

Kissing Tree Master Community

Statement of Financial Position

Posted 10/31/2021

Assets

Cash-Operating

Checking-Operating	74,062.14
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<u>Total Cash-Operating</u>	<u>74,062.14</u>
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Cash-Reserves

Reserve Checking	41,320.09
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<u>Total Cash-Reserves</u>	<u>41,320.09</u>
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Accounts Receivable

Accounts Receivable	3,684.10
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Allowance for Doubtful Accounts	630.00
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<u>Total Accounts Receivable</u>	<u>4,314.10</u>
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Current Asset (Other)

Deposits	155.00
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Prepaid Expenses	58,417.02
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Prepaid Insurance	1,175.16
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<u>Total Current Asset (Other)</u>	<u>59,747.18</u>
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<i>Total Assets</i>		<u><u>179,443.51</u></u>
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Liabilities & Equity

Accounts Payable

Accounts Payable	153,608.88
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Accrued Expenses	7,630.00
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<u>Total Accounts Payable</u>	<u>161,238.88</u>
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Current Liabilities (Other)

Prepaid Assessments	66,503.36
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Refundable Deposit	1,000.00
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<u>Total Current Liabilities (Other)</u>	<u>67,503.36</u>
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Due To Related Party

Tenant Setup Fees	700.00
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Due to Other	150.00
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<u>Total Due To Related Party</u>	<u>850.00</u>
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Long Term Liabilities

Notes Payable	7,185,366.60
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<u>Total Long Term Liabilities</u>	<u>7,185,366.60</u>
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Equity

Prior Year Surplus (Deficit)	(5,483,852.41)
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Equity Adjustments	27,039.98
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Current Year Surplus/(Deficit)	(1,778,702.90)
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<u>Total Equity</u>	<u>(7,235,515.33)</u>
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<i>Total Liabilities & Equity</i>		<u><u>179,443.51</u></u>
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Kissing Tree Master Community

Statement of Financial Activity NC

Period 10/1/2021 To 10/31/2021 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	122,150	128,355	(6,205)	-4.83%	1,078,230	1,124,880	(46,650)	-4.15%	1,394,920
TOTAL Assessment Revenue	122,150	128,355	(6,205)	-4.83%	1,078,230	1,124,880	(46,650)	-4.15%	1,394,920
Enforcement Fees									
42101:Collection fee	105	0	105	100.00%	140	0	140	100.00%	0
42104:Late Fees	450	0	450	100.00%	1,327	0	1,327	100.00%	0
42105:Tenant Account Setu	0	0	0	0.00%	1,300	0	1,300	100.00%	0
42300:Reimbursable Fees	0	0	0	0.00%	344	0	344	100.00%	0
42350:Returned Deposit Fer	50	0	50	100.00%	175	0	175	100.00%	0
TOTAL Enforcement Fees	605	0	605	100.00%	3,286	0	3,286	100.00%	0
Other Revenue									
49050:Access Device Revei	760	200	560	280.00%	3,340	2,000	1,340	67.00%	2,400
49150:Interest	63	0	63	100.00%	619	0	619	100.00%	0
49300:Miscellaneous	0	0	0	0.00%	6,495	0	6,495	100.00%	0
TOTAL Other Revenue	823	200	623	311.34%	10,454	2,000	8,454	422.70%	2,400
Program & Amenity Revenues									
45050:Facility & Park Renta	400	0	400	100.00%	1,862	0	1,862	100.00%	0
45075:Maint. Service Reimb	0	0	0	0.00%	2,833	0	2,833	100.00%	0
45100:Fitness Revenue	15,892	0	15,892	100.00%	46,549	0	46,549	100.00%	0
45250:Program Revenue	30,152	3,500	26,652	761.49%	58,072	35,000	23,072	65.92%	42,000
45400:Equipment Rental	0	0	0	0.00%	230	0	230	100.00%	0
TOTAL Program & Amenity I	46,443	3,500	42,943	1226.96%	109,546	35,000	74,546	212.99%	42,000
Property Transfer Fees									
41100:Community Enhancer	5,685	3,675	2,010	54.69%	41,301	36,750	4,551	12.38%	44,100
41150:Working Capital	13,545	12,900	645	5.00%	103,650	100,620	3,030	3.01%	127,710
TOTAL Property Transfer Fe	19,230	16,575	2,655	16.02%	144,951	137,370	7,581	5.52%	171,810
Reserve Contribution									
47050:Reserve Contribution	5,685	3,675	2,010	54.69%	41,301	36,750	4,551	12.38%	44,100
TOTAL Reserve Contribution	5,685	3,675	2,010	54.69%	41,301	36,750	4,551	12.38%	44,100
TOTAL Income	194,937	152,305	42,632	27.99%	1,387,767	1,336,000	51,767	3.87%	1,655,230
Expense									
Administrative									
50000:Accounting Fee	1,166	0	(1,166)	-100.00%	2,816	3,500	684	19.55%	3,500
50025:Staff Development &	1,584	500	(1,084)	-216.86%	4,360	5,000	640	12.79%	6,000
50075:Bank Charges	20	0	(20)	-100.00%	70	0	(70)	-100.00%	0
50125:Website & Software	4,527	5,000	473	9.45%	6,104	11,600	5,496	47.38%	12,000
50150:Coupons & Statemen	348	0	(348)	-100.00%	348	0	(348)	-100.00%	0
50300:Insurance	7,410	4,100	(3,310)	-80.73%	72,012	41,000	(31,012)	-75.64%	49,200
50375:Legal Fees-General C	1,435	200	(1,235)	-617.50%	7,770	2,000	(5,770)	-288.50%	2,400
50425:Mgmt Fees-Staffing	97,486	94,772	(2,714)	-2.86%	959,050	973,722	14,672	1.51%	1,163,266
50426:Mgmt Fee-Tech	2,800	560	(2,240)	-400.00%	7,990	5,600	(2,390)	-42.68%	6,720

