



KISSING TREE MASTER COMMUNITY, INC.

01/31/2025

Financial Package

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KISSING TREE MASTER COMMUNITY, INC.

Balance Sheet For 1/31/2025

Cash-Operating

Checking-Operating	\$219,175.22	
Restricted Use Funds	\$12,807.78	

Total Cash-Operating		\$231,983.00
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Cash-Reserves

Reserve Checking	\$269,926.71	
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Total Cash-Reserves		\$269,926.71
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Accounts Receivable

Accounts Receivable	\$62,947.85	
A/R - Other	\$450.00	

Total Accounts Receivable		\$63,397.85
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Current Asset (Other)

Deposits	\$500.00	
Prepaid Expenses	\$57,855.20	
Prepaid Insurance	\$105,514.64	

Total Current Asset (Other)		\$163,869.84
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Fixed Assets

Fixed Assets	\$262,765.18	
Accumulated Depreciation	(\$117,223.75)	

Total Fixed Assets		\$145,541.43
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Total Assets	\$874,718.83
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Accounts Payable

Accounts Payable	\$181,355.51	
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Total Accounts Payable		\$181,355.51
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Current Liabilities

Prepaid Assessments	\$121,648.16	
Refundable Deposit	\$400.00	

Total Current Liabilities		\$122,048.16
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Due to Related Party

Late Fees	\$1,322.31	
Rental Setup Fees	\$800.00	
Due to Other	\$0.19	
Veterans Plaza Brick Program	\$11,888.75	
Texas State at KT Scholarship	\$1,000.00	

Total Due to Related Party		\$15,011.25
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Reserve Contribution

Unearned Reserve Income	\$268,545.50	
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Total Reserve Contribution		\$268,545.50
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Long Term Liabilities

Notes Payable	\$12,902,366.60	
Note Payable - Macrolease	\$4,873.38	

Total Long Term Liabilities		\$12,907,239.98
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KISSING TREE MASTER COMMUNITY, INC.

Balance Sheet For 1/31/2025

Equity

Prior Year Surplus (Deficit)

(\$12,679,216.85)

Current Year Surplus (Deficit)

\$59,735.28**Total Equity****(\$12,619,481.57)****Total Liabilities / Equity****\$874,718.83**

KISSING TREE MASTER COMMUNITY, INC.

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
40000 - Association Assessment	311,177.11	309,825.00	1,352.11	311,177.11	309,825.00	1,352.11	3,946,380.00
40050 - Builder Assessments	11,095.00	-	11,095.00	11,095.00	-	11,095.00	
Total Assessment Revenue	322,272.11	309,825.00	12,447.11	322,272.11	309,825.00	12,447.11	3,946,380.00
Property Transfer Fees							
41100 - Community Enhancement Fee	8,680.00	9,000.00	(320.00)	8,680.00	9,000.00	(320.00)	108,000.00
41150 - Capital Start Up	11,385.00	13,005.00	(1,620.00)	11,385.00	13,005.00	(1,620.00)	153,765.00
Total Property Transfer Fees	20,065.00	22,005.00	(1,940.00)	20,065.00	22,005.00	(1,940.00)	261,765.00
Enforcement Fees							
42050 - Design Review Application	1,449.28	1,500.00	(50.72)	1,449.28	1,500.00	(50.72)	18,000.00
42100 - Fines	-	50.00	(50.00)	-	50.00	(50.00)	600.00
42101 - Collection fee	70.00	50.00	20.00	70.00	50.00	20.00	600.00
42104 - Late Fees	603.00	-	603.00	603.00	-	603.00	-
42105 - Tenant Account Setup Fee	100.00	200.00	(100.00)	100.00	200.00	(100.00)	2,100.00
42150 - Late Fees	-	185.00	(185.00)	-	185.00	(185.00)	2,220.00
42350 - Returned Deposit Fee	25.00	50.00	(25.00)	25.00	50.00	(25.00)	600.00
Total Enforcement Fees	2,247.28	2,035.00	212.28	2,247.28	2,035.00	212.28	24,120.00
Program & Amenity Revenues							
45050 - Facility & Park Rentals	-	600.00	(600.00)	-	600.00	(600.00)	9,600.00
45075 - Maint. Service Reimbursement & Bill Back	-	3,150.00	(3,150.00)	-	3,150.00	(3,150.00)	37,800.00
45100 - Fitness Revenue	68,658.00	55,000.00	13,658.00	68,658.00	55,000.00	13,658.00	231,000.00
45250 - Program Revenue	21,359.81	12,516.00	8,843.81	21,359.81	12,516.00	8,843.81	150,192.00
45350 - Program Sponsorship	825.00	6,250.00	(5,425.00)	825.00	6,250.00	(5,425.00)	75,000.00
45420 - Advertising Revenue	-	1,750.00	(1,750.00)	-	1,750.00	(1,750.00)	7,000.00
Total Program & Amenity Revenues	90,842.81	79,266.00	11,576.81	90,842.81	79,266.00	11,576.81	510,592.00
Other Revenue							
49050 - Access Device Revenue	673.02	375.00	298.02	673.02	375.00	298.02	4,500.00
49150 - Interest	18.66	75.00	(56.34)	18.66	75.00	(56.34)	900.00
49155 - Bank Interest	91.66	-	91.66	91.66	-	91.66	-
49900 - Reimbursement Receipts	3,163.57	-	3,163.57	3,163.57	-	3,163.57	-
Total Other Revenue	3,946.91	450.00	3,496.91	3,946.91	450.00	3,496.91	5,400.00
Total Income	439,374.11	413,581.00	25,793.11	439,374.11	413,581.00	25,793.11	4,748,257.00

