

Kissing Tree Master Community

Statement of Financial Position

Posted 12/31/2021

Assets

Cash-Operating

Checking-Operating	126,194.21
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<u>Total Cash-Operating</u>	<u>126,194.21</u>
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Cash-Reserves

Reserve Checking	46,315.49
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<u>Total Cash-Reserves</u>	<u>46,315.49</u>
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Accounts Receivable

Accounts Receivable	3,169.31
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A/R - Other	2,790.59
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Allowance for Doubtful Accounts	630.00
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<u>Total Accounts Receivable</u>	<u>6,589.90</u>
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Current Asset (Other)

Prepaid Insurance	72,862.48
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<u>Total Current Asset (Other)</u>	<u>72,862.48</u>
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<i>Total Assets</i>		<u><u>251,962.08</u></u>
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Liabilities & Equity

Accounts Payable

Accounts Payable	249,041.41
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Accrued Expenses	23,296.18
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<u>Total Accounts Payable</u>	<u>272,337.59</u>
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Current Liabilities (Other)

Prepaid Assessments	80,952.97
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Refundable Deposit	1,000.00
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<u>Total Current Liabilities (Other)</u>	<u>81,952.97</u>
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Due To Related Party

Late Fees	203.45
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Due to Other	150.00
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<u>Total Due To Related Party</u>	<u>353.45</u>
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Long Term Liabilities

Notes Payable	7,585,366.60
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<u>Total Long Term Liabilities</u>	<u>7,585,366.60</u>
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Reserve Contribution

Unearned Reserve Contributions	46,286.25
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<u>Total Reserve Contribution</u>	<u>46,286.25</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)	(2,277,522.35)
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<u>Total Equity</u>	<u>(7,734,334.78)</u>
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<i>Total Liabilities & Equity</i>		<u><u>251,962.08</u></u>
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Kissing Tree Master Community

Statement of Financial Activity NC

Period 12/1/2021 To 12/31/2021 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	128,503	137,385	(8,883)	-6.47%	1,331,679	1,394,920	(63,241)	-4.53%	1,394,920
TOTAL Assessment Revenue	128,503	137,385	(8,883)	-6.47%	1,331,679	1,394,920	(63,241)	-4.53%	1,394,920
Enforcement Fees									
42101:Collection fee	70	0	70	100.00%	210	0	210	100.00%	0
42104:Late Fees	225	0	225	100.00%	1,648	0	1,648	100.00%	0
42105:Tenant Account Setu	0	0	0	0.00%	2,000	0	2,000	100.00%	0
42300:Reimbursable Fees	0	0	0	0.00%	344	0	344	100.00%	0
42350:Returned Deposit Fer	0	0	0	0.00%	200	0	200	100.00%	0
TOTAL Enforcement Fees	295	0	295	100.00%	4,402	0	4,402	100.00%	0
Other Revenue									
49050:Access Device Reven	0	200	(200)	-100.00%	3,715	2,400	1,315	54.79%	2,400
49150:Interest	55	0	55	100.00%	742	0	742	100.00%	0
49300:Miscellaneous	0	0	0	0.00%	6,495	0	6,495	100.00%	0
TOTAL Other Revenue	55	200	(145)	-72.60%	10,952	2,400	8,552	356.35%	2,400
Program & Amenity Revenues									
45050:Facility & Park Renta	0	0	0	0.00%	2,812	0	2,812	100.00%	0
45075:Maint. Service Reimb	0	0	0	0.00%	2,833	0	2,833	100.00%	0
45100:Fitness Revenue	0	0	0	0.00%	49,578	0	49,578	100.00%	0
45250:Program Revenue	0	3,500	(3,500)	-100.00%	62,471	42,000	20,471	48.74%	42,000
45400:Equipment Rental	0	0	0	0.00%	230	0	230	100.00%	0
TOTAL Program & Amenity I	0	3,500	(3,500)	-100.00%	117,924	42,000	75,924	180.77%	42,000
Property Transfer Fees									
41100:Community Enhancer	4,986	3,675	1,311	35.68%	46,287	44,100	2,187	4.96%	44,100
41150:Working Capital	12,255	14,190	(1,935)	-13.64%	121,065	127,710	(6,645)	-5.20%	127,710
TOTAL Property Transfer Fe	17,241	17,865	(624)	-3.49%	167,352	171,810	(4,458)	-2.59%	171,810
Reserve Contribution									
47050:Reserve Contribution	(41,301)	3,675	(44,976)	-1223.84%	0	44,100	(44,100)	-100.00%	44,100
TOTAL Reserve Contribution	(41,301)	3,675	(44,976)	-1223.84%	0	44,100	(44,100)	-100.00%	44,100
TOTAL Income	104,793	162,625	(57,832)	-35.56%	1,632,310	1,655,230	(22,920)	-1.38%	1,655,230
Expense									
Administrative									
50000:Accounting Fee	0	0	0	0.00%	2,816	3,500	684	19.55%	3,500
50025:Staff Development &	361	500	139	27.71%	6,426	6,000	(426)	-7.10%	6,000
50075:Bank Charges	0	0	0	0.00%	80	0	(80)	-100.00%	0
50125:Website & Software	0	200	200	100.00%	6,104	12,000	5,896	49.14%	12,000
50150:Coupons & Statemen	377	0	(377)	-100.00%	377	0	(377)	-100.00%	0
50300:Insurance	8,096	4,100	(3,996)	-97.46%	88,892	49,200	(39,692)	-80.68%	49,200
50375:Legal Fees-General (	2,621	200	(2,421)	-1210.25%	10,391	2,400	(7,991)	-332.94%	2,400
50425:Mgmt Fees-Staffing	97,076	94,772	(2,304)	-2.43%	1,153,458	1,163,266	9,808	0.84%	1,163,266
50426:Mgmt Fee-Tech	1,040	560	(480)	-85.71%	9,910	6,720	(3,190)	-47.47%	6,720

