

KISSING TREE

SAN MARCOS ★ TEXAS

Kissing Tree Master Community, Inc.

July 2023 Financial Package

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August 15, 2023

Board of Directors
Kissing Tree Master Community, (KTM)

Dear KTM Board,

I have attached the July 2023 Financial Package for Kissing Tree Master Community, (KTM). Generally Accepted Accounting Principles (GAAP) were followed to create this Package. Although management believes this is a fair, accurate, and complete representation of the financial position of KTM, these financials have not been audited or reviewed. As such, these financials are for internal use only; they should not be relied on for any external purposes. Please do not hesitate to reach out with any questions regarding this Financial Package.

Sincerely,

Matthew J. Schuster

Matthew J. Schuster
Sr. Accountant
Cohere

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Kissing Tree Master Community
Statement of Financial Position NC

Period 07/31/2023

Assets

Cash-Operating

Checking-Operating	129,420
Restricted Use Funds	37,114

<u>Total Cash-Operating</u>	<u>166,533</u>
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Cash-Reserves

Reserve Checking	140,681
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<u>Total Cash-Reserves</u>	<u>140,681</u>
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Accounts Receivable

Accounts Receivable	8,016
A/R - Other	3,181

<u>Total Accounts Receivable</u>	<u>11,197</u>
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Current Asset (Other)

Deposits	500
Prepaid Expenses	54,651
Prepaid Insurance	4,189

<u>Total Current Asset (Other)</u>	<u>59,340</u>
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Fixed Assets

Fixed Assets	262,765
Accumulated Depreciation	(79,271)

<u>Total Fixed Assets</u>	<u>183,494</u>
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Total Assets

561,245

Liabilities & Equity

Accounts Payable

Accounts Payable	77,390
Accrued Expenses	137,424

<u>Total Accounts Payable</u>	<u>214,814</u>
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Current Liabilities (Other)

Prepaid Assessments	108,365
Refundable Deposit	400

<u>Total Current Liabilities (Other)</u>	<u>108,765</u>
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Due To Related Party

Late Fees	500
Tenant Setup Fees	100

<u>Total Due To Related Party</u>	<u>600</u>
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Long Term Liabilities

Notes Payable	10,667,367
Note Payable - Macrolease	42,788

<u>Total Long Term Liabilities</u>	<u>10,710,155</u>
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Reserve Contribution

Unearned Reserve Income	140,286
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<u>Total Reserve Contribution</u>	<u>140,286</u>
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Equity

Prior Year Surplus (Deficit)	(9,807,368)
Equity Adjustments	171,071
Current Year Surplus/(Deficit)	(977,078)

<u>Total Equity</u>	<u>(10,613,375)</u>
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Kissing Tree Master Community
Statement of Financial Position NC
Period 07/31/2023

Liabilities & Equity

Total Liabilities & Equity

561,245

Kissing Tree Master Community Statement of Financial Activity NC

Period 7/1/2023 To 7/31/2023 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	230,330	213,724	16,606	7.77%	1,433,424	1,372,546	60,878	4.44%	2,504,712
TOTAL Assessment Revenue	230,330	213,724	16,606	7.77%	1,433,424	1,372,546	60,878	4.44%	2,504,712
Enforcement Fees									
42050:Design Review Applic	1,482	1,000	482	48.19%	10,233	7,000	3,233	46.19%	12,000
42100:Fines	0	0	0	0.00%	200	0	200	100.00%	0
42101:Collection fee	105	0	105	100.00%	455	0	455	100.00%	0
42104:Late Fees	250	0	250	100.00%	1,125	0	1,125	100.00%	0
42105:Tenant Account Setu	500	0	500	100.00%	1,600	0	1,600	100.00%	0
42350:Returned Deposit Fe	25	0	25	100.00%	310	0	310	100.00%	0
TOTAL Enforcement Fees	2,362	1,000	1,362	136.19%	13,923	7,000	6,923	98.91%	12,000
Other Revenue									
49050:Access Device Revei	555	200	355	177.31%	3,197	1,400	1,797	128.36%	2,400
49150:Interest	151	50	101	202.04%	769	350	419	119.71%	600
49300:Miscellaneous	0	500	(500)	-100.00%	3,400	3,500	(100)	-2.86%	6,000
TOTAL Other Revenue	706	750	(44)	-5.92%	7,366	5,250	2,116	40.30%	9,000
Program & Amenity Revenues									
45050:Facility & Park Renta	300	600	(300)	-50.00%	3,725	4,200	(475)	-11.31%	7,200
45075:Maint. Service Reimb	0	100	(100)	-100.00%	2,200	700	1,500	214.29%	1,200
45100:Fitness Revenue	9,985	3,358	6,627	197.35%	98,830	57,252	41,578	72.62%	74,050
45250:Program Revenue	3,519	2,500	1,019	40.78%	56,158	17,500	38,658	220.90%	30,000
45350:Program Sponsorship	1,400	2,500	(1,100)	-44.00%	9,740	17,500	(7,760)	-44.34%	30,000
TOTAL Program & Amenity I	15,204	9,058	6,146	67.86%	170,653	97,152	73,501	75.66%	142,450
Property Transfer Fees									
41100:Community Enhancer	9,188	7,000	2,188	31.25%	28,968	49,000	(20,033)	-40.88%	84,000
41150:Working Capital	24,276	17,850	6,426	36.00%	148,044	129,948	18,096	13.93%	192,066
TOTAL Property Transfer Fe	33,464	24,850	8,614	34.66%	177,012	178,948	(1,937)	-1.08%	276,066
Revenue Offsets									
49900:Reimbursement Rece	1,818	0	1,818	100.00%	1,818	0	1,818	100.00%	0
TOTAL Revenue Offsets	1,818	0	1,818	100.00%	1,818	0	1,818	100.00%	0
TOTAL Income	283,884	249,382	34,502	13.83%	1,804,196	1,660,896	143,300	8.63%	2,944,228
Expense									
Administrative									
50000:Accounting Fee	0	0	0	0.00%	8,250	4,000	(4,250)	-106.25%	4,000
50025:Staff Development &	1,421	250	(1,171)	-468.51%	6,087	3,250	(2,837)	-87.29%	6,000
50075:Bank Charges	10	0	(10)	-100.00%	140	0	(140)	-100.00%	0
50100:Comp - Srv & Sup	0	0	0	0.00%	2,100	0	(2,100)	-100.00%	0
50125:Website & Software	1,591	1,600	9	0.57%	5,826	11,200	5,374	47.98%	19,200
50150:Coupons & Statemen	1,384	500	(884)	-176.77%	4,632	3,500	(1,132)	-32.34%	6,000
50200:Dep. & Amort.	2,190	0	(2,190)	-100.00%	15,328	0	(15,328)	-100.00%	0
50300:Insurance	10,212	10,235	24	0.23%	71,476	71,645	170	0.24%	122,825

