.50	53,483.50	54,166.00	682.50	54,166.00
50429 - Managment Collection Fees	312.50	142.50	(170.00)	6,309.86	1,710.00	(4,599.86)	1,710.00
50485 - Mileage/Auto	-	200.00	200.00	589.24	2,400.00	1,810.76	2,400.00
50486 - Vehicle Expense	-	1,095.00	1,095.00	43,427.32	13,140.00	(30,287.32)	13,140.00
50525 - Office Equipment/Furniture	2,468.00	1,000.00	(1,468.00)	6,082.45	12,000.00	5,917.55	12,000.00
50600 - Office Supplies	722.67	835.00	112.33	12,611.28	10,020.00	(2,591.28)	10,020.00
50650 - Postage	91.32	210.00	118.68	1,124.07	2,520.00	1,395.93	2,520.00
50675 - Professional Fees	431.09	300.00	(131.09)	3,952.59	3,600.00	(352.59)	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)	-
50725 - Telephone & Internet	2,566.35	1,900.00	(666.35)	30,014.68	22,800.00	(7,214.68)	22,800.00
50800 - Uniforms & Clothing	85.43	-	(85.43)	4,831.39	5,000.00	168.61	5,000.00
<b>Total Administrative</b>	<b>177,558.09</b>	<b>184,275.50</b>	<b>6,717.41</b>	<b>2,283,135.31</b>	<b>2,237,482.00</b>	<b>(45,653.31)</b>	<b>2,237,482.00</b>
<b>Utilities</b>							
60000 - Electric Service	11,050.83	9,880.00	(1,170.83)	112,002.56	118,560.00	6,557.44	118,560.00
60050 - Gas Services	2,835.54	4,500.00	1,664.46	19,126.10	30,000.00	10,873.90	30,000.00
60100 - Water & Sewer	24,526.38	30,360.00	5,833.62	382,361.69	364,316.08	(18,045.61)	364,316.08
<b>Total Utilities</b>	<b>38,412.75</b>	<b>44,740.00</b>	<b>6,327.25</b>	<b>513,490.35</b>	<b>512,876.08</b>	<b>(614.27)</b>	<b>512,876.08</b>
<b>Landscaping</b>							
61150 - Irrigation Inspection & Repairs	2,048.50	2,250.00	201.50	36,120.58	29,250.00	(6,870.58)	29,250.00
61200 - Landscape Maintenance	59,133.33	72,658.76	13,525.43	751,114.14	843,199.78	92,085.64	843,199.78
61250 - Landscape Refurbishment & New Projects	-	-	-	42,548.78	40,955.00	(1,593.78)	40,955.00
61300 - Tree Maintenance	436.81	2,000.00	1,563.19	18,221.81	19,000.00	778.19	19,000.00
61910 - Landscape Maint Golf Shared	100,000.00	100,000.00	-	400,000.00	400,000.00	-	400,000.00
<b>Total Landscaping</b>	<b>161,618.64</b>	<b>176,908.76</b>	<b>15,290.12</b>	<b>1,248,005.31</b>	<b>1,332,404.78</b>	<b>84,399.47</b>	<b>1,332,404.78</b>
<b>Amenity Maintenance</b>							
62000 - General Maintenance/Repairs/Supplies	12,388.58	4,250.00	(8,138.58)	56,442.95	51,000.00	(5,442.95)	51,000.00
62051 - Elevator Testing & Maintenance	-	100.00	100.00	4,626.20	3,600.00	(1,026.20)	3,600.00
62075 - Fitness Equipment	1,095.50	700.00	(395.50)	8,336.65	8,400.00	63.35	8,400.00
62100 - Gate Attendant/Patrol Services	51,919.63	59,150.00	7,230.37	676,432.73	709,800.00	33,367.27	709,800.00
62125 - Access Control Systems & Devices	4,390.02	3,708.42	(681.60)	65,509.60	52,492.56	(13,017.04)	52,492.56
62150 - Fire & Safety	479.55	575.00	95.45	8,866.65	6,900.00	(1,966.65)	6,900.00

# KISSING TREE MASTER COMMUNITY, 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	
<b>Operating Expense</b>							