Kissing Tree Master Community

Statement of Financial Activity NC

Period 10/1/2021 To 10/31/2021 11:59:00 PM

	Current Month Consolidated				Year to Date Consolidated				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
50427:Mgmt Fee-Doors	2,000	2,090	90	4.31%	20,000	20,110	110	0.55%	24,505
50429:Managment Collectio	330	0	(330)	-100.00%	1,742	0	(1,742)	-100.00%	0
50485:Mileage/Auto	0	100	100	100.00%	0	1,000	1,000	100.00%	1,200
50525:Office Equipment/Fur	1,128	0	(1,128)	-100.00%	2,357	0	(2,357)	-100.00%	0
50600:Office Supplies	1,440	900	(540)	-59.97%	12,685	9,000	(3,685)	-40.94%	10,800
50625:Permits & Licenses	0	50	50	100.00%	215	500	285	56.94%	600
50650:Postage	6	328	322	98.16%	794	2,877	2,083	72.40%	3,568
50700:Property Tax & Sales	0	0	0	0.00%	4,473	0	(4,473)	-100.00%	10,000
50720:Reserve Study	0	0	0	0.00%	6,300	7,500	1,200	16.00%	7,500
50722:Storage	475	200	(275)	-137.48%	5,170	2,000	(3,170)	-158.49%	2,400
50800:Uniforms & Clothing	0	0	0	0.00%	1,677	2,900	1,223	42.16%	2,900
TOTAL Administrative	122,155	108,800	(13,355)	-12.28%	1,115,933	1,088,309	(27,624)	-2.54%	1,306,559
<u>Amenity Maintenance</u>									
62000:General Maintenance	4,552	2,300	(2,252)	-97.90%	34,019	23,000	(11,019)	-47.91%	27,600
62051:Elevator Testing & M	0	500	500	100.00%	2,855	6,700	3,845	57.38%	7,700
62075:Fitness Equipment	6,178	6,500	322	4.96%	59,720	65,000	5,280	8.12%	78,000
62100:Gate Attendant/Patro	42,991	46,509	3,518	7.56%	429,828	448,989	19,161	4.27%	547,662
62125:Access Control Syste	2,125	1,525	(600)	-39.34%	27,316	18,530	(8,786)	-47.41%	23,480
62150:Fire & Safety	90	0	(90)	-100.00%	1,370	2,900	1,530	52.74%	3,550
62200:Gate/Fence/Wall Rep	1,850	750	(1,100)	-146.67%	13,825	6,900	(6,925)	-100.36%	8,400
62250:HVAC Service	241	1,300	1,059	81.43%	5,775	16,600	10,825	65.21%	19,200
62300:Janitorial Service & S	4,302	1,050	(3,252)	-309.67%	55,358	10,500	(44,858)	-427.22%	12,600
62325:Lighting & Electric	0	0	0	0.00%	3,203	0	(3,203)	-100.00%	0
62450:Pest Control	1,015	550	(465)	-84.61%	4,884	5,500	616	11.20%	6,600
62500:Pool Maintenance	5,607	9,000	3,393	37.70%	58,644	92,400	33,756	36.53%	111,200
62550:Pool Supplies	391	2,000	1,609	80.46%	5,829	20,500	14,671	71.57%	24,000
62600:Community Enhancer	26,090	0	(26,090)	-100.00%	38,029	48,300	10,271	21.27%	48,300
62650:Site Vehicle	0	0	0	0.00%	15	0	(15)	-100.00%	0
62675:Street Maintenance	0	200	200	100.00%	0	2,000	2,000	100.00%	2,400
62750:Waste Removal/Recy	952	725	(227)	-31.31%	8,191	7,250	(941)	-12.98%	8,700
62765:Pond & Storm Water	1,885	3,300	1,416	42.89%	36,786	61,000	24,214	39.69%	67,600
62800:Window Cleaning	0	0	0	0.00%	5,423	9,000	3,577	39.74%	12,000
62805:COVID-19 Expenses	0	0	0	0.00%	5,250	0	(5,250)	-100.00%	0
TOTAL Amenity Maintenanc	98,268	76,209	(22,059)	-28.95%	796,320	845,069	48,749	5.77%	1,008,992
<u>Community Engagement</u>									
70075:Cafe Expense	2,285	1,500	(785)	-52.35%	10,736	12,000	1,264	10.54%	15,000
70250:Fitness Supplies	256	450	194	43.13%	2,968	4,500	1,532	34.04%	5,400
70300:Fitness Classes	2,465	550	(1,915)	-348.18%	42,642	5,500	(37,142)	-675.30%	6,600
70650:Welcome Program	466	200	(266)	-133.04%	4,213	2,000	(2,213)	-110.63%	2,400
70675:Community Wide Pro	2,515	2,500	(15)	-0.61%	25,289	25,000	(289)	-1.16%	30,000
71100:Special Events	3,720	0	(3,720)	-100.00%	64,060	12,000	(52,060)	-433.83%	12,000
75000:Decorations & Flags	62	2,750	2,688	97.76%	12,381	11,000	(1,381)	-12.55%	37,500
TOTAL Community Engager	11,769	7,950	(3,819)	-48.04%	162,288	72,000	(90,288)	-125.40%	108,900

