



KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

11/30/2024

Financial Package

co·here®

THRIVE TOGETHER



For Period Ending 11/30/2024

Board of Directors
KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Dear KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC. Board,

I have attached the 11/30/2024 Financial Package for KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.. 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 KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC., 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.

Beginning July 2024, Cohere Life, Inc. began a partnership with Vantaca to utilize a new software platform. Vantaca is a community management software that will replace our previous system, VMS (Village Management Software). We will continue to fine tune these reports for the next several months and appreciate your understanding and partnership during this process. We are committed to making them more data-driven, aligned with contractual requirements, and performance focused. Your feedback and suggestions are always appreciated.

Sincerely,

Matthew Schuster

Matthew J. Schuster
Sr. Accounting Manager
Cohere



TABLE OF CONTENTS

- Financial Overview Report
- Balance Sheet Comparison
- Statement of Revenues & Expenses (Consolidated)
- Statement of Revenues & Expenses (by Fund/Department)
- Summarized Income Forecast
- General Ledger (Current Month)
- Cash Disbursement
- Accounts Payable Aging
- Accounts Receivable Aging
- Prepaid Owners Report
- Bank Reconciliation & Statements

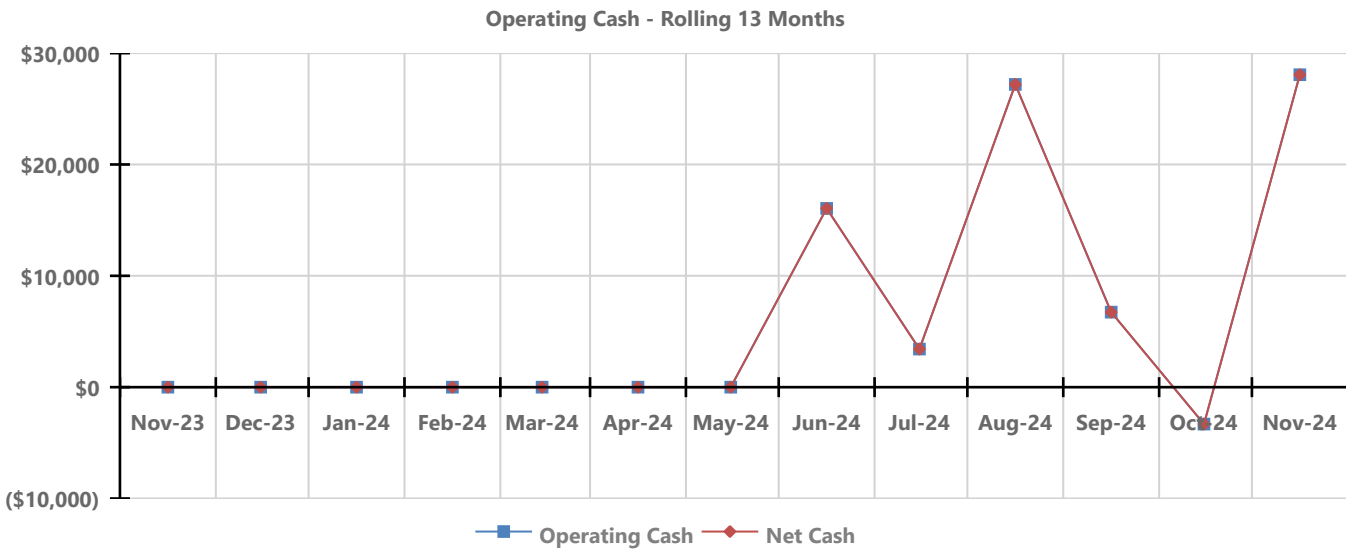


KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Financial Overview Report for November 2024

Operating Cash

Reconciled Operating Cash (Balance Sheet)	\$28,061.71
Net Available Cash	<u>\$28,061.71</u>



KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Financial Overview Report for November 2024

Operating Expenses

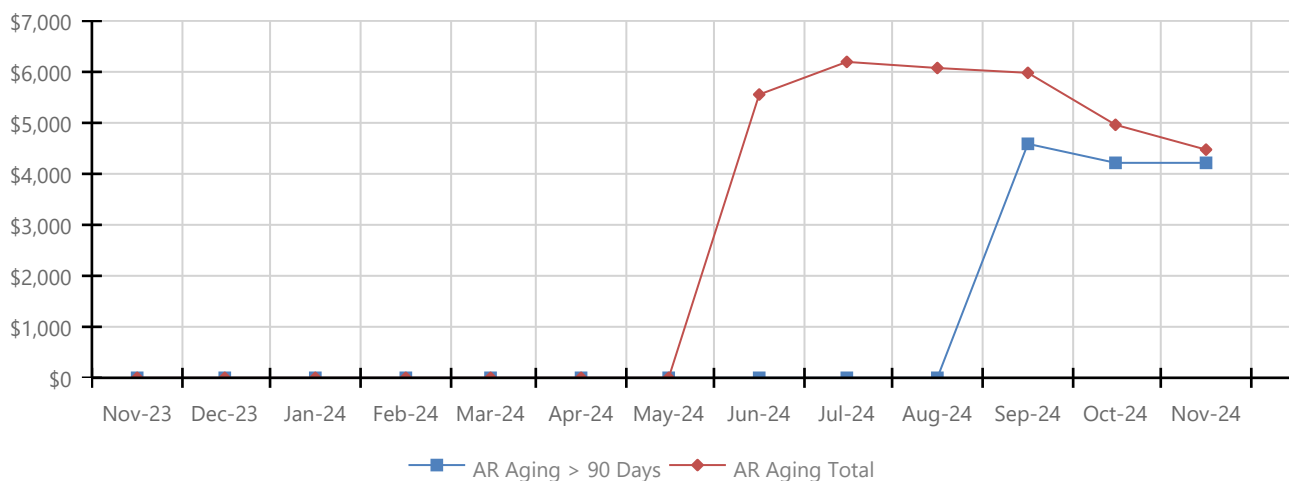
Significant Variance to Budget

GL	Description	MTD Variance	YTD Variance	MTD %	YTD %
GL-40000	Association Assessment	\$1,943.00	\$12,569.37	10 %	6 %
Assessment ahead of budget as a result of increased absorption.					
GL-40210	Water Reimbursement	\$779.07	\$11,946.95	29 %	40 %
Water Reimbursement 40210 offset by Water & Sewer Reimbursable 60100. YTD Income \$41,838.95; YTD Expense \$56,415.98. Confirming additional meter being reimbursed through meter reading.					
GL-49798	Developer Subsidy	\$15,484.00	\$24,326.00	615 %	88 %
\$52k subsidy received YTD.					
GL-49900	Reimbursement Receipts	\$271.78	\$4,876.36	-	-
Meter replacement reimbursement.					
GL-50427	Mgmt Fee-Doors	(\$250.00)	(\$1,110.00)	-25 %	-10 %
Door rate budgeted at \$1k floor instead of per door rate.					
GL-50480	Meter Reading	(\$500.00)	(\$4,500.00)	-167 %	-136 %
Meter reading cost per month over budget causing variance YTD.					
GL-60100	Water & Sewer - Reimbursable	(\$3,821.82)	(\$28,915.98)	-153 %	-105 %
Water Reimbursement 40210 offset by Water & Sewer Reimbursable 60100. YTD Income \$41,838.95; YTD Expense \$56,415.98. Confirming additional meter being reimbursed through meter reading.					
GL-60105	Water - Irrigation	(\$2,752.19)	(\$13,925.74)	-262 %	-121 %
Water irrigation over budget YTD.					
GL-61200	Landscape Maintenance	(\$1,059.77)	\$1,126.40	-8 %	1 %
Landscape expense driven off of unit absorption.					
GL-61250	Landscape Refurbish	\$0.00	(\$2,501.00)		-25 %
Nonbudgeted work for sod installation					
GL-80000	Reserve Contributions	(\$1,044.00)	(\$8,874.00)	-200 %	-68 %
YTD based off of absorption schedule.					

Favorable (F) / Unfavorable (U)

Accounts Receivable Trends

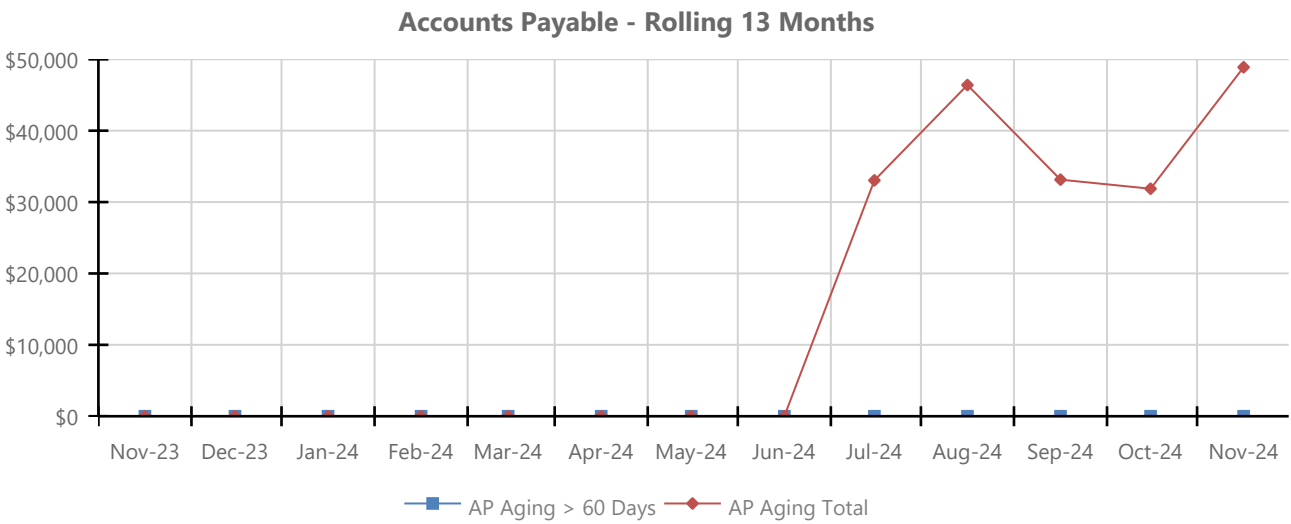
Accounts Receivable - Rolling 13 Months



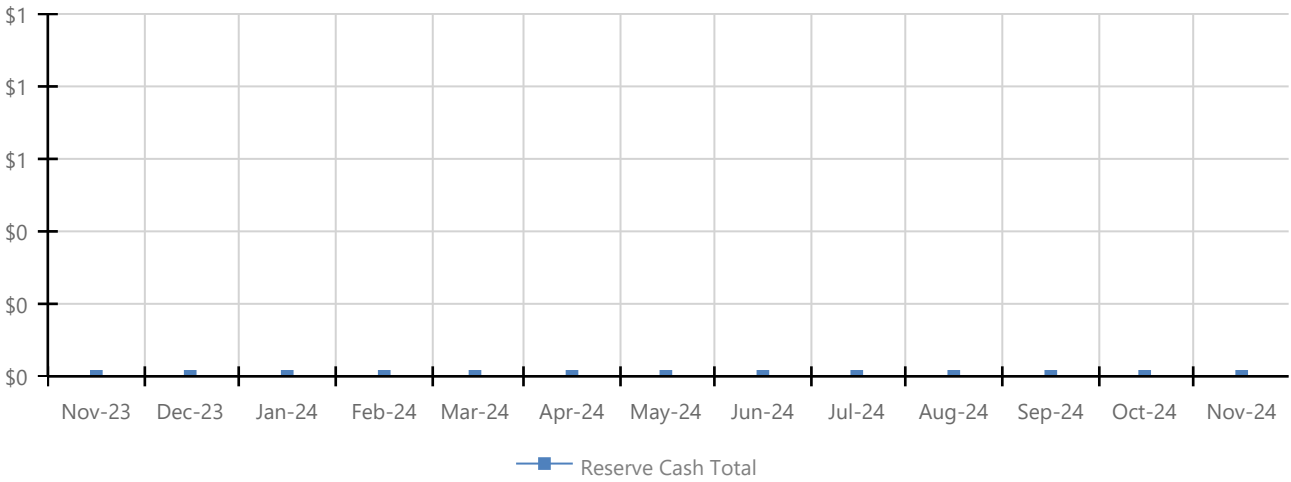
KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Financial Overview Report for November 2024

Accounts Payable Trends



Reserve Accounts Trends



Accounting Notes

MONTHLY UNITY COUNT:

KTVCA
127 Actual | 115 Budget



Balance Sheet Comparison



KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Balance Sheet Comparison: October vs November

	Last Month	Current Month	Difference
Cash-Operating			
Checking-Operating	(\$3,313.56)	\$28,061.71	\$31,375.27
Total Cash-Operating	(\$3,313.56)	\$28,061.71	\$31,375.27
Cash-Reserves			
Reserve Checking	\$69,491.57	\$71,069.10	\$1,577.53
Total Cash-Reserves	\$69,491.57	\$71,069.10	\$1,577.53
Accounts Receivable			
Accounts Receivable	\$4,962.20	\$4,475.20	(\$487.00)
Total Accounts Receivable	\$4,962.20	\$4,475.20	(\$487.00)
Current Asset (Other)			
Deposits	\$6,870.00	\$6,870.00	-
Prepaid Insurance	\$1,899.77	\$1,875.61	(\$24.16)
Total Current Asset (Other)	\$8,769.77	\$8,745.61	(\$24.16)
Total Assets	\$79,909.98	\$112,351.62	\$32,441.64
	Last Month	Current Month	Difference
Accounts Payable			
Accounts Payable	\$31,869.73	\$48,890.93	\$17,021.20
Accrued expense - Ancillary fee	-	(\$95.00)	(\$95.00)
Total Accounts Payable	\$31,869.73	\$48,795.93	\$16,926.20
Current Liabilities			
Prepaid Assessments	\$7,039.00	\$7,524.00	\$485.00
Total Current Liabilities	\$7,039.00	\$7,524.00	\$485.00
Due to Related Party			
Collection Fees	-	\$70.00	\$70.00
Late Fees	\$25.00	\$100.00	\$75.00
Total Due to Related Party	\$25.00	\$170.00	\$145.00
Reserve Contribution			
Unearned Reserve Income	\$69,147.00	\$70,713.00	\$1,566.00
Total Reserve Contribution	\$69,147.00	\$70,713.00	\$1,566.00
Equity			
Prior Year Surplus (Deficit)	(\$9,678.71)	(\$9,678.71)	-
Current Year Surplus (Deficit)	(\$18,492.04)	(\$5,172.60)	\$13,319.44
Total Equity	(\$28,170.75)	(\$14,851.31)	\$13,319.44
Total Liabilities / Equity	\$79,909.98	\$112,351.62	\$32,441.64