62200 - Gate/Fence/Wall Repairs & Maintenance	2,200.00	1,000.00	(1,200.00)	12,210.69	12,000.00	(210.69)	12,000.00
62250 - HVAC Service	6,364.54	1,000.00	(5,364.54)	21,718.07	12,000.00	(9,718.07)	12,000.00
62300 - Janitorial Service & Supplies	1,271.99	2,600.00	1,328.01	27,632.46	31,200.00	3,567.54	31,200.00
62325 - Lighting & Electric	200.00	400.00	200.00	4,357.32	4,800.00	442.68	4,800.00
62450 - Pest Control	411.00	500.00	89.00	5,820.66	6,000.00	179.34	6,000.00
62500 - Pool Maintenance	3,250.55	3,500.00	249.45	44,877.91	54,000.00	9,122.09	54,000.00
62550 - Pool Supplies	-	100.00	100.00	216.25	1,200.00	983.75	1,200.00
62600 - Community Enhancement Projects	12,289.15	1,500.00	(10,789.15)	48,778.83	64,377.00	15,598.17	64,377.00
62625 - Site Signage	45.87	100.00	54.13	2,363.93	1,200.00	(1,163.93)	1,200.00
62655 - Sports Court P&S	-	-	-	4,454.53	5,715.00	1,260.47	5,715.00
62675 - Street Maintenance	-	-	-	15,495.10	15,335.00	(160.10)	15,335.00
62750 - Waste Removal/Recycling	1,081.70	1,100.00	18.30	16,051.40	13,200.00	(2,851.40)	13,200.00
62765 - Pond & Storm Water Systems	4,178.90	1,750.00	(2,428.90)	62,891.77	81,000.00	18,108.23	81,000.00
<b>Total Amenity Maintenance</b>	<b>101,566.98</b>	<b>82,033.42</b>	<b>(19,533.56)</b>	<b>1,087,083.70</b>	<b>1,134,219.56</b>	<b>47,135.86</b>	<b>1,134,219.56</b>
<b>Community Engagement</b>							
70075 - Cafe Expense	2,929.28	2,000.00	(929.28)	27,674.02	23,500.00	(4,174.02)	23,500.00
70300 - Fitness Classes	24,412.79	16,300.00	(8,112.79)	266,027.27	195,600.00	(70,427.27)	195,600.00
70400 - Club Initiatives	-	250.00	250.00	1,000.00	3,000.00	2,000.00	3,000.00
70650 - Welcome Program	919.50	700.00	(219.50)	4,662.74	10,050.00	5,387.26	10,050.00
70700 - Entertainment Licenses	2,028.00	300.00	(1,728.00)	3,657.60	4,500.00	842.40	4,500.00
75000 - Decorations & Flags	7,000.00	-	(7,000.00)	21,437.80	20,000.00	(1,437.80)	20,000.00
75200 - Community Programs & Supplies	27,427.43	11,920.00	(15,507.43)	152,205.09	143,040.00	(9,165.09)	143,040.00
<b>Total Community Engagement</b>	<b>64,717.00</b>	<b>31,470.00</b>	<b>(33,247.00)</b>	<b>476,664.52</b>	<b>399,690.00</b>	<b>(76,974.52)</b>	<b>399,690.00</b>
<b>Reserve</b>							
80000 - Reserve Contributions	409,259.25	9,259.25	(400,000.00)	511,111.00	111,111.00	(400,000.00)	111,111.00
<b>Total Reserve</b>	<b>409,259.25</b>	<b>9,259.25</b>	<b>(400,000.00)</b>	<b>511,111.00</b>	<b>111,111.00</b>	<b>(400,000.00)</b>	<b>111,111.00</b>
<b>Total Expense</b>	<b>953,132.71</b>	<b>528,686.93</b>	<b>(424,445.78)</b>	<b>6,119,490.19</b>	<b>5,727,783.42</b>	<b>(391,706.77)</b>	<b>5,727,783.42</b>
<b>Operating Net Total</b>	<b>(437,053.41)</b>	<b>(118,545.93)</b>	<b>(318,507.48)</b>	<b>(651,326.76)</b>	<b>(979,526.42)</b>	<b>328,199.66</b>	<b>(979,526.42)</b>
<b>Net Total</b>	<b>(437,053.41)</b>	<b>(118,545.93)</b>	<b>(318,507.48)</b>	<b>(651,326.76)</b>	<b>(979,526.42)</b>	<b>328,199.66</b>	<b>(979,526.42)</b>