KISSING TREE MASTER COMMUNITY, INC.

06/30/2025

Financial Package

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KISSING TREE MASTER COMMUNITY, INC.

Balance Sheet For 6/30/2025

Cash-Operating		
Checking-Operating	$601,722.05	
Restricted Use Funds	$44,642.72	
Total Cash-Operating		**$646,364.77**
Cash-Reserves		
Reserve Checking	$66,394.14	
Reserves Invested in CDARS	$250,000.00	
Total Cash-Reserves		**$316,394.14**
Accounts Receivable		
Accounts Receivable	$41,227.07	
Total Accounts Receivable		**$41,227.07**
Current Asset (Other)		
Deposits	$500.00	
Prepaid Expenses	$58,240.98	
Prepaid Insurance	$69,322.93	
Total Current Asset (Other)		**$128,063.91**
Fixed Assets		
Fixed Assets	$262,765.18	
Accumulated Depreciation	($128,172.30)	
Total Fixed Assets		**$134,592.88**
	Total Assets	**$1,266,642.77**

Accounts Payable		
Accounts Payable	$348,016.24	
Accrued Expenses	$62,127.40	
Total Accounts Payable		**$410,143.64**
Current Liabilities		
Prepaid Assessments	$204,066.39	
Refundable Deposit	$400.00	
Total Current Liabilities		**$204,466.39**
Due to Related Party		
Late Fees	$1,475.00	
Rental Setup Fees	$800.00	
Due to Other	$0.19	
Veterans Plaza Brick Program	$14,354.59	
Total Due to Related Party		**$16,629.78**
Reserve Contribution		
Unearned Reserve Income	$314,841.75	
Total Reserve Contribution		**$314,841.75**
Long Term Liabilities		
Developer Subsidy Loan	$13,140,366.60	
Total Long Term Liabilities		**$13,140,366.60**

Equity		
Prior Year Surplus (Deficit)	($12,679,216.85)	
Current Year Surplus (Deficit)	($140,588.54)	
Total Equity		**($12,819,805.39)**
Total Liabilities / Equity		**$1,266,642.77**

KISSING TREE MASTER COMMUNITY, INC.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Operating Income

Assessment Revenue							
40000 - Association Assessment	328,316.36	328,695.00	(378.64)	1,915,684.58	1,899,750.00	15,934.58	3,946,380.00
40050 - Builder Assessments	59,670.00	-	59,670.00	234,910.97	-	234,910.97	-
Total Assessment Revenue	**387,986.36**	**328,695.00**	**59,291.36**	**2,150,595.55**	**1,899,750.00**	**250,845.55**	**3,946,380.00**

Property Transfer Fees							
41100 - Community Enhancement Fee	28,677.50	9,000.00	19,677.50	86,811.19	54,000.00	32,811.19	108,000.00
41150 - Capital Start Up	16,830.00	29,835.00	(13,005.00)	84,060.00	81,090.00	2,970.00	153,765.00
Total Property Transfer Fees	**45,507.50**	**38,835.00**	**6,672.50**	**170,871.19**	**135,090.00**	**35,781.19**	**261,765.00**

Enforcement Fees							
42050 - Design Review Application	3,548.52	1,500.00	2,048.52	14,488.00	9,000.00	5,488.00	18,000.00
42100 - Fines	-	50.00	(50.00)	1,432.92	300.00	1,132.92	600.00
42101 - Collection fee	800.00	50.00	750.00	1,325.00	300.00	1,025.00	600.00
42104 - Late Fees	475.00	-	475.00	2,675.31	-	2,675.31	-
42105 - Tenant Account Setup Fee	-	200.00	(200.00)	400.00	1,200.00	(800.00)	2,100.00
42150 - Late Fees & Interest	-	185.00	(185.00)	-	1,110.00	(1,110.00)	2,220.00
42350 - Returned Deposit Fee	150.00	50.00	100.00	475.00	300.00	175.00	600.00
Total Enforcement Fees	**4,973.52**	**2,035.00**	**2,938.52**	**20,796.23**	**12,210.00**	**8,586.23**	**24,120.00**

Program & Amenity Revenues							
45050 - Facility & Park Rentals	-	600.00	(600.00)	300.00	3,600.00	(3,300.00)	9,600.00
45075 - Maint. Service Reimbursement & Bill Back	(100.07)	3,150.00	(3,250.07)	10,643.78	18,900.00	(8,256.22)	37,800.00
45100 - Fitness Revenue	25,770.00	16,000.00	9,770.00	193,221.00	135,000.00	58,221.00	231,000.00
45250 - Program Revenue	6,032.73	12,516.00	(6,483.27)	58,786.90	75,096.00	(16,309.10)	150,192.00
45350 - Program Sponsorship	2,291.66	6,250.00	(3,958.34)	20,890.60	37,500.00	(16,609.40)	75,000.00
45400 - Equipment Rental	-	-	-	(92.28)	-	(92.28)	-
45420 - Advertising Revenue	-	-	-	-	3,500.00	(3,500.00)	7,000.00
Total Program & Amenity Revenues	**33,994.32**	**38,516.00**	**(4,521.68)**	**283,750.00**	**273,596.00**	**10,154.00**	**510,592.00**