Kissing Tree Master Community

Statement of Financial Activity NC

Period 12/1/2021 To 12/31/2021 11:59:00 PM

	Current Month Consolidated				Year to Date Consolidated				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
50427:Mgmt Fee-Doors	2,030	2,235	205	9.17%	24,030	24,505	475	1.94%	24,505
50429:Managment Collectio	183	0	(183)	-100.00%	2,672	0	(2,672)	-100.00%	0
50485:Mileage/Auto	0	100	100	100.00%	0	1,200	1,200	100.00%	1,200
50525:Office Equipment/Fur	270	0	(270)	-100.00%	2,724	0	(2,724)	-100.00%	0
50600:Office Supplies	865	900	35	3.89%	14,396	10,800	(3,596)	-33.30%	10,800
50625:Permits & Licenses	0	50	50	100.00%	237	600	363	60.57%	600
50650:Postage	4	352	348	98.74%	803	3,568	2,765	77.50%	3,568
50675:Professional Fees	325	0	(325)	-100.00%	325	0	(325)	-100.00%	0
50700:Property Tax & Sales	0	10,000	10,000	100.00%	4,473	10,000	5,527	55.27%	10,000
50720:Reserve Study	0	0	0	0.00%	6,300	7,500	1,200	16.00%	7,500
50722:Storage	450	200	(250)	-125.00%	6,130	2,400	(3,730)	-155.40%	2,400
50800:Uniforms & Clothing	339	0	(339)	-100.00%	2,123	2,900	777	26.79%	2,900
TOTAL Administrative	114,035	114,169	134	0.12%	1,342,665	1,306,559	(36,106)	-2.76%	1,306,559
<u>Amenity Maintenance</u>									
62000:General Maintenance	1,586	2,300	714	31.05%	42,210	27,600	(14,610)	-52.93%	27,600
62051:Elevator Testing & M	0	500	500	100.00%	2,855	7,700	4,845	62.92%	7,700
62075:Fitness Equipment	5,873	6,500	627	9.64%	71,139	78,000	6,861	8.80%	78,000
62100:Gate Attendant/Patro	104,884	50,304	(54,580)	-108.50%	582,590	547,662	(34,928)	-6.38%	547,662
62125:Access Control Syste	2,511	3,425	914	26.68%	33,158	23,480	(9,678)	-41.22%	23,480
62150:Fire & Safety	2,564	650	(1,914)	-294.46%	3,934	3,550	(384)	-10.83%	3,550
62200:Gate/Fence/Wall Rep	0	750	750	100.00%	15,025	8,400	(6,625)	-78.87%	8,400
62250:HVAC Service	0	1,300	1,300	100.00%	5,775	19,200	13,425	69.92%	19,200
62300:Janitorial Service & S	2,103	1,050	(1,053)	-100.28%	58,616	12,600	(46,016)	-365.21%	12,600
62325:Lighting & Electric	1,109	0	(1,109)	-100.00%	4,312	0	(4,312)	-100.00%	0
62450:Pest Control	823	550	(273)	-49.58%	6,118	6,600	482	7.30%	6,600
62500:Pool Maintenance	4,655	9,000	4,345	48.28%	68,121	111,200	43,079	38.74%	111,200
62550:Pool Supplies	534	1,750	1,216	69.48%	7,347	24,000	16,653	69.39%	24,000
62600:Community Enhance	5,182	0	(5,182)	-100.00%	43,846	48,300	4,454	9.22%	48,300
62675:Street Maintenance	0	200	200	100.00%	0	2,400	2,400	100.00%	2,400
62750:Waste Removal/Recy	974	725	(249)	-34.34%	10,135	8,700	(1,435)	-16.50%	8,700
62765:Pond & Storm Water	1,653	3,300	1,647	49.91%	40,092	67,600	27,508	40.69%	67,600
62800:Window Cleaning	0	0	0	0.00%	5,423	12,000	6,577	54.81%	12,000
62805:COVID-19 Expenses	1,180	0	(1,180)	-100.00%	6,430	0	(6,430)	-100.00%	0
62999:Bar & Kitchen Equipn	8,487	0	(8,487)	-100.00%	8,487	0	(8,487)	-100.00%	0
TOTAL Amenity Maintenanc	144,118	82,304	(61,814)	-75.10%	1,015,616	1,008,992	(6,624)	-0.66%	1,008,992
<u>Community Engagement</u>									
70075:Cafe Expense	1,927	1,500	(427)	-28.46%	13,579	15,000	1,421	9.47%	15,000
70250:Fitness Supplies	276	450	174	38.62%	3,289	5,400	2,111	39.10%	5,400
70300:Fitness Classes	3,263	550	(2,713)	-493.23%	53,932	6,600	(47,332)	-717.15%	6,600
70650:Welcome Program	240	200	(40)	-19.78%	4,875	2,400	(2,475)	-103.13%	2,400
70675:Community Wide Pro	2,186	2,500	314	12.56%	28,723	30,000	1,277	4.26%	30,000
71100:Special Events	3,264	0	(3,264)	-100.00%	78,024	12,000	(66,024)	-550.20%	12,000
75000:Decorations & Flags	10,232	26,500	16,268	61.39%	22,613	37,500	14,887	39.70%	37,500