Statement of Revenues & Expenses

Consolidated



KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
40000 - Association Assessment	21,953.00	20,010.00	1,943.00	212,843.37	200,274.00	12,569.37	220,806.00
40210 - Water Reimbursement	3,497.07	2,718.00	779.07	41,838.95	29,892.00	11,946.95	32,610.00
Total Assessment Revenue	25,450.07	22,728.00	2,722.07	254,682.32	230,166.00	24,516.32	253,416.00
Enforcement Fees							
42104 - Late Fees	-	-	-	100.00	-	100.00	-
42350 - Returned Deposit Fee	25.00	-	25.00	25.00	-	25.00	-
Total Enforcement Fees	25.00	-	25.00	125.00	-	125.00	-
Reserve Contribution							
47100 - Reserve Fund-COE	1,566.00	522.00	1,044.00	21,924.00	13,050.00	8,874.00	14,616.00
Total Reserve Contribution	1,566.00	522.00	1,044.00	21,924.00	13,050.00	8,874.00	14,616.00
Other Revenue							
49150 - Interest	12.22	-	12.22	153.84	-	153.84	-
49798 - Developer Subsidy	18,000.00	2,516.00	15,484.00	52,000.00	27,674.00	24,326.00	30,190.00
49900 - Reimbursement Receipts	271.78	-	271.78	4,876.36	-	4,876.36	-
Total Other Revenue	18,284.00	2,516.00	15,768.00	57,030.20	27,674.00	29,356.20	30,190.00
Total Income	45,325.07	25,766.00	19,559.07	333,761.52	270,890.00	62,871.52	298,222.00

Operating Expense

Administrative							
50000 - Accounting Fee	-	1,200.00	1,200.00	200.00	1,200.00	1,000.00	1,200.00
50075 - Bank Charges	10.00	-	(10.00)	10.00	20.00	10.00	20.00
50150 - Coupons & Statements	-	92.00	92.00	714.40	921.00	206.60	1,015.00
50300 - Insurance	300.16	392.00	91.84	5,023.86	4,312.00	(711.86)	4,700.00
50375 - Legal Fees-General Counsel	-	-	-	265.00	1,000.00	735.00	1,000.00
50427 - Mgmt Fee-Doors	1,250.00	1,000.00	(250.00)	12,110.00	11,000.00	(1,110.00)	12,000.00
50429 - Managment Collection Fees	-	-	-	50.00	-	(50.00)	-
50480 - Meter Reading	800.00	300.00	(500.00)	7,800.00	3,300.00	(4,500.00)	3,600.00
50600 - Office Supplies	2.80	25.00	22.20	97.80	275.00	177.20	300.00
50625 - Permits & Licenses	-	-	-	-	100.00	100.00	100.00
50650 - Postage	-	25.00	25.00	11.89	275.00	263.11	300.00
50700 - Property Tax & Sales Tax	-	-	-	-	50.00	50.00	50.00
Total Administrative	2,362.96	3,034.00	671.04	26,282.95	22,453.00	(3,829.95)	24,285.00
Utilities							
60000 - Electric -	562.58	387.00	(175.58)	5,900.29	4,261.00	(1,639.29)	4,648.00
60100 - Water & Sewer - Reimbursable	6,321.82	2,500.00	(3,821.82)	56,415.98	27,500.00	(28,915.98)	30,000.00
60105 - Water - Irrigation	3,802.19	1,050.00	(2,752.19)	25,475.74	11,550.00	(13,925.74)	12,600.00
Total Utilities	10,686.59	3,937.00	(6,749.59)	87,792.01	43,311.00	(44,481.01)	47,248.00
Landscaping							

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61150 - Irrigation System	-	-	-	18,985.38	16,000.00	(2,985.38)	16,000.00
61200 - Landscape Maintenance	14,586.77	13,527.00	(1,059.77)	134,266.60	135,393.00	1,126.40	149,273.00
61201 - Landscape Maint. - Common Area	2,733.31	2,733.00	(.31)	30,066.41	30,067.00	.59	32,800.00
61250 - Landscape Refurbish	-	-	-	12,501.00	10,000.00	(2,501.00)	10,000.00
61275 - Storm & Emergency Cleanup	-	-	-	4,036.64	-	(4,036.64)	-
61300 - Tree Maintenance	-	-	-	920.13	2,500.00	1,579.87	2,500.00
61400 - Turf Maintenance	-	-	-	1,404.00	-	(1,404.00)	-
Total Landscaping	17,320.08	16,260.00	(1,060.08)	202,180.16	193,960.00	(8,220.16)	210,573.00
Amenity Maintenance							
62050 - Building Maint - Repairs & Supplies	-	250.00	250.00	275.00	1,500.00	1,225.00	1,500.00
Total Amenity Maintenance	-	250.00	250.00	275.00	1,500.00	1,225.00	1,500.00
Community Engagement							
70650 - Community Welcoming Program	70.00	-	(70.00)	480.00	-	(480.00)	-
Total Community Engagement	70.00	-	(70.00)	480.00	-	(480.00)	-
Reserve							
80000 - Reserve Contributions	1,566.00	522.00	(1,044.00)	21,924.00	13,050.00	(8,874.00)	14,616.00
Total Reserve	1,566.00	522.00	(1,044.00)	21,924.00	13,050.00	(8,874.00)	14,616.00
Total Expense	32,005.63	24,003.00	(8,002.63)	338,934.12	274,274.00	(64,660.12)	298,222.00
Operating Net Total	13,319.44	1,763.00	11,556.44	(5,172.60)	(3,384.00)	(1,788.60)	-
Net Total	13,319.44	1,763.00	11,556.44	(5,172.60)	(3,384.00)	(1,788.60)	-



Statement of Revenues & Expenses

By Fund & Department



KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
40000 - Association Assessment	21,953.00	20,010.00	1,943.00	212,843.37	200,274.00	12,569.37	220,806.00
40210 - Water Reimbursement	3,497.07	2,718.00	779.07	41,838.95	29,892.00	11,946.95	32,610.00
Total Assessment Revenue	25,450.07	22,728.00	2,722.07	254,682.32	230,166.00	24,516.32	253,416.00
Enforcement Fees							
42104 - Late Fees	-	-	-	100.00	-	100.00	-
42350 - Returned Deposit Fee	25.00	-	25.00	25.00	-	25.00	-
Total Enforcement Fees	25.00	-	25.00	125.00	-	125.00	-
Reserve Contribution							
47100 - Reserve Fund-COE	1,566.00	522.00	1,044.00	21,924.00	13,050.00	8,874.00	14,616.00
Total Reserve Contribution	1,566.00	522.00	1,044.00	21,924.00	13,050.00	8,874.00	14,616.00
Other Revenue							
49150 - Interest	.69	-	.69	9.10	-	9.10	-
49798 - Developer Subsidy	18,000.00	2,516.00	15,484.00	52,000.00	27,674.00	24,326.00	30,190.00
49900 - Reimbursement Receipts	271.78	-	271.78	4,876.36	-	4,876.36	-
Total Other Revenue	18,272.47	2,516.00	15,756.47	56,885.46	27,674.00	29,211.46	30,190.00
Total Income	45,313.54	25,766.00	19,547.54	333,616.78	270,890.00	62,726.78	298,222.00

Operating Expense

Administrative							
50000 - Accounting Fee	-	1,200.00	1,200.00	200.00	1,200.00	1,000.00	1,200.00
50075 - Bank Charges	10.00	-	(10.00)	10.00	20.00	10.00	20.00
50150 - Coupons & Statements	-	92.00	92.00	714.40	921.00	206.60	1,015.00
50300 - Insurance	300.16	392.00	91.84	5,023.86	4,312.00	(711.86)	4,700.00
50375 - Legal Fees-General Counsel	-	-	-	265.00	1,000.00	735.00	1,000.00
50427 - Mgmt Fee-Doors	1,250.00	1,000.00	(250.00)	12,110.00	11,000.00	(1,110.00)	12,000.00
50429 - Managment Collection Fees	-	-	-	50.00	-	(50.00)	-
50480 - Meter Reading	800.00	300.00	(500.00)	7,800.00	3,300.00	(4,500.00)	3,600.00
50600 - Office Supplies	2.80	25.00	22.20	97.80	275.00	177.20	300.00
50625 - Permits & Licenses	-	-	-	-	100.00	100.00	100.00
50650 - Postage	-	25.00	25.00	11.89	275.00	263.11	300.00
50700 - Property Tax & Sales Tax	-	-	-	-	50.00	50.00	50.00
Total Administrative	2,362.96	3,034.00	671.04	26,282.95	22,453.00	(3,829.95)	24,285.00
Utilities							
60000 - Electric -	562.58	387.00	(175.58)	5,900.29	4,261.00	(1,639.29)	4,648.00
60100 - Water & Sewer - Reimbursable	6,321.82	2,500.00	(3,821.82)	56,415.98	27,500.00	(28,915.98)	30,000.00
60105 - Water - Irrigation	3,802.19	1,050.00	(2,752.19)	25,475.74	11,550.00	(13,925.74)	12,600.00
Total Utilities	10,686.59	3,937.00	(6,749.59)	87,792.01	43,311.00	(44,481.01)	47,248.00
Landscaping							

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61150 - Irrigation System	-	-	-	18,985.38	16,000.00	(2,985.38)	16,000.00
61200 - Landscape Maintenance	14,586.77	13,527.00	(1,059.77)	134,266.60	135,393.00	1,126.40	149,273.00
61201 - Landscape Maint. - Common Area	2,733.31	2,733.00	(.31)	30,066.41	30,067.00	.59	32,800.00
61250 - Landscape Refurbish	-	-	-	12,501.00	10,000.00	(2,501.00)	10,000.00
61275 - Storm & Emergency Cleanup	-	-	-	4,036.64	-	(4,036.64)	-
61300 - Tree Maintenance	-	-	-	920.13	2,500.00	1,579.87	2,500.00
61400 - Turf Maintenance	-	-	-	1,404.00	-	(1,404.00)	-
Total Landscaping	17,320.08	16,260.00	(1,060.08)	202,180.16	193,960.00	(8,220.16)	210,573.00
Amenity Maintenance							
62050 - Building Maint - Repairs & Supplies	-	250.00	250.00	275.00	1,500.00	1,225.00	1,500.00
Total Amenity Maintenance	-	250.00	250.00	275.00	1,500.00	1,225.00	1,500.00
Community Engagement							
70650 - Community Welcoming Program	70.00	-	(70.00)	480.00	-	(480.00)	-
Total Community Engagement	70.00	-	(70.00)	480.00	-	(480.00)	-
Reserve							
80000 - Reserve Contributions	1,566.00	522.00	(1,044.00)	21,924.00	13,050.00	(8,874.00)	14,616.00
Total Reserve	1,566.00	522.00	(1,044.00)	21,924.00	13,050.00	(8,874.00)	14,616.00
Total Expense	32,005.63	24,003.00	(8,002.63)	338,934.12	274,274.00	(64,660.12)	298,222.00
Operating Net Total	13,307.91	1,763.00	11,544.91	(5,317.34)	(3,384.00)	(1,933.34)	-

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Other Revenue							
49150 - Interest	11.53	-	11.53	144.74	-	144.74	-
Total Other Revenue	11.53	-	11.53	144.74	-	144.74	-
Total Income	11.53	-	11.53	144.74	-	144.74	-
Reserve Net Total	11.53	-	11.53	144.74	-	144.74	-
Net Total	13,319.44	1,763.00	11,556.44	(5,172.60)	(3,384.00)	(1,788.60)	-



Summarized Income Forecast



KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Summarized Income Forecast for 11/30/2024

<i>budget values are in italic green</i>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Original Budget	Revised Total
Operating Income														
Assessment Revenue														
40000 - Association Assessment	-	-	-	-	-	106,044	20,489	21,475	21,576	21,307	21,953	<i>20,532</i>	220,806	233,375
40210 - Water Reimbursement	-	-	-	-	-	23,198	3,357	3,712	3,126	4,949	3,497	<i>2,718</i>	32,610	44,557
Total Assessment Revenue	-	-	-	-	-	129,243	23,846	25,187	24,702	26,255	25,450	<i>23,250</i>	253,416	277,932
Enforcement Fees														
42104 - Late Fees	-	-	-	-	-	50	-	-	-	50	-	-	-	100
42350 - Returned Deposit Fee	-	-	-	-	-	-	-	-	-	-	25	-	-	25
Total Enforcement Fees	-	-	-	-	-	50	-	-	-	50	25	-	-	125
Reserve Contribution														
47100 - Reserve Fund-COE	-	-	-	-	-	13,050	3,132	1,566	-	2,610	1,566	<i>1,566</i>	14,616	23,490
Total Reserve Contribution	-	-	-	-	-	13,050	3,132	1,566	-	2,610	1,566	<i>1,566</i>	14,616	23,490
Other Revenue														
49150 - Interest	-	-	-	-	-	5	1	1	1	1	1	-	-	9
49798 - Developer Subsidy	-	-	-	-	-	5,000	-	15,000	-	14,000	18,000	<i>2,516</i>	30,190	54,516
49900 - Reimbursement Receipts	-	-	-	-	-	4,330	275	-	-	-	272	-	-	4,876
Total Other Revenue	-	-	-	-	-	9,334	276	15,001	1	14,001	18,272	<i>2,516</i>	30,190	59,401
Total Income	-	-	-	-	-	151,677	27,254	41,754	24,703	42,916	45,314	<i>27,332</i>	298,222	360,949
Operating Expense														
Administrative														
50000 - Accounting Fee	-	-	-	-	-	200	-	-	-	-	-	-	1,200	200
50075 - Bank Charges	-	-	-	-	-	-	-	-	-	-	10	-	20	10
50150 - Coupons & Statements	-	-	-	-	-	392	180	142	-	-	-	<i>94</i>	1,015	808
50300 - Insurance	-	-	-	-	-	2,178	281	281	281	1,702	300	<i>388</i>	4,700	5,412
50375 - Legal Fees-General Counsel	-	-	-	-	-	265	-	-	-	-	-	-	1,000	265
50427 - Mgmt Fee-Doors	-	-	-	-	-	6,100	1,090	1,210	1,230	1,230	1,250	<i>1,000</i>	12,000	13,110

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Summarized Income Forecast for 11/30/2024