Kissing Tree Master Community

Statement of Financial Activity NC

Period 7/1/2023 To 7/31/2023 11:59:00 PM

	Current Month Consolidated				Year to Date Consolidated				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
50325:Interest Expense	803	0	(803)	-100.00%	6,643	0	(6,643)	-100.00%	0
50375:Legal Fees-General C	0	500	500	100.00%	1,945	3,500	1,555	44.43%	6,000
50425:Mgmt Fees-Staffing	125,384	129,434	4,050	3.13%	878,991	906,032	27,041	2.98%	1,553,202
50426:Mgmt Fee-Tech	1,685	1,040	(645)	-61.98%	9,512	7,280	(2,232)	-30.65%	12,480
50427:Mgmt Fee-Doors	3,157	3,143	(14)	-0.45%	19,905	20,186	282	1.39%	36,834
50429:Managment Collectio	730	0	(730)	-100.00%	2,617	0	(2,617)	-100.00%	0
50485:Mileage/Auto	0	200	200	100.00%	376	1,400	1,024	73.12%	2,400
50525:Office Equipment/Fur	225	500	275	54.91%	6,663	3,500	(3,163)	-90.38%	6,000
50550:Office Equipment Rei	541	0	(541)	-100.00%	1,070	0	(1,070)	-100.00%	0
50600:Office Supplies	1,604	1,500	(104)	-6.92%	4,671	10,500	5,829	55.52%	18,000
50625:Permits & Licenses	50	75	25	33.33%	100	525	425	80.95%	900
50650:Postage	58	300	242	80.62%	532	2,100	1,568	74.65%	3,600
50700:Property Tax & Sales	0	0	0	0.00%	0	9,250	9,250	100.00%	9,250
50720:Reserve Study	0	0	0	0.00%	0	3,000	3,000	100.00%	3,000
50800:Uniforms & Clothing	165	250	85	33.96%	993	1,000	7	0.71%	1,500
TOTAL Administrative	151,209	149,527	(1,682)	-1.12%	1,047,856	1,061,868	14,012	1.32%	1,811,191
<u>Amenity Maintenance</u>									
62000:General Maintenance	2,197	1,200	(997)	-83.12%	9,626	7,950	(1,676)	-21.09%	13,950
62050:Building Maint - Repa	667	3,333	2,666	79.98%	12,311	23,331	11,020	47.23%	40,000
62051:Elevator Testing & M	0	100	100	100.00%	0	600	600	100.00%	4,000
62075:Fitness Equipment	2,561	7,500	4,939	65.86%	7,113	52,500	45,387	86.45%	90,000
62100:Gate Attendant/Patro	54,701	55,680	979	1.76%	389,308	389,760	452	0.12%	668,160
62125:Access Control Syste	9,650	3,200	(6,450)	-201.57%	29,303	22,400	(6,903)	-30.82%	38,400
62150:Fire & Safety	0	0	0	0.00%	5,600	1,350	(4,250)	-314.84%	2,700
62200:Gate/Fence/Wall Rep	649	750	101	13.40%	5,346	5,250	(96)	-1.83%	9,000
62250:HVAC Service	38	500	462	92.45%	7,007	5,000	(2,007)	-40.15%	9,000
62300:Janitorial Service & S	4,175	2,400	(1,775)	-73.94%	21,596	16,800	(4,796)	-28.55%	28,800
62325:Lighting & Electric	4,170	750	(3,420)	-456.01%	4,574	3,000	(1,574)	-52.48%	4,500
62450:Pest Control	890	500	(390)	-77.96%	3,455	3,500	45	1.29%	6,000
62500:Pool Maintenance	6,763	7,000	237	3.39%	46,966	45,000	(1,966)	-4.37%	76,000
62550:Pool Supplies	73	1,000	927	92.73%	1,620	5,000	3,380	67.60%	8,000
62600:Community Enhance	3,051	0	(3,051)	-100.00%	6,666	4,000	(2,666)	-66.64%	6,000
62625:Site Signage	0	300	300	100.00%	214	1,200	986	82.18%	1,800
62655:Sports Court P&S	0	300	300	100.00%	0	1,200	1,200	100.00%	1,800
62675:Street Maintenance	0	300	300	100.00%	0	1,200	1,200	100.00%	1,800
62750:Waste Removal/Recy	984	1,200	216	18.00%	5,303	8,400	3,097	36.87%	14,400
62765:Pond & Storm Water	1,893	2,500	607	24.27%	99,492	29,500	(69,992)	-237.26%	39,000
TOTAL Amenity Maintenan	92,462	88,513	(3,949)	-4.46%	655,500	626,941	(28,559)	-4.56%	1,063,310
<u>Community Engagement</u>									
70075:Cafe Expense	3,139	1,500	(1,639)	-109.30%	14,671	10,500	(4,171)	-39.72%	18,000
70250:Fitness Supplies	1,177	0	(1,177)	-100.00%	1,704	0	(1,704)	-100.00%	0
70300:Fitness Classes	14,543	6,000	(8,543)	-142.38%	72,003	36,600	(35,403)	-96.73%	66,600
70400:Club Initiatives	0	150	150	100.00%	0	1,050	1,050	100.00%	1,800
70650:Welcome Program	2,071	1,000	(1,071)	-107.12%	11,177	7,000	(4,177)	-59.67%	12,000