Kissing Tree Master Community

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Period 10/1/2021 To 10/31/2021 11:59:00 PM

	Current Month Consolidated				Year to Date Consolidated				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<u>Landscaping</u>									
61150:Irrigation Inspection &	6,055	2,500	(3,555)	-142.20%	28,340	25,000	(3,340)	-13.36%	30,000
61200:Landscape Maintena	39,247	42,208	2,961	7.02%	379,441	402,939	23,498	5.83%	487,354
61250:Landscape Refurbish	19,431	6,000	(13,431)	-223.85%	46,807	34,000	(12,807)	-37.67%	36,000
61300:Tree Maintenance	0	500	500	100.00%	2,923	17,000	14,077	82.81%	18,000
61910:Landscape Maint Gol	0	0	0	0.00%	300,000	300,000	0	0.00%	400,000
TOTAL Landscaping	64,733	51,208	(13,525)	-26.41%	757,511	778,939	21,428	2.75%	971,354
<u>Reserve</u>									
80000:Reserve Contribution	5,685	3,675	(2,010)	-54.69%	41,301	36,750	(4,551)	-12.38%	44,100
85050:Capital Improvement:	0	0	0	0.00%	3,899	0	(3,899)	-100.00%	0
TOTAL Reserve	5,685	3,675	(2,010)	-54.69%	45,200	36,750	(8,450)	-22.99%	44,100
<u>Utilities</u>									
50725:Telephone & Internet	1,488	1,400	(88)	-6.30%	15,758	14,000	(1,758)	-12.56%	16,800
60000:Electric Service	7,063	11,352	4,289	37.79%	69,954	118,584	48,630	41.01%	139,200
60050:Gas Services	1,545	3,600	2,055	57.08%	19,889	31,800	11,911	37.46%	39,750
60100:Water & Sewer	21,559	14,150	(7,409)	-52.36%	183,619	125,900	(57,719)	-45.85%	144,800
TOTAL Utilities	31,655	30,502	(1,153)	-3.78%	289,219	290,284	1,065	0.37%	340,550
TOTAL Expense	334,265	278,344	(55,921)	-20.09%	3,166,470	3,111,351	(55,119)	-1.77%	3,780,455
Excess Revenue / Expense	(139,329)	(126,039)	(13,290)	10.54%	(1,778,703)	(1,775,351)	(3,352)	0.19%	(2,125,225)