<i>budget values are in italic green</i>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Original Budget	Revised Total
Operating Expense														
50429 - Managment Collection Fees	-	-	-	-	-	25	-	-	-	25	-	-	-	50
50480 - Meter Reading	-	-	-	-	-	3,050	800	800	1,550	800	800	300	3,600	8,100
50600 - Office Supplies	-	-	-	-	-	52	22	9	4	8	3	25	300	123
50625 - Permits & Licenses	-	-	-	-	-	-	-	-	-	-	-	-	100	-
50650 - Postage	-	-	-	-	-	12	-	-	-	-	-	25	300	37
50700 - Property Tax & Sales Tax	-	-	-	-	-	-	-	-	-	-	-	-	50	-
Total Administrative	-	-	-	-	-	12,274	2,373	2,442	3,066	3,766	2,363	1,832	24,285	28,115
Utilities														
60000 - Electric -	-	-	-	-	-	3,142	615	485	520	576	563	387	4,648	6,287
60100 - Water & Sewer - Reimbursable	-	-	-	-	-	24,268	9,970	5,811	4,048	5,998	6,322	2,500	30,000	58,916
60105 - Water - Irrigation	-	-	-	-	-	9,803	4,509	4,303	1,151	1,908	3,802	1,050	12,600	26,526
Total Utilities	-	-	-	-	-	37,213	15,093	10,599	5,719	8,482	10,687	3,937	47,248	91,729
Landscaping														
61150 - Irrigation System	-	-	-	-	-	1,805	2,297	7,378	3,500	4,005	-	-	16,000	18,985
61200 - Landscape Maintenance	-	-	-	-	-	62,509	13,410	14,587	14,587	14,587	14,587	13,880	149,273	148,147
61201 - Landscape Maint. - Common Area	-	-	-	-	-	16,400	2,733	2,733	2,733	2,733	2,733	2,733	32,800	32,799
61250 - Landscape Refurbish	-	-	-	-	-	3,031	2,273	-	2,123	5,074	-	-	10,000	12,501
61275 - Storm & Emergency Cleanup	-	-	-	-	-	4,037	-	-	-	-	-	-	-	4,037
61300 - Tree Maintenance	-	-	-	-	-	-	487	433	-	-	-	-	2,500	920
61400 - Turf Maintenance	-	-	-	-	-	-	1,404	-	-	-	-	-	-	1,404
Total Landscaping	-	-	-	-	-	87,781	22,605	25,131	22,943	26,399	17,320	16,613	210,573	218,793
Amenity Maintenance														
62050 - Building Maint - Repairs & Supplies	-	-	-	-	-	-	-	-	275	-	-	-	1,500	275
Total Amenity Maintenance	-	-	-	-	-	-	-	-	275	-	-	-	1,500	275
Community Engagement														

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Summarized Income Forecast for 11/30/2024

budget values are in italic green

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Original Budget	Revised Total
Operating Expense														
70650 - Community Welcoming Program	-	-	-	-	-	160	90	30	110	20	70	-	-	480
Total Community Engagement	-	-	-	-	-	160	90	30	110	20	70	-	-	480
Reserve														
80000 - Reserve Contributions	-	-	-	-	-	13,050	3,132	1,566	-	2,610	1,566	<i>1,566</i>	14,616	23,490
Total Reserve	-	-	-	-	-	13,050	3,132	1,566	-	2,610	1,566	<i>1,566</i>	14,616	23,490
Total Expense	-	-	-	-	-	150,478	43,294	39,768	32,112	41,276	32,006	<i>23,948</i>	298,222	362,882
Operating Net Total	-	-	-	-	-	\$1,199	(\$16,040)	\$1,986	(\$7,409)	\$1,640	\$13,308	<i>\$3,384</i>	-	(1,933)

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Summarized Income Forecast for 11/30/2024

budget values are in italic green

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Original Budget	Revised Total
Reserve Income														
Other Revenue														
49150 - Interest	-	-	-	-	-	78	16	15	14	11	12	-	-	145
Total Other Revenue	-	-	-	-	-	78	16	15	14	11	12	-	-	145
Total Income	-	-	-	-	-	78	16	15	14	11	12	-	-	145
Reserve Net Total														
Reserve Net Total	-	-	-	-	-	\$78	\$16	\$15	\$14	\$11	\$12	-	-	145
Net Total	-	-	-	-	-	\$1,277	(\$16,025)	\$2,001	(\$7,396)	\$1,650	\$13,319	<i>\$3,384</i>	-	(1,789)



General Ledger

Current Month



KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

GL Trial Balance For 11/1/2024 - 11/30/2024

			Beginning Balance	Current Debit	Credit	Ending Balance
10000 - Checking-Operating			-3,313.56	49,599.54	18,224.27	28,061.71
Date		Description	Debit	Credit	Type	
11/01/2024		November Bank Fees	-	10.00	GL Entry	
11/01/2024	Batched	Credit Distribution	2,771.00	2,771.00	Credit Distribution	
11/01/2024	Batched	Check	1,577.00	-	Owner Payment	
11/02/2024	Batched	Credit Distribution	174.00	174.00	Credit Distribution	
11/04/2024	Batched	Check	696.00	-	Owner Payment	
11/05/2024	Batched	Check	696.00	-	Owner Payment	
11/06/2024		Void Stop Payment on Chk #5732747	-	174.00	Void	
11/06/2024	Batched	Check	349.00	-	Owner Payment	
11/07/2024		00038005-02_20241024 - City of San Marcos Utility - 329 Dancing Oak Ln - 00038005-02	-	1,615.55	Invoice	
11/07/2024		00039138-01_20241024 - City of San Marcos Utility - 418 W Centerpoint Rd - 00039138-01	-	4,382.32	Invoice	
11/07/2024		00038634-03_20241024 - City of San Marcos Utility - 329 1/2 Dancing Oak Ln Irrig - 00038634-03	-	1,907.53	Invoice	
11/07/2024		Check	174.00	-	Owner Payment	
11/08/2024	Batched	Credit Distribution	25.00	25.00	Credit Distribution	
11/08/2024	Batched	Check	522.00	-	Owner Payment	
11/08/2024	Batched	ACH	14,616.00	-	Owner Payment	
11/11/2024		3001647898_20241022 - Pedernales Electric Cooperative, Inc - 255 1/2 Sandbar Amenity Gzb Lts - 3001647898	-	42.43	Invoice	
11/13/2024		338331 - INSURICA TX Insurance Services, Inc. - 9/24 - 9/25 - Directors & Officers Liability	-	1,401.99	Invoice	
11/15/2024	Batched	Credit Distribution	25.00	25.00	Credit Distribution	
11/15/2024		Credit Card (Vantaca Pay) One time payment	174.00	-	Owner Payment	
11/17/2024	Batched	eCheck (Vantaca Pay) One time payment	224.00	-	Owner Payment	
11/18/2024	Batched	Check Escrow Funds	957.00	-	Owner Payment	
11/18/2024	Batched	Check	174.00	-	Owner Payment	
11/19/2024	Batched	Check Escrow Funds	939.60	-	Owner Payment	
11/20/2024		9624 - Cohere Life Inc. - Welcome Packets - Sep 2024	-	20.00	Invoice	
11/20/2024		9762 - Cohere Life Inc. - Mgmt Fee - Doors - Nov 2024	-	1,250.00	Invoice	
11/20/2024		2409143 - Texas Water and Property Services, LLC - May 2024 Submeter Billing	-	800.00	Invoice	
11/20/2024		9654 - Cohere Life Inc. - Mgmt Fee - Doors - Oct 2024	-	1,230.00	Invoice	
11/20/2024		9624 - Cohere Life Inc. - Copies & Envelopes - Sep 2024	-	8.30	Invoice	
11/20/2024		9803 - Cohere Life Inc. - Ancillary Billing - Oct 2024	-	25.00	Invoice	
11/24/2024		Credit Card (Vantaca Pay) One time payment	25.00	-	Owner Payment	
11/25/2024		Developer Subsidy Deposit	18,000.00	-	GL Entry	
11/25/2024		2007482577 - Philadelphia Insurance Companies - 2024 - Ins Pkg Renewal - 10/24 - 10/25 - 83979809	-	276.00	Invoice	

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

GL Trial Balance For 11/1/2024 - 11/30/2024

			Beginning Balance	Current Debit	Credit	Ending Balance
10000 - Checking-Operating			-3,313.56	49,599.54	18,224.27	28,061.71
Date		Description	Debit	Credit	Type	
11/25/2024	Batched	Check Escrow Funds	916.40	-	Owner Payment	
11/26/2024		Texas Water Deposit	3,497.07	-	GL Entry	
11/26/2024		Check	174.00	-	Owner Payment	
11/27/2024		3001372374_20241107 - Pedernales Electric Cooperative, Inc - 113 1/2 Bolivar Way - 3001372374	-	520.15	Invoice	
11/27/2024	Batched	Check	1,044.00	-	Owner Payment	
11/29/2024		November Interest	.69	-	GL Entry	
11/29/2024	Batched	Check	1,577.00	-	Owner Payment	
11/30/2024		Transfer to KTVCA Reserve Checking-6455	-	1,566.00	Transfer	
11/30/2024		KTMC Reimb Texas Water to KTCCA	271.78	-	GL Entry	
10100 - Reserve Checking			69,491.57	1,577.53	-	71,069.10
Date		Description	Debit	Credit	Type	
11/29/2024		November Interest	11.53	-	GL Entry	
11/30/2024		Transfer from KTVCA Operating Checking-6435	1,566.00	-	Transfer	
12000 - Accounts Receivable			4,962.20	23,938.00	24,425.00	4,475.20
Date		Description	Debit	Credit	Type	
11/01/2024	Batched	Credit Distribution	-	2,771.00	Credit Distribution	
11/01/2024	Batched	Villas Condo Assessment	21,750.00	-	Owner Charge	
11/01/2024	Batched	Check	-	1,392.00	Owner Payment	
11/02/2024		Credit Distribution	-	174.00	Credit Distribution	
11/04/2024	Batched	Check	-	522.00	Owner Payment	
11/05/2024	Batched	Check	-	696.00	Owner Payment	
11/06/2024		Void Stop Payment on Chk #5732747	174.00	-	Void	
11/06/2024		Check	-	162.00	Owner Payment	
11/07/2024		Return Deposit Fee - Returned Payment Fee	25.00	-	Owner Charge	
11/08/2024	Batched	Check	-	522.00	Owner Payment	
11/08/2024		Credit Distribution	-	25.00	Credit Distribution	
11/08/2024	Batched	ACH	-	14,616.00	Owner Payment	
11/14/2024	Batched	Credit Distribution	50.00	25.00	Credit Distribution	
11/15/2024		Reserve Fund Fee RE: Ownership Transfer	522.00	-	Owner Charge	
11/15/2024		Villas Condo Assessment RE: Ownership Transfer - Prorated Assessment COE 11/15/2024	87.00	-	Owner Charge	
11/15/2024		Credit Distribution	-	25.00	Credit Distribution	
11/15/2024		Credit Card (Vantaca Pay) One time payment	-	174.00	Owner Payment	
11/16/2024	Batched	Late Fee	75.00	-	Owner Charge	

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
12000 - Accounts Receivable		4,962.20	23,938.00	24,425.00	4,475.20
Date	Description	Debit	Credit	Type	
11/16/2024	Credit Distribution	25.00	-	Credit Distribution	
11/17/2024	Batched eCheck (Vantaca Pay) One time payment	-	224.00	Owner Payment	
11/18/2024	Reserve Fund Fee RE: Ownership Transfer	522.00	-	Owner Charge	
11/18/2024	Villas Condo Assessment RE: Ownership Transfer - Prorated Assessment COE 11/18/2024	69.60	-	Owner Charge	
11/18/2024	Batched Check Escrow Funds	-	609.00	Owner Payment	
11/18/2024	Batched Check	-	174.00	Owner Payment	
11/19/2024	Batched Check Escrow Funds	-	591.60	Owner Payment	
11/21/2024	Batched Demand Letter Fee	70.00	-	Owner Charge	
11/22/2024	Villas Condo Assessment RE: Ownership Transfer - Prorated Assessment COE 11/22/2024	46.40	-	Owner Charge	
11/22/2024	Reserve Fund Fee RE: Ownership Transfer	522.00	-	Owner Charge	
11/24/2024	Credit Card (Vantaca Pay) One time payment	-	25.00	Owner Payment	
11/25/2024	Batched Check Escrow Funds	-	568.40	Owner Payment	
11/27/2024	Check	-	522.00	Owner Payment	
11/29/2024	Batched Check	-	607.00	Owner Payment	
13000 - Deposits		6,870.00	-	-	6,870.00
Date	Description	Debit	Credit	Type	
13510 - Prepaid Insurance		1,899.77	276.00	300.16	1,875.61
Date	Description	Debit	Credit	Type	
11/03/2024	2007482577 - Philadelphia Insurance Companies - 2024 - Ins Pkg Renewal - 10/24 - 10/25 - 83979809	276.00	-	Invoice	
11/30/2024	Amortized Insurance	-	300.16	GL Entry	
20000 - Accounts Payable		-31,869.73	13,479.27	30,500.47	-48,890.93
Date	Description	Debit	Credit	Type	
11/01/2024	515 - Kissing Tree Golf Club, LLC - August Water Usage	-	883.00	Invoice	
11/01/2024	9862 - Cohere Life Inc. - Welcome Packets - Oct 2024	-	50.00	Invoice	
11/01/2024	9762 - Cohere Life Inc. - Mgmt Fee - Doors - Nov 2024	-	1,250.00	Invoice	
11/01/2024	9862 - Cohere Life Inc. - Copies & Envelopes - Oct 2024	-	2.00	Invoice	
11/03/2024	2007482577 - Philadelphia Insurance Companies - 2024 - Ins Pkg Renewal - 10/24 - 10/25 - 83979809	-	276.00	Invoice	
11/07/2024	3001372374 20241107 - Pedernales Electric Cooperative, Inc - 113 1/2 Bolivar Way - 3001372374	-	520.15	Invoice	

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
20000 - Accounts Payable		-31,869.73	13,479.27	30,500.47	-48,890.93
Date	Description	Debit	Credit	Type	
11/07/2024	00038005-02_20241024 - City of San Marcos Utility - 329 Dancing Oak Ln - 00038005-02	1,615.55	-	Invoice	
11/07/2024	00039138-01_20241024 - City of San Marcos Utility - 418 W Centerpoint Rd - 00039138-01	4,382.32	-	Invoice	
11/07/2024	00038634-03_20241024 - City of San Marcos Utility - 329 1/2 Dancing Oak Ln Irrig - 00038634-03	1,907.53	-	Invoice	
11/11/2024	3001647898_20241022 - Pedernales Electric Cooperative, Inc - 255 1/2 Sandbar Amenity Gzb Lts - 3001647898	42.43	-	Invoice	
11/13/2024	44662 - Perfect Cuts of Austin, LLC - Nov Landscape Common Areas	-	2,733.31	Invoice	
11/13/2024	44661 - Perfect Cuts of Austin, LLC - :andscape mowing 11.24	-	14,586.77	Invoice	
11/13/2024	338331 - INSURICA TX Insurance Services, Inc. - 9/24 - 9/25 - Directors & Officers Liability	1,401.99	-	Invoice	
11/20/2024	9624 - Cohere Life Inc. - Welcome Packets - Sep 2024	20.00	-	Invoice	
11/20/2024	9654 - Cohere Life Inc. - Mgmt Fee - Doors - Oct 2024	1,230.00	-	Invoice	
11/20/2024	9762 - Cohere Life Inc. - Mgmt Fee - Doors - Nov 2024	1,250.00	-	Invoice	
11/20/2024	9624 - Cohere Life Inc. - Copies & Envelopes - Sep 2024	8.30	-	Invoice	
11/20/2024	2409143 - Texas Water and Property Services, LLC - May 2024 Submeter Billing	800.00	-	Invoice	
11/20/2024	9803 - Cohere Life Inc. - Ancillary Billing - Oct 2024	25.00	-	Invoice	
11/21/2024	3001647898_20241121 - Pedernales Electric Cooperative, Inc - 255 1/2 Sandbar Amenity Gzb Lts - 3001647898	-	42.43	Invoice	
11/22/2024	00039138-01_20241122 - City of San Marcos Utility - 418 W Centerpoint Rd - 00039138-01	-	4,342.90	Invoice	
11/22/2024	00038005-02_20241122 - City of San Marcos Utility - 329 Dancing Oak Ln - 00038005-02	-	1,978.92	Invoice	
11/22/2024	00038634-03_20241122 - City of San Marcos Utility - 329 1/2 Dancing Oak Ln Irrig - 00038634-03	-	2,062.19	Invoice	
11/24/2024	2409179 - Texas Water and Property Services, LLC - September 2024 Submeter Billing	-	800.00	Invoice	
11/25/2024	2007482577 - Philadelphia Insurance Companies - 2024 - Ins Pkg Renewal - 10/24 - 10/25 - 83979809	276.00	-	Invoice	
11/27/2024	3001372374_20241107 - Pedernales Electric Cooperative, Inc - 113 1/2 Bolivar Way - 3001372374	520.15	-	Invoice	
11/30/2024	519 - Kissing Tree Golf Club, LLC - August Water Usage	-	857.00	Invoice	
11/30/2024	10058 - Cohere Life Inc. - Welcome Packets - Nov 2024	-	20.00	Invoice	
11/30/2024	10058 - Cohere Life Inc. - Copies & Envelopes - Nov 2024	-	.80	Invoice	
11/30/2024	10014 - Cohere Life Inc. - Ancillary Billing - November 2024	-	95.00	Invoice	
20002 - Accrued expense - Ancillary fee		0.00	95.00	-	95.00
Date	Description	Debit	Credit	Type	