Operating Expense

Administrative							
50000 - Accounting Fee	-	-	-	-	-	-	8,300.00
50025 - Staff Development & Recognition	495.96	1,800.00	1,304.04	495.96	1,800.00	1,304.04	8,000.00
50075 - Bank Charges	10.00	30.00	20.00	10.00	30.00	20.00	360.00
50125 - Website & Software	5,053.20	1,500.00	(3,553.20)	5,053.20	1,500.00	(3,553.20)	20,400.00

KISSING TREE MASTER COMMUNITY, INC.

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50150 - Coupons & Statements	-	625.00	625.00	-	625.00	625.00	7,500.00
50200 - Dep. & Amort.	2,189.71	2,190.00	.29	2,189.71	2,190.00	.29	26,280.00
50300 - Insurance	2,743.07	15,000.00	12,256.93	2,743.07	15,000.00	12,256.93	189,000.00
50325 - Interest Expense	146.37	147.00	.63	146.37	147.00	.63	882.00
50375 - Legal Fees-General Counsel	231.00	500.00	269.00	231.00	500.00	269.00	3,000.00
50425 - Mgmt Fees-Staffing	137,066.51	150,032.00	12,965.49	137,066.51	150,032.00	12,965.49	1,800,384.00
50426 - Mgmt Fee-Tech	1,859.40	1,335.00	(524.40)	1,859.40	1,335.00	(524.40)	16,020.00
50427 - Mgmt Fee-Doors	4,235.00	4,252.50	17.50	4,235.00	4,252.50	17.50	54,166.00
50429 - Managment Collection Fees	471.50	142.50	(329.00)	471.50	142.50	(329.00)	1,710.00
50485 - Mileage/Auto	-	200.00	200.00	-	200.00	200.00	2,400.00
50486 - Vehicle Expense	25.79	1,095.00	1,069.21	25.79	1,095.00	1,069.21	13,140.00
50525 - Office Equipment/Furniture	326.90	1,000.00	673.10	326.90	1,000.00	673.10	12,000.00
50600 - Office Supplies	1,823.82	835.00	(988.82)	1,823.82	835.00	(988.82)	10,020.00
50650 - Postage	95.53	210.00	114.47	95.53	210.00	114.47	2,520.00
50675 - Professional Fees	531.53	300.00	(231.53)	531.53	300.00	(231.53)	3,600.00
50700 - Property Tax & Sales Tax	1,100.50	-	(1,100.50)	1,100.50	-	(1,100.50)	30,000.00
50725 - Telephone & Internet	3,207.60	1,900.00	(1,307.60)	3,207.60	1,900.00	(1,307.60)	22,800.00
50800 - Uniforms & Clothing	2,679.09	3,750.00	1,070.91	2,679.09	3,750.00	1,070.91	5,000.00
Total Administrative	164,292.48	186,844.00	22,551.52	164,292.48	186,844.00	22,551.52	2,237,482.00
Utilities							
60000 - Electric Service	7,506.92	9,880.00	2,373.08	7,506.92	9,880.00	2,373.08	118,560.00
60050 - Gas Services	2,767.77	4,500.00	1,732.23	2,767.77	4,500.00	1,732.23	30,000.00
60100 - Water & Sewer	18,827.72	30,359.08	11,531.36	18,827.72	30,359.08	11,531.36	364,316.08
Total Utilities	29,102.41	44,739.08	15,636.67	29,102.41	44,739.08	15,636.67	512,876.08
Landscaping							
61150 - Irrigation Inspection & Repairs	1,258.69	2,250.00	991.31	1,258.69	2,250.00	991.31	29,250.00
61200 - Landscape Maintenance	62,127.40	66,837.70	4,710.30	62,127.40	66,837.70	4,710.30	843,199.78
61250 - Landscape Refurbishment & New Projects	-	-	-	-	-	-	40,955.00
61300 - Tree Maintenance	-	1,000.00	1,000.00	-	1,000.00	1,000.00	19,000.00
61910 - Landscape Maint Golf Shared	-	-	-	-	-	-	400,000.00
Total Landscaping	63,386.09	70,087.70	6,701.61	63,386.09	70,087.70	6,701.61	1,332,404.78
Amenity Maintenance							
62000 - General Maintenance/Repairs/Supplies	4,037.46	4,250.00	212.54	4,037.46	4,250.00	212.54	51,000.00
62051 - Elevator Testing & Maintenance	-	100.00	100.00	-	100.00	100.00	3,600.00
62075 - Fitness Equipment	441.78	700.00	258.22	441.78	700.00	258.22	8,400.00
62100 - Gate Attendant/Patrol Services	63,889.94	59,150.00	(4,739.94)	63,889.94	59,150.00	(4,739.94)	709,800.00
62125 - Access Control Systems & Devices	7,071.18	3,578.81	(3,492.37)	7,071.18	3,578.81	(3,492.37)	52,492.56
62150 - Fire & Safety	675.49	575.00	(100.49)	675.49	575.00	(100.49)	6,900.00
62200 - Gate/Fence/Wall Repairs & Maintenance	758.37	1,000.00	241.63	758.37	1,000.00	241.63	12,000.00

