



KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

02/28/2026

Financial Package

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# KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

Balance Sheet For 2/28/2026

<b>Cash-Operating</b>		
Checking-Operating	\$7,813.41	
<b>Total Cash-Operating</b>		<b>\$7,813.41</b>
<b>Cash-Reserves</b>		
Reserve Checking	\$131,297.16	
<b>Total Cash-Reserves</b>		<b>\$131,297.16</b>
<b>Accounts Receivable</b>		
Accounts Receivable	\$10,321.39	
<b>Total Accounts Receivable</b>		<b>\$10,321.39</b>
<b>Current Asset (Other)</b>		
Deposits	\$7,315.00	
Prepaid Insurance	\$2,509.14	
<b>Total Current Asset (Other)</b>		<b>\$9,824.14</b>
	<b>Total Assets</b>	<b>\$159,256.10</b>
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<b>Accounts Payable</b>		
Accounts Payable	\$18,852.82	
<b>Total Accounts Payable</b>		<b>\$18,852.82</b>
<b>Current Liabilities</b>		
Prepaid Assessments	\$12,106.83	
Refundable Deposit	\$43.72	
<b>Total Current Liabilities</b>		<b>\$12,150.55</b>
<b>Due to Related Party</b>		
Late Fees	\$400.00	
<b>Total Due to Related Party</b>		<b>\$400.00</b>
<b>Reserve Contribution</b>		
Unearned Reserve Income	\$134,244.00	
<b>Total Reserve Contribution</b>		<b>\$134,244.00</b>
<b>Equity</b>		
Prior Year Surplus (Deficit)	(\$13,582.84)	
Current Year Surplus (Deficit)	\$7,191.57	
<b>Total Equity</b>		<b>(\$6,391.27)</b>
	<b>Total Liabilities / Equity</b>	<b>\$159,256.10</b>

# KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Assessment Revenue</b>							
40000 - Association Assessment	12,389.74	12,720.00	(330.26)	24,633.74	25,281.00	(647.26)	161,226.00
40005 - Service Area 1 Assessment	14,552.00	14,552.00	-	29,157.00	29,104.00	53.00	174,624.00
40010 - Service Area 2 Assessment	10,524.25	11,128.00	(603.75)	20,475.25	21,935.00	(1,459.75)	150,870.00
<b>Total Assessment Revenue</b>	<b>37,465.99</b>	<b>38,400.00</b>	<b>(934.01)</b>	<b>74,265.99</b>	<b>76,320.00</b>	<b>(2,054.01)</b>	<b>486,720.00</b>
<b>Enforcement Fees</b>							
42101 - Collection fee	35.00	-	35.00	180.00	-	180.00	-
<b>Total Enforcement Fees</b>	<b>35.00</b>	<b>-</b>	<b>35.00</b>	<b>180.00</b>	<b>-</b>	<b>180.00</b>	<b>-</b>
<b>Reserve Contribution</b>							
47100 - Reserve Fund-COE	3,360.00	1,440.00	1,920.00	3,840.00	2,400.00	1,440.00	16,800.00
<b>Total Reserve Contribution</b>	<b>3,360.00</b>	<b>1,440.00</b>	<b>1,920.00</b>	<b>3,840.00</b>	<b>2,400.00</b>	<b>1,440.00</b>	<b>16,800.00</b>
<b>Other Revenue</b>							
40210 - Water Reimbursement	11,200.22	9,700.00	1,500.22	22,771.40	19,400.00	3,371.40	116,400.00
49155 - Bank Interest	21.25	20.00	1.25	44.89	40.00	4.89	240.00
49798 - Developer Subsidy	-	1,808.00	(1,808.00)	-	3,616.00	(3,616.00)	21,691.00
49900 - Reimbursement Receipts	163.69	-	163.69	503.33	10,000.00	(9,496.67)	17,000.00
<b>Total Other Revenue</b>	<b>11,385.16</b>	<b>11,528.00</b>	<b>(142.84)</b>	<b>23,319.62</b>	<b>33,056.00</b>	<b>(9,736.38)</b>	<b>155,331.00</b>
<b>Total Income</b>	<b>52,246.15</b>	<b>51,368.00</b>	<b>878.15</b>	<b>101,605.61</b>	<b>111,776.00</b>	<b>(10,170.39)</b>	<b>658,851.00</b>

