

Kissing Tree Master Community

Statement of Financial Position

Posted 03/31/2022

Assets

Cash-Operating

Checking-Operating	199,767.68
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<u>Total Cash-Operating</u>	<u>199,767.68</u>
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Cash-Reserves

Reserve Checking	53,083.06
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<u>Total Cash-Reserves</u>	<u>53,083.06</u>
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Accounts Receivable

Accounts Receivable	3,785.82
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A/R - Other	(55.89)
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Allowance for Doubtful Accounts	630.00
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<u>Total Accounts Receivable</u>	<u>4,359.93</u>
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Current Asset (Other)

Prepaid Insurance	48,574.96
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<u>Total Current Asset (Other)</u>	<u>48,574.96</u>
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<i>Total Assets</i>		<u><u>305,785.63</u></u>
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Liabilities & Equity

Accounts Payable

Accounts Payable	100,618.22
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Accrued Expenses	142,322.07
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<u>Total Accounts Payable</u>	<u>242,940.29</u>
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Current Liabilities (Other)

Prepaid Assessments	70,942.32
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Refundable Deposit	1,000.00
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<u>Total Current Liabilities (Other)</u>	<u>71,942.32</u>
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Due To Related Party

Late Fees	253.45
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Tenant Setup Fees	100.00
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Due to Other	100.00
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<u>Total Due To Related Party</u>	<u>453.45</u>
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Long Term Liabilities

Notes Payable	8,141,366.60
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<u>Total Long Term Liabilities</u>	<u>8,141,366.60</u>
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Reserve Contribution

Unearned Reserve Income	53,036.25
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<u>Total Reserve Contribution</u>	<u>53,036.25</u>
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Equity

Prior Year Surplus (Deficit)	(7,690,778.30)
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Equity Adjustments	27,039.98
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Current Year Surplus/(Deficit)	(540,214.96)
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<u>Total Equity</u>	<u>(8,203,953.28)</u>
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<i>Total Liabilities & Equity</i>		<u><u>305,785.63</u></u>
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Kissing Tree Master Community Statement of Financial Activity NC

Period 3/1/2022 To 3/31/2022 11:59:00 PM

	Current Month Consolidated				Year to Date Consolidated				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessment Revenue									
40000:Association Assessm	141,187	145,318	(4,131)	-2.84%	418,155	417,196	959	0.23%	1,946,538
TOTAL Assessment Revenue	141,187	145,318	(4,131)	-2.84%	418,155	417,196	959	0.23%	1,946,538
Enforcement Fees									
42050:Design Review Applic	1,125	1,700	(575)	-33.82%	1,685	4,800	(3,115)	-64.90%	16,650
42101:Collection fee	70	0	70	100.00%	175	0	175	100.00%	0
42104:Late Fees	25	0	25	100.00%	500	0	500	100.00%	0
42105:Tenant Account Setu	100	0	100	100.00%	400	0	400	100.00%	0
42350:Returned Deposit Fer	25	0	25	100.00%	25	0	25	100.00%	0
TOTAL Enforcement Fees	1,345	1,700	(355)	-20.88%	2,785	4,800	(2,015)	-41.98%	16,650
Other Revenue									
49050:Access Device Revei	115	250	(135)	-54.00%	390	750	(360)	-48.00%	3,000
49150:Interest	64	0	64	100.00%	186	0	186	100.00%	0
49300:Miscellaneous	2,980	0	2,980	100.00%	2,980	3,000	(20)	-0.65%	12,000
TOTAL Other Revenue	3,159	250	2,909	1163.55%	3,557	3,750	(193)	-5.16%	15,000
Program & Amenity Revenues									
45050:Facility & Park Renta	400	0	400	100.00%	400	0	400	100.00%	0
45100:Fitness Revenue	5,476	6,000	(524)	-8.74%	27,442	18,000	9,442	52.46%	72,000
45250:Program Revenue	24,689	2,500	22,189	887.58%	32,747	7,500	25,247	336.63%	30,000
45350:Program Sponsorship	2,480	2,000	480	24.00%	5,200	6,000	(800)	-13.33%	24,000
45400:Equipment Rental	0	25	(25)	-100.00%	75	75	0	0.00%	300
TOTAL Program & Amenity I	33,045	10,525	22,520	213.97%	65,864	31,575	34,289	108.60%	126,300
Property Transfer Fees									
41100:Community Enhance	7,250	2,250	5,000	222.22%	25,690	6,750	18,940	280.59%	45,000
41150:Working Capital	4,746	20,340	(15,594)	-76.67%	24,144	58,986	(34,842)	-59.07%	208,146
TOTAL Property Transfer Fe	11,996	22,590	(10,594)	-46.90%	49,834	65,736	(15,902)	-24.19%	253,146
Reserve Contribution									
47050:Reserve Contribution	0	2,250	(2,250)	-100.00%	0	6,750	(6,750)	-100.00%	45,000
TOTAL Reserve Contribution	0	2,250	(2,250)	-100.00%	0	6,750	(6,750)	-100.00%	45,000
TOTAL Income	190,732	182,633	8,099	4.43%	540,195	529,807	10,388	1.96%	2,402,634
Expense									
Administrative									
50000:Accounting Fee	0	6,035	6,035	100.00%	0	9,605	9,605	100.00%	9,920
50025:Staff Development &	229	650	421	64.79%	1,143	950	(193)	-20.30%	5,000
50075:Bank Charges	10	0	(10)	-100.00%	10	0	(10)	-100.00%	0
50125:Website & Software	940	1,075	135	12.57%	1,521	39,425	37,904	96.14%	52,850
50150:Coupons & Statemen	395	483	88	18.20%	793	1,386	593	42.79%	6,464
50300:Insurance	8,096	8,298	202	2.44%	24,288	24,894	606	2.44%	101,406
50375:Legal Fees-General (	2,495	300	(2,195)	-731.67%	4,440	900	(3,540)	-393.33%	3,600
50425:Mgmt Fees-Staffing	108,011	116,136	8,125	7.00%	338,470	348,408	9,938	2.85%	1,393,632
50426:Mgmt Fee-Tech	1,065	1,040	(25)	-2.40%	3,275	3,120	(155)	-4.97%	12,480

