



KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

01/31/2025

Financial Package

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KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Balance Sheet For 1/31/2025

Cash-Operating

Checking-Operating \$917.74

Total Cash-Operating

\$917.74

Cash-Reserves

Reserve Checking \$73,786.32

Total Cash-Reserves

\$73,786.32

Accounts Receivable

Accounts Receivable \$4,185.20

A/R - Other \$4,554.78

Total Accounts Receivable

\$8,739.98

Current Asset (Other)

Deposits \$6,870.00

Prepaid Insurance \$2,585.28

Total Current Asset (Other)

\$9,455.28

Total Assets

\$92,899.32

Accounts Payable

Accounts Payable \$28,624.85

Accrued expense - Ancillary fee (\$95.00)

Total Accounts Payable

\$28,529.85

Current Liabilities

Prepaid Assessments \$6,322.00

Total Current Liabilities

\$6,322.00

Due to Related Party

Late Fees \$25.00

Total Due to Related Party

\$25.00

Reserve Contribution

Unearned Reserve Income \$73,404.00

Total Reserve Contribution

\$73,404.00

Equity

Prior Year Surplus (Deficit) (\$14,476.48)

Current Year Surplus (Deficit) (\$905.05)

Total Equity

(\$15,381.53)

Total Liabilities / Equity

\$92,899.32

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, 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	23,910.88	24,664.50	(753.62)	23,910.88	24,664.50	(753.62)	331,052.40
40210 - Water Reimbursement	4,403.11	3,300.00	1,103.11	4,403.11	3,300.00	1,103.11	39,600.00
Total Assessment Revenue	28,313.99	27,964.50	349.49	28,313.99	27,964.50	349.49	370,652.40
Enforcement Fees							
42104 - Late Fees	50.00	-	50.00	50.00	-	50.00	-
Total Enforcement Fees	50.00	-	50.00	50.00	-	50.00	-
Reserve Contribution							
47100 - Reserve Fund-COE	2,169.00	2,192.40	(23.40)	2,169.00	2,192.40	(23.40)	16,991.10
Total Reserve Contribution	2,169.00	2,192.40	(23.40)	2,169.00	2,192.40	(23.40)	16,991.10
Other Revenue							
49155 - Bank Interest	14.53	-	14.53	14.53	-	14.53	-
49798 - Developer Subsidy	-	500.00	(500.00)	-	500.00	(500.00)	5,928.10
49900 - Reimbursement Receipts	(155.29)	250.00	(405.29)	(155.29)	250.00	(405.29)	1,500.00
Total Other Revenue	(140.76)	750.00	(890.76)	(140.76)	750.00	(890.76)	7,428.10
Total Income	30,392.23	30,906.90	(514.67)	30,392.23	30,906.90	(514.67)	395,071.60

Operating Expense

Administrative

50000 - Accounting Fee	-	-	-	-	-	-	1,200.00
50100 - Comp - Srv & Sup	50.00	-	(50.00)	50.00	-	(50.00)	-
50150 - Coupons & Statements	-	108.00	108.00	-	108.00	108.00	1,449.60
50300 - Insurance	392.16	381.00	(11.16)	392.16	381.00	(11.16)	4,838.00
50375 - Legal Fees-General Counsel	-	500.00	500.00	-	500.00	500.00	2,000.00
50427 - Mgmt Fee-Doors	1,280.00	1,350.00	70.00	1,280.00	1,350.00	70.00	18,120.00
50429 - Managment Collection Fees	25.00	-	(25.00)	25.00	-	(25.00)	-
50480 - Meter Reading	850.00	800.00	(50.00)	850.00	800.00	(50.00)	9,600.00
50600 - Office Supplies	76.00	25.00	(51.00)	76.00	25.00	(51.00)	300.00
50625 - Permits & Licenses	-	25.00	25.00	-	25.00	25.00	100.00
50650 - Postage	.69	25.00	24.31	.69	25.00	24.31	300.00
Total Administrative	2,673.85	3,214.00	540.15	2,673.85	3,214.00	540.15	37,907.60

Utilities

60000 - Electric -	573.17	475.00	(98.17)	573.17	475.00	(98.17)	5,700.00
60100 - Water & Sewer - Reimbursable	6,693.12	3,300.00	(3,393.12)	6,693.12	3,300.00	(3,393.12)	39,600.00
60105 - Water - Irrigation	1,297.51	1,350.00	52.49	1,297.51	1,350.00	52.49	16,200.00
Total Utilities	8,563.80	5,125.00	(3,438.80)	8,563.80	5,125.00	(3,438.80)	61,500.00

Landscaping

61150 - Irrigation System	-	1,000.00	1,000.00	-	1,000.00	1,000.00	12,000.00
61200 - Landscape Maintenance	15,057.32	15,255.00	197.68	15,057.32	15,255.00	197.68	204,756.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
61201 - Landscape Maint. - Common Area	2,733.31	2,733.00	(.31)	2,733.31	2,733.00	(.31)	32,800.00
61250 - Landscape Refurbish	-	1,500.00	1,500.00	-	1,500.00	1,500.00	9,000.00
61300 - Tree Maintenance	-	500.00	500.00	-	500.00	500.00	2,500.00
Total Landscaping	17,790.63	20,988.00	3,197.37	17,790.63	20,988.00	3,197.37	261,056.00
Amenity Maintenance							
62050 - Building Maint - Repairs & Supplies	-	250.00	250.00	-	250.00	250.00	1,500.00
Total Amenity Maintenance	-	250.00	250.00	-	250.00	250.00	1,500.00
Community Engagement							
70650 - Community Welcoming Program	100.00	-	(100.00)	100.00	-	(100.00)	-
Total Community Engagement	100.00	-	(100.00)	100.00	-	(100.00)	-
Reserve							
80000 - Reserve Contributions	2,169.00	2,759.00	590.00	2,169.00	2,759.00	590.00	33,108.00
Total Reserve	2,169.00	2,759.00	590.00	2,169.00	2,759.00	590.00	33,108.00
Total Expense	31,297.28	32,336.00	1,038.72	31,297.28	32,336.00	1,038.72	395,071.60
Operating Net Total	(905.05)	(1,429.10)	524.05	(905.05)	(1,429.10)	524.05	-
Net Total	(905.05)	(1,429.10)	524.05	(905.05)	(1,429.10)	524.05	-