## Operating Expense

<b>Administrative</b>							
50000 - Accounting Fee	350.00	-	(350.00)	350.00	-	(350.00)	4,150.00
50075 - Bank Charges	-	10.00	10.00	-	20.00	20.00	120.00
50100 - Comp - Srv & Sup	50.00	50.00	-	100.00	100.00	-	600.00
50150 - Coupons & Statements	164.50	200.00	35.50	351.14	400.00	48.86	2,400.00
50300 - Insurance	501.41	455.00	(46.41)	1,002.82	910.00	(92.82)	5,824.00
50375 - Legal Fees-General Counsel	-	-	-	84.49	-	(84.49)	-
50427 - Mgmt Fee-Doors	2,290.00	2,400.00	110.00	4,580.00	4,770.00	190.00	30,420.00
50429 - Managment Collection Fees	35.00	-	(35.00)	180.00	-	(180.00)	-
50480 - Meter Reading	1,375.00	1,250.00	(125.00)	2,750.00	2,500.00	(250.00)	15,600.00
50600 - Office Supplies	70.40	-	(70.40)	70.40	-	(70.40)	-
50650 - Postage	-	30.00	30.00	-	60.00	60.00	360.00
<b>Total Administrative</b>	<b>4,836.31</b>	<b>4,395.00</b>	<b>(441.31)</b>	<b>9,468.85</b>	<b>8,760.00</b>	<b>(708.85)</b>	<b>59,474.00</b>
<b>Utilities</b>							
60000 - Electric -	84.54	105.00	20.46	169.54	210.00	40.46	1,260.00
60100 - Water & Sewer - Reimbursable	14,319.27	9,700.00	(4,619.27)	27,455.40	19,400.00	(8,055.40)	116,400.00
60105 - Water - Irrigation	1,372.00	1,500.00	128.00	7,427.85	3,000.00	(4,427.85)	52,500.00
<b>Total Utilities</b>	<b>15,775.81</b>	<b>11,305.00</b>	<b>(4,470.81)</b>	<b>35,052.79</b>	<b>22,610.00</b>	<b>(12,442.79)</b>	<b>170,160.00</b>
<b>Landscaping</b>							

# KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
61150 - Irrigation System	-	2,500.00	2,500.00	-	5,000.00	5,000.00	30,000.00
61201 - Landscape Maint. - Common Area	489.00	855.00	366.00	978.00	1,710.00	732.00	15,314.00
61205 - Landscape Maint. SA 1	12,147.04	12,829.00	681.96	24,294.08	25,658.00	1,363.92	153,948.00
61210 - Landscape Maint. SA 2	10,383.76	9,811.00	(572.76)	20,767.52	19,339.00	(1,428.52)	133,014.00
61250 - Landscape Refurbish	-	3,300.00	3,300.00	-	6,600.00	6,600.00	39,600.00
61300 - Tree Maintenance	-	-	-	-	1,500.00	1,500.00	6,000.00
<b>Total Landscaping</b>	<b>23,019.80</b>	<b>29,295.00</b>	<b>6,275.20</b>	<b>46,039.60</b>	<b>59,807.00</b>	<b>13,767.40</b>	<b>377,876.00</b>
<b>Amenity Maintenance</b>							
62050 - Building Maint - Repairs & Supplies	-	-	-	-	300.00	300.00	1,200.00
<b>Total Amenity Maintenance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>300.00</b>	<b>300.00</b>	<b>1,200.00</b>
<b>Community Engagement</b>							
70650 - Community Welcoming Program	12.80	100.00	87.20	12.80	200.00	187.20	1,200.00
<b>Total Community Engagement</b>	<b>12.80</b>	<b>100.00</b>	<b>87.20</b>	<b>12.80</b>	<b>200.00</b>	<b>187.20</b>	<b>1,200.00</b>
<b>Reserve</b>							
80000 - Reserve Contributions	3,360.00	4,056.00	696.00	3,840.00	8,112.00	4,272.00	48,941.00
<b>Total Reserve</b>	<b>3,360.00</b>	<b>4,056.00</b>	<b>696.00</b>	<b>3,840.00</b>	<b>8,112.00</b>	<b>4,272.00</b>	<b>48,941.00</b>
<b>Total Expense</b>	<b>47,004.72</b>	<b>49,151.00</b>	<b>2,146.28</b>	<b>94,414.04</b>	<b>99,789.00</b>	<b>5,374.96</b>	<b>658,851.00</b>
<b>Operating Net Total</b>	<b>5,241.43</b>	<b>2,217.00</b>	<b>3,024.43</b>	<b>7,191.57</b>	<b>11,987.00</b>	<b>(4,795.43)</b>	<b>-</b>
<b>Net Total</b>	<b>5,241.43</b>	<b>2,217.00</b>	<b>3,024.43</b>	<b>7,191.57</b>	<b>11,987.00</b>	<b>(4,795.43)</b>	<b>-</b>