Kissing Tree Master Community Statement of Financial Activity NC

Period 3/1/2022 To 3/31/2022 11:59:00 PM

	Current Month Consolidated				Year to Date Consolidated				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
50427:Mgmt Fee-Doors	2,111	2,251	141	6.24%	6,251	6,462	211	3.27%	30,148
50429:Managment Collectio	183	0	(183)	-100.00%	825	0	(825)	-100.00%	0
50485:Mileage/Auto	0	200	200	100.00%	0	600	600	100.00%	2,400
50525:Office Equipment/Fur	206	500	294	58.82%	1,233	1,500	267	17.83%	6,000
50600:Office Supplies	1,476	1,200	(276)	-22.97%	5,123	3,600	(1,523)	-42.32%	14,400
50625:Permits & Licenses	20	0	(20)	-100.00%	20	375	355	94.67%	725
50650:Postage	36	386	350	90.73%	304	1,108	804	72.57%	5,173
50700:Property Tax & Sales	0	0	0	0.00%	3,999	9,250	5,251	56.77%	9,250
50720:Reserve Study	0	3,500	3,500	100.00%	0	3,500	3,500	100.00%	3,500
50800:Uniforms & Clothing	845	300	(545)	-181.72%	1,925	1,800	(125)	-6.93%	3,000
TOTAL Administrative	126,117	142,354	16,237	11.41%	393,619	456,883	63,264	13.85%	1,659,948
<u>Amenity Maintenance</u>									
62000:General Maintenance	2,698	750	(1,948)	-259.69%	3,132	2,250	(882)	-39.19%	9,000
62050:Building Maint - Repa	10,414	1,500	(8,914)	-594.25%	16,680	12,000	(4,680)	-39.00%	34,500
62051:Elevator Testing & Mi	0	100	100	100.00%	0	300	300	100.00%	4,100
62075:Fitness Equipment	5,643	7,500	1,857	24.75%	18,519	22,500	3,981	17.69%	90,000
62100:Gate Attendant/Patro	52,514	52,400	(114)	-0.22%	211,991	157,200	(54,791)	-34.85%	628,800
62125:Access Control Syste	2,314	3,430	1,116	32.55%	11,374	14,040	2,666	18.99%	53,390
62150:Fire & Safety	390	450	60	13.43%	390	450	60	13.43%	2,450
62200:Gate/Fence/Wall Rep	0	250	250	100.00%	0	2,000	2,000	100.00%	9,000
62250:HVAC Service	352	2,000	1,648	82.41%	1,622	3,000	1,378	45.92%	12,000
62300:Janitorial Service & S	2,687	3,000	313	10.45%	8,135	6,500	(1,635)	-25.15%	23,500
62325:Lighting & Electric	0	750	750	100.00%	515	950	435	45.78%	3,800
62350:Fitness Room service	0	0	0	0.00%	122	0	(122)	-100.00%	0
62425:Permits	0	0	0	0.00%	20	0	(20)	-100.00%	0
62450:Pest Control	508	600	92	15.39%	1,330	1,500	170	11.31%	6,750
62500:Pool Maintenance	6,371	7,000	629	8.99%	16,621	17,000	379	2.23%	76,000
62525:Pool Repairs	0	0	0	0.00%	53	0	(53)	-100.00%	0
62550:Pool Supplies	0	750	750	100.00%	0	1,750	1,750	100.00%	10,500
62600:Community Enhancer	0	0	0	0.00%	0	6,250	6,250	100.00%	6,250
62625:Site Signage	151	100	(51)	-50.90%	151	300	149	49.70%	4,000
62655:Sports Court P&S	299	100	(199)	-199.16%	713	300	(413)	-137.73%	1,200
62675:Street Maintenance	0	200	200	100.00%	0	600	600	100.00%	2,400
62750:Waste Removal/Recy	995	920	(75)	-8.18%	2,939	2,760	(179)	-6.49%	11,040
62765:Pond & Storm Water	1,653	5,250	3,597	68.51%	5,084	9,400	4,316	45.91%	65,300
62805:COVID-19 Expenses	0	0	0	0.00%	1,200	0	(1,200)	-100.00%	0
62999:Bar & Kitchen Equipn	0	0	0	0.00%	270	0	(270)	-100.00%	0
TOTAL Amenity Maintenan	86,987	87,050	63	0.07%	300,862	261,050	(39,812)	-15.25%	1,053,980
<u>Community Engagement</u>									
70075:Cafe Expense	963	1,500	537	35.78%	3,921	4,500	579	12.86%	18,000
70300:Fitness Classes	10,890	6,000	(4,890)	-81.49%	20,237	18,000	(2,237)	-12.43%	72,000
70650>Welcome Program	200	1,020	820	80.39%	941	2,958	2,017	68.20%	10,438
70675:Community Wide Pro	898	500	(398)	-79.67%	1,414	1,500	86	5.73%	6,000
70700:Entertainment Licens	3,649	0	(3,649)	-100.00%	5,344	0	(5,344)	-100.00%	8,750