Other Revenue							
49050 - Access Device Revenue	553.79	375.00	178.79	3,968.48	2,250.00	1,718.48	4,500.00
49150 - Interest	20.42	75.00	(54.58)	115.19	450.00	(334.81)	900.00
49155 - Bank Interest	37.96	-	37.96	358.94	-	358.94	-
49900 - Reimbursement Receipts	2,955.66	-	2,955.66	16,723.57	-	16,723.57	-
Total Other Revenue	**3,567.83**	**450.00**	**3,117.83**	**21,166.18**	**2,700.00**	**18,466.18**	**5,400.00**
Total Income	**476,029.53**	**408,531.00**	**67,498.53**	**2,647,179.15**	**2,323,346.00**	**323,833.15**	**4,748,257.00**

Operating Expense

Administrative							
50000 - Accounting Fee	-	-	-	15,600.00	8,300.00	(7,300.00)	8,300.00
50025 - Staff Development & Recognition	140.95	100.00	(40.95)	1,652.44	4,000.00	2,347.56	8,000.00
50075 - Bank Charges	55.00	30.00	(25.00)	200.00	180.00	(20.00)	360.00

KISSING TREE MASTER COMMUNITY, INC.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
50100 - Comp - Srv & Sup	(250.00)	-	250.00	-	-	-	-
50125 - Website & Software	1,324.76	1,500.00	175.24	7,611.51	9,000.00	1,388.49	20,400.00
50150 - Coupons & Statements	1,039.95	625.00	(414.95)	8,264.56	3,750.00	(4,514.56)	7,500.00
50200 - Dep. & Amort.	2,189.71	2,190.00	.29	13,138.26	13,140.00	1.74	26,280.00
50300 - Insurance	16,671.43	15,000.00	(1,671.43)	82,618.12	90,000.00	7,381.88	189,000.00
50325 - Interest Expense	84.49	147.00	62.51	816.34	882.00	65.66	882.00
50375 - Legal Fees-General Counsel	2,247.50	-	(2,247.50)	7,921.00	1,500.00	(6,421.00)	3,000.00
50425 - Mgmt Fees-Staffing	142,600.04	150,032.00	7,431.96	808,513.37	900,192.00	91,678.63	1,800,384.00
50426 - Mgmt Fee-Tech	1,468.65	1,335.00	(133.65)	8,696.40	8,010.00	(686.40)	16,020.00
50427 - Mgmt Fee-Doors	4,420.50	4,511.50	91.00	26,082.00	26,075.00	(7.00)	54,166.00
50429 - Managment Collection Fees	1,037.50	142.50	(895.00)	3,062.67	855.00	(2,207.67)	1,710.00
50485 - Mileage/Auto	374.84	200.00	(174.84)	374.84	1,200.00	825.16	2,400.00
50486 - Vehicle Expense	755.71	1,095.00	339.29	41,347.69	6,570.00	(34,777.69)	13,140.00
50525 - Office Equipment/Furniture	127.30	1,000.00	872.70	2,545.61	6,000.00	3,454.39	12,000.00
50600 - Office Supplies	715.13	835.00	119.87	6,178.99	5,010.00	(1,168.99)	10,020.00
50650 - Postage	37.44	210.00	172.56	670.59	1,260.00	589.41	2,520.00
50675 - Professional Fees	288.34	300.00	11.66	1,742.38	1,800.00	57.62	3,600.00
50700 - Property Tax & Sales Tax	-	30,000.00	30,000.00	72,679.05	30,000.00	(42,679.05)	30,000.00
50725 - Telephone & Internet	4,332.27	1,900.00	(2,432.27)	15,409.52	11,400.00	(4,009.52)	22,800.00
50800 - Uniforms & Clothing	174.46	-	(174.46)	3,861.35	4,250.00	388.65	5,000.00
Total Administrative	**179,835.97**	**211,153.00**	**31,317.03**	**1,128,986.69**	**1,133,374.00**	**4,387.31**	**2,237,482.00**
Communications							
51050 - Digital Tools & Support	(299.00)	-	299.00	-	-	-	-
Total Communications	**(299.00)**	**-**	**299.00**	**-**	**-**	**-**	**-**
Utilities							
60000 - Electric Service	9,663.20	9,880.00	216.80	53,012.83	59,280.00	6,267.17	118,560.00
60050 - Gas Services	1,035.10	1,000.00	(35.10)	12,765.58	17,000.00	4,234.42	30,000.00
60100 - Water & Sewer	37,777.78	30,360.00	(7,417.78)	167,336.05	182,156.08	14,820.03	364,316.08
Total Utilities	**48,476.08**	**41,240.00**	**(7,236.08)**	**233,114.46**	**258,436.08**	**25,321.62**	**512,876.08**
Landscaping							
61150 - Irrigation Inspection & Repairs	-	3,000.00	3,000.00	17,426.51	15,000.00	(2,426.51)	29,250.00
61200 - Landscape Maintenance	58,257.51	72,658.96	14,401.45	368,894.51	419,705.46	50,810.95	843,199.78
61250 - Landscape Refurbishment & New Projects	-	-	-	42,548.78	40,955.00	(1,593.78)	40,955.00
61300 - Tree Maintenance	950.00	3,000.00	2,050.00	950.00	10,000.00	9,050.00	19,000.00
61910 - Landscape Maint Golf Shared	100,000.00	100,000.00	-	200,000.00	200,000.00	-	400,000.00
Total Landscaping	**159,207.51**	**178,658.96**	**19,451.45**	**629,819.80**	**685,660.46**	**55,840.66**	**1,332,404.78**
Amenity Maintenance							
62000 - General Maintenance/Repairs/Supplies	1,406.43	4,250.00	2,843.57	20,923.36	25,500.00	4,576.64	51,000.00
62051 - Elevator Testing & Maintenance	-	100.00	100.00	-	600.00	600.00	3,600.00

