



KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

05/31/2025

Financial Package

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KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Balance Sheet For 5/31/2025

Cash-Operating

Checking-Operating \$26,450.14

Total Cash-Operating

\$26,450.14

Cash-Reserves

Reserve Checking \$84,140.57

Total Cash-Reserves

\$84,140.57

Accounts Receivable

Accounts Receivable \$5,551.50

Total Accounts Receivable

\$5,551.50

Current Asset (Other)

Deposits \$6,870.00

Prepaid Expenses \$8,418.96

Prepaid Insurance \$1,292.64

Total Current Asset (Other)

\$16,581.60

Total Assets

\$132,723.81

Accounts Payable

Accounts Payable \$23,952.71

Accrued Expenses \$35,581.26

Accrued expense - Ancillary fee (\$95.00)

Total Accounts Payable

\$59,438.97

Current Liabilities

Prepaid Assessments \$7,535.06

Total Current Liabilities

\$7,535.06

Due to Related Party

Late Fees \$125.00

Total Due to Related Party

\$125.00

Reserve Contribution

Unearned Reserve Income \$83,711.03

Total Reserve Contribution

\$83,711.03

Equity

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

Current Year Surplus (Deficit) (\$3,609.77)

Total Equity

(\$18,086.25)

Total Liabilities / Equity

\$132,723.81

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
40000 - Association Assessment	27,623.75	26,308.80	1,314.95	128,225.76	128,255.40	(29.64)	331,052.40
40210 - Water Reimbursement	4,717.73	3,300.00	1,417.73	24,004.22	16,500.00	7,504.22	39,600.00
Total Assessment Revenue	32,341.48	29,608.80	2,732.68	152,229.98	144,755.40	7,474.58	370,652.40
Enforcement Fees							
42100 - Fines	-	-	-	25.00	-	25.00	-
42101 - Collection fee	35.00	-	35.00	35.00	-	35.00	-
42104 - Late Fees	25.00	-	25.00	75.00	-	75.00	-
42350 - Returned Deposit Fee	-	-	-	25.00	-	25.00	-
Total Enforcement Fees	60.00	-	60.00	160.00	-	160.00	-
Reserve Contribution							
47100 - Reserve Fund-COE	2,745.00	1,096.20	1,648.80	12,476.03	7,125.30	5,350.73	16,991.10
Total Reserve Contribution	2,745.00	1,096.20	1,648.80	12,476.03	7,125.30	5,350.73	16,991.10
Other Revenue							
49155 - Bank Interest	12.72	-	12.72	65.25	-	65.25	-
49798 - Developer Subsidy	-	500.00	(500.00)	-	2,500.00	(2,500.00)	5,928.10
49900 - Reimbursement Receipts	136.91	250.00	(113.09)	406.13	750.00	(343.87)	1,500.00
Total Other Revenue	149.63	750.00	(600.37)	471.38	3,250.00	(2,778.62)	7,428.10
Total Income	35,296.11	31,455.00	3,841.11	165,337.39	155,130.70	10,206.69	395,071.60

Operating Expense

Administrative							
50000 - Accounting Fee	500.00	-	(500.00)	650.00	-	(650.00)	1,200.00
50075 - Bank Charges	-	-	-	10.00	-	(10.00)	-
50100 - Comp - Srv & Sup	50.00	-	(50.00)	250.00	-	(250.00)	-
50150 - Coupons & Statements	-	115.20	115.20	818.62	561.60	(257.02)	1,449.60
50300 - Insurance	323.16	381.00	57.84	1,684.80	1,905.00	220.20	4,838.00
50375 - Legal Fees-General Counsel	-	-	-	-	1,000.00	1,000.00	2,000.00
50427 - Mgmt Fee-Doors	1,440.00	1,440.00	-	6,880.00	7,020.00	140.00	18,120.00
50429 - Managment Collection Fees	47.50	-	(47.50)	72.50	-	(72.50)	-
50480 - Meter Reading	-	800.00	800.00	3,400.00	4,000.00	600.00	9,600.00
50600 - Office Supplies	2.40	25.00	22.60	82.40	125.00	42.60	300.00
50625 - Permits & Licenses	-	-	-	-	50.00	50.00	100.00
50650 - Postage	-	25.00	25.00	.69	125.00	124.31	300.00
Total Administrative	2,363.06	2,786.20	423.14	13,849.01	14,786.60	937.59	37,907.60
Utilities							
60000 - Electric -	511.87	475.00	(36.87)	2,592.52	2,375.00	(217.52)	5,700.00
60100 - Water & Sewer - Reimbursable	8,416.96	3,300.00	(5,116.96)	36,683.48	16,500.00	(20,183.48)	39,600.00
60105 - Water - Irrigation	1,281.00	1,350.00	69.00	6,041.69	6,750.00	708.31	16,200.00

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Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Utilities	10,209.83	5,125.00	(5,084.83)	45,317.69	25,625.00	(19,692.69)	61,500.00
Landscaping							
61150 - Irrigation System	1,679.51	1,000.00	(679.51)	1,679.51	5,000.00	3,320.49	12,000.00
61200 - Landscape Maintenance	15,057.32	16,272.00	1,214.68	75,286.60	79,326.00	4,039.40	204,756.00
61201 - Landscape Maint. - Common Area	2,733.31	2,733.00	(.31)	13,666.55	13,665.00	(1.55)	32,800.00
61250 - Landscape Refurbish	3,788.24	500.00	(3,288.24)	6,286.46	5,500.00	(786.46)	9,000.00
61300 - Tree Maintenance	-	500.00	500.00	-	1,500.00	1,500.00	2,500.00
Total Landscaping	23,258.38	21,005.00	(2,253.38)	96,919.12	104,991.00	8,071.88	261,056.00
Amenity Maintenance							
62050 - Building Maint - Repairs & Supplies	-	250.00	250.00	125.31	750.00	624.69	1,500.00
Total Amenity Maintenance	-	250.00	250.00	125.31	750.00	624.69	1,500.00
Community Engagement							
70650 - Community Welcoming Program	60.00	-	(60.00)	260.00	-	(260.00)	-
Total Community Engagement	60.00	-	(60.00)	260.00	-	(260.00)	-
Reserve							
80000 - Reserve Contributions	2,745.00	2,759.00	14.00	12,476.03	13,795.00	1,318.97	33,108.00
Total Reserve	2,745.00	2,759.00	14.00	12,476.03	13,795.00	1,318.97	33,108.00
Total Expense	38,636.27	31,925.20	(6,711.07)	168,947.16	159,947.60	(8,999.56)	395,071.60
Operating Net Total	(3,340.16)	(470.20)	(2,869.96)	(3,609.77)	(4,816.90)	1,207.13	-
Net Total	(3,340.16)	(470.20)	(2,869.96)	(3,609.77)	(4,816.90)	1,207.13	-