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	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
71100:Special Events	12,553	2,000	(10,553)	-527.65%	29,251	6,000	(23,251)	-387.51%	54,000
75000:Decorations & Flags	0	1,500	1,500	100.00%	375	3,000	2,625	87.51%	37,500
TOTAL Community Engager	29,153	12,520	(16,633)	-132.85%	61,482	35,958	(25,524)	-70.98%	206,688
<u>Landscaping</u>									
61150:Irrigation Inspection &	1,397	2,500	1,103	44.11%	6,803	5,500	(1,303)	-23.70%	33,500
61200:Landscape Maintena	0	46,000	46,000	100.00%	78,494	131,000	52,506	40.08%	554,000
61250:Landscape Refurbish	46,532	15,000	(31,532)	-210.21%	46,532	20,000	(26,532)	-132.66%	54,500
61300:Tree Maintenance	127	500	373	74.60%	3,196	1,500	(1,696)	-113.06%	27,500
61910:Landscape Maint Gol	0	100,000	100,000	100.00%	100,000	100,000	0	0.00%	400,000
TOTAL Landscaping	48,056	164,000	115,944	70.70%	235,025	258,000	22,975	8.90%	1,069,500
<u>Reserve</u>									
80000:Reserve Contribution	2,250	2,250	0	0.00%	6,750	6,750	0	0.00%	45,000
TOTAL Reserve	2,250	2,250	0	0.00%	6,750	6,750	0	0.00%	45,000
<u>Utilities</u>									
50725:Telephone & Internet	1,412	1,960	548	27.94%	4,367	5,980	1,613	26.97%	23,920
60000:Electric Service	8,867	7,000	(1,867)	-26.67%	23,647	21,000	(2,647)	-12.60%	100,000
60050:Gas Services	3,104	2,990	(114)	-3.82%	10,539	12,700	2,162	17.02%	31,780
60100:Water & Sewer	16,117	15,000	(1,117)	-7.45%	44,119	45,000	881	1.96%	230,000
TOTAL Utilities	29,501	26,950	(2,551)	-9.47%	82,671	84,680	2,009	2.37%	385,700
TOTAL Expense	322,064	435,124	113,060	25.98%	1,080,410	1,103,321	22,911	2.08%	4,420,816
Excess Revenue / Expense	(131,333)	(252,491)	121,158	-47.99%	(540,215)	(573,514)	33,299	-5.81%	(2,018,182)