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
20002 - Accrued expense - Ancillary fee		0.00	95.00	-	95.00

Date	Description	Debit	Credit	Type
11/30/2024	10014 - Cohere Life Inc. - Ancillary Billing - November 2024	95.00	-	Invoice

21400 - Prepaid Assessments		-7,039.00	2,995.00	3,480.00	-7,524.00
-----------------------------	--	-----------	----------	----------	-----------

Date	Description	Debit	Credit	Type
11/01/2024	Batched Credit Distribution	2,771.00	-	Credit Distribution
11/01/2024	Check	-	185.00	Owner Payment
11/02/2024	Credit Distribution	174.00	-	Credit Distribution
11/04/2024	Check	-	174.00	Owner Payment
11/06/2024	Batched Check	-	187.00	Owner Payment
11/07/2024	Check	-	174.00	Owner Payment
11/08/2024	Credit Distribution	25.00	-	Credit Distribution
11/14/2024	Credit Distribution	-	25.00	Credit Distribution
11/15/2024	Credit Distribution	25.00	-	Credit Distribution
11/16/2024	Credit Distribution	-	25.00	Credit Distribution
11/18/2024	Check Escrow Funds	-	348.00	Owner Payment
11/19/2024	Check Escrow Funds	-	348.00	Owner Payment
11/25/2024	Check Escrow Funds	-	348.00	Owner Payment
11/26/2024	Check	-	174.00	Owner Payment
11/27/2024	Batched Check	-	522.00	Owner Payment
11/29/2024	Batched Check	-	970.00	Owner Payment

22101 - Collection Fees		0.00	-	70.00	-70.00
-------------------------	--	------	---	-------	--------

Date	Description	Debit	Credit	Type
11/21/2024	Batched Demand Letter Fee	-	70.00	Owner Charge

22104 - Late Fees		-25.00	-	75.00	-100.00
-------------------	--	--------	---	-------	---------

Date	Description	Debit	Credit	Type
11/16/2024	Batched Late Fee	-	75.00	Owner Charge

25000 - Unearned Reserve Income		-69,147.00	-	1,566.00	-70,713.00
---------------------------------	--	------------	---	----------	------------

Date	Description	Debit	Credit	Type
11/30/2024		-	1,566.00	GL Entry

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
30000 - Prior Year Surplus (Deficit)		9,678.71	-	-	9,678.71
Date	Description		Debit	Credit	Type
40000 - Association Assessment		-190,890.37	-	21,953.00	-212,843.37
Date	Description		Debit	Credit	Type
11/01/2024	Batched Villas Condo Assessment		-	21,750.00	Owner Charge
11/15/2024	Villas Condo Assessment RE: Ownership Transfer - Prorated Assessment COE 11/15/2024		-	87.00	Owner Charge
11/18/2024	Villas Condo Assessment RE: Ownership Transfer - Prorated Assessment COE 11/18/2024		-	69.60	Owner Charge
11/22/2024	Villas Condo Assessment RE: Ownership Transfer - Prorated Assessment COE 11/22/2024		-	46.40	Owner Charge
40210 - Water Reimbursement		-38,341.88	-	3,497.07	-41,838.95
Date	Description		Debit	Credit	Type
11/26/2024	Texas Water Deposit		-	3,497.07	GL Entry
42104 - Late Fees		-100.00	-	-	-100.00
Date	Description		Debit	Credit	Type
42350 - Returned Deposit Fee		0.00	-	25.00	-25.00
Date	Description		Debit	Credit	Type
11/07/2024	Return Deposit Fee - Returned Payment Fee		-	25.00	Owner Charge
47100 - Reserve Fund-COE		-20,358.00	-	1,566.00	-21,924.00
Date	Description		Debit	Credit	Type
11/15/2024	Reserve Fund Fee RE: Ownership Transfer		-	522.00	Owner Charge
11/18/2024	Reserve Fund Fee RE: Ownership Transfer		-	522.00	Owner Charge
11/22/2024	Reserve Fund Fee RE: Ownership Transfer		-	522.00	Owner Charge
49150 - Interest		-141.62	-	12.22	-153.84
Date	Description		Debit	Credit	Type
11/29/2024	Batched November Interest		-	12.22	GL Entry

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
49798 - Developer Subsidy		-34,000.00	-	18,000.00	-52,000.00
Date	Description		Debit	Credit	Type
11/25/2024	Developer Subsidy Deposit		-	18,000.00	GL Entry
49900 - Reimbursement Receipts		-4,604.58	-	271.78	-4,876.36
Date	Description		Debit	Credit	Type
11/30/2024	KTMC Reimb Texas Water to KTCCA		-	271.78	GL Entry
50000 - Accounting Fee		200.00	-	-	200.00
Date	Description		Debit	Credit	Type
50075 - Bank Charges		0.00	10.00	-	10.00
Date	Description		Debit	Credit	Type
11/01/2024	November Bank Fees		10.00	-	GL Entry
50150 - Coupons & Statements		714.40	-	-	714.40
Date	Description		Debit	Credit	Type
50300 - Insurance		4,723.70	300.16	-	5,023.86
Date	Description		Debit	Credit	Type
11/30/2024	Amortized Insurance-Phillaelphia		183.33	-	GL Entry
11/30/2024	Amortized Insurance-Insurica		116.83	-	GL Entry
50375 - Legal Fees-General Counsel		265.00	-	-	265.00
Date	Description		Debit	Credit	Type
50427 - Mgmt Fee-Doors		10,860.00	1,250.00	-	12,110.00
Date	Description		Debit	Credit	Type
11/01/2024	9762 - Cohere Life Inc. - Mgmt Fee - Doors - Nov 2024		1,250.00	-	Invoice
50429 - Managment Collection Fees		50.00	-	-	50.00
Date	Description		Debit	Credit	Type

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
50480 - Meter Reading		7,000.00	800.00	-	7,800.00
Date	Description	Debit	Credit	Type	
11/24/2024	2409179 - Texas Water and Property Services, LLC - September 2024 Submeter Billing	800.00	-	Invoice	
50600 - Office Supplies		95.00	2.80	-	97.80
Date	Description	Debit	Credit	Type	
11/01/2024	9862 - Cohere Life Inc. - Copies & Envelopes - Oct 2024	2.00	-	Invoice	
11/30/2024	10058 - Cohere Life Inc. - Copies & Envelopes - Nov 2024	.80	-	Invoice	
50650 - Postage		11.89	-	-	11.89
Date	Description	Debit	Credit	Type	
60000 - Electric -		5,337.71	562.58	-	5,900.29
Date	Description	Debit	Credit	Type	
11/07/2024	3001372374_20241107 - Pedernales Electric Cooperative, Inc - 113 1/2 Bolivar Way - 3001372374	520.15	-	Invoice	
11/21/2024	3001647898_20241121 - Pedernales Electric Cooperative, Inc - 255 1/2 Sandbar Amenitty Gzb Lts - 3001647898	42.43	-	Invoice	
60100 - Water & Sewer - Reimbursable		50,094.16	6,321.82	-	56,415.98
Date	Description	Debit	Credit	Type	
11/22/2024	00039138-01_20241122 - City of San Marcos Utility - 418 W Centerpoint Rd - 00039138-01	4,342.90	-	Invoice	
11/22/2024	00038005-02_20241122 - City of San Marcos Utility - 329 Dancing Oak Ln - 00038005-02	1,978.92	-	Invoice	
60105 - Water - Irrigation		21,673.55	3,802.19	-	25,475.74
Date	Description	Debit	Credit	Type	
11/01/2024	515 - Kissing Tree Golf Club, LLC - August Water Usage	883.00	-	Invoice	
11/22/2024	00038634-03_20241122 - City of San Marcos Utility - 329 1/2 Dancing Oak Ln Irrig - 00038634-03	2,062.19	-	Invoice	
11/30/2024	519 - Kissing Tree Golf Club, LLC - August Water Usage	857.00	-	Invoice	
61150 - Irrigation System		18,985.38	-	-	18,985.38
Date	Description	Debit	Credit	Type	

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
61200 - Landscape Maintenance		119,679.83	31,906.85	17,320.08	134,266.60
Date	Description	Debit	Credit	Type	
11/13/2024	Rcls Perfect Cuts Inv 44662 Correction	-	2,733.31	GL Entry	
11/13/2024	44662 - Perfect Cuts of Austin, LLC - Nov Landscape Common Areas	2,733.31	-	Invoice	
11/13/2024	Batched 44661 - Perfect Cuts of Austin, LLC - :andscape mowing 11.24	29,173.54	14,586.77	Invoice	
61201 - Landscape Maint. - Common Area		27,333.10	17,320.08	14,586.77	30,066.41
Date	Description	Debit	Credit	Type	
11/13/2024	Rcls Perfect Cuts Inv 44662 Correction	2,733.31	-	GL Entry	
11/13/2024	Batched 44661 - Perfect Cuts of Austin, LLC - :andscape mowing 11.24	14,586.77	14,586.77	Invoice	
61250 - Landscape Refurbish		12,501.00	-	-	12,501.00
Date	Description	Debit	Credit	Type	
61275 - Storm & Emergency Cleanup		4,036.64	-	-	4,036.64
Date	Description	Debit	Credit	Type	
61300 - Tree Maintenance		920.13	-	-	920.13
Date	Description	Debit	Credit	Type	
61400 - Turf Maintenance		1,404.00	-	-	1,404.00
Date	Description	Debit	Credit	Type	
62050 - Building Maint - Repairs & Supplies		275.00	-	-	275.00
Date	Description	Debit	Credit	Type	
70650 - Community Welcoming Program		410.00	70.00	-	480.00
Date	Description	Debit	Credit	Type	
11/01/2024	9862 - Cohere Life Inc. - Welcome Packets - Oct 2024	50.00	-	Invoice	
11/30/2024	10058 - Cohere Life Inc. - Welcome Packets - Nov 2024	20.00	-	Invoice	
80000 - Reserve Contributions		20,358.00	1,566.00	-	21,924.00
Date	Description	Debit	Credit	Type	

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Current		
		Beginning Balance	Debit	Credit
				Ending Balance
80000 - Reserve Contributions		20,358.00	1,566.00	-
				21,924.00
Date	Description	Debit		Credit
				Type
11/30/2024		1,566.00		-
				GL Entry
Net Total		0.00	155,872.82	155,872.82
				0.00



Cash Disbursement



KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Cash Disbursement - 11/30/2024

Date	CheckNo	Description	Amount
10000 - KTVCA Operating Checking-6435			
11/1/2024	Bank Fees	November Bank Fees	10.00
	50075 - Bank Charges		10.00
11/7/2024	Auto Draft	City of San Marcos Utility Inv # 00039138-01_20241024	4,382.32
	60100 - Water & Sewer - Reimbursable - 418 W Centerpoint Rd - 00039138-01		4,382.32
11/7/2024	Auto Draft	City of San Marcos Utility Inv # 00038005-02_20241024	1,615.55
	60100 - Water & Sewer - Reimbursable - 329 Dancing Oak Ln - 00038005-02		1,615.55
11/7/2024	Auto Draft	City of San Marcos Utility Inv # 00038634-03_20241024	1,907.53
	60105 - Water - Irrigation - 329 1/2 Dancing Oak Ln Irrig - 00038634-03		1,907.53
11/11/2024	Auto Draft	Pedernales Electric Cooperative, Inc Inv # 3001647898_20241022	42.43
	60000 - Electric - - 255 1/2 Sandbar Amenity Gzb Lts - 3001647898		42.43
11/13/2024	Auto Draft	INSURICA TX Insurance Services, Inc. Inv # 338331	1,401.99
	50300 - Insurance - 9/24 - 9/25 - Directors & Officers Liability		1,401.99
11/20/2024	VIP 35056	Cohere Life Inc. Inv # 9803	25.00
	20002 - Accrued expense - Ancillary fee - Ancillary Billing - Oct 2024		25.00
11/20/2024	VIP 35057	Cohere Life Inc. Inv # 9762	1,250.00
	50427 - Mgmt Fee-Doors - Mgmt Fee - Doors - Nov 2024		1,250.00
11/20/2024	VIP 35058	Cohere Life Inc. Inv # 9654	1,230.00
	50427 - Mgmt Fee-Doors - Mgmt Fee - Doors - Oct 2024		1,230.00
11/20/2024	VIP 35059	Cohere Life Inc. Inv # 9624	28.30
	50600 - Office Supplies - Copies & Envelopes - Sep 2024		8.30
	70650 - Community Welcoming Program - Welcome Packets - Sep 2024		20.00
11/20/2024	VIP 35060	Texas Water and Property Services, LLC Inv # 2409143	800.00
	50480 - Meter Reading - May 2024 Submeter Billing		800.00
11/25/2024	Auto Draft	Philadelphia Insurance Companies Inv # 2007482577	276.00
	13510 - Prepaid Insurance - 2024 - Ins Pkg Renewal - 10/24 - 10/25 - 83979809		276.00
11/27/2024	Auto Draft	Pedernales Electric Cooperative, Inc Inv # 3001372374_20241107	520.15
	60000 - Electric - - 113 1/2 Bolivar Way - 3001372374		520.15
11/30/2024	Transfer Out	Transfer to KTVCA Reserve Checking-6455	1,566.00
	10100 - Reserve Checking - Transfer from KTVCA Operating Checking-6435		1,566.00
Total			15,055.27