Kissing Tree Master Community

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Period 10/1/2021 To 10/31/2021 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessment Revenue									
40000:Association Assessm	122,150	128,355	(6,205)	-4.83%	1,078,230	1,124,880	(46,650)	-4.15%	1,394,920
TOTAL Assessment Revenue	122,150	128,355	(6,205)	-4.83%	1,078,230	1,124,880	(46,650)	-4.15%	1,394,920
Enforcement Fees									
42101:Collection fee	105	0	105	100.00%	140	0	140	100.00%	0
42104:Late Fees	450	0	450	100.00%	1,327	0	1,327	100.00%	0
42105:Tenant Account Setu	0	0	0	0.00%	1,300	0	1,300	100.00%	0
42300:Reimbursable Fees	0	0	0	0.00%	344	0	344	100.00%	0
42350:Returned Deposit Fer	50	0	50	100.00%	175	0	175	100.00%	0
TOTAL Enforcement Fees	605	0	605	100.00%	3,286	0	3,286	100.00%	0
Other Revenue									
49050:Access Device Revei	760	200	560	280.00%	3,340	2,000	1,340	67.00%	2,400
49150:Interest	58	0	58	100.00%	600	0	600	100.00%	0
49300:Miscellaneous	0	0	0	0.00%	6,495	0	6,495	100.00%	0
TOTAL Other Revenue	818	200	618	309.18%	10,435	2,000	8,435	421.75%	2,400
Program & Amenity Revenues									
45050:Facility & Park Renta	400	0	400	100.00%	1,862	0	1,862	100.00%	0
45075:Maint. Service Reimb	0	0	0	0.00%	2,833	0	2,833	100.00%	0
45100:Fitness Revenue	15,892	0	15,892	100.00%	46,549	0	46,549	100.00%	0
45250:Program Revenue	30,152	3,500	26,652	761.49%	58,072	35,000	23,072	65.92%	42,000
45400:Equipment Rental	0	0	0	0.00%	230	0	230	100.00%	0
TOTAL Program & Amenity I	46,443	3,500	42,943	1226.96%	109,546	35,000	74,546	212.99%	42,000
Property Transfer Fees									
41100:Community Enhancer	5,685	3,675	2,010	54.69%	41,301	36,750	4,551	12.38%	44,100
41150:Working Capital	13,545	12,900	645	5.00%	103,650	100,620	3,030	3.01%	127,710
TOTAL Property Transfer Fe	19,230	16,575	2,655	16.02%	144,951	137,370	7,581	5.52%	171,810
TOTAL Income	189,247	148,630	40,617	27.33%	1,346,447	1,299,250	47,197	3.63%	1,611,130
Expense									
Administrative									
50000:Accounting Fee	1,166	0	(1,166)	-100.00%	2,816	3,500	684	19.55%	3,500
50025:Staff Development &	1,584	500	(1,084)	-216.86%	4,360	5,000	640	12.79%	6,000
50075:Bank Charges	20	0	(20)	-100.00%	70	0	(70)	-100.00%	0
50125:Website & Software	4,527	5,000	473	9.45%	6,104	11,600	5,496	47.38%	12,000
50150:Coupons & Statemen	348	0	(348)	-100.00%	348	0	(348)	-100.00%	0
50300:Insurance	7,410	4,100	(3,310)	-80.73%	72,012	41,000	(31,012)	-75.64%	49,200
50375:Legal Fees-General (	1,435	200	(1,235)	-617.50%	7,770	2,000	(5,770)	-288.50%	2,400
50425:Mgmt Fees-Staffing	97,486	94,772	(2,714)	-2.86%	959,050	973,722	14,672	1.51%	1,163,266
50426:Mgmt Fee-Tech	2,800	560	(2,240)	-400.00%	7,990	5,600	(2,390)	-42.68%	6,720
50427:Mgmt Fee-Doors	2,000	2,090	90	4.31%	20,000	20,110	110	0.55%	24,505
50429:Managment Collectio	330	0	(330)	-100.00%	1,742	0	(1,742)	-100.00%	0
50485:Mileage/Auto	0	100	100	100.00%	0	1,000	1,000	100.00%	1,200