Kissing Tree Master Community Statement of Financial Activity NC

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	Current Month Consolidated				Year to Date Consolidated				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
TOTAL Community Engager	21,388	31,700	10,312	32.53%	205,035	108,900	(96,135)	-88.28%	108,900
<u>Landscaping</u>									
61150:Irrigation Inspection &	790	2,500	1,710	68.39%	30,778	30,000	(778)	-2.59%	30,000
61200:Landscape Maintena	39,247	42,208	2,961	7.02%	457,935	487,354	29,419	6.04%	487,354
61250:Landscape Refurbish	7,902	1,000	(6,902)	-690.23%	59,581	36,000	(23,581)	-65.50%	36,000
61300:Tree Maintenance	0	500	500	100.00%	2,923	18,000	15,077	83.76%	18,000
61910:Landscape Maint Gol	100,000	100,000	0	0.00%	400,000	400,000	0	0.00%	400,000
TOTAL Landscaping	147,939	146,208	(1,731)	-1.18%	951,217	971,354	20,137	2.07%	971,354
<u>Reserve</u>									
80000:Reserve Contribution	4,985	3,675	(1,310)	-35.65%	46,286	44,100	(2,186)	-4.96%	44,100
85050:Capital Improvement:	0	0	0	0.00%	3,899	0	(3,899)	-100.00%	0
TOTAL Reserve	4,985	3,675	(1,310)	-35.65%	50,186	44,100	(6,086)	-13.80%	44,100
<u>Utilities</u>									
50725:Telephone & Internet	1,544	1,400	(144)	-10.32%	18,768	16,800	(1,968)	-11.71%	16,800
60000:Electric Service	9,759	11,352	1,593	14.04%	83,519	139,200	55,681	40.00%	139,200
60050:Gas Services	2,201	4,300	2,099	48.82%	24,463	39,750	15,287	38.46%	39,750
60100:Water & Sewer	17,196	6,950	(10,246)	-147.42%	218,365	144,800	(73,565)	-50.80%	144,800
TOTAL Utilities	30,700	24,002	(6,698)	-27.91%	345,114	340,550	(4,564)	-1.34%	340,550
TOTAL Expense	463,165	402,058	(61,107)	-15.20%	3,909,833	3,780,455	(129,378)	-3.42%	3,780,455
Excess Revenue / Expense	(358,373)	(239,433)	(118,940)	49.68%	(2,277,522)	(2,125,225)	(152,297)	7.17%	(2,125,225)