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	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessment Revenue									
40000:Association Assessm	141,187	145,318	(4,131)	-2.84%	418,155	417,196	959	0.23%	1,946,538
TOTAL Assessment Revenue	141,187	145,318	(4,131)	-2.84%	418,155	417,196	959	0.23%	1,946,538
Enforcement Fees									
42050:Design Review Applic	1,125	1,700	(575)	-33.82%	1,685	4,800	(3,115)	-64.90%	16,650
42101:Collection fee	70	0	70	100.00%	175	0	175	100.00%	0
42104:Late Fees	25	0	25	100.00%	500	0	500	100.00%	0
42105:Tenant Account Setu	100	0	100	100.00%	400	0	400	100.00%	0
42350:Returned Deposit Fer	25	0	25	100.00%	25	0	25	100.00%	0
TOTAL Enforcement Fees	1,345	1,700	(355)	-20.88%	2,785	4,800	(2,015)	-41.98%	16,650
Other Revenue									
49050:Access Device Revei	115	250	(135)	-54.00%	390	750	(360)	-48.00%	3,000
49150:Interest	57	0	57	100.00%	169	0	169	100.00%	0
49300:Miscellaneous	2,980	0	2,980	100.00%	2,980	3,000	(20)	-0.65%	12,000
TOTAL Other Revenue	3,152	250	2,902	1160.99%	3,539	3,750	(211)	-5.63%	15,000
Program & Amenity Revenues									
45050:Facility & Park Renta	400	0	400	100.00%	400	0	400	100.00%	0
45100:Fitness Revenue	5,476	6,000	(524)	-8.74%	27,442	18,000	9,442	52.46%	72,000
45250:Program Revenue	24,689	2,500	22,189	887.58%	32,747	7,500	25,247	336.63%	30,000
45350:Program Sponsorship	2,480	2,000	480	24.00%	5,200	6,000	(800)	-13.33%	24,000
45400:Equipment Rental	0	25	(25)	-100.00%	75	75	0	0.00%	300
TOTAL Program & Amenity	33,045	10,525	22,520	213.97%	65,864	31,575	34,289	108.60%	126,300
Property Transfer Fees									
41100:Community Enhancer	7,250	2,250	5,000	222.22%	25,690	6,750	18,940	280.59%	45,000
41150:Working Capital	4,746	20,340	(15,594)	-76.67%	24,144	58,986	(34,842)	-59.07%	208,146
TOTAL Property Transfer Fe	11,996	22,590	(10,594)	-46.90%	49,834	65,736	(15,902)	-24.19%	253,146
TOTAL Income	190,725	180,383	10,342	5.73%	540,177	523,057	17,120	3.27%	2,357,634
Expense									
Administrative									
50000:Accounting Fee	0	6,035	6,035	100.00%	0	9,605	9,605	100.00%	9,920
50025:Staff Development &	229	650	421	64.79%	1,143	950	(193)	-20.30%	5,000
50075:Bank Charges	10	0	(10)	-100.00%	10	0	(10)	-100.00%	0
50125:Website & Software	940	1,075	135	12.57%	1,521	39,425	37,904	96.14%	52,850
50150:Coupons & Statemen	395	483	88	18.20%	793	1,386	593	42.79%	6,464
50300:Insurance	8,096	8,298	202	2.44%	24,288	24,894	606	2.44%	101,406
50375:Legal Fees-General (	2,495	300	(2,195)	-731.67%	4,440	900	(3,540)	-393.33%	3,600
50425:Mgmt Fees-Staffing	108,011	116,136	8,125	7.00%	338,470	348,408	9,938	2.85%	1,393,632
50426:Mgmt Fee-Tech	1,065	1,040	(25)	-2.40%	3,275	3,120	(155)	-4.97%	12,480
50427:Mgmt Fee-Doors	2,111	2,251	141	6.24%	6,251	6,462	211	3.27%	30,148
50429:Managment Collectio	183	0	(183)	-100.00%	825	0	(825)	-100.00%	0
50485:Mileage/Auto	0	200	200	100.00%	0	600	600	100.00%	2,400