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Period 10/1/2021 To 10/31/2021 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
50525:Office Equipment/Fur	1,128	0	(1,128)	-100.00%	2,357	0	(2,357)	-100.00%	0
50600:Office Supplies	1,440	900	(540)	-59.97%	12,685	9,000	(3,685)	-40.94%	10,800
50625:Permits & Licenses	0	50	50	100.00%	215	500	285	56.94%	600
50650:Postage	6	328	322	98.16%	794	2,877	2,083	72.40%	3,568
50700:Property Tax & Sales	0	0	0	0.00%	4,473	0	(4,473)	-100.00%	10,000
50720:Reserve Study	0	0	0	0.00%	6,300	7,500	1,200	16.00%	7,500
50722:Storage	475	200	(275)	-137.48%	5,170	2,000	(3,170)	-158.49%	2,400
50800:Uniforms & Clothing	0	0	0	0.00%	1,677	2,900	1,223	42.16%	2,900
TOTAL Administrative	122,155	108,800	(13,355)	-12.28%	1,115,933	1,088,309	(27,624)	-2.54%	1,306,559
<u>Amenity Maintenance</u>									
62000:General Maintenance	4,552	2,300	(2,252)	-97.90%	34,019	23,000	(11,019)	-47.91%	27,600
62051:Elevator Testing & M	0	500	500	100.00%	2,855	6,700	3,845	57.38%	7,700
62075:Fitness Equipment	6,178	6,500	322	4.96%	59,720	65,000	5,280	8.12%	78,000
62100:Gate Attendant/Patro	42,991	46,509	3,518	7.56%	429,828	448,989	19,161	4.27%	547,662
62125:Access Control Syste	2,125	1,525	(600)	-39.34%	27,316	18,530	(8,786)	-47.41%	23,480
62150:Fire & Safety	90	0	(90)	-100.00%	1,370	2,900	1,530	52.74%	3,550
62200:Gate/Fence/Wall Rep	1,850	750	(1,100)	-146.67%	13,825	6,900	(6,925)	-100.36%	8,400
62250:HVAC Service	241	1,300	1,059	81.43%	5,775	16,600	10,825	65.21%	19,200
62300:Janitorial Service & S	4,302	1,050	(3,252)	-309.67%	55,358	10,500	(44,858)	-427.22%	12,600
62325:Lighting & Electric	0	0	0	0.00%	3,203	0	(3,203)	-100.00%	0
62450:Pest Control	1,015	550	(465)	-84.61%	4,884	5,500	616	11.20%	6,600
62500:Pool Maintenance	5,607	9,000	3,393	37.70%	58,644	92,400	33,756	36.53%	111,200
62550:Pool Supplies	391	2,000	1,609	80.46%	5,829	20,500	14,671	71.57%	24,000
62600:Community Enhance	26,090	0	(26,090)	-100.00%	38,029	48,300	10,271	21.27%	48,300
62650:Site Vehicle	0	0	0	0.00%	15	0	(15)	-100.00%	0
62675:Street Maintenance	0	200	200	100.00%	0	2,000	2,000	100.00%	2,400
62750:Waste Removal/Recy	952	725	(227)	-31.31%	8,191	7,250	(941)	-12.98%	8,700
62765:Pond & Storm Water	1,885	3,300	1,416	42.89%	36,786	61,000	24,214	39.69%	67,600
62800:Window Cleaning	0	0	0	0.00%	5,423	9,000	3,577	39.74%	12,000
62805:COVID-19 Expenses	0	0	0	0.00%	5,250	0	(5,250)	-100.00%	0
TOTAL Amenity Maintenan	98,268	76,209	(22,059)	-28.95%	796,320	845,069	48,749	5.77%	1,008,992
<u>Community Engagement</u>									
70075:Cafe Expense	2,285	1,500	(785)	-52.35%	10,736	12,000	1,264	10.54%	15,000
70250:Fitness Supplies	256	450	194	43.13%	2,968	4,500	1,532	34.04%	5,400
70300:Fitness Classes	2,465	550	(1,915)	-348.18%	42,642	5,500	(37,142)	-675.30%	6,600
70650:Welcome Program	466	200	(266)	-133.04%	4,213	2,000	(2,213)	-110.63%	2,400
70675:Community Wide Pro	2,515	2,500	(15)	-0.61%	25,289	25,000	(289)	-1.16%	30,000
71100:Special Events	3,720	0	(3,720)	-100.00%	64,060	12,000	(52,060)	-433.83%	12,000
75000:Decorations & Flags	62	2,750	2,688	97.76%	12,381	11,000	(1,381)	-12.55%	37,500
TOTAL Community Engager	11,769	7,950	(3,819)	-48.04%	162,288	72,000	(90,288)	-125.40%	108,900
<u>Landscaping</u>									
61150:Irrigation Inspection &	6,055	2,500	(3,555)	-142.20%	28,340	25,000	(3,340)	-13.36%	30,000
61200:Landscape Maintena	39,247	42,208	2,961	7.02%	379,441	402,939	23,498	5.83%	487,354

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	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
61250:Landscape Refurbish	19,431	6,000	(13,431)	-223.85%	46,807	34,000	(12,807)	-37.67%	36,000
61300:Tree Maintenance	0	500	500	100.00%	2,923	17,000	14,077	82.81%	18,000
61910:Landscape Maint Gol	0	0	0	0.00%	300,000	300,000	0	0.00%	400,000
TOTAL Landscaping	64,733	51,208	(13,525)	-26.41%	757,511	778,939	21,428	2.75%	971,354
<u>Reserve</u>									
80000:Reserve Contribution	5,685	3,675	(2,010)	-54.69%	41,301	36,750	(4,551)	-12.38%	44,100
85050:Capital Improvement:	0	0	0	0.00%	3,899	0	(3,899)	-100.00%	0
TOTAL Reserve	5,685	3,675	(2,010)	-54.69%	45,200	36,750	(8,450)	-22.99%	44,100
<u>Utilities</u>									
50725:Telephone & Internet	1,488	1,400	(88)	-6.30%	15,758	14,000	(1,758)	-12.56%	16,800
60000:Electric Service	7,063	11,352	4,289	37.79%	69,954	118,584	48,630	41.01%	139,200
60050:Gas Services	1,545	3,600	2,055	57.08%	19,889	31,800	11,911	37.46%	39,750
60100:Water & Sewer	21,559	14,150	(7,409)	-52.36%	183,619	125,900	(57,719)	-45.85%	144,800
TOTAL Utilities	31,655	30,502	(1,153)	-3.78%	289,219	290,284	1,065	0.37%	340,550
TOTAL Expense	334,265	278,344	(55,921)	-20.09%	3,166,470	3,111,351	(55,119)	-1.77%	3,780,455
Excess Revenue / Expense	(145,018)	(129,714)	(15,304)	11.80%	(1,820,023)	(1,812,101)	(7,922)	0.44%	(2,169,325)