Kissing Tree Master Community

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Period 12/1/2021 To 12/31/2021 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
<u>Assessment Revenue</u>									
40000:Association Assessm	128,503	137,385	(8,883)	-6.47%	1,331,679	1,394,920	(63,241)	-4.53%	1,394,920
TOTAL Assessment Revenue	128,503	137,385	(8,883)	-6.47%	1,331,679	1,394,920	(63,241)	-4.53%	1,394,920
<u>Enforcement Fees</u>									
42101:Collection fee	70	0	70	100.00%	210	0	210	100.00%	0
42104:Late Fees	225	0	225	100.00%	1,648	0	1,648	100.00%	0
42105:Tenant Account Setu	0	0	0	0.00%	2,000	0	2,000	100.00%	0
42300:Reimbursable Fees	0	0	0	0.00%	344	0	344	100.00%	0
42350:Returned Deposit Fer	0	0	0	0.00%	200	0	200	100.00%	0
TOTAL Enforcement Fees	295	0	295	100.00%	4,402	0	4,402	100.00%	0
<u>Other Revenue</u>									
49050:Access Device Reven	0	200	(200)	-100.00%	3,715	2,400	1,315	54.79%	2,400
49150:Interest	55	0	55	100.00%	718	0	718	100.00%	0
49300:Miscellaneous	0	0	0	0.00%	6,495	0	6,495	100.00%	0
TOTAL Other Revenue	55	200	(145)	-72.60%	10,928	2,400	8,528	355.35%	2,400
<u>Program & Amenity Revenues</u>									
45050:Facility & Park Renta	0	0	0	0.00%	2,812	0	2,812	100.00%	0
45075:Maint. Service Reimb	0	0	0	0.00%	2,833	0	2,833	100.00%	0
45100:Fitness Revenue	0	0	0	0.00%	49,578	0	49,578	100.00%	0
45250:Program Revenue	0	3,500	(3,500)	-100.00%	62,471	42,000	20,471	48.74%	42,000
45400:Equipment Rental	0	0	0	0.00%	230	0	230	100.00%	0
TOTAL Program & Amenity	0	3,500	(3,500)	-100.00%	117,924	42,000	75,924	180.77%	42,000
<u>Property Transfer Fees</u>									
41100:Community Enhancer	4,986	3,675	1,311	35.68%	46,287	44,100	2,187	4.96%	44,100
41150:Working Capital	12,255	14,190	(1,935)	-13.64%	121,065	127,710	(6,645)	-5.20%	127,710
TOTAL Property Transfer Fe	17,241	17,865	(624)	-3.49%	167,352	171,810	(4,458)	-2.59%	171,810
TOTAL Income	146,094	158,950	(12,856)	-8.09%	1,632,286	1,611,130	21,156	1.31%	1,611,130
Expense									
<u>Administrative</u>									
50000:Accounting Fee	0	0	0	0.00%	2,816	3,500	684	19.55%	3,500
50025:Staff Development &	361	500	139	27.71%	6,426	6,000	(426)	-7.10%	6,000
50075:Bank Charges	0	0	0	0.00%	80	0	(80)	-100.00%	0
50125:Website & Software	0	200	200	100.00%	6,104	12,000	5,896	49.14%	12,000
50150:Coupons & Statemen	377	0	(377)	-100.00%	377	0	(377)	-100.00%	0
50300:Insurance	8,096	4,100	(3,996)	-97.46%	88,892	49,200	(39,692)	-80.68%	49,200
50375:Legal Fees-General (	2,621	200	(2,421)	-1210.25%	10,391	2,400	(7,991)	-332.94%	2,400
50425:Mgmt Fees-Staffing	97,076	94,772	(2,304)	-2.43%	1,153,458	1,163,266	9,808	0.84%	1,163,266
50426:Mgmt Fee-Tech	1,040	560	(480)	-85.71%	9,910	6,720	(3,190)	-47.47%	6,720
50427:Mgmt Fee-Doors	2,030	2,235	205	9.17%	24,030	24,505	475	1.94%	24,505
50429:Managment Collectio	183	0	(183)	-100.00%	2,672	0	(2,672)	-100.00%	0
50485:Mileage/Auto	0	100	100	100.00%	0	1,200	1,200	100.00%	1,200