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	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
50525:Office Equipment/Fur	206	500	294	58.82%	1,233	1,500	267	17.83%	6,000
50600:Office Supplies	1,476	1,200	(276)	-22.97%	5,123	3,600	(1,523)	-42.32%	14,400
50625:Permits & Licenses	20	0	(20)	-100.00%	20	375	355	94.67%	725
50650:Postage	36	386	350	90.73%	304	1,108	804	72.57%	5,173
50700:Property Tax & Sales	0	0	0	0.00%	3,999	9,250	5,251	56.77%	9,250
50720:Reserve Study	0	3,500	3,500	100.00%	0	3,500	3,500	100.00%	3,500
50800:Uniforms & Clothing	845	300	(545)	-181.72%	1,925	1,800	(125)	-6.93%	3,000
TOTAL Administrative	126,117	142,354	16,237	11.41%	393,619	456,883	63,264	13.85%	1,659,948
<u>Amenity Maintenance</u>									
62000:General Maintenance	2,698	750	(1,948)	-259.69%	3,132	2,250	(882)	-39.19%	9,000
62050:Building Maint - Repa	10,414	1,500	(8,914)	-594.25%	16,680	12,000	(4,680)	-39.00%	34,500
62051:Elevator Testing & M	0	100	100	100.00%	0	300	300	100.00%	4,100
62075:Fitness Equipment	5,643	7,500	1,857	24.75%	18,519	22,500	3,981	17.69%	90,000
62100:Gate Attendant/Patro	52,514	52,400	(114)	-0.22%	211,991	157,200	(54,791)	-34.85%	628,800
62125:Access Control Syste	2,314	3,430	1,116	32.55%	11,374	14,040	2,666	18.99%	53,390
62150:Fire & Safety	390	450	60	13.43%	390	450	60	13.43%	2,450
62200:Gate/Fence/Wall Rep	0	250	250	100.00%	0	2,000	2,000	100.00%	9,000
62250:HVAC Service	352	2,000	1,648	82.41%	1,622	3,000	1,378	45.92%	12,000
62300:Janitorial Service & S	2,687	3,000	313	10.45%	8,135	6,500	(1,635)	-25.15%	23,500
62325:Lighting & Electric	0	750	750	100.00%	515	950	435	45.78%	3,800
62350:Fitness Room service	0	0	0	0.00%	122	0	(122)	-100.00%	0
62425:Permits	0	0	0	0.00%	20	0	(20)	-100.00%	0
62450:Pest Control	508	600	92	15.39%	1,330	1,500	170	11.31%	6,750
62500:Pool Maintenance	6,371	7,000	629	8.99%	16,621	17,000	379	2.23%	76,000
62525:Pool Repairs	0	0	0	0.00%	53	0	(53)	-100.00%	0
62550:Pool Supplies	0	750	750	100.00%	0	1,750	1,750	100.00%	10,500
62600:Community Enhancer	0	0	0	0.00%	0	6,250	6,250	100.00%	6,250
62625:Site Signage	151	100	(51)	-50.90%	151	300	149	49.70%	4,000
62655:Sports Court P&S	299	100	(199)	-199.16%	713	300	(413)	-137.73%	1,200
62675:Street Maintenance	0	200	200	100.00%	0	600	600	100.00%	2,400
62750:Waste Removal/Recy	995	920	(75)	-8.18%	2,939	2,760	(179)	-6.49%	11,040
62765:Pond & Storm Water	1,653	5,250	3,597	68.51%	5,084	9,400	4,316	45.91%	65,300
62805:COVID-19 Expenses	0	0	0	0.00%	1,200	0	(1,200)	-100.00%	0
62999:Bar & Kitchen Equipn	0	0	0	0.00%	270	0	(270)	-100.00%	0
TOTAL Amenity Maintenanc	86,987	87,050	63	0.07%	300,862	261,050	(39,812)	-15.25%	1,053,980
<u>Community Engagement</u>									
70075:Cafe Expense	963	1,500	537	35.78%	3,921	4,500	579	12.86%	18,000
70300:Fitness Classes	10,890	6,000	(4,890)	-81.49%	20,237	18,000	(2,237)	-12.43%	72,000
70650:Welcome Program	200	1,020	820	80.39%	941	2,958	2,017	68.20%	10,438
70675:Community Wide Pro	898	500	(398)	-79.67%	1,414	1,500	86	5.73%	6,000
70700:Entertainment Licens	3,649	0	(3,649)	-100.00%	5,344	0	(5,344)	-100.00%	8,750
71100:Special Events	12,553	2,000	(10,553)	-527.65%	29,251	6,000	(23,251)	-387.51%	54,000
75000:Decorations & Flags	0	1,500	1,500	100.00%	375	3,000	2,625	87.51%	37,500

Kissing Tree Master Community Statement of Financial Activity NC

Period 3/1/2022 To 3/31/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
TOTAL Community Engager	29,153	12,520	(16,633)	-132.85%	61,482	35,958	(25,524)	-70.98%	206,688
<u>Landscaping</u>									
61150:Irrigation Inspection &	1,397	2,500	1,103	44.11%	6,803	5,500	(1,303)	-23.70%	33,500
61200:Landscape Maintena	0	46,000	46,000	100.00%	78,494	131,000	52,506	40.08%	554,000
61250:Landscape Refurbish	46,532	15,000	(31,532)	-210.21%	46,532	20,000	(26,532)	-132.66%	54,500
61300:Tree Maintenance	127	500	373	74.60%	3,196	1,500	(1,696)	-113.06%	27,500
61910:Landscape Maint Gol	0	100,000	100,000	100.00%	100,000	100,000	0	0.00%	400,000
TOTAL Landscaping	48,056	164,000	115,944	70.70%	235,025	258,000	22,975	8.90%	1,069,500
<u>Reserve</u>									
80000:Reserve Contribution	2,250	2,250	0	0.00%	6,750	6,750	0	0.00%	45,000
TOTAL Reserve	2,250	2,250	0	0.00%	6,750	6,750	0	0.00%	45,000
<u>Utilities</u>									
50725:Telephone & Internet	1,412	1,960	548	27.94%	4,367	5,980	1,613	26.97%	23,920
60000:Electric Service	8,867	7,000	(1,867)	-26.67%	23,647	21,000	(2,647)	-12.60%	100,000
60050:Gas Services	3,104	2,990	(114)	-3.82%	10,539	12,700	2,162	17.02%	31,780
60100:Water & Sewer	16,117	15,000	(1,117)	-7.45%	44,119	45,000	881	1.96%	230,000
TOTAL Utilities	29,501	26,950	(2,551)	-9.47%	82,671	84,680	2,009	2.37%	385,700
TOTAL Expense	322,064	435,124	113,060	25.98%	1,080,410	1,103,321	22,911	2.08%	4,420,816
Excess Revenue / Expense	(131,339)	(254,741)	123,402	-48.44%	(540,233)	(580,264)	40,031	-6.90%	(2,063,182)