Accounts Payable Aging



KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

AP Aging for Ending Date: 11/30/2024

Provider	Current	Over 30	Over 60	Over 90	Total
CITY OF SAN MARCOS UTILITY Acct # 00038005-02 Inv # 00038005-02_20241122 on 11/22/2024 - 329 Dancing Oak Ln - 00038005-02 - Water & Sewer - Reimbursable	1,978.92	0.00	0.00	0.00	1,978.92
CITY OF SAN MARCOS UTILITY Acct # 00039138-01 Inv # 00039138-01_20241122 on 11/22/2024 - 418 W Centerpoint Rd - 00039138-01 - Water & Sewer - Reimbursable	4,342.90	0.00	0.00	0.00	4,342.90
CITY OF SAN MARCOS UTILITY Acct # 00038634-03 Inv # 00038634-03_20241122 on 11/22/2024 - 329 1/2 Dancing Oak Ln Irrig - 00038634-03 - Water - Irrigation	2,062.19	0.00	0.00	0.00	2,062.19
COHERE LIFE INC. Inv # 9862 on 10/31/2024 - Copies & Envelopes - Oct 2024 - Office Supplies	52.00	0.00	0.00	0.00	52.00
COHERE LIFE INC. Inv # 10014 on 11/30/2024 - Ancillary Billing - November 2024 - Accrued expense - Ancillary fee	95.00	0.00	0.00	0.00	95.00
COHERE LIFE INC. Inv # 10058 on 11/30/2024 - Copies & Envelopes - Nov 2024 - Office Supplies	20.80	0.00	0.00	0.00	20.80
KISSING TREE GOLF CLUB, LLC Inv # 515 on 10/31/2024 - August Water Usage - Water - Irrigation	883.00	0.00	0.00	0.00	883.00
KISSING TREE GOLF CLUB, LLC Inv # 519 on 11/30/2024 - August Water Usage - Water - Irrigation	857.00	0.00	0.00	0.00	857.00
PEDERNALES ELECTRIC COOPERATIVE, INC Acct # 3001647898 Inv # 3001647898_20241121 on 11/21/2024 - 255 1/2 Sandbar Amenity Gzb Lts - 3001647898 - Electric -	42.43	0.00	0.00	0.00	42.43
PERFECT CUTS OF AUSTIN, LLC Inv # 42412 on 10/8/2024 - Irrigation Parts & Repair 10/3/24 - Irrigation System	0.00	270.63	0.00	0.00	270.63
PERFECT CUTS OF AUSTIN, LLC Inv # 42523 on 10/9/2024 - Irrigation Parts & Repair 10/3/24 - Irrigation System	0.00	1,116.06	0.00	0.00	1,116.06
PERFECT CUTS OF AUSTIN, LLC Inv # 42678 on 10/11/2024 - Irrigation Parts & Repair 10/3/24 - Irrigation System	0.00	1,729.84	0.00	0.00	1,729.84
PERFECT CUTS OF AUSTIN, LLC Inv # 42740 on 10/13/2024 - Irrigation Parts & Repair 10/3/24 - Landscape Maint. - Common Area	0.00	2,733.31	0.00	0.00	2,733.31
PERFECT CUTS OF AUSTIN, LLC Inv # 42739 on 10/13/2024 - Irrigation Parts & Repair 10/3/24 - Landscape Maintenance	0.00	14,586.77	0.00	0.00	14,586.77
PERFECT CUTS OF AUSTIN, LLC Inv # 44661 on 11/13/2024 - :andscape mowing 11.24 - Landscape Maintenance	14,586.77	0.00	0.00	0.00	14,586.77
PERFECT CUTS OF AUSTIN, LLC Inv # 44662 on 11/13/2024 - Nov Landscape Common Areas - Landscape Maint. - Common Area	2,733.31	0.00	0.00	0.00	2,733.31
TEXAS WATER AND PROPERTY SERVICES, LLC Inv # 2409179 on 11/24/2024 - September 2024 Submeter Billing - Meter Reading	800.00	0.00	0.00	0.00	800.00
Total	28,454.32	20,436.61	0.00	0.00	48,890.93



Accounts Receivable Aging



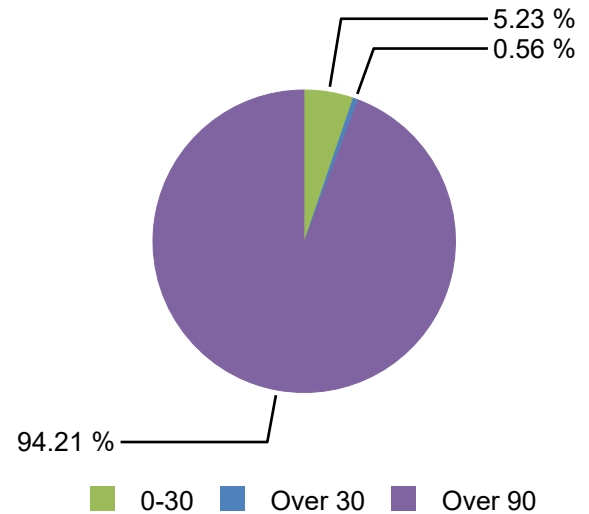
KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

AR Aging - 11/30/2024

SUMMARY

Charge	Balance
Demand Letter Fee (1)	\$35.00
Late Fee (1)	\$50.00
Reimbursement Receipts (1)	\$3,941.20
Villas Condo Assessment (1)	\$174.00
Water Meter Reimbursement (1)	\$275.00
Total	\$4,475.20

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
280316418 - Manual Billing - KTVillas Misc Manual Billings	-	-	-	\$3,941.20	\$3,941.20
Reimbursement Receipts	-	-	-	\$3,941.20	\$3,941.20
280316594 - 209 Bolivar Way, 101 - Young Trust	-	-	-	\$275.00	\$275.00
Water Meter Reimbursement	-	-	-	\$275.00	\$275.00
2803100400 - 116 Harborside Drive, 101 - Catlett	\$174.00	-	-	-	\$174.00
Villas Condo Assessment	\$174.00	-	-	-	\$174.00
280389111 - 321 Dancing Oak Lane Unit 101 - Eason	\$60.00	\$25.00	-	-	\$85.00
Late Fee	\$25.00	\$25.00	-	-	\$50.00
Demand Letter Fee	\$35.00	-	-	-	\$35.00
Total:	\$234.00	\$25.00	\$0.00	\$4,216.20	\$4,475.20
Property Count:	2	1	0	2	

(*** indicates previous owners)



Prepaid Owners Report



KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Pre Paid Homeowners For 11/30/2024

Account	Property	Owner Name	Credit Amount
280366820	128 Stewart Drive Unit 101	Garen Moradkhanian	1,578.00
280316428	104 Menard Drive, 102	Robert Moorman	696.00
280316442	112 Menard Drive, 101	Fred & Kimberly Seale	599.00
280316604	109 Lafitte Drive, 101	Sheri Lynn Vendermause	348.00
280316562	113 Balinese Cove, 102	Theodore & Peggy Pajak Fam Trust	348.00
2803102265	132 Stewart Drive 101	Meredeth Stieglitz	348.00
280316602	212 Bolivar Way, 101	Patricia Dean	348.00
2803102095	253 Sandbar Drive 101	Thomas Wade Denton	348.00
2803102159	253 Sandbar Drive 102	Thomas R. Zimmerman	348.00
280316490	109 Harborside Drive, 102	John & Alice Lindley	174.00
280316609	109 Lafitte Drive, 102	Weldon Long	174.00
280316493	112 Harborside Drive, 101	Patricia Cathcart	174.00
280316624	116 Lafitte Drive, 101	Michael & Susan Chinoransky	174.00
280316565	117 Bolivar Way, 101	Rosemary Denton	174.00
280316574	121 Bolivar Way, 101	Gina Avvakoum	174.00
280316472	121 Stewart Drive, 102	Rolando & Rosemary Guerra	174.00
280316545	124 Harborside Drive, 102	Matthew & Sandra Novak	174.00
2803101464	130 Harborside Drive 101	Veronica A. Villafranca	174.00
2803100475	131 Stewart Drive 101	Therese Bernier	174.00
280316563	134 Harborside Drive, 101	Donna Schultz	174.00
2803100415	204 Bolivar Way, 101	Myra Lairsen	174.00
280316586	204 Bolivar Way, 102	William Zimmerman	174.00
280316606	212 Bolivar Way, 102	Thomas & Mary Watson	174.00
280389100	143 Harborside Drive Unit 101	Jean Maxwell	89.00
***280316511	116 Harborside Drive, 101	Jon Daren Dalton	25.00
280316536	121 Harborside Drive, 101	Isaac & Kathleen Wan	13.00
Total			7,524.00

(*** indicates previous owners)



Bank Reconciliation & Statements



KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Bank Account Reconciliation for Period 11/30/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
KTVCA Operating Checking -6435	30,155.93	-2,094.22	28,061.71	28,061.71	Balanced
KTVCA Reserve Checking-6455	69,503.10	1,566.00	71,069.10	71,069.10	Balanced

Unreconciled Items

Date	Description	Check No	Amount
KTVCA Operating Checking-6435			
11/20/2024	Texas Water and Property Services, LLC	35060	-800.00
11/30/2024	KTMC Reimb Texas Water to KTCCA		271.78
11/30/2024	Transfer to KTVCA Reserve Checking-6455		-1,566.00
Total KTVCA Operating Checking-6435			-2,094.22
KTVCA Reserve Checking-6455			
11/30/2024	Transfer from KTVCA Operating Checking-6435		1,566.00
Total KTVCA Reserve Checking-6455			1,566.00

Reconciled Items

Date	Description	Check No	Amount
KTVCA Operating Checking-6435			
11/1/2024	Lockbox Deposit - First Citizens Bank (FCB)		1,577.00
11/4/2024	Lockbox Deposit - First Citizens Bank (FCB)		696.00
11/5/2024	Lockbox Deposit - First Citizens Bank (FCB)		696.00
11/6/2024	Lockbox Deposit - First Citizens Bank (FCB)		349.00
11/7/2024	Lockbox Deposit - First Citizens Bank (FCB)		174.00
11/8/2024	OwnerDraft Deposit	ACH	14,616.00
11/8/2024	Lockbox Deposit - First Citizens Bank (FCB)		522.00
11/15/2024	One time payment - Account Number: 280366822	2739	174.00
11/17/2024	One time payment - Account Number: 280316481	0073	224.00
11/18/2024	Acct: 2803102095 Check #49431-111824MI		957.00
11/18/2024	Lockbox Deposit - First Citizens Bank (FCB)		174.00
11/19/2024	Acct: 2803102159 Check #49452-111924MI		939.60
11/24/2024	One time payment - Account Number: 280316574	6551	25.00

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Bank Account Reconciliation for Period 11/30/2024

Date	Description	Check No	Amount
11/25/2024	Acct: 2803102265 Check #49585-112524MI		916.40
11/25/2024	Developer Subsidy Deposit		18,000.00
11/26/2024	Lockbox Deposit - First Citizens Bank (FCB)		174.00
11/26/2024	Texas Water Deposit		3,497.07
11/27/2024	Lockbox Deposit - First Citizens Bank (FCB)		1,044.00
11/29/2024	Lockbox Deposit - First Citizens Bank (FCB)		1,577.00
11/29/2024	November Interest		0.69
10/24/2024	Texas Water and Property Services, LLC	35045	-800.00
10/24/2024	Perfect Cuts of Austin LLC	35047	-2,733.31
10/24/2024	Perfect Cuts of Austin LLC	35048	-60.62
10/24/2024	Perfect Cuts of Austin LLC	35049	-14,586.77
10/24/2024	Perfect Cuts of Austin LLC	35051	-297.69
10/24/2024	Kissing Tree Golf Club, LLC	35052	-624.00
10/24/2024	Perfect Cuts of Austin LLC	35054	-3,802.82
10/24/2024	Perfect Cuts of Austin LLC	35053	-5,073.68
10/24/2024	Perfect Cuts of Austin LLC	35055	-591.05
10/31/2024	Transfer to KTVCA Reserve Checking-6455		-2,610.00
10/31/2024	Transfer to KTVCA Reserve Checking-6455 - Rvs. Temporary Xfer to Ops from Res		-10,000.00
11/1/2024	November Bank Fees		-10.00
11/6/2024	Acct: 280316481 Chk #5732747		-174.00
11/7/2024	City of San Marcos Utility		-4,382.32
11/7/2024	City of San Marcos Utility		-1,615.55
11/7/2024	City of San Marcos Utility		-1,907.53
11/11/2024	Pedernales Electric Cooperative, Inc		-42.43
11/13/2024	INSURICA TX Insurance Services, Inc.		-1,401.99
11/20/2024	Cohere Life Inc.	35056	-25.00
11/20/2024	Cohere Life Inc.	35057	-1,250.00
11/20/2024	Cohere Life Inc.	35058	-1,230.00
11/20/2024	Cohere Life Inc.	35059	-28.30
11/25/2024	Philadelphia Insurance Companies		-276.00
11/27/2024	Pedernales Electric Cooperative, Inc		-520.15

Total KTVCA Operating Checking-6435 -7,710.45

KTVCA Reserve Checking-6455

10/31/2024	Transfer from KTVCA Operating Checking-6435		2,610.00
10/31/2024	Transfer from KTVCA Operating Checking-6435 - Rvs. Temporary Xfer to Ops from Res		10,000.00
11/29/2024	November Interest		11.53

Total KTVCA Reserve Checking-6455 12,621.53



Primary Account Number Ending In
Statement Date

6435
Nov 30, 2024
Page 1 of 4

999-00000-000000

PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

COHERE, LIFE, INC AGENT FOR
KISSING TREE VILLAS CONDOMINIUM ASSOCIAT
18001 N 79TH AVE STE C56
GLENDALE AZ 85308-8394

*****6435 - CAB INTEREST CHECKING

Beginning Balance	\$37,866.38	Average Daily Balance	\$16,752.83
Total Deposits	\$46,332.07	Year-To-Date Interest Paid	\$9.10
Total Withdrawals	\$54,043.21	Days in Statement Period	30
Interest Paid	\$0.69	Annual Percentage Yield Earned	0.05%
Ending Balance	\$30,155.93		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
11/01	LOCKBOX DEPOSIT	\$1,577.00
11/04	LOCKBOX DEPOSIT	\$696.00
11/05	LOCKBOX DEPOSIT	\$696.00
11/06	LOCKBOX DEPOSIT	\$349.00
11/07	LOCKBOX DEPOSIT	\$174.00
11/08	LOCKBOX DEPOSIT	\$522.00
11/12	KISSING TREE VIL L86029 842819801 -SETT-A228SFTP5	\$14,616.00
11/18	IMAGE DEPOSIT	\$957.00
11/18	LOCKBOX DEPOSIT	\$174.00
11/19	VANTACA - PAYOUT TRANSFER KISSING TREE VILLAS CO ST-Z8P6C7L4A2K4	\$174.00
11/21	IMAGE DEPOSIT	\$939.60
11/21	VANTACA - PAYOUT TRANSFER KISSING TREE VILLAS CO ST-X8Z5Y8S7F5G7	\$224.00
11/25	KTLAND AP KTVILLAS ET100926	\$18,000.00

Page 2 of 4

CLIP AND RETURN TO BANK

[illegible]