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	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
50525:Office Equipment/Fur	270	0	(270)	-100.00%	2,724	0	(2,724)	-100.00%	0
50600:Office Supplies	865	900	35	3.89%	14,396	10,800	(3,596)	-33.30%	10,800
50625:Permits & Licenses	0	50	50	100.00%	237	600	363	60.57%	600
50650:Postage	4	352	348	98.74%	803	3,568	2,765	77.50%	3,568
50675:Professional Fees	325	0	(325)	-100.00%	325	0	(325)	-100.00%	0
50700:Property Tax & Sales	0	10,000	10,000	100.00%	4,473	10,000	5,527	55.27%	10,000
50720:Reserve Study	0	0	0	0.00%	6,300	7,500	1,200	16.00%	7,500
50722:Storage	450	200	(250)	-125.00%	6,130	2,400	(3,730)	-155.40%	2,400
50800:Uniforms & Clothing	339	0	(339)	-100.00%	2,123	2,900	777	26.79%	2,900
TOTAL Administrative	114,035	114,169	134	0.12%	1,342,665	1,306,559	(36,106)	-2.76%	1,306,559
<u>Amenity Maintenance</u>									
62000:General Maintenance	1,586	2,300	714	31.05%	42,210	27,600	(14,610)	-52.93%	27,600
62051:Elevator Testing & M	0	500	500	100.00%	2,855	7,700	4,845	62.92%	7,700
62075:Fitness Equipment	5,873	6,500	627	9.64%	71,139	78,000	6,861	8.80%	78,000
62100:Gate Attendant/Patro	104,884	50,304	(54,580)	-108.50%	582,590	547,662	(34,928)	-6.38%	547,662
62125:Access Control Syste	2,511	3,425	914	26.68%	33,158	23,480	(9,678)	-41.22%	23,480
62150:Fire & Safety	2,564	650	(1,914)	-294.46%	3,934	3,550	(384)	-10.83%	3,550
62200:Gate/Fence/Wall Rep	0	750	750	100.00%	15,025	8,400	(6,625)	-78.87%	8,400
62250:HVAC Service	0	1,300	1,300	100.00%	5,775	19,200	13,425	69.92%	19,200
62300:Janitorial Service & S	2,103	1,050	(1,053)	-100.28%	58,616	12,600	(46,016)	-365.21%	12,600
62325:Lighting & Electric	1,109	0	(1,109)	-100.00%	4,312	0	(4,312)	-100.00%	0
62450:Pest Control	823	550	(273)	-49.58%	6,118	6,600	482	7.30%	6,600
62500:Pool Maintenance	4,655	9,000	4,345	48.28%	68,121	111,200	43,079	38.74%	111,200
62550:Pool Supplies	534	1,750	1,216	69.48%	7,347	24,000	16,653	69.39%	24,000
62600:Community Enhancer	5,182	0	(5,182)	-100.00%	43,846	48,300	4,454	9.22%	48,300
62675:Street Maintenance	0	200	200	100.00%	0	2,400	2,400	100.00%	2,400
62750:Waste Removal/Recy	974	725	(249)	-34.34%	10,135	8,700	(1,435)	-16.50%	8,700
62765:Pond & Storm Water	1,653	3,300	1,647	49.91%	40,092	67,600	27,508	40.69%	67,600
62800:Window Cleaning	0	0	0	0.00%	5,423	12,000	6,577	54.81%	12,000
62805:COVID-19 Expenses	1,180	0	(1,180)	-100.00%	6,430	0	(6,430)	-100.00%	0
62999:Bar & Kitchen Equipn	8,487	0	(8,487)	-100.00%	8,487	0	(8,487)	-100.00%	0
TOTAL Amenity Maintenan	144,118	82,304	(61,814)	-75.10%	1,015,616	1,008,992	(6,624)	-0.66%	1,008,992
<u>Community Engagement</u>									
70075:Cafe Expense	1,927	1,500	(427)	-28.46%	13,579	15,000	1,421	9.47%	15,000
70250:Fitness Supplies	276	450	174	38.62%	3,289	5,400	2,111	39.10%	5,400
70300:Fitness Classes	3,263	550	(2,713)	-493.23%	53,932	6,600	(47,332)	-717.15%	6,600
70650>Welcome Program	240	200	(40)	-19.78%	4,875	2,400	(2,475)	-103.13%	2,400
70675:Community Wide Pro	2,186	2,500	314	12.56%	28,723	30,000	1,277	4.26%	30,000
71100:Special Events	3,264	0	(3,264)	-100.00%	78,024	12,000	(66,024)	-550.20%	12,000
75000:Decorations & Flags	10,232	26,500	16,268	61.39%	22,613	37,500	14,887	39.70%	37,500
TOTAL Community Engager	21,388	31,700	10,312	32.53%	205,035	108,900	(96,135)	-88.28%	108,900
<u>Landscaping</u>									
61150:Irrigation Inspection &	790	2,500	1,710	68.39%	30,778	30,000	(778)	-2.59%	30,000

