



KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

04/30/2026

Financial Package

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# KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

Balance Sheet For 4/30/2026

<b>Cash-Operating</b>		
Checking-Operating	\$12,235.97	
<b>Total Cash-Operating</b>		<b>\$12,235.97</b>
<b>Cash-Reserves</b>		
Reserve Checking	\$139,501.18	
<b>Total Cash-Reserves</b>		<b>\$139,501.18</b>
<b>Accounts Receivable</b>		
Accounts Receivable	\$10,412.79	
<b>Total Accounts Receivable</b>		<b>\$10,412.79</b>
<b>Current Asset (Other)</b>		
Deposits	\$7,315.00	
Prepaid Insurance	\$1,506.32	
<b>Total Current Asset (Other)</b>		<b>\$8,821.32</b>
	<b>Total Assets</b>	<b>\$170,971.26</b>
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<b>Accounts Payable</b>		
Accounts Payable	\$18,028.66	
Accrued Ancillary Fees	\$35.00	
<b>Total Accounts Payable</b>		<b>\$18,063.66</b>
<b>Current Liabilities</b>		
Prepaid Assessments	\$10,518.83	
Refundable Deposit	\$43.72	
<b>Total Current Liabilities</b>		<b>\$10,562.55</b>
<b>Due to Related Party</b>		
Collection Fees	(\$315.00)	
Late Fees	\$500.00	
<b>Total Due to Related Party</b>		<b>\$185.00</b>
<b>Reserve Contribution</b>		
Unearned Reserve Income	\$138,564.00	
<b>Total Reserve Contribution</b>		<b>\$138,564.00</b>
<b>Equity</b>		
Prior Year Surplus (Deficit)	(\$13,582.84)	
Current Year Surplus (Deficit)	\$17,178.89	
<b>Total Equity</b>		<b>\$3,596.05</b>
	<b>Total Liabilities / Equity</b>	<b>\$170,971.26</b>

# KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Assessment Revenue</b>							
40000 - Association Assessment	12,678.33	13,038.00	(359.67)	49,786.69	51,198.00	(1,411.31)	161,226.00
40005 - Service Area 1 Assessment	14,552.00	14,552.00	-	58,261.00	58,208.00	53.00	174,624.00
40010 - Service Area 2 Assessment	10,924.33	11,770.00	(845.67)	42,040.61	45,154.00	(3,113.39)	150,870.00
40800 - Reserve Assessment Contributions	(2,400.00)	(4,056.00)	1,656.00	(8,160.00)	(16,224.00)	8,064.00	(48,941.00)
<b>Total Assessment Revenue</b>	<b>35,754.66</b>	<b>35,304.00</b>	<b>450.66</b>	<b>141,928.30</b>	<b>138,336.00</b>	<b>3,592.30</b>	<b>437,779.00</b>
<b>Enforcement Fees</b>							
42101 - Collection fee	350.00	-	350.00	565.00	-	565.00	-
42350 - Returned Deposit Fee	25.00	-	25.00	50.00	-	50.00	-
<b>Total Enforcement Fees</b>	<b>375.00</b>	<b>-</b>	<b>375.00</b>	<b>615.00</b>	<b>-</b>	<b>615.00</b>	<b>-</b>
<b>Reserve Contribution</b>							
47100 - Reserve Fund-COE	2,400.00	1,440.00	960.00	8,160.00	5,280.00	2,880.00	16,800.00
<b>Total Reserve Contribution</b>	<b>2,400.00</b>	<b>1,440.00</b>	<b>960.00</b>	<b>8,160.00</b>	<b>5,280.00</b>	<b>2,880.00</b>	<b>16,800.00</b>
<b>Other Revenue</b>							
40210 - Water Reimbursement	12,270.89	9,700.00	2,570.89	49,817.84	38,800.00	11,017.84	116,400.00
49150 - Interest	.95	-	.95	1.90	-	1.90	-
49155 - Bank Interest	22.66	20.00	2.66	91.18	80.00	11.18	240.00
49798 - Developer Subsidy	-	1,808.00	(1,808.00)	-	7,232.00	(7,232.00)	21,691.00
49900 - Reimbursement Receipts	288.63	5,000.00	(4,711.37)	791.96	15,000.00	(14,208.04)	17,000.00
<b>Total Other Revenue</b>	<b>12,583.13</b>	<b>16,528.00</b>	<b>(3,944.87)</b>	<b>50,702.88</b>	<b>61,112.00</b>	<b>(10,409.12)</b>	<b>155,331.00</b>
<b>Total Income</b>	<b>51,112.79</b>	<b>53,272.00</b>	<b>(2,159.21)</b>	<b>201,406.18</b>	<b>204,728.00</b>	<b>(3,321.82)</b>	<b>609,910.00</b>