Kissing Tree Master Community Statement of Financial Activity NC

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	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	4	0	4	100.00%	19	0	19	100.00%	0
TOTAL Other Revenue	4	0	4	100.00%	19	0	19	100.00%	0
<u>Reserve Contribution</u>									
47050:Reserve Contribution	5,685	3,675	2,010	54.69%	41,301	36,750	4,551	12.38%	44,100
TOTAL Reserve Contribution	5,685	3,675	2,010	54.69%	41,301	36,750	4,551	12.38%	44,100
TOTAL Income	5,689	3,675	2,014	54.81%	41,320	36,750	4,570	12.44%	44,100
Excess Revenue / Expense	5,689	3,675	2,014	54.81%	41,320	36,750	4,570	12.44%	44,100

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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	97,411	98,524	101,199	104,655	106,878	108,594	109,262	113,340	116,218	122,150	132,655	137,385	1,348,270	1,394,920
TOTAL Assessment Reve	97,411	98,524	101,199	104,655	106,878	108,594	109,262	113,340	116,218	122,150	132,655	137,385	1,348,270	1,394,920
<u>Enforcement Fees</u>														
Collection fee	0	0	0	0	0	0	(70)	105	0	105	0	0	140	0
Late Fees	63	70	144	198	223	(322)	375	125	0	450	0	0	1,327	0
Tenant Account Setup Fee	0	0	0	0	0	0	0	125	1,175	0	0	0	1,300	0
Reimbursable Fees			0	0	0	344	0	0	0	0	0	0	344	0
Returned Deposit Fee	50	25	0	0	0	0	0	0	50	50	0	0	175	0
TOTAL Enforcement Fees	113	95	144	198	223	22	305	355	1,225	605	0	0	3,286	0
<u>Other Revenue</u>														
Access Device Revenue	0	0	975	585	455	335	160	70	0	760	200	200	3,740	2,400
Interest	97	74	64	92	45	50	44	30	48	58	0	0	600	0
Miscellaneous	0	0	3,820	675	2,000	0	0	0	0	0	0	0	6,495	0
TOTAL Other Revenue	97	74	4,859	1,352	2,500	385	204	100	48	818	200	200	10,835	2,400
<u>Program & Amenity Revenues</u>														
Facility & Park Rentals	0	0	300	0	100	700	262	100	0	400	0	0	1,862	0
Maint. Service Reimburse			0	2,833	0	0	0	0	0	0	0	0	2,833	0
Fitness Revenue			15,986	1,540	2,665	850	7,396	2,220	0	15,892	0	0	46,549	0
Program Revenue			4,229	4,467	4,987	1,119	9,685	3,432	0	30,152	3,500	3,500	65,072	42,000
Equipment Rental			60	0	10	0	85	75	0	0	0	0	230	0
TOTAL Program & Amenit	0	0	20,575	8,840	7,761	2,670	17,429	5,827	0	46,443	3,500	3,500	116,546	42,000
<u>Property Transfer Fees</u>														
Community Enhancement	4,276	2,220	1,950	1,990	9,035	6,225	5,020	0	4,900	5,685	3,675	3,675	48,651	44,100
Working Capital	12,075	7,095	8,370	17,415	7,095	5,160	3,870	12,900	16,125	13,545	12,900	14,190	130,740	127,710
TOTAL Property Transfer	16,351	9,315	10,320	19,405	16,130	11,385	8,890	12,900	21,025	19,230	16,575	17,865	179,391	171,810
TOTAL INCOME	113,972	108,007	137,096	134,450	133,492	123,056	136,089	132,521	138,516	189,247	152,930	158,950	1,658,327	1,611,130
EXPENSES														
<u>Administrative</u>														
Accounting Fee	0	0	1,650	0	0	0	0	0	0	1,166	0	0	2,816	3,500
Staff Development & Recc			0	0	464	886	30	1,087	310	1,584	500	500	5,360	6,000