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	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
61200:Landscape Maintena	39,247	42,208	2,961	7.02%	457,935	487,354	29,419	6.04%	487,354
61250:Landscape Refurbish	7,902	1,000	(6,902)	-690.23%	59,581	36,000	(23,581)	-65.50%	36,000
61300:Tree Maintenance	0	500	500	100.00%	2,923	18,000	15,077	83.76%	18,000
61910:Landscape Maint Gol	100,000	100,000	0	0.00%	400,000	400,000	0	0.00%	400,000
TOTAL Landscaping	147,939	146,208	(1,731)	-1.18%	951,217	971,354	20,137	2.07%	971,354
<u>Reserve</u>									
80000:Reserve Contribution	4,985	3,675	(1,310)	-35.65%	46,286	44,100	(2,186)	-4.96%	44,100
85050:Capital Improvement	0	0	0	0.00%	3,899	0	(3,899)	-100.00%	0
TOTAL Reserve	4,985	3,675	(1,310)	-35.65%	50,186	44,100	(6,086)	-13.80%	44,100
<u>Utilities</u>									
50725:Telephone & Internet	1,544	1,400	(144)	-10.32%	18,768	16,800	(1,968)	-11.71%	16,800
60000:Electric Service	9,759	11,352	1,593	14.04%	83,519	139,200	55,681	40.00%	139,200
60050:Gas Services	2,201	4,300	2,099	48.82%	24,463	39,750	15,287	38.46%	39,750
60100:Water & Sewer	17,196	6,950	(10,246)	-147.42%	218,365	144,800	(73,565)	-50.80%	144,800
TOTAL Utilities	30,700	24,002	(6,698)	-27.91%	345,114	340,550	(4,564)	-1.34%	340,550
TOTAL Expense	463,165	402,058	(61,107)	-15.20%	3,909,833	3,780,455	(129,378)	-3.42%	3,780,455
Excess Revenue / Expense	(317,072)	(243,108)	(73,964)	30.42%	(2,277,546)	(2,169,325)	(108,221)	4.99%	(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	0	0	0	0.00%	24	0	24	100.00%	0
TOTAL Other Revenue	0	0	0	0.00%	24	0	24	100.00%	0
<u>Reserve Contribution</u>									
47050:Reserve Contribution	(41,301)	3,675	(44,976)	-1223.84%	0	44,100	(44,100)	-100.00%	44,100
TOTAL Reserve Contribution	(41,301)	3,675	(44,976)	-1223.84%	0	44,100	(44,100)	-100.00%	44,100
TOTAL Income	(41,301)	3,675	(44,976)	-1223.84%	24	44,100	(44,076)	-99.95%	44,100
Excess Revenue / Expense	(41,301)	3,675	(44,976)	-1223.84%	24	44,100	(44,076)	-99.95%	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	124,947	128,503	1,331,679	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	124,947	128,503	1,331,679	1,394,920
<u>Enforcement Fees</u>														
Collection fee	0	0	0	0	0	0	(70)	105	0	105	0	70	210	0
Late Fees	63	70	144	198	223	(322)	375	125	0	450	97	225	1,648	0
Tenant Account Setup Fee	0	0	0	0	0	0	0	125	1,175	0	700	0	2,000	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	25	0	200	0
TOTAL Enforcement Fees	113	95	144	198	223	22	305	355	1,225	605	822	295	4,402	0
<u>Other Revenue</u>														
Access Device Revenue	0	0	975	585	455	335	160	70	0	760	375	0	3,715	2,400
Interest	97	74	64	92	45	50	44	30	48	58	64	55	718	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	439	55	10,928	2,400
<u>Program & Amenity Revenues</u>														
Facility & Park Rentals	0	0	300	0	100	700	262	100	0	400	950	0	2,812	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	3,030	0	49,578	0