Kissing Tree Master Community Statement of Financial Activity NC

Period 7/1/2023 To 7/31/2023 11:59:00 PM

	Current Month Consolidated				Year to Date Consolidated				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
70675:Community Wide Pro	12,259	5,000	(7,259)	-145.19%	46,354	35,000	(11,354)	-32.44%	60,000
70700:Entertainment Licens	20	0	(20)	-100.00%	1,662	8,750	7,088	81.01%	8,750
71100:Special Events	0	0	0	0.00%	18,767	0	(18,767)	-100.00%	0
75000:Decorations & Flags	454	900	446	49.56%	2,498	2,700	202	7.48%	21,600
75200:Community Engager	1,719	0	(1,719)	-100.00%	12,582	0	(12,582)	-100.00%	0
TOTAL Community Engager	35,382	14,550	(20,832)	-143.18%	181,417	101,600	(79,817)	-78.56%	188,750
<u>Landscaping</u>									
61150:Irrigation Inspection &	4,084	2,000	(2,084)	-104.19%	32,154	14,000	(18,154)	-129.67%	24,000
61200:Landscape Maintena	50,392	65,917	15,525	23.55%	328,003	446,194	118,191	26.49%	778,229
61250:Landscape Refurbish	401	13,625	13,224	97.06%	40,366	40,875	509	1.24%	54,500
61300:Tree Maintenance	0	0	0	0.00%	2,309	10,000	7,691	76.91%	20,000
61910:Landscape Maint Gol	0	0	0	0.00%	200,000	200,000	0	0.00%	400,000
TOTAL Landscaping	54,876	81,542	26,666	32.70%	602,832	711,069	108,237	15.22%	1,276,729
<u>Reserve</u>									
80000:Reserve Contribution	7,000	7,000	0	0.00%	49,000	49,000	0	0.00%	84,000
TOTAL Reserve	7,000	7,000	0	0.00%	49,000	49,000	0	0.00%	84,000
<u>Utilities</u>									
50725:Telephone & Internet	2,047	1,667	(380)	-22.77%	11,400	11,665	265	2.27%	20,000
60000:Electric Service	9,270	11,000	1,730	15.73%	47,097	63,000	15,903	25.24%	112,000
60050:Gas Services	1,232	1,000	(232)	-23.22%	19,572	18,000	(1,572)	-8.73%	30,000
60100:Water & Sewer	32,332	30,000	(2,332)	-7.77%	166,600	164,000	(2,600)	-1.59%	289,000
TOTAL Utilities	44,881	43,667	(1,214)	-2.78%	244,669	256,665	11,996	4.67%	451,000
TOTAL Expense	385,810	384,799	(1,011)	-0.26%	2,781,275	2,807,143	25,868	0.92%	4,874,980
Excess Revenue / Expense	(101,926)	(135,417)	33,491	-24.73%	(977,078)	(1,146,247)	169,169	-14.76%	(1,930,752)

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