## Operating Expense

### Administrative

50000 - Accounting Fee	500.00	-	(500.00)	850.00	150.00	(700.00)	4,150.00
50075 - Bank Charges	10.00	10.00	-	20.00	40.00	20.00	120.00
50100 - Comp - Srv & Sup	50.00	50.00	-	200.00	200.00	-	600.00
50150 - Coupons & Statements	180.99	200.00	19.01	737.38	800.00	62.62	2,400.00
50300 - Insurance	501.41	455.00	(46.41)	2,005.64	1,820.00	(185.64)	5,824.00
50375 - Legal Fees-General Counsel	-	-	-	84.49	-	(84.49)	-
50427 - Mgmt Fee-Doors	2,360.00	2,460.00	100.00	9,280.00	9,660.00	380.00	30,420.00
50429 - Managment Collection Fees	350.00	-	(350.00)	565.00	-	(565.00)	-
50480 - Meter Reading	1,375.00	1,250.00	(125.00)	5,500.00	5,000.00	(500.00)	15,600.00
50650 - Postage	2.68	30.00	27.32	73.08	120.00	46.92	360.00
<b>Total Administrative</b>	<b>5,330.08</b>	<b>4,455.00</b>	<b>(875.08)</b>	<b>19,315.59</b>	<b>17,790.00</b>	<b>(1,525.59)</b>	<b>59,474.00</b>

### Utilities

60000 - Electric -	84.38	105.00	20.62	338.41	420.00	81.59	1,260.00
60100 - Water & Sewer - Reimbursable	13,159.68	9,700.00	(3,459.68)	53,600.74	38,800.00	(14,800.74)	116,400.00
60105 - Water - Irrigation	4,984.97	5,000.00	15.03	15,327.15	12,000.00	(3,327.15)	52,500.00

# KISSING TREE COTTAGES CONDOMINIUM ASSOCIATION, INC.

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Total Utilities</b>	<b>18,229.03</b>	<b>14,805.00</b>	<b>(3,424.03)</b>	<b>69,266.30</b>	<b>51,220.00</b>	<b>(18,046.30)</b>	<b>170,160.00</b>
<b>Landscaping</b>							
61150 - Irrigation System	3,074.30	2,500.00	(574.30)	3,174.30	10,000.00	6,825.70	30,000.00
61201 - Landscape Maint. - Common Area	489.00	855.00	366.00	1,956.00	3,420.00	1,464.00	15,314.00
61205 - Landscape Maint. SA 1	12,147.04	12,829.00	681.96	48,588.16	51,316.00	2,727.84	153,948.00
61210 - Landscape Maint. SA 2	10,383.76	10,377.00	(6.76)	41,535.04	39,810.00	(1,725.04)	133,014.00
61250 - Landscape Refurbish	-	3,300.00	3,300.00	349.10	13,200.00	12,850.90	39,600.00
61300 - Tree Maintenance	-	1,500.00	1,500.00	-	3,000.00	3,000.00	6,000.00
<b>Total Landscaping</b>	<b>26,094.10</b>	<b>31,361.00</b>	<b>5,266.90</b>	<b>95,602.60</b>	<b>120,746.00</b>	<b>25,143.40</b>	<b>377,876.00</b>
<b>Amenity Maintenance</b>							
62050 - Building Maint - Repairs & Supplies	-	300.00	300.00	-	600.00	600.00	1,200.00
<b>Total Amenity Maintenance</b>	<b>-</b>	<b>300.00</b>	<b>300.00</b>	<b>-</b>	<b>600.00</b>	<b>600.00</b>	<b>1,200.00</b>
<b>Community Engagement</b>							
70650 - Community Welcoming Program	30.00	100.00	70.00	42.80	400.00	357.20	1,200.00
<b>Total Community Engagement</b>	<b>30.00</b>	<b>100.00</b>	<b>70.00</b>	<b>42.80</b>	<b>400.00</b>	<b>357.20</b>	<b>1,200.00</b>
<b>Total Expense</b>	<b>49,683.21</b>	<b>51,021.00</b>	<b>1,337.79</b>	<b>184,227.29</b>	<b>190,756.00</b>	<b>6,528.71</b>	<b>609,910.00</b>
<b>Operating Net Total</b>	<b>1,429.58</b>	<b>2,251.00</b>	<b>(821.42)</b>	<b>17,178.89</b>	<b>13,972.00</b>	<b>3,206.89</b>	<b>-</b>
<b>Net Total</b>	<b>1,429.58</b>	<b>2,251.00</b>	<b>(821.42)</b>	<b>17,178.89</b>	<b>13,972.00</b>	<b>3,206.89</b>	<b>-</b>