DEPOSITS/CREDITS

Date	Description	Amount
11/25	IMAGE DEPOSIT	\$916.40
11/26	TEXAS WATER & PR ACH PMT 705KSV SEP24 RT	\$3,497.07
11/26	LOCKBOX DEPOSIT	\$174.00
11/27	LOCKBOX DEPOSIT	\$1,044.00
11/27	VANTACA - PAYOUT TRANSFER KISSING TREE VILLAS CO ST-T0W3L6R6U7N4	\$25.00
11/29	LOCKBOX DEPOSIT	\$1,577.00
11/29	INTEREST PYMT	\$0.69

WITHDRAWALS/DEBITS

Date	Description	Amount
11/06	RETURN DEPOSIT ITEM	\$174.00
11/06	RETURN DEP ITEM FEE	\$10.00
11/08	CITY OF SANMARC BILLPAY KISSING TREE VILLAS CO CITY OF SAN MAR	\$1,615.55
11/08	CITY OF SANMARC BILLPAY KISSING TREE VILLAS CO CITY OF SAN MAR	\$1,907.53
11/08	CITY OF SANMARC BILLPAY KISSING TREE VILLAS CO CITY OF SAN MAR	\$4,382.32
11/12	PEDERNALES_ELEC ELEC_BILL KISSING TREE VIL #####47898	\$42.43
11/13	WEB TFR TO 000050946455 L86875 56A77143A7854 175628003667	\$2,610.00
11/15	WEB TFR TO 000050946455 L87302 57E4C5528D834 113224007281	\$10,000.00
11/15	INSURICA_OKC 4055232100 MATTHEW DOZIER	\$1,401.99
11/20	888C491397085409 17087 COHERE LIFE INC A35056	\$25.00
11/20	888C491397085409 17087 COHERE LIFE INC A35059	\$28.30
11/20	888C491397085409 17087 COHERE LIFE INC A35058	\$1,230.00
11/20	888C491397085409 17087 COHERE LIFE INC A35057	\$1,250.00

WITHDRAWALS/DEBITS

Date	Description	Amount
11/26	PHILA INS CO INS IN 83979809 83979809	\$276.00
11/29	PEDERNALES_ELEC ELEC_BILL KISSING TREE #####72374	\$520.15

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
11/06	35045	\$800.00	11/13	35052	\$624.00
11/05	35047 *	\$2,733.31	11/05	35053	\$5,073.68
11/05	35048	\$60.62	11/05	35054	\$3,802.82
11/05	35049	\$14,586.77	11/05	35055	\$591.05
11/05	35051 *	\$297.69			

* Skip in check sequence



Primary Account Number Ending In
Statement Date

6455
Nov 30, 2024
Page 1 of 2

999-00000-000000

PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

COHERE, LIFE, INC AGENT FOR
KISSING TREE VILLAS CONDOMINIUM ASSOCIAT
RESERVE
18001 N 79TH AVE STE C56
GLENDALE AZ 85308-8394

*****6455 - CAB MONEY MARKET

Beginning Balance	\$56,881.57	Average Daily Balance	\$63,780.90
Total Deposits	\$12,610.00	Year-To-Date Interest Paid	\$144.74
Total Withdrawals	\$0.00	Days in Statement Period	30
Interest Paid	\$11.53	Annual Percentage Yield Earned	0.22%
Ending Balance	\$69,503.10		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
11/13	WEB TFR FR 000050646435 L86875 56A77143A7854 175628003667	\$2,610.00
11/15	WEB TFR FR 000050646435 L87302 57E4C5528D834 113224007281	\$10,000.00
11/29	INTEREST PYMT	\$11.53

NEW BALANCE		\$	69,503	10
TRANSFER AMOUNT FROM OTHER SIDE				
ADD:				
DEPOSITS MADE SINCE ENDING DATE ON STATEMENT				
SUBTOTAL		\$		
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS				
NUMBER	AMOUNT			
TOTAL CHECKS NOT LISTED				
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE		BALANCE \$		
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.				

City of San Marcos

Utility Billing Office Phone - (512) 393-8383
Automated Telephone System - (512) 393-8333
Utility Website: www.sanmarcostx.gov/utilities



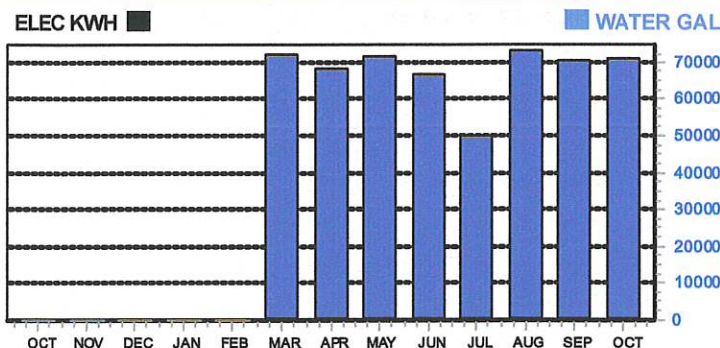
ACCOUNT INFORMATION

Account Number: 00038005-02
Service Address: 329 DANCING OAK LN
Billing Date: 10-24-2024
Due Date: 11-12-2024

ACCOUNT ACTIVITY

Meter #	Meter Type	Prev Read Date	Current Read Date	Read Type	Prev Read	Current Read	Multiplier	Usage
0085672936	W	09-11-2024	10-11-2024	MR	1674013	1745229	1.0	71216

MONTHLY USAGE



MESSAGE

New utility rates are effective October 1, 2024. The new rates can be viewed online by visiting sanmarcostx.gov/utilityrates or in Utility Customer Service lobby. If you have any questions, please contact Utility Billing at 512-393-8383 or utility_billing@sanmarcostx.gov

The City Cemetery maintenance management team will conduct a cemetery cleanup on November 18-22. All items that are out of compliance will be held in the maintenance office located at the cemetery for 30 days for pickup. After that time, anything remaining will be discarded. To view the City Code relating to cemetery decorations, visit bit.ly/4659SxG. To learn more about the City Cemetery, including pricing, burial records and more, visit sanmarcostx.gov/cemetery.

CURRENT CHARGES

Service Description	Charge
Water	894.94
Sewer	711.61
Community Enhancement	9.00

TOTAL CURRENT CHARGES 1,615.55

SEE BACK FOR CHARGE DETAILS AND PAYMENT OPTIONS

AMOUNT DUE

PREVIOUS BALANCE	1,522.71
PAYMENT 10-08-2024	-1,522.71
BALANCE FORWARD	0.00
CURRENT CHARGES	1,615.55
PAYMENT DUE BY DUE DATE	1,615.55
TOTAL DUE IF PAID AFTER 11/12/2024	1,776.20

Make your check payable to: City of San Marcos (CHECKS MUST BE IN BLUE OR BLACK INK)



CITY OF SAN MARCOS
UTILITY CUSTOMER SERVICE DIVISION
636 E HOPKINS ST
SAN MARCOS TX 78666-6314



Please return this portion along with your payment.

ACCOUNT INFORMATION

Account Number: 00038005-02
Service Address: 329 DANCING OAK LN
Billing Date: 10-24-2024
Due Date: 11-12-2024

AMOUNT DUE

TOTAL DUE BY DUE DATE 1,615.55
TOTAL DUE IF PAID AFTER 11/12/2024 1,776.20

☐ UTILITY ASSISTANCE DONATION \$ _____
☐ PARK DONATION \$ _____
☐ ANIMAL SHELTER DONATION \$ _____
AMOUNT ENCLOSED: \$ _____



CITY OF SAN MARCOS
UTILITY CUSTOMER SERVICE DIVISION
636 E HOPKINS ST
SAN MARCOS, TX 78666-6331

000380050200001615552

MRC1023A 148 1 MB 0.622
7000000180 00.0002.0144 148/1



KISSING TREE VILLAS CONDOMINI
18001 N 79TH AVE UNIT C56
GLENDALE AZ 85308-8394

SERVICE OPTIONS

- Recurring Payments - automatic payments
- E-check - electronic payments made directly through your bank
- Budget Billing - set monthly bill with reconciliation month in April
- Senior Penalty Delay - late fee waived for anyone 60 years or older
- E-Bill - receive utility bill electronically through email
- Utility Services: www.sanmarcostx.gov/utilities
- For utility assistance, please visit
<https://sanmarcostx.gov/4455/Utility-Assistance>

CONTACT INFORMATION

- Utility Customer Service Office Hours: 8:00 AM - 5:00 PM, M-F
- Utility Customer Service and Billing Inquiries - (512) 393-8383
- Automated Telephone System - (512) 393-8333
- San Marcos Electric and Water Services- (512) 393-8300
- San Marcos Police Non-Emergency - (512) 753-2108
- San Marcos Fire Non-Emergency - (512) 805-2660
- Animal Services - (512) 805-2650
- Solid Waste/Recycling - (512) 393-8412
- Utility Customer Service and Billing Questions/Comments -
utility_billing@sanmarcostx.gov

PAYMENT OPTIONS

- In-Person
 - Utility Billing Location
1040 Highway 123 (Seguin Highway)
 - Payments accepted: Cash, checks, money orders, cashier's checks, credit/debit cards (Visa, Mastercard, or Discover)
- Night Drop
 - Utility Billing
1040 Highway 123 (Seguin Highway)
 - Municipal Building
630 E Hopkins
 - Payments accepted: Checks or money orders
- Online www.sanmarcostx.gov/autopay
 - One-Time Payments - e-checks, credit/debit cards (Visa, Mastercard, or Discover), checking/savings account
 - Recurring Payments - Processed on the due date
- Automated Telephone System - (512) 393-8333
- HEB- Business Center (processed next business day)

CHARGE DETAILS

Service Description	Rate	Usage	Charge
WATER CHARGES:		(Per Gallon)	
Water Basic Charge			236.47
Water Block 1	0.003200	13000	41.60
Water Block 2	0.009580	12000	114.96
Water Block 3	0.010860	46216	501.91
TOTAL WATER CHARGES			894.94
SEWER CHARGES:		(Per Gallon)	
Sewer Basic Charge			196.40
Sewer Block 2	0.008850	58216	515.21
TOTAL SEWER CHARGES			711.61
COMMUNITY ENHANCEMENT:			
Community Enhancement Fee - C			9.00
TOTAL COMMUNITY CHARGES			9.00

New Mailing Address/Phone/Email

Please contact the City if changing the service address



STREET

CITY STATE ZIP

PHONE NUMBER

EMAIL ADDRESS

☐ E-BILL (CHECK HERE TO SIGN UP FOR E-BILLS)
EMAIL ADDRESS IS REQUIRED

City of San Marcos

Utility Billing Office Phone - (512) 393-8383
Automated Telephone System - (512) 393-8333
Utility Website: www.sanmarcostx.gov/utilities



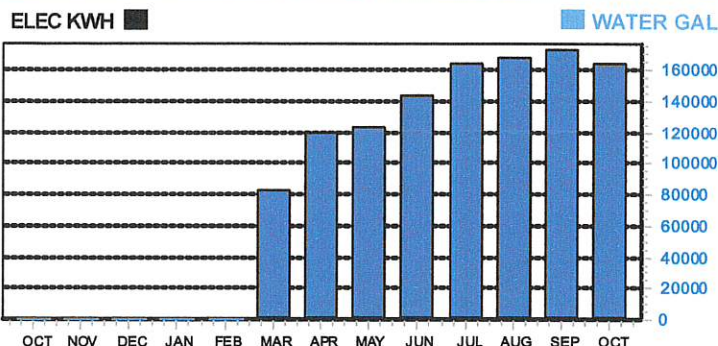
ACCOUNT INFORMATION

Account Number: 00038634-03
Service Address: 329 1/2 DANCING OAK LN IRRIG
Billing Date: 10-24-2024
Due Date: 11-12-2024

ACCOUNT ACTIVITY

Meter #	Meter Type	Prev Read Date	Current Read Date	Read Type	Prev Read	Current Read	Multiplier	Usage
0085492355	W	09-11-2024	10-11-2024	MR	13777257	13941714	1.0	164457

MONTHLY USAGE



MESSAGE

New utility rates are effective October 1, 2024. The new rates can be viewed online by visiting sanmarcostx.gov/utilityrates or in Utility Customer Service lobby. If you have any questions, please contact Utility Billing at 512-393-8383 or utility_billing@sanmarcostx.gov

The City Cemetery maintenance management team will conduct a cemetery cleanup on November 18-22. All items that are out of compliance will be held in the maintenance office located at the cemetery for 30 days for pickup. After that time, anything remaining will be discarded. To view the City Code relating to cemetery decorations, visit bit.ly/4659SxG. To learn more about the City Cemetery, including pricing, burial records and more, visit sanmarcostx.gov/cemetery.

CURRENT CHARGES

Service Description	Charge
Water	1,907.53

TOTAL CURRENT CHARGES 1,907.53

SEE BACK FOR CHARGE DETAILS AND PAYMENT OPTIONS

AMOUNT DUE

PREVIOUS BALANCE	1,906.89
PAYMENT 10-08-2024	-1,906.89
BALANCE FORWARD	0.00
CURRENT CHARGES	1,907.53
PAYMENT DUE BY DUE DATE	1,907.53
TOTAL DUE IF PAID AFTER 11/12/2024	2,098.28

Make your check payable to: City of San Marcos (CHECKS MUST BE IN BLUE OR BLACK INK)

Please return this portion along with your payment.