Kissing Tree Master Community Statement of Financial Activity NC

Period 3/1/2022 To 3/31/2022 11:59:00 PM

	Current Month Reserves-Operating				Year to Date Reserves-Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
<u>Other Revenue</u>									
49150:Interest	6	0	6	100.00%	18	0	18	100.00%	0
TOTAL Other Revenue	6	0	6	100.00%	18	0	18	100.00%	0
<u>Reserve Contribution</u>									
47050:Reserve Contribution	0	2,250	(2,250)	-100.00%	0	6,750	(6,750)	-100.00%	45,000
TOTAL Reserve Contributor	0	2,250	(2,250)	-100.00%	0	6,750	(6,750)	-100.00%	45,000
TOTAL Income	6	2,250	(2,244)	-99.72%	18	6,750	(6,732)	-99.74%	45,000
Excess Revenue / Expense	6	2,250	(2,244)	-99.72%	18	6,750	(6,732)	-99.74%	45,000

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Kissing Tree Master Community Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
INCOME														
<u>Assessment Revenue</u>														
Association Assessment	136,847	140,122	141,187	151,872	155,036	158,652	162,268	168,370	174,472	180,574	186,224	191,874	1,947,497	1,946,538
TOTAL Assessment Reve	136,847	140,122	141,187	151,872	155,036	158,652	162,268	168,370	174,472	180,574	186,224	191,874	1,947,497	1,946,538
<u>Enforcement Fees</u>														
Design Review Applicator	0	560	1,125	1,300	1,850	1,600	1,100	1,600	1,200	1,250	900	1,050	13,535	16,650
Collection fee	105	0	70	0	0	0	0	0	0	0	0	0	175	0
Late Fees	275	200	25	0	0	0	0	0	0	0	0	0	500	0
Tenant Account Setup Fee	100		100	0	0	0	0	0	0	0	0	0	400	0
Returned Deposit Fee	0	0	25	0	0	0	0	0	0	0	0	0	25	0
TOTAL Enforcement Fees	480	960	1,345	1,300	1,850	1,600	1,100	1,600	1,200	1,250	900	1,050	14,635	16,650
<u>Other Revenue</u>														
Access Device Revenue	125	150	115	250	250	250	250	250	250	250	250	250	2,640	3,000
Interest	62	49	57	0	0	0	0	0	0	0	0	0	169	0
Miscellaneous	0	0	2,980	3,000	0	0	3,000	0	0	3,000	0	0	11,980	12,000
TOTAL Other Revenue	187	199	3,152	3,250	250	250	3,250	250	250	3,250	250	250	14,789	15,000
<u>Program & Amenity Revenues</u>														
Facility & Park Rentals	0	0	400	0	0	0	0	0	0	0	0	0	400	0
Fitness Revenue	12,606	9,361	5,476	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	81,442	72,000
Program Revenue	697	7,361	24,689	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	55,247	30,000
Program Sponsorship	0	2,720	2,480	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	23,200	24,000
Equipment Rental	75	0	0	25	25	25	25	25	25	25	25	25	300	300
TOTAL Program & Amenit	13,377	19,442	33,045	10,525	10,525	10,525	10,525	10,525	10,525	10,525	10,525	10,525	160,589	126,300
<u>Property Transfer Fees</u>														
Community Enhancement	6,300	12,140	7,250	2,250	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	63,940	45,000
Working Capital	5,193	14,205	4,746	10,170	12,204	12,204	19,662	19,662	19,662	18,306	18,306	18,984	173,304	208,146
TOTAL Property Transfer	11,493	26,345	11,996	12,420	16,704	16,704	24,162	24,162	24,162	22,806	22,806	23,484	237,244	253,146
TOTAL INCOME	162,384	187,068	190,725	179,367	184,365	187,731	201,305	204,907	210,609	218,405	220,705	227,183	2,374,754	2,357,634
EXPENSES														
<u>Administrative</u>														
Accounting Fee	0	0	0	35	35	35	35	35	35	35	35	35	315	9,920
Staff Development & Recc	684	229	229	750	150	650	150	150	650	750	150	650	5,193	5,000