KISSING TREE MASTER COMMUNITY, INC.

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
62250 - HVAC Service	-	1,000.00	1,000.00	-	1,000.00	1,000.00	12,000.00
62300 - Janitorial Service & Supplies	615.50	2,600.00	1,984.50	615.50	2,600.00	1,984.50	31,200.00
62325 - Lighting & Electric	-	400.00	400.00	-	400.00	400.00	4,800.00
62450 - Pest Control	444.91	500.00	55.09	444.91	500.00	55.09	6,000.00
62500 - Pool Maintenance	2,922.75	6,500.00	3,577.25	2,922.75	6,500.00	3,577.25	54,000.00
62550 - Pool Supplies	-	100.00	100.00	-	100.00	100.00	1,200.00
62600 - Community Enhancement Projects	-	22,000.00	22,000.00	-	22,000.00	22,000.00	64,377.00
62625 - Site Signage	-	100.00	100.00	-	100.00	100.00	1,200.00
62655 - Sports Court P&S	-	500.00	500.00	-	500.00	500.00	5,715.00
62675 - Street Maintenance	-	-	-	-	-	-	15,335.00
62750 - Waste Removal/Recycling	1,170.92	1,100.00	(70.92)	1,170.92	1,100.00	(70.92)	13,200.00
62765 - Pond & Storm Water Systems	1,755.81	16,750.00	14,994.19	1,755.81	16,750.00	14,994.19	81,000.00
Total Amenity Maintenance	83,784.11	120,903.81	37,119.70	83,784.11	120,903.81	37,119.70	1,134,219.56
Community Engagement							
70075 - Cafe Expense	2,308.27	1,500.00	(808.27)	2,308.27	1,500.00	(808.27)	23,500.00
70300 - Fitness Classes	19,233.91	16,300.00	(2,933.91)	19,233.91	16,300.00	(2,933.91)	195,600.00
70400 - Club Initiatives	1,000.00	250.00	(750.00)	1,000.00	250.00	(750.00)	3,000.00
70650 - Welcome Program	334.65	850.00	515.35	334.65	850.00	515.35	10,050.00
70700 - Entertainment Licenses	-	300.00	300.00	-	300.00	300.00	4,500.00
75000 - Decorations & Flags	-	5,000.00	5,000.00	-	5,000.00	5,000.00	20,000.00
75200 - Community Programs & Supplies	6,937.66	11,920.00	4,982.34	6,937.66	11,920.00	4,982.34	143,040.00
Total Community Engagement	29,814.49	36,120.00	6,305.51	29,814.49	36,120.00	6,305.51	399,690.00
Reserve							
80000 - Reserve Contributions	9,259.25	9,259.25	-	9,259.25	9,259.25	-	111,111.00
Total Reserve	9,259.25	9,259.25	-	9,259.25	9,259.25	-	111,111.00
Total Expense	379,638.83	467,953.84	88,315.01	379,638.83	467,953.84	88,315.01	5,727,783.42
Operating Net Total	59,735.28	(54,372.84)	114,108.12	59,735.28	(54,372.84)	114,108.12	(979,526.42)
Net Total	59,735.28	(54,372.84)	114,108.12	59,735.28	(54,372.84)	114,108.12	(979,526.42)