Program Revenue			4,229	4,467	4,987	1,119	9,685	3,432	0	30,152	4,399	0	62,471	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	8,378	0	117,924	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	0	4,986	46,287	44,100
Working Capital	12,075	7,095	8,370	17,415	7,095	5,160	3,870	12,900	16,125	13,545	5,160	12,255	121,065	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	5,160	17,241	167,352	171,810
TOTAL INCOME	113,972	108,007	137,096	134,450	133,492	123,056	136,089	132,521	138,516	189,247	139,745	146,094	1,632,286	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	1,704	361	6,426	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	10	0	80	0
Website & Software	0	0	0	446	476	129	0	76	450	4,527	0	0	6,104	12,000
Coupons & Statements			0	0	0	0	0	0	0	0	0	377	377	0
Insurance	7,058	7,058	7,058	7,058	7,058	7,058	7,598	7,058	7,596	8,099	8,096	8,096	88,892	49,200
Legal Fees-General Coun:	0	0	0	0	700	0	(700)	0	6,335	1,435	0	2,621	10,391	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	97,333	97,076	1,153,458	1,163,266
Mgmt Fee-Tech	560	560	560	560	560	560	560	560	710	2,800	880	1,040	9,910	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	2,000	2,030	24,030	24,505
Managment Collection Fee	0	0	0	0	0	0	(56)	293	1,175	330	748	183	2,672	0
Mileage/Auto			0	0	0	0	0	0	0	0	0	0	0	1,200
Office Equipment/Furniture		63	(63)	0	189	189	471	189	189	1,128	97	270	2,724	0
Office Supplies	1,326	289	1,303	2,752	1,481	2,086	852	654	502	1,788	498	865	14,396	10,800
Permits & Licenses	0	0	0	200	15	0	0	0	0	0	21	0	237	600
Postage			0	0	182	0	460	5	142	6	4	4	803	3,568
Professional Fees			0	0	0	0	0	0	0	0	0	325	325	0
Property Tax & Sales Tax			0	0	0	0	0	0	4,473	0	0	0	4,473	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	510	450	6,130	2,400
Uniforms & Clothing	78	0	114	211	99	85	920	51	118	0	107	339	2,123	2,900
TOTAL Administrative	105,110	102,379	108,082	108,365	106,598	95,808	123,921	114,161	129,352	122,844	112,009	114,035	1,342,665	1,306,559
<u>Amenity Maintenance</u>														
General Maintenance/Rep	0	492	4,252	3,539	1,373	3,106	5,321	1,879	9,520	4,552	6,590	1,586	42,210	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	0	0	2,855	7,700
Fitness Equipment	5,546	5,546	5,831	5,737	6,451	6,366	6,544	5,633	5,887	6,178	5,546	5,873	71,139	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	47,878	104,884	582,590	547,662
Access Control Systems &	1,549	735	4,502	735	5,525	735	3,717	5,567	2,125	2,125	3,331	2,511	33,158	23,480
Fire & Safety	0	0	390	0	0	390	0	0	501	90	0	2,564	3,934	3,550
Gate/Fence/Wall Repairs			2,237	1,425	907	0	6,206	150	1,050	1,850	1,200	0	15,025	8,400
HVAC Service			1,064	0	1,463	187	1,872	796	153	241	0	0	5,775	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	1,156	2,103	58,616	12,600
Lighting & Electric	0	0	0	0	0	0	0	723	2,480	0	0	1,109	4,312	0
Pest Control	411	411	508	508	505	510	508	508	0	1,015	411	823	6,118	6,600

