



KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

04/30/2025

Financial Package

co·here®

THRIVE TOGETHER

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Balance Sheet For 4/30/2025

Cash-Operating

Checking-Operating \$14,909.47

Total Cash-Operating

\$14,909.47

Cash-Reserves

Reserve Checking \$81,383.92

Total Cash-Reserves

\$81,383.92

Accounts Receivable

Accounts Receivable \$4,488.20

Total Accounts Receivable

\$4,488.20

Current Asset (Other)

Deposits \$6,870.00

Prepaid Insurance \$1,615.80

Total Current Asset (Other)

\$8,485.80

Total Assets

\$109,267.39

Accounts Payable

Accounts Payable \$17,101.76

Accrued Expenses \$2,733.31

Accrued expense - Ancillary fee (\$95.00)

Total Accounts Payable

\$19,740.07

Current Liabilities

Prepaid Assessments \$8,150.06

Total Current Liabilities

\$8,150.06

Due to Related Party

Late Fees \$100.00

Total Due to Related Party

\$100.00

Reserve Contribution

Unearned Reserve Income \$80,966.03

Total Reserve Contribution

\$80,966.03

Equity

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

Current Year Surplus (Deficit) \$14,787.71

Total Equity

\$311.23

Total Liabilities / Equity

\$109,267.39

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
40000 - Association Assessment	26,009.61	25,943.40	66.21	100,602.01	101,946.60	(1,344.59)	331,052.40
40210 - Water Reimbursement	5,085.89	3,300.00	1,785.89	19,286.49	13,200.00	6,086.49	39,600.00
Total Assessment Revenue	31,095.50	29,243.40	1,852.10	119,888.50	115,146.60	4,741.90	370,652.40
Enforcement Fees							
42100 - Fines	-	-	-	25.00	-	25.00	-
42104 - Late Fees	-	-	-	50.00	-	50.00	-
42350 - Returned Deposit Fee	-	-	-	25.00	-	25.00	-
Total Enforcement Fees	-	-	-	100.00	-	100.00	-
Reserve Contribution							
47100 - Reserve Fund-COE	1,647.00	-	1,647.00	9,731.03	6,029.10	3,701.93	16,991.10
Total Reserve Contribution	1,647.00	-	1,647.00	9,731.03	6,029.10	3,701.93	16,991.10
Other Revenue							
49155 - Bank Interest	11.79	-	11.79	52.53	-	52.53	-
49798 - Developer Subsidy	-	500.00	(500.00)	-	2,000.00	(2,000.00)	5,928.10
49900 - Reimbursement Receipts	-	-	-	269.22	500.00	(230.78)	1,500.00
Total Other Revenue	11.79	500.00	(488.21)	321.75	2,500.00	(2,178.25)	7,428.10
Total Income	32,754.29	29,743.40	3,010.89	130,041.28	123,675.70	6,365.58	395,071.60

Operating Expense

Administrative							
50000 - Accounting Fee	-	-	-	150.00	-	(150.00)	1,200.00
50075 - Bank Charges	-	-	-	10.00	-	(10.00)	-
50100 - Comp - Srv & Sup	50.00	-	(50.00)	200.00	-	(200.00)	-
50150 - Coupons & Statements	103.06	113.60	10.54	818.62	446.40	(372.22)	1,449.60
50300 - Insurance	323.16	381.00	57.84	1,361.64	1,524.00	162.36	4,838.00
50375 - Legal Fees-General Counsel	-	500.00	500.00	-	1,000.00	1,000.00	2,000.00
50427 - Mgmt Fee-Doors	1,420.00	1,420.00	-	5,440.00	5,580.00	140.00	18,120.00
50429 - Managment Collection Fees	-	-	-	25.00	-	(25.00)	-
50480 - Meter Reading	850.00	800.00	(50.00)	3,400.00	3,200.00	(200.00)	9,600.00
50600 - Office Supplies	.80	25.00	24.20	80.00	100.00	20.00	300.00
50625 - Permits & Licenses	-	25.00	25.00	-	50.00	50.00	100.00
50650 - Postage	-	25.00	25.00	.69	100.00	99.31	300.00
Total Administrative	2,747.02	3,289.60	542.58	11,485.95	12,000.40	514.45	37,907.60
Utilities							
60000 - Electric -	530.36	475.00	(55.36)	2,080.65	1,900.00	(180.65)	5,700.00
60100 - Water & Sewer - Reimbursable	6,713.56	3,300.00	(3,413.56)	28,266.52	13,200.00	(15,066.52)	39,600.00
60105 - Water - Irrigation	2,794.24	1,350.00	(1,444.24)	4,760.69	5,400.00	639.31	16,200.00
Total Utilities	10,038.16	5,125.00	(4,913.16)	35,107.86	20,500.00	(14,607.86)	61,500.00

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Landscaping							
61150 - Irrigation System	-	1,000.00	1,000.00	-	4,000.00	4,000.00	12,000.00
61200 - Landscape Maintenance	-	16,046.00	16,046.00	45,171.96	63,054.00	17,882.04	204,756.00
61201 - Landscape Maint. - Common Area	2,733.31	2,733.00	(.31)	10,933.24	10,932.00	(1.24)	32,800.00
61250 - Landscape Refurbish	2,498.22	500.00	(1,998.22)	2,498.22	5,000.00	2,501.78	9,000.00
61300 - Tree Maintenance	-	-	-	-	1,000.00	1,000.00	2,500.00
Total Landscaping	5,231.53	20,279.00	15,047.47	58,603.42	83,986.00	25,382.58	261,056.00
Amenity Maintenance							
62050 - Building Maint - Repairs & Supplies	-	-	-	125.31	500.00	374.69	1,500.00
Total Amenity Maintenance	-	-	-	125.31	500.00	374.69	1,500.00
Community Engagement							
70650 - Community Welcoming Program	20.00	-	(20.00)	200.00	-	(200.00)	-
Total Community Engagement	20.00	-	(20.00)	200.00	-	(200.00)	-
Reserve							
80000 - Reserve Contributions	1,647.00	2,759.00	1,112.00	9,731.03	11,036.00	1,304.97	33,108.00
Total Reserve	1,647.00	2,759.00	1,112.00	9,731.03	11,036.00	1,304.97	33,108.00
Total Expense	19,683.71	31,452.60	11,768.89	115,253.57	128,022.40	12,768.83	395,071.60
Operating Net Total	13,070.58	(1,709.20)	14,779.78	14,787.71	(4,346.70)	19,134.41	-
Net Total	13,070.58	(1,709.20)	14,779.78	14,787.71	(4,346.70)	19,134.41	-