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Kissing Tree Master Community

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
Bank Charges	0	0	10	0	0	0	0	0	0	0	0	0	10	0
Website & Software	451	130	940	1,075	1,075	2,075	1,075	1,075	3,825	1,075	1,075	1,075	14,946	52,850
Coupons & Statements	0	398	395	504	515	527	539	559	579	600	618	637	5,871	6,464
Insurance	8,096	8,096	8,096	8,298	8,298	8,298	8,298	8,298	8,298	8,908	8,908	8,908	100,800	101,406
Legal Fees-General Coun:	0	1,945	2,495	300	300	300	300	300	300	300	300	300	7,140	3,600
Mgmt Fees-Staffing	121,817	108,642	108,011	116,136	116,136	116,136	116,136	116,136	116,136	116,136	116,136	116,136	1,383,694	1,393,632
Mgmt Fee-Tech	1,120	1,090	1,065	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	12,635	12,480
Mgmt Fee-Doors	2,030	2,111	2,111	2,352	2,401	2,457	2,513	2,608	2,702	2,797	2,884	2,972	29,937	30,148
Managment Collection Fee	343	300	183	0	0	0	0	0	0	0	0	0	825	0
Mileage/Auto	0	0	0	200	200	200	200	200	200	200	200	200	1,800	2,400
Office Equipment/Furniture	284	743	206	500	500	500	500	500	500	500	500	500	5,733	6,000
Office Supplies	393	3,255	1,476	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	15,923	14,400
Permits & Licenses	0	0	20	250	0	100	0	0	0	0	0	0	370	725
Postage	230	38	36	404	412	422	431	447	464	480	495	510	4,369	5,173
Property Tax & Sales Tax	0	3,999	0	0	0	0	0	0	0	0	0	0	3,999	9,250
Reserve Study		0	0	0	0	0	0	0	0	0	0	0	0	3,500
Uniforms & Clothing	869	211	845	0	300	0	300	0	300	0	300	0	3,125	3,000
TOTAL Administrative	136,317	131,186	126,117	133,044	132,562	133,940	132,717	132,548	136,229	134,021	133,841	134,163	1,596,684	1,659,948

Amenity Maintenance

General Maintenance/Rep	314	120	2,698	750	750	750	750	750	750	750	750	750	9,882	9,000
Building Maint - Repairs &	4,656	1,610	10,414	1,500	4,500	1,500	1,500	4,500	1,500	1,500	4,500	1,500	39,180	34,500
Elevator Testing & Mainte	0	0	0	100	100	100	100	3,000	100	100	100	100	3,800	4,100
Fitness Equipment	5,797	7,078	5,643	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	86,019	90,000
Gate Attendant/Patrol Ser	52,627	106,850	52,514	52,400	52,400	52,400	52,400	52,400	52,400	52,400	52,400	52,400	683,591	628,800
Access Control Systems &	6,747	2,314	2,314	3,430	7,540	3,430	3,430	3,430	7,605	3,495	3,495	3,495	50,724	53,390
Fire & Safety	0	0	390	0	0	450	0	650	450	0	0	450	2,390	2,450
Gate/Fence/Wall Repairs			0	250	1,750	250	250	1,750	250	250	2,000	250	7,000	9,000
HVAC Service	56	1,215	352	500	500	2,000	500	500	2,000	500	500	2,000	10,622	12,000
Janitorial Service & Suppli	2,275	3,174	2,687	1,750	1,750	1,750	1,750	1,750	3,000	1,750	1,750	1,750	25,135	23,500
Lighting & Electric	0	515	0	100	100	750	100	100	750	100	100	750	3,365	3,800
Fitness Room service	122	0	0	0	0	0	0	0	0	0	0	0	122	0
Permits	0	20	0	0	0	0	0	0	0	0	0	0	20	0
Pest Control	200	622	508	600	600	600	600	600	600	600	600	450	6,580	6,750

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Kissing Tree Master Community

