



KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

03/31/2026

Financial Package

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# KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

## Balance Sheet For 3/31/2026

<b>Cash-Operating</b>		
Checking-Operating	\$13,996.37	
<b>Total Cash-Operating</b>		<b>\$13,996.37</b>
<b>Cash-Reserves</b>		
Reserve Checking	\$131,319.46	
<b>Total Cash-Reserves</b>		<b>\$131,319.46</b>
<b>Accounts Receivable</b>		
Accounts Receivable	\$10,740.34	
<b>Total Accounts Receivable</b>		<b>\$10,740.34</b>
<b>Current Asset (Other)</b>		
Deposits	\$7,315.00	
Prepaid Insurance	\$2,007.73	
<b>Total Current Asset (Other)</b>		<b>\$9,322.73</b>
	<b>Total Assets</b>	<b>\$165,378.90</b>
<b>Accounts Payable</b>		
Accounts Payable	\$15,718.88	
Accrued Ancillary Fees	\$35.00	
<b>Total Accounts Payable</b>		<b>\$15,753.88</b>
<b>Current Liabilities</b>		
Prepaid Assessments	\$10,800.83	
Refundable Deposit	\$43.72	
<b>Total Current Liabilities</b>		<b>\$10,844.55</b>
<b>Due to Related Party</b>		
Late Fees	\$450.00	
<b>Total Due to Related Party</b>		<b>\$450.00</b>
<b>Reserve Contribution</b>		
Unearned Reserve Income	\$136,164.00	
<b>Total Reserve Contribution</b>		<b>\$136,164.00</b>
<b>Equity</b>		
Prior Year Surplus (Deficit)	(\$13,582.84)	
Current Year Surplus (Deficit)	\$15,749.31	
<b>Total Equity</b>		<b>\$2,166.47</b>
	<b>Total Liabilities / Equity</b>	<b>\$165,378.90</b>

# KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

## Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Assessment Revenue</b>							
40000 - Association Assessment	12,474.62	12,879.00	(404.38)	37,108.36	38,160.00	(1,051.64)	161,226.00
40005 - Service Area 1 Assessment	14,552.00	14,552.00	-	43,709.00	43,656.00	53.00	174,624.00
40010 - Service Area 2 Assessment	10,641.03	11,449.00	(807.97)	31,116.28	33,384.00	(2,267.72)	150,870.00
<b>Total Assessment Revenue</b>	<b>37,667.65</b>	<b>38,880.00</b>	<b>(1,212.35)</b>	<b>111,933.64</b>	<b>115,200.00</b>	<b>(3,266.36)</b>	<b>486,720.00</b>
<b>Enforcement Fees</b>							
42101 - Collection fee	35.00	-	35.00	215.00	-	215.00	-
42350 - Returned Deposit Fee	25.00	-	25.00	25.00	-	25.00	-
<b>Total Enforcement Fees</b>	<b>60.00</b>	<b>-</b>	<b>60.00</b>	<b>240.00</b>	<b>-</b>	<b>240.00</b>	<b>-</b>
<b>Reserve Contribution</b>							
47100 - Reserve Fund-COE	1,920.00	1,440.00	480.00	5,760.00	3,840.00	1,920.00	16,800.00
<b>Total Reserve Contribution</b>	<b>1,920.00</b>	<b>1,440.00</b>	<b>480.00</b>	<b>5,760.00</b>	<b>3,840.00</b>	<b>1,920.00</b>	<b>16,800.00</b>
<b>Other Revenue</b>							
40210 - Water Reimbursement	14,775.55	9,700.00	5,075.55	37,546.95	29,100.00	8,446.95	116,400.00
49150 - Interest	.95	-	.95	.95	-	.95	-
49155 - Bank Interest	23.63	20.00	3.63	68.52	60.00	8.52	240.00
49798 - Developer Subsidy	-	1,808.00	(1,808.00)	-	5,424.00	(5,424.00)	21,691.00
49900 - Reimbursement Receipts	-	-	-	503.33	10,000.00	(9,496.67)	17,000.00
<b>Total Other Revenue</b>	<b>14,800.13</b>	<b>11,528.00</b>	<b>3,272.13</b>	<b>38,119.75</b>	<b>44,584.00</b>	<b>(6,464.25)</b>	<b>155,331.00</b>
<b>Total Income</b>	<b>54,447.78</b>	<b>51,848.00</b>	<b>2,599.78</b>	<b>156,053.39</b>	<b>163,624.00</b>	<b>(7,570.61)</b>	<b>658,851.00</b>