CITY OF SAN MARCOS
UTILITY CUSTOMER SERVICE DIVISION
636 E HOPKINS ST
SAN MARCOS TX 78666-6314



ACCOUNT INFORMATION

Account Number: 00038634-03
Service Address: 329 1/2 DANCING OAK LN IRRIG
Billing Date: 10-24-2024
Due Date: 11-12-2024

AMOUNT DUE

TOTAL DUE BY DUE DATE	1,907.53
TOTAL DUE IF PAID AFTER 11/12/2024	2,098.28

☐ UTILITY ASSISTANCE DONATION	\$ _____
☐ PARK DONATION	\$ _____
☐ ANIMAL SHELTER DONATION	\$ _____
AMOUNT ENCLOSED:	\$ _____



CITY OF SAN MARCOS
UTILITY CUSTOMER SERVICE DIVISION
636 E HOPKINS ST
SAN MARCOS, TX 78666-6331

000386340300001907539

MRC1023A 148 1 MB 0.622
7000000181 00.0002.0144 148/2

KISSING TREE VILLAS CONDOMINI
18001 N 79TH AVE UNIT C56
GLENDALE, AZ 85308

SERVICE OPTIONS

- Recurring Payments - automatic payments
- E-check - electronic payments made directly through your bank
- Budget Billing - set monthly bill with reconciliation month in April
- Senior Penalty Delay - late fee waived for anyone 60 years or older
- E-Bill - receive utility bill electronically through email
- Utility Services: www.sanmarcostx.gov/utilities
- For utility assistance, please visit <https://sanmarcostx.gov/4455/Utility-Assistance>

CONTACT INFORMATION

- Utility Customer Service Office Hours: 8:00 AM - 5:00 PM, M-F
- Utility Customer Service and Billing Inquiries - (512) 393-8383
- Automated Telephone System - (512) 393-8333
- San Marcos Electric and Water Services- (512) 393-8300
- San Marcos Police Non-Emergency - (512) 753-2108
- San Marcos Fire Non-Emergency - (512) 805-2660
- Animal Services - (512) 805-2650
- Solid Waste/Recycling - (512) 393-8412
- Utility Customer Service and Billing Questions/Comments - utility_billing@sanmarcostx.gov

PAYMENT OPTIONS

- In-Person
 - Utility Billing Location
1040 Highway 123 (Seguin Highway)
 - Payments accepted: Cash, checks, money orders, cashier's checks, credit/debit cards (Visa, Mastercard, or Discover)
- Night Drop
 - Utility Billing
1040 Highway 123 (Seguin Highway)
 - Municipal Building
630 E Hopkins
 - Payments accepted: Checks or money orders
- Online www.sanmarcostx.gov/autopay
 - One-Time Payments - e-checks, credit/debit cards (Visa, Mastercard, or Discover), checking/savings account
 - Recurring Payments - Processed on the due date
- Automated Telephone System - (512) 393-8333
- HEB- Business Center (processed next business day)

CHARGE DETAILS

Service Description	Rate	Usage	Charge
WATER CHARGES:		(Per Gallon)	
Water Basic Charge			236.47
Water Block 1	0.003200	13000	41.60
Water Block 2	0.009580	12000	114.96
Water Block 3	0.010860	139457	1,514.50
TOTAL WATER CHARGES			1,907.53

New Mailing Address/Phone/Email

Please contact the City if changing the service address



STREET

CITY STATE ZIP

PHONE NUMBER

EMAIL ADDRESS

- ☐ E-BILL (CHECK HERE TO SIGN UP FOR E-BILLS)
EMAIL ADDRESS IS REQUIRED

City of San Marcos

Utility Billing Office Phone - (512) 393-8383
Automated Telephone System - (512) 393-8333
Utility Website: www.sanmarcostx.gov/utilities



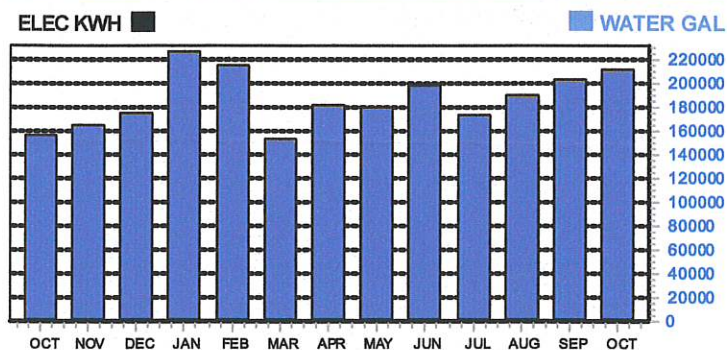
ACCOUNT INFORMATION

Account Number: 00039138-01
Service Address: 418 W CENTERPOINT RD
Billing Date: 10-24-2024
Due Date: 11-12-2024

ACCOUNT ACTIVITY

Meter #	Meter Type	Prev Read Date	Current Read Date	Read Type	Prev Read	Current Read	Multiplier	Usage
0087293415	W	09-09-2024	10-09-2024	MR	729751	750910	10.0	211590

MONTHLY USAGE



MESSAGE

New utility rates are effective October 1, 2024. The new rates can be viewed online by visiting sanmarcostx.gov/utilityrates or in Utility Customer Service lobby. If you have any questions, please contact Utility Billing at 512-393-8383 or utility_billing@sanmarcostx.gov

The City Cemetery maintenance management team will conduct a cemetery cleanup on November 18-22. All items that are out of compliance will be held in the maintenance office located at the cemetery for 30 days for pickup. After that time, anything remaining will be discarded. To view the City Code relating to cemetery decorations, visit bit.ly/4659SxG. To learn more about the City Cemetery, including pricing, burial records and more, visit sanmarcostx.gov/cemetery.

CURRENT CHARGES

Service Description	Charge
Water	2,419.40
Sewer	1,953.92
Community Enhancement	9.00

TOTAL CURRENT CHARGES 4,382.32

SEE BACK FOR CHARGE DETAILS AND PAYMENT OPTIONS

AMOUNT DUE

PREVIOUS BALANCE	4,018.20
PAYMENT 10-08-2024	-4,018.20
BALANCE FORWARD	0.00
CURRENT CHARGES	4,382.32
PAYMENT DUE BY DUE DATE	4,382.32
TOTAL DUE IF PAID AFTER 11/12/2024	4,819.65

Make your check payable to: City of San Marcos (CHECKS MUST BE IN BLUE OR BLACK INK)



CITY OF SAN MARCOS
UTILITY CUSTOMER SERVICE DIVISION
636 E HOPKINS ST
SAN MARCOS TX 78666-6314



Please return this portion along with your payment.

ACCOUNT INFORMATION

Account Number: 00039138-01
Service Address: 418 W CENTERPOINT RD
Billing Date: 10-24-2024
Due Date: 11-12-2024

AMOUNT DUE

TOTAL DUE BY DUE DATE 4,382.32
TOTAL DUE IF PAID AFTER 11/12/2024 4,819.65

☐ UTILITY ASSISTANCE DONATION \$ _____
☐ PARK DONATION \$ _____
☐ ANIMAL SHELTER DONATION \$ _____
AMOUNT ENCLOSED: \$ _____



CITY OF SAN MARCOS
UTILITY CUSTOMER SERVICE DIVISION
636 E HOPKINS ST
SAN MARCOS, TX 78666-6331

000391380100004382324

MRC1023A 148 1 MB 0.622
7000000182 00.0002.0144 148/3

KISSING TREE VILLAS CONDOMINI
18001 N 79TH AVE UNIT C56
GLENDALE, AZ 85308

SERVICE OPTIONS

- Recurring Payments - automatic payments
- E-check - electronic payments made directly through your bank
- Budget Billing - set monthly bill with reconciliation month in April
- Senior Penalty Delay - late fee waived for anyone 60 years or older
- E-Bill - receive utility bill electronically through email
- Utility Services: www.sanmarcostx.gov/utilities
- For utility assistance, please visit
<https://sanmarcostx.gov/4455/Utility-Assistance>

CONTACT INFORMATION

- Utility Customer Service Office Hours: 8:00 AM - 5:00 PM, M-F
- Utility Customer Service and Billing Inquiries - (512) 393-8383
- Automated Telephone System - (512) 393-8333
- San Marcos Electric and Water Services- (512) 393-8300
- San Marcos Police Non-Emergency - (512) 753-2108
- San Marcos Fire Non-Emergency - (512) 805-2660
- Animal Services - (512) 805-2650
- Solid Waste/Recycling - (512) 393-8412
- Utility Customer Service and Billing Questions/Comments -
utility_billing@sanmarcostx.gov

PAYMENT OPTIONS

- In-Person
 - Utility Billing Location
1040 Highway 123 (Seguin Highway)
 - Payments accepted: Cash, checks, money orders, cashier's checks, credit/debit cards (Visa, Mastercard, or Discover)
- Night Drop
 - Utility Billing
1040 Highway 123 (Seguin Highway)
 - Municipal Building
630 E Hopkins
 - Payments accepted: Checks or money orders
- Online www.sanmarcostx.gov/autopay
 - One-Time Payments - e-checks, credit/debit cards (Visa, Mastercard, or Discover), checking/savings account
 - Recurring Payments - Processed on the due date
- Automated Telephone System - (512) 393-8333
- HEB- Business Center (processed next business day)

CHARGE DETAILS

Service Description	Rate	Usage	Charge
WATER CHARGES: (Per Gallon)			
Water Basic Charge			236.47
Water Block 1	0.003200	13000	41.60
Water Block 2	0.009580	12000	114.96
Water Block 3	0.010860	186590	2,026.37
TOTAL WATER CHARGES			2,419.40
SEWER CHARGES: (Per Gallon)			
Sewer Basic Charge			196.40
Sewer Block 2	0.008850	198590	1,757.52
TOTAL SEWER CHARGES			1,953.92
COMMUNITY ENHANCEMENT:			
Community Enhancement Fee - C			9.00
TOTAL COMMUNITY CHARGES			9.00

New Mailing Address/Phone/Email

Please contact the City if changing the service address



STREET

CITY STATE ZIP

PHONE NUMBER

EMAIL ADDRESS

- ☐ E-BILL (CHECK HERE TO SIGN UP FOR E-BILLS)
EMAIL ADDRESS IS REQUIRED



Questions? Call 888-554-4732

Se habla Español

Monday through Friday, 8 a.m. – 5 p.m.

Report an outage: 888-883-3379
pec.coop

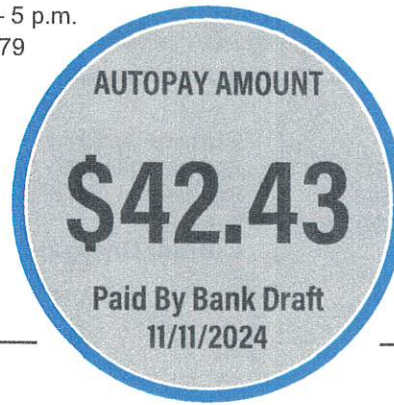
Member-owned since 1938
nonprofit

Account #: 3001647898

Member Name: KISSING TREE VILLAS
CONDOMINIUM ASSN

Director District: 6

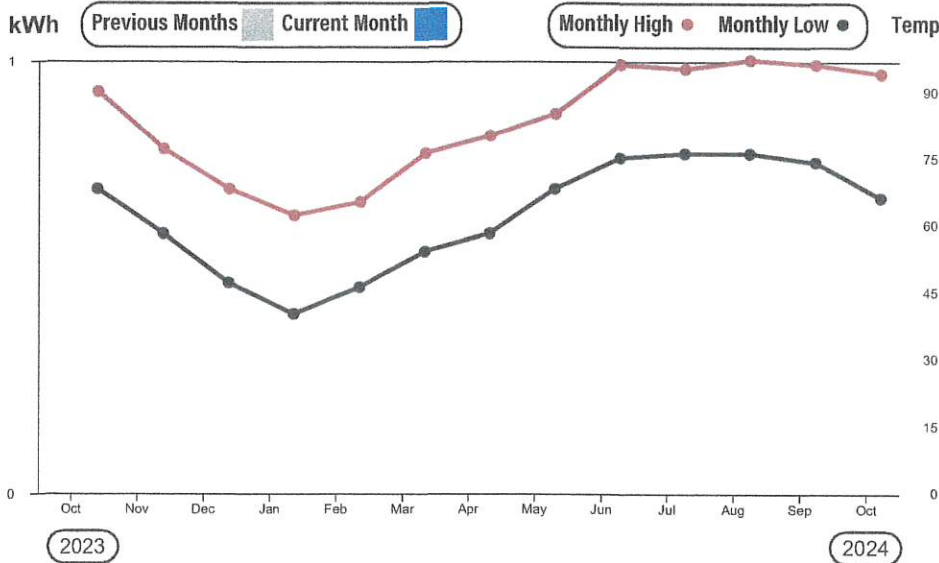
Bill Date: 10/22/2024



Service Address: 255 1/2 SANDBAR AMENITY
GAZEBO LIGHTS

This bill does not reflect payments after 10/22/2024.
Charge detail found on the back of this page.

Monthly energy use

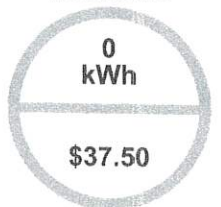


Energy comparison

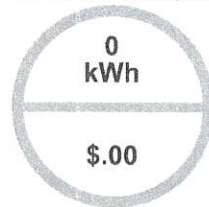
Total energy use this month



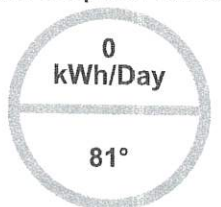
Total energy use last month



Total energy use this month last year



Average daily use and temp this month



IMPORTANT MEMBER INFORMATION

The Transmission Cost of Service (TCOS) Pass-Through Charge will be updated on all bills issued on and after October 1. It recovers transmission access charges set by the Public Utility Commission of Texas and is passed through directly to members. Learn more at pec.coop/TCOS.

KEEP THIS STATEMENT FOR YOUR RECORDS
PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - WHEN PAYING IN PERSON BRING ENTIRE STATEMENT



Pedernales Electric Cooperative
PO Box 1 • Johnson City, TX 78636

Bill Date

10/22/2024

Account #

3001647898

AutoPay Amount - DO NOT PAY

\$42.43

Bank Draft on 11/11/2024

PEC Secure Pay Station barcode



Mail payment to:

Pedernales Electric Cooperative, Inc.
PO Box 1
Johnson City, TX 78636-0001

11

8029 0 MB 0.622 5 8029
KISSING TREE VILLAS CONDOMINIUM ASS C-34
C/O COHERE
18001 N 79TH AVE STE C56
GLENDALE AZ 85308-8394



460763001647898000004243000004635102220247

Account number: 3001647898

Service address: 235 1/2 SANDBAR AMENITY GAZEBO LIGHTS

Meter	Billing Period		Days	Readings		Meter Multiplier	kWh Usage	Rate Type
	From	To		Previous	Present			
1005381	09/19/24	10/20/24	31	0	0	1	0	Small Power

Previous Account Activity

Previous Balance \$42.43
 Payment Received - *Thank You* -\$42.43
Balance Forward \$0.00

Current Activity

Service Availability Charge* \$37.50
 San Marcos Franchise Fee* \$1.69
 Total Tax \$3.24
Current Charges \$42.43

AUTOPAY AMOUNT**\$42.43**

BANK DRAFT ON 11/11/2024

*Taxable Charges and Fees

Thank you for being a member!**Important terms & definitions:**

Service Availability Charge recovers the cost of billing, metering, collections, customer service, and enterprise costs. This fixed monthly charge does not vary based on kilowatt-hour (kWh) use.

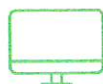
Delivery Charge (\$ per kWh use) recovers the cost of the distribution infrastructure that delivers electricity to your home.

Peak Demand Charge (\$ per kW use) recovers the cost of the distribution infrastructure that delivers electricity to your location.

TCOS Pass-Through Charge recovers the cost incurred by PEC for the use of the ERCOT transmission system. These costs are set by the Public Utility Commission and passed-through to our members without additional charges.

Franchise Fee is mandated by city ordinance for use of streets or public ways. PEC is required by the city to collect the fee from members within city limits and then remit all fees to the city.

Base Power Cost (\$ per kWh use) recovers the cost of electricity from our power suppliers and associated charges from ERCOT. These costs are passed through to members with no added charges.

Convenient ways to pay:**Online/Mobile App**

Pay your bill at pec.smarthub.coop.
 Download the SmartHub App on your mobile phone.

**Phone**

Call Secure Pay 24/7 at 844-886-9798.

**PEC Secure Pay Station**

The nearest one is Kyle/Buda & available 24/7.

**Additional ways to pay**

Visit pec.coop/pay to learn about other convenient ways to pay.

Powering your account:**How to report a power outage:**

SmartHub Mobile App
 888-883-3379
pec.smarthub.coop

Update your contact information:

888-554-4732
 Monday-Friday 8 a.m. – 5 p.m.
pec.coop "Contact Us"

Automatic savings to you!

Sign up for these convenient monthly ways to save!