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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	20	10	0	0	0	0	0	0	20	20	0	0	70	0
Website & Software	0	0	0	446	476	129	0	76	450	4,527	200	200	6,504	12,000
Coupons & Statements			0	0	0	0	0	0	0	348	0	0	348	0
Insurance	7,058	7,058	7,058	7,058	7,058	7,058	7,598	7,058	7,596	7,410	4,100	4,100	80,212	49,200
Legal Fees-General Coun:	0	0	0	0	700	0	(700)	0	6,335	1,435	200	200	8,170	2,400
Mgmt Fees-Staffing	93,148	91,418	91,854	94,683	93,373	82,360	111,331	101,703	101,692	97,486	94,772	94,772	1,148,594	1,163,266
Mgmt Fee-Tech	560	560	560	560	560	560	560	560	710	2,800	560	560	9,110	6,720
Mgmt Fee-Doors	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,160	2,235	24,395	24,505
Managment Collection Fee	0	0	0	0	0	0	(56)	293	1,175	330	0	0	1,742	0
Mileage/Auto			0	0	0	0	0	0	0	0	100	100	200	1,200
Office Equipment/Furniture		63	(63)	0	189	189	471	189	189	1,128	0	0	2,357	0
Office Supplies	1,326	289	1,303	2,752	1,481	2,086	852	654	502	1,440	900	900	14,485	10,800
Permits & Licenses	0	0	0	200	15	0	0	0	0	0	50	50	315	600
Postage			0	0	182	0	460	5	142	6	339	352	1,485	3,568
Property Tax & Sales Tax			0	0	0	0	0	0	4,473	0	0	10,000	14,473	10,000
Reserve Study			3,150	0	0	0	0	0	3,150	0	0	0	6,300	7,500
Storage	920	980	455	455	0	455	455	485	490	475	200	200	5,570	2,400
Uniforms & Clothing	78	0	114	211	99	85	920	51	118	0	0	0	1,677	2,900
TOTAL Administrative	105,110	102,379	108,082	108,365	106,598	95,808	123,921	114,161	129,352	122,155	104,081	114,169	1,334,183	1,306,559
<u>Amenity Maintenance</u>														
General Maintenance/Rep	0	492	4,252	3,539	1,358	3,106	5,321	1,879	9,520	4,552	2,300	2,300	38,619	27,600
Building Maint - Repairs &		(414)	0	414	(1,069)	1,069	0	0	0	0	0	0	0	0
Elevator Testing & Mainte		0	0	0	0	0	150	0	2,705	0	500	500	3,855	7,700
Fitness Equipment	5,546	5,546	5,831	5,737	6,451	6,366	6,544	5,633	5,887	6,178	6,500	6,500	72,720	78,000
Gate Attendant/Patrol Ser	43,050	43,691	42,848	42,848	43,265	42,848	41,974	43,324	42,991	42,991	48,369	50,304	528,501	547,662
Access Control Systems &	1,549	735	4,502	735	5,525	735	3,717	5,567	2,125	2,125	1,525	3,425	32,266	23,480
Fire & Safety	0	0	390	0	0	390	0	0	501	90	0	650	2,020	3,550
Gate/Fence/Wall Repairs			2,237	1,425	907	0	6,206	150	1,050	1,850	750	750	15,325	8,400
HVAC Service			1,064	0	1,463	187	1,872	796	153	241	1,300	1,300	8,375	19,200
Janitorial Service & Suppli	5,195	5,095	6,019	5,281	5,187	6,736	5,413	5,448	6,683	4,302	1,050	1,050	57,458	12,600
Lighting & Electric	0	0	0	0	0	0	0	723	2,480	0	0	0	3,203	0
Pest Control	411	411	508	508	505	510	508	508	0	1,015	550	550	5,984	6,600
Pool Maintenance	4,655	4,655	5,564	6,138	5,549	9,059	5,354	6,649	5,413	5,607	9,800	9,000	77,444	111,200

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Kissing Tree Master Community

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
Pool Supplies	346	519	123	444	1,382	938	469	567	650	391	1,750	1,750	9,329	24,000
Community Enhancement	0	0	3,359	0	8,580	0	0	0	0	26,090	0	0	38,029	48,300
Site Vehicle			0	0	15	0	0	0	0	0	0	0	15	0
Street Maintenance			0	0	0	0	0	0	0	0	200	200	400	2,400
Waste Removal/Recycling	778	782	797	810	807	813	815	818	820	952	725	725	9,641	8,700
Pond & Storm Water Syst	20,030	650	0	3,382	0	2,816	2,644	3,727	1,653	1,885	3,300	3,300	43,386	67,600
Window Cleaning	0	0	0	0	0	0	0	5,423	0	0	3,000	0	8,423	12,000
COVID-19 Expenses			0	0	0	5,250	0	0	0	0	0	0	5,250	0
TOTAL Amenity Maintena	81,559	62,163	77,492	71,259	79,925	80,822	80,988	81,212	82,632	98,268	81,619	82,304	960,243	1,008,992