## Operating Expense

### Administrative

50000 - Accounting Fee	-	150.00	150.00	350.00	150.00	(200.00)	4,150.00
50075 - Bank Charges	10.00	10.00	-	10.00	30.00	20.00	120.00
50100 - Comp - Srv & Sup	50.00	50.00	-	150.00	150.00	-	600.00
50150 - Coupons & Statements	205.25	200.00	(5.25)	556.39	600.00	43.61	2,400.00
50300 - Insurance	501.41	455.00	(46.41)	1,504.23	1,365.00	(139.23)	5,824.00
50375 - Legal Fees-General Counsel	-	-	-	84.49	-	(84.49)	-
50427 - Mgmt Fee-Doors	2,340.00	2,430.00	90.00	6,920.00	7,200.00	280.00	30,420.00
50429 - Managment Collection Fees	35.00	-	(35.00)	215.00	-	(215.00)	-
50480 - Meter Reading	1,375.00	1,250.00	(125.00)	4,125.00	3,750.00	(375.00)	15,600.00
50600 - Office Supplies	-	-	-	70.40	-	(70.40)	-
50650 - Postage	-	30.00	30.00	-	90.00	90.00	360.00
<b>Total Administrative</b>	<b>4,516.66</b>	<b>4,575.00</b>	<b>58.34</b>	<b>13,985.51</b>	<b>13,335.00</b>	<b>(650.51)</b>	<b>59,474.00</b>

### Utilities

60000 - Electric -	84.49	105.00	20.51	254.03	315.00	60.97	1,260.00
60100 - Water & Sewer - Reimbursable	12,985.66	9,700.00	(3,285.66)	40,441.06	29,100.00	(11,341.06)	116,400.00
60105 - Water - Irrigation	2,914.33	4,000.00	1,085.67	10,342.18	7,000.00	(3,342.18)	52,500.00
<b>Total Utilities</b>	<b>15,984.48</b>	<b>13,805.00</b>	<b>(2,179.48)</b>	<b>51,037.27</b>	<b>36,415.00</b>	<b>(14,622.27)</b>	<b>170,160.00</b>

# KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

## Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Landscaping</b>							
61150 - Irrigation System	100.00	2,500.00	2,400.00	100.00	7,500.00	7,400.00	30,000.00
61201 - Landscape Maint. - Common Area	489.00	855.00	366.00	1,467.00	2,565.00	1,098.00	15,314.00
61205 - Landscape Maint. SA 1	12,147.04	12,829.00	681.96	36,441.12	38,487.00	2,045.88	153,948.00
61210 - Landscape Maint. SA 2	10,383.76	10,094.00	(289.76)	31,151.28	29,433.00	(1,718.28)	133,014.00
61250 - Landscape Refurbish	349.10	3,300.00	2,950.90	349.10	9,900.00	9,550.90	39,600.00
61300 - Tree Maintenance	-	-	-	-	1,500.00	1,500.00	6,000.00
<b>Total Landscaping</b>	<b>23,468.90</b>	<b>29,578.00</b>	<b>6,109.10</b>	<b>69,508.50</b>	<b>89,385.00</b>	<b>19,876.50</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	-	100.00	100.00	12.80	300.00	287.20	1,200.00
<b>Total Community Engagement</b>	<b>-</b>	<b>100.00</b>	<b>100.00</b>	<b>12.80</b>	<b>300.00</b>	<b>287.20</b>	<b>1,200.00</b>
<b>Reserve</b>							
80000 - Reserve Contributions	1,920.00	4,056.00	2,136.00	5,760.00	12,168.00	6,408.00	48,941.00
<b>Total Reserve</b>	<b>1,920.00</b>	<b>4,056.00</b>	<b>2,136.00</b>	<b>5,760.00</b>	<b>12,168.00</b>	<b>6,408.00</b>	<b>48,941.00</b>
<b>Total Expense</b>	<b>45,890.04</b>	<b>52,114.00</b>	<b>6,223.96</b>	<b>140,304.08</b>	<b>151,903.00</b>	<b>11,598.92</b>	<b>658,851.00</b>
<b>Operating Net Total</b>	<b>8,557.74</b>	<b>(266.00)</b>	<b>8,823.74</b>	<b>15,749.31</b>	<b>11,721.00</b>	<b>4,028.31</b>	<b>-</b>
<b>Net Total</b>	<b>8,557.74</b>	<b>(266.00)</b>	<b>8,823.74</b>	<b>15,749.31</b>	<b>11,721.00</b>	<b>4,028.31</b>	<b>-</b>