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Kissing Tree Master Community

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
Pool Maintenance	4,655	4,655	5,564	6,138	5,549	9,059	5,354	6,649	5,413	5,607	4,823	4,655	68,121	111,200
Pool Supplies	346	519	123	444	1,382	938	469	567	650	391	984	534	7,347	24,000
Community Enhancement	0	0	3,359	0	8,580	0	0	0	0	26,090	636	5,182	43,846	48,300
Street Maintenance			0	0	0	0	0	0	0	0	0	0	0	2,400
Waste Removal/Recycling	778	782	797	810	807	813	815	818	820	952	970	974	10,135	8,700
Pond & Storm Water Syst	20,030	650	0	3,382	0	2,816	2,644	3,727	1,653	1,885	1,653	1,653	40,092	67,600
Window Cleaning	0	0	0	0	0	0	0	5,423	0	0	0	0	5,423	12,000
COVID-19 Expenses			0	0	0	5,250	0	0	0	0	0	1,180	6,430	0
Bar & Kitchen Equipment I			0	0	0	0	0	0	0	0	0	8,487	8,487	0
TOTAL Amenity Maintena	81,559	62,163	77,492	71,259	79,925	80,822	80,988	81,212	82,632	98,268	75,178	144,118	1,015,616	1,008,992

Community Engagement

Cafe Expense	159	431	886	814	1,114	2,492	384	1,316	856	2,285	916	1,927	13,579	15,000
Fitness Supplies	179	384	243	479	0	387	0	512	529	256	44	276	3,289	5,400
Fitness Classes	1,855	3,545	4,270	4,323	5,368	5,219	4,568	6,255	4,775	2,465	8,028	3,263	53,932	6,600
Welcome Program	1,246	0	0	624	0	0	0	1,313	563	466	423	240	4,875	2,400
Community Wide Program	2,100		594	1,100	953	3,624	4,475	4,130	5,799	2,515	1,248	2,186	28,723	30,000
Special Events	0	1,740	1,966	3,171	14,171	16,019	6,560	5,583	11,130	3,720	10,700	3,264	78,024	12,000
Decorations & Flags		0	462	240	1,175	0	210	0	10,232	62	0	10,232	22,613	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	21,359	21,388	205,035	108,900

Landscaping

Irrigation Inspection & Rep	0	0	4,281	85	1,493	8,373	2,800	5,172	80	6,055	1,648	790	30,778	30,000
Landscape Maintenance	36,337	36,337	36,412	37,210	36,337	36,337	38,958	38,958	43,306	39,247	39,247	39,247	457,935	487,354
Landscape Refurbishment	0	0	0	0	0	0	812	5,634	20,930	19,431	4,871	7,902	59,581	36,000
Tree Maintenance			0	0	0	0	0	0	2,923	0	0	0	2,923	18,000
Landscape Maint Golf Sha			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	45,767	147,939	951,217	971,354

Reserve

Reserve Contributions	4,276	2,220	1,950	1,990	9,035	6,225	5,020	0	4,900	5,685	0	4,985	46,286	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	0	4,985	50,186	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	1,465	1,544	18,768	16,800
Electric Service	6,195	6,198	6,719	7,052	5,170	8,920	8,403	7,342	6,892	7,063	3,806	9,759	83,519	139,200

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Kissing Tree Master Community

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
Gas Services	3,361	1,429	2,370	4,704	1,899	0	2,569	860	1,152	1,545	2,373	2,201	24,463	39,750
Water & Sewer	13,961	12,721	10,867	15,877	15,762	19,742	24,336	22,524	26,269	21,559	17,550	17,196	218,365	144,800
TOTAL Utilities	24,936	22,487	21,343	29,108	24,153	30,347	36,928	32,338	35,925	31,655	25,195	30,700	345,114	340,550
TOTAL EXPENSES	257,757	231,687	357,982	258,767	280,321	389,551	305,623	296,584	453,932	334,954	279,508	463,165	3,909,833	3,780,455
Net Revenue / Expense	(143,785)	(123,680)	(220,886)	(124,317)	(146,829)	(266,495)	(169,534)	(164,062)	(315,417)	(145,707)	(139,763)	(317,072)	(2,277,546)	(2,169,325)

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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	5	0	24	0
TOTAL Other Revenue	0	0	1	1	1	1	3	4	4	4	5	0	24	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	0	(41,301)	0	44,100
TOTAL Reserve Contribut	4,276	2,220	1,950	1,990	9,035	6,225	5,020	0	4,900	5,685	0	(41,301)	0	44,100
TOTAL INCOME	4,276	2,220	1,951	1,991	9,036	6,226	5,023	4	4,904	5,689	5	(41,301)	24	44,100
Net Revenue / Expense	4,276	2,220	1,951	1,991	9,036	6,226	5,023	4	4,904	5,689	5	(41,301)	24	44,100