Community Engagement

Cafe Expense	159	431	886	814	1,114	2,492	384	1,316	856	2,285	1,500	1,500	13,736	15,000
Fitness Supplies	179	384	243	479	0	387	0	512	529	256	450	450	3,868	5,400
Fitness Classes	1,855	3,545	4,270	4,323	5,368	5,219	4,568	6,255	4,775	2,465	550	550	43,742	6,600
Welcome Program	1,246	0	0	624	0	0	0	1,313	563	466	200	200	4,613	2,400
Community Wide Program	2,100		594	1,100	953	3,624	4,475	4,130	5,799	2,515	2,500	2,500	30,289	30,000
Special Events	0	1,740	1,966	3,171	14,171	16,019	6,560	5,583	11,130	3,720	0	0	64,060	12,000
Decorations & Flags		0	462	240	1,175	0	210	0	10,232	62	0	26,500	38,881	37,500
TOTAL Community Engag	5,538	6,100	8,421	10,750	22,781	27,739	16,196	19,109	33,884	11,769	5,200	31,700	199,188	108,900

Landscaping

Irrigation Inspection & Rep	0	0	4,281	85	1,493	8,373	2,800	5,172	80	6,055	2,500	2,500	33,340	30,000
Landscape Maintenance	36,337	36,337	36,412	37,210	36,337	36,337	38,958	38,958	43,306	39,247	42,207	42,208	463,856	487,354
Landscape Refurbishment	0	0	0	0	0	0	812	5,634	20,930	19,431	1,000	1,000	48,807	36,000
Tree Maintenance			0	0	0	0	0	2,923	0	500	500	500	3,923	18,000
Landscape Maint Golf She			100,000	0	0	100,000	0	0	100,000	0	0	100,000	400,000	400,000
TOTAL Landscaping	36,337	36,337	140,693	37,295	37,830	144,710	42,570	49,765	167,239	64,733	46,207	146,208	949,926	971,354

Reserve

Reserve Contributions	4,276	2,220	1,950	1,990	9,035	6,225	5,020	0	4,900	5,685	3,675	3,675	48,651	44,100
Capital Improvements	0	0	0	0	0	3,899	0	0	0	0	0	0	3,899	0
TOTAL Reserve	4,276	2,220	1,950	1,990	9,035	10,124	5,020	0	4,900	5,685	3,675	3,675	52,550	44,100

Utilities

Telephone & Internet	1,419	2,139	1,387	1,474	1,321	1,685	1,620	1,611	1,612	1,488	1,400	1,400	18,558	16,800
Electric Service	6,195	6,198	6,719	7,052	5,170	8,920	8,403	7,342	6,892	7,063	9,264	11,352	90,570	139,200
Gas Services	3,361	1,429	2,370	4,704	1,899	0	2,569	860	1,152	1,545	3,650	4,300	27,839	39,750

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Kissing Tree Master Community

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
Water & Sewer	13,961	12,721	10,867	15,877	15,762	19,742	24,336	22,524	26,269	21,559	11,950	6,950	202,519	144,800
TOTAL Utilities	24,936	22,487	21,343	29,108	24,153	30,347	36,928	32,338	35,925	31,655	26,264	24,002	339,485	340,550
TOTAL EXPENSES	257,757	231,687	357,982	258,767	280,321	389,551	305,623	296,584	453,932	334,265	267,046	402,058	3,835,574	3,780,455
Net Revenue / Expense	(143,785)	(123,680)	(220,886)	(124,317)	(146,829)	(266,495)	(169,534)	(164,062)	(315,417)	(145,018)	(114,116)	(243,108)	(2,177,247)	(2,169,325)

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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	0	0	1	1	1	1	3	4	4	4	0	0	19	0
TOTAL Other Revenue	0	0	1	1	1	1	3	4	4	4	0	0	19	0
<u>Reserve Contribution</u>														
Reserve Contributions	4,276	2,220	1,950	1,990	9,035	6,225	5,020	0	4,900	5,685	3,675	3,675	48,651	44,100
TOTAL Reserve Contribut	4,276	2,220	1,950	1,990	9,035	6,225	5,020	0	4,900	5,685	3,675	3,675	48,651	44,100
TOTAL INCOME	4,276	2,220	1,951	1,991	9,036	6,226	5,023	4	4,904	5,689	3,675	3,675	48,670	44,100
Net Revenue / Expense	4,276	2,220	1,951	1,991	9,036	6,226	5,023	4	4,904	5,689	3,675	3,675	48,670	44,100