- Go paperless and save \$1 with the eBill credit.
- Sign up for bank draft and save \$1.50 with eDraft credit.
- eSaver credit saves \$2.50 when signing up for both eBill and eDraft credits.
- Residential Farm/Ranch Rate Only

INSURICA®

8200 W Interstate 10 Ste 950

San Antonio TX 782303878

Phone: (210) 525-0500 Fax: (866) 652-9386

www.INSURICA.com

Kissing Tree Villas Condominium Association, Inc,
201 Kissing Tree Lane
San Marcos, TX 78666

Pd Online 11/13/24 1401.99

Invoice #	338331	9/9/2024
Account Number	Insurance Agent	
KISSTRE02C	Harmon Holmes Hamann, CIC	
Balance Due On	Servicing Rep	
9/9/2024	Sandy Bakalyar	
Amount Paid	Amount Due	
	1401.99	

Directors and Officers Liability	Policy Number: BOUND	Effective: 09/03/2024 to 09/03/2025
----------------------------------	----------------------	-------------------------------------

Trans Eff Date	Due Date	Trans	Description	Amount
Sep 3, 2024	09/09/2024	PREM	9/3/2024 - 9/3/2025 Directors and Officers Liability Policy Premium	\$1,398.00

Total Invoice Balance: \$1,398.00

INSURICA's convenient payment options:

1

Pay via our website: www.INSURICA.com/Pay

- * Credit Card, online banking, or ACH payment.
- * Use your INSURICA Account Number plus an invoice number listed on this invoice.
- * Select either Pay Invoice or Pay on Account if making a down payment to bind coverage.
- * ACH & Credit Card processing fees apply.

2

Pay by Check: Updated remittance address to a central lockbox.

INSURICA
P.O. Box 675004
Dallas, TX 75267-5004

Pay by Overnight Check:

INSURICA c/o Conduent
BMO Lockbox #675004
12720 Hillcrest Rd, Suite 115
Dallas, TX 75230

Link to INSURICA's W9: <https://insurica.com/w9/>

Payment receipt for total charges # 205582



Invoice # Payment-2651 paid on 2024-11-13

From: INSURICA Central Oklahoma. LLC

INSURICA Central Oklahoma. LLC 5100 N. Classen Blvd Suite 300, Oklahoma City, Oklahoma, 73118, United States

To: Matthew Dozier

201 Kissing Tree Lane , San Marcos, Texas, 78666, United States

Invoice date 11-13-2024 Due date 11-13-2024

#	DESCRIPTION	QTY	PRICE	AMOUNT
1.	Invoice # Payment-2651 - Payment on account	1	\$1,398.00	\$1,398.00

SUBTOTAL : \$1,398.00

Got questions on paying this Invoice?
Contact us at 1 800 727-4136

Payment: \$1,398.00 

From: SimplePin

245-4999 RUE Ste-Catherine West,
Westmount, Quebec, H3Z 1T3

To: Matthew Dozier

201 Kissing Tree Lane , San Marcos, Texas,
78666

Transaction fee receipt



#	DESCRIPTION	AMOUNT
1.	Administration fees related to Invoice # Payment-2651	\$3.99

P O Box 2799
Cedar Park, Tx 78630

Date	Invoice #
10/23/2024	2409143

Bill To
Kissing Tree Villas HOA c/o DMB Community Life 201 Kissing Tree Lane, Bldg. 2 San Marcos, TX 78666

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Submeter billing services for August 2024 138 Units billed Out-of-state sale, exempt from sales tax	800.00 0.00%	800.00 0.00
		Total	\$800.00

Cohere Life, Inc.
18001 N 79th Ave Ste C56
Glendale, AZ 85308 US
+1 4803672626



BILL TO
Kissing Tree Villas
Condominiums Association
c/o Cohere Life, Inc.
18001 N 79th Ave, C56
Glendale, AZ 85308 USA

INVOICE # 9654
DATE 10/01/2024
DUE DATE 10/01/2024
TERMS Due on receipt

BILLING TYPE
Base Monthly Fee

DESCRIPTION	QTY	RATE	AMOUNT
Management Fee [Door]	123	10.00	1,230.00
Base Monthly Fee - October 2024			
BALANCE DUE			\$1,230.00

Cohere Life, Inc.
18001 N 79th Ave Ste C56
Glendale, AZ 85308 US
+1 4803672626



BILL TO
Kissing Tree Villas
Condominiums Association
c/o Cohere Life, Inc.
18001 N 79th Ave, C56
Glendale, AZ 85308 USA

INVOICE # 9624
DATE 09/30/2024
DUE DATE 09/30/2024
TERMS Due on receipt

BILLING TYPE
Supplemental Cost

DESCRIPTION	QTY	RATE	AMOUNT
Copies	46	0.15	6.90
Envelopes	14	0.10	1.40
Welcome Packets	2	10.00	20.00

Supplemental Cost - September 2024

BALANCE DUE

\$28.30

Cohere Life, Inc.
18001 N 79th Ave Ste C56
Glendale, AZ 85308 US
+1 4803672626



BILL TO
Kissing Tree Villas
Condominiums Association
c/o Cohere Life, Inc.
18001 N 79th Ave, C56
Glendale, AZ 85308 USA

INVOICE # 9762
DATE 11/01/2024
DUE DATE 11/01/2024
TERMS Due on receipt

BILLING TYPE
Base Monthly Fee

DESCRIPTION	QTY	RATE	AMOUNT
Management Fee [Door]	125	10.00	1,250.00
Base Monthly Fee - November 2024			
BALANCE DUE			\$1,250.00

Cohere Life, Inc.
18001 N 79th Ave Ste C56
Glendale, AZ 85308 US
+1 4803672626



BILL TO
Kissing Tree Villas
Condominiums Association
c/o Cohere Life, Inc.
18001 N 79th Ave, C56
Glendale, AZ 85308 USA

INVOICE # 9803
DATE 10/31/2024
DUE DATE 10/31/2024
TERMS Due on receipt

BILLING TYPE
Ancillary Billing

DESCRIPTION	QTY	RATE	AMOUNT
Monthly Late Fee (1/2 of Paid)	1	25.00	25.00
Ancillary Billing October 2024			BALANCE DUE
			\$25.00



A Member of the Tokio Marine Group

Autopay
11/25/24
276.00

Page 1 of 4

service@phly.com **877-438-7459**
Lines open Monday to Friday: 8:30am - 8:00pm EST

November Invoice

Kissing Tree Villas Condominiums Association, Inc.
Account number 83979809

\$276.00

ACH / Check Total

\$284.28

Credit Card Total*

*Includes Convenience Fee

➤ Invoice number: 2007482577 Date: 11/03/2024

➤ Amount reflects both Past Due and Current Balance

Please pay \$276.00

➤ Visit **PHLY.com/myphly** to pay your invoice online by Electronic Funds Transfer (EFT).

✉ Or detach the coupon on the last page and return with check made payable to:
Philadelphia Insurance Companies
PO Box 70251
Philadelphia, PA 19176-0251

☎ Or call 877-438-7459 to make a single credit card or EFT payment.

Managing your policy

For coverage questions, policy changes or claims please contact your agent at:

☎ INSURICA Insurance Services, LLC
(210) 805-5910

To pay your invoice online or update your details access your account at
PHLY.com/myphly

Balance breakdown

Amount	Due date
\$276.00	11/25/2024
\$0.00	Past due Pay immediately
\$276.00	Total due

* The following states are excluded from credit fees: CT and MA B



2/2 692/20

Account number 83979809

PHILADELPHIA INSURANCE COMPANIES

Page 2 of 4

Your account summary

Current month breakdown

Product	Policy	Term / Bill plan	Premium charged (\$)	Premium applied (\$)	Current installment amount (\$) +	Taxes / surcharge (\$) +	Fees (\$)† -	Payment / credits -	Current balance due (\$)
83979809 Kissing Tree Villas Condominiums Association, Inc.									
Homeowner Assn. Pkg	PHPK2599132-004	09/03/24 - 25 Fixed Annual	1,976.00*	-1,700.00	276.00 1 of 1	0.00	0.00	0.00	276.00
Endorsements <i>to be applied across remaining installments:</i>									
1: : 2024-10-01			Added: 276.00	Return: 0.00					
			1,976.00	-1,700.00	276.00	0.00	0.00	0.00	276.00
Payments will be allocated towards these charges first									

Total Balance: 276.00Applications, policy forms, risk management services, and claims management services are available at www.phly.com

*Denotes change in term premium ***Denotes the 25% down and 1st installment billed together †May include installment fee



Questions? Call 888-554-4732

Se habla Español

Monday through Friday, 8 a.m. – 5 p.m.

Report an outage: 888-883-3379
myPEC.com

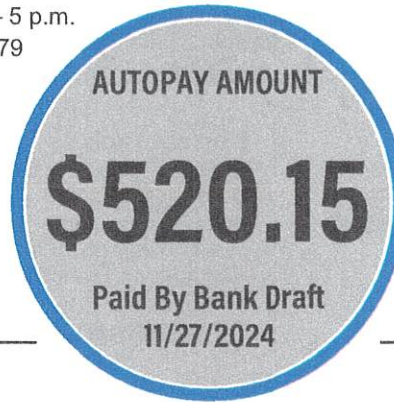
Member-owned since 1938
nonprofit

Account #: 3001372374

Member Name: Kissing Tree Master
Community Inc

Director District: 6

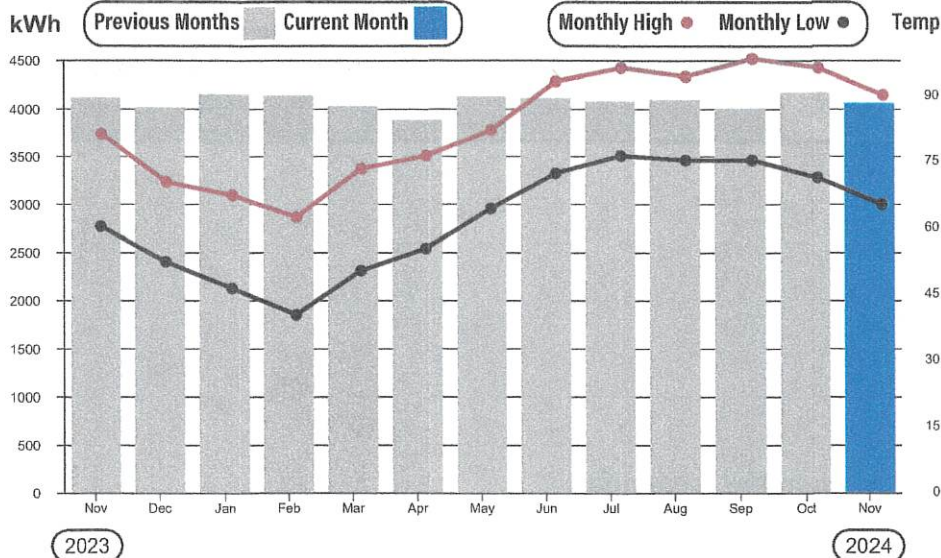
Bill Date: 11/07/2024



Service Address: 113 1/2 BOLIVAR WAY

This bill does not reflect payments after 11/07/2024.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison

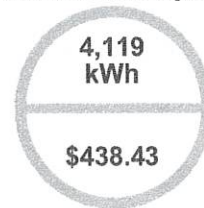
Total energy use
this month



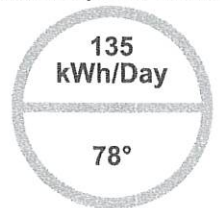
Total energy use
last month



Total energy use
this month last year



Average daily use
and temp this month



IMPORTANT MEMBER INFORMATION

Because PEC belongs to you, you can now find us at myPEC.com. Once there, you will find everything you need and more. Visit us today!

KEEP THIS STATEMENT FOR YOUR RECORDS

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - WHEN PAYING IN PERSON BRING ENTIRE STATEMENT



Pedernales Electric Cooperative
PO Box 1 • Johnson City, TX 78636

Bill Date

11/07/2024

Account #

3001372374

AutoPay Amount - DO NOT PAY

\$520.15

Bank Draft on 11/27/2024

PEC Secure Pay Station barcode



Mail payment to:

Pedernales Electric Cooperative, Inc.
PO Box 1
Johnson City, TX 78636-0001

27



KISSING TREE MASTER COMMUNITY INC
C/O COHERE
18001 N 79TH AVE STE C56
GLENDALE AZ 85308-8394

460763001372374000052015000056820110720243

Account number: 3001372374

Service address: 113 1/2 BOLIVAR WAY

Meter	Billing Period		Days	Readings		Meter Multiplier	kWh Usage	Rate Type
	From	To		Previous	Present			
896231	10/06/24	11/05/24	30	43519	47575	1	4,056	Small Power

Previous Account Activity

Previous Balance	\$534.04
Payment Received - *Thank You*	-\$534.04
Balance Forward	\$0.00

Current Activity

Service Availability Charge*		\$37.50
Delivery Charge*	4,056 kWh @ \$0.021977	\$89.14
Base Power Cost*	4,056 kWh @ \$0.058500	\$237.28
TCOS Pass-Through Charge*	4,056 kWh @ \$0.023644	\$95.90
San Marcos Franchise Fee*		\$20.69
Total Tax		\$39.64
Current Charges		\$520.15

AUTOPAY AMOUNT

\$520.15

BANK DRAFT ON 11/27/2024

*Taxable Charges and Fees

Thank you for being a member!

Important terms & definitions:

Service Availability Charge recovers the cost of billing, metering, collections, customer service, and enterprise costs. This fixed monthly charge does not vary based on kilowatt-hour (kWh) use.

Delivery Charge (\$ per kWh use) recovers the cost of the distribution infrastructure that delivers electricity to your home.

Peak Demand Charge (\$ per kW use) recovers the cost of the distribution infrastructure that delivers electricity to your location.

TCOS Pass-Through Charge recovers the cost incurred by PEC for the use of the ERCOT transmission system. These costs are set by the Public Utility Commission and passed-through to our members without additional charges.

Franchise Fee is mandated by city ordinance for use of streets or public ways. PEC is required by the city to collect the fee from members within city limits and then remit all fees to the city.

Base Power Cost (\$ per kWh use) recovers the cost of electricity from our power suppliers and associated charges from ERCOT. These costs are passed through to members with no added charges.

Convenient ways to pay:



Online/Mobile App
Pay your bill at myPEC.com.
Download the SmartHub App on your mobile phone.



Phone
Call Secure Pay 24/7 at 844-886-9798.



PEC Secure Pay Station
The nearest one is Kyle/Buda & available 24/7.



Additional ways to pay
Visit myPEC.com to learn about other convenient ways to pay.

Powering your account:

How to report a power outage:

SmartHub Mobile App
888-883-3379
myPEC.com

Update your contact information:

888-554-4732
Monday-Friday 8 a.m. – 5 p.m.
myPEC.com "Contact Us"

Automatic savings to you!

Sign up for these convenient monthly ways to save!

- Go paperless and save \$1 with the eBill credit.
- Sign up for bank draft and save \$1.50 with eDraft credit.
- eSaver credit saves \$2.50 when signing up for both eBill and eDraft credits.
- Residential Farm/Ranch Rate Only