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
Pool Maintenance	5,095	5,154	6,371	7,000	7,000	7,000	7,000	7,000	7,000	7,000	5,000	5,000	75,621	76,000
Pool Repairs	0	53	0	0	0	0	0	0	0	0	0	0	53	0
Pool Supplies		0	0	750	1,000	1,000	1,250	1,250	1,250	1,000	750	500	8,750	10,500
Community Enhancement			0	0	0	0	0	0	0	0	0	0	0	6,250
Site Signage			151	1,500	100	100	100	100	100	1,500	100	100	3,851	4,000
Sports Court P&S		414	299	100	100	100	100	100	100	100	100	100	1,613	1,200
Street Maintenance		0	0	200	200	200	200	200	200	200	200	200	1,800	2,400
Waste Removal/Recycling	970	974	995	920	920	920	920	920	920	920	920	920	11,219	11,040
Pond & Storm Water Syst	1,778	1,653	1,653	16,750	1,750	1,750	1,750	8,400	20,250	1,750	1,750	1,750	60,984	65,300
COVID-19 Expenses	0	1,200	0	0	0	0	0	0	0	0	0	0	1,200	0
Bar & Kitchen Equipment I	269	1	0	0	0	0	0	0	0	0	0	0	270	0
TOTAL Amenity Maintena	80,908	132,967	86,987	96,100	88,560	82,550	80,200	94,900	106,725	81,415	82,515	79,965	1,093,792	1,053,980

Community Engagement

Cafe Expense	1,128	1,830	963	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	17,421	18,000
Fitness Classes	9,273	75	10,890	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	74,237	72,000
Welcome Program	661	80	200	510	612	612	986	986	986	918	918	952	8,421	10,438
Community Wide Program	463	52	898	500	500	500	500	500	500	500	500	500	5,914	6,000
Entertainment Licenses	0	1,695	3,649	0	0	0	8,750	0	0	0	0	0	14,094	8,750
Special Events	14,054	2,644	12,553	2,000	7,500	12,000	7,500	5,000	5,000	5,000	2,000	2,000	77,251	54,000
Decorations & Flags	186	189	0	0	1,000	2,000	0	15,500	0	0	1,000	15,000	34,875	37,500
TOTAL Community Engag	25,763	6,566	29,153	10,510	17,112	22,612	25,236	29,486	13,986	13,918	11,918	25,952	232,212	206,688

Landscaping

Irrigation Inspection & Rep	0	5,406	1,397	2,500	2,500	5,000	5,000	5,000	2,500	2,500	1,500	1,500	34,803	33,500
Landscape Maintenance	39,247	39,247	0	46,000	46,000	46,000	46,000	46,000	46,000	49,000	49,000	49,000	501,494	554,000
Landscape Refurbishment	0	0	46,532	4,000	4,000	4,000	2,500	2,500	2,500	10,000	2,500	2,500	81,032	54,500
Tree Maintenance		3,069	127	7,500	500	500	500	500	15,000	500	500	500	29,196	27,500
Landscape Maint Golf She		100,000	0	0	0	100,000	0	0	100,000	0	0	100,000	400,000	400,000
TOTAL Landscaping	39,247	147,722	48,056	60,000	53,000	155,500	54,000	54,000	166,000	62,000	53,500	153,500	1,046,525	1,069,500

Reserve

Reserve Contributions	2,250	2,250	2,250	2,250	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	45,000	45,000
TOTAL Reserve	2,250	2,250	2,250	2,250	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	45,000	45,000

Utilities

Telephone & Internet	1,471	1,484	1,412	2,060	1,960	1,960	2,060	1,960	1,960	2,060	1,960	1,960	22,307	23,920
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Kissing Tree Master Community

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
Electric Service	6,812	7,968	8,867	8,000	8,000	9,000	10,000	10,000	10,000	9,000	8,000	7,000	102,647	100,000
Gas Services	3,725	3,709	3,104	2,570	2,290	1,670	1,300	1,020	1,160	2,100	2,950	4,020	29,619	31,780
Water & Sewer	14,100	13,902	16,117	20,000	20,000	25,000	25,000	25,000	20,000	20,000	15,000	15,000	229,119	230,000
TOTAL Utilities	26,108	27,062	29,501	32,630	32,250	37,630	38,360	37,980	33,120	33,160	27,910	27,980	383,691	385,700
TOTAL EXPENSES	310,592	447,753	322,064	334,534	327,984	436,732	335,013	353,414	460,560	329,014	314,184	426,060	4,397,905	4,420,816
Net Revenue / Expense	(148,208)	(260,685)	(131,339)	(155,167)	(143,619)	(249,001)	(133,708)	(148,507)	(249,951)	(110,609)	(93,479)	(198,877)	(2,023,151)	(2,063,182)

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Kissing Tree Master Community

Reserves-Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
INCOME														
<u>Other Revenue</u>														
Interest	6	6	6	0	0	0	0	0	0	0	0	0	18	0
TOTAL Other Revenue	6	6	6	0	0	0	0	0	0	0	0	0	18	0
<u>Reserve Contribution</u>														
Reserve Contributions	0	0	0	2,250	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	38,250	45,000
TOTAL Reserve Contribut	0	0	0	2,250	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	38,250	45,000
TOTAL INCOME	6	6	6	2,250	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	38,268	45,000
Net Revenue / Expense	6	6	6	2,250	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	38,268	45,000