KISSING TREE MASTER COMMUNITY, INC.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
62075 - Fitness Equipment	746.44	700.00	(46.44)	3,540.96	4,200.00	659.04	8,400.00
62100 - Gate Attendant/Patrol Services	51,919.63	59,150.00	7,230.37	366,240.90	354,900.00	(11,340.90)	709,800.00
62125 - Access Control Systems & Devices	6,815.66	3,708.42	(3,107.24)	34,436.66	21,602.46	(12,834.20)	52,492.56
62150 - Fire & Safety	2,903.55	575.00	(2,328.55)	6,499.55	3,450.00	(3,049.55)	6,900.00
62200 - Gate/Fence/Wall Repairs & Maintenance	(246.89)	1,000.00	1,246.89	7,050.95	6,000.00	(1,050.95)	12,000.00
62250 - HVAC Service	227.36	1,000.00	772.64	4,518.72	6,000.00	1,481.28	12,000.00
62300 - Janitorial Service & Supplies	2,952.10	2,600.00	(352.10)	11,444.43	15,600.00	4,155.57	31,200.00
62325 - Lighting & Electric	2,297.32	400.00	(1,897.32)	3,857.32	2,400.00	(1,457.32)	4,800.00
62425 - Permits	515.00	-	(515.00)	515.00	-	(515.00)	-
62450 - Pest Control	541.25	500.00	(41.25)	3,039.91	3,000.00	(39.91)	6,000.00
62500 - Pool Maintenance	8,575.00	3,500.00	(5,075.00)	21,142.27	27,000.00	5,857.73	54,000.00
62525 - Pool Repairs	(1,325.00)	-	1,325.00	-	-	-	-
62550 - Pool Supplies	-	100.00	100.00	-	600.00	600.00	1,200.00
62600 - Community Enhancement Projects	-	1,500.00	1,500.00	-	52,377.00	52,377.00	64,377.00
62625 - Site Signage	253.15	100.00	(153.15)	2,245.21	600.00	(1,645.21)	1,200.00
62655 - Sports Court P&S	-	-	-	587.53	4,215.00	3,627.47	5,715.00
62675 - Street Maintenance	-	-	-	1,266.77	15,335.00	14,068.23	15,335.00
62750 - Waste Removal/Recycling	1,131.70	1,100.00	(31.70)	7,392.35	6,600.00	(792.35)	13,200.00
62765 - Pond & Storm Water Systems	4,740.93	1,750.00	(2,990.93)	23,152.26	40,500.00	17,347.74	81,000.00
Total Amenity Maintenance	**83,453.63**	**82,033.42**	**(1,420.21)**	**517,854.15**	**590,479.46**	**72,625.31**	**1,134,219.56**
Community Engagement							
70075 - Cafe Expense	2,455.05	2,000.00	(455.05)	13,871.20	11,500.00	(2,371.20)	23,500.00
70250 - Fitness Supplies	(539.01)	-	539.01	-	-	-	-
70300 - Fitness Classes	25,665.13	16,300.00	(9,365.13)	130,865.29	97,800.00	(33,065.29)	195,600.00
70400 - Club Initiatives	-	250.00	250.00	1,000.00	1,500.00	500.00	3,000.00
70650 - Welcome Program	780.00	1,950.00	1,170.00	3,008.93	5,300.00	2,291.07	10,050.00
70700 - Entertainment Licenses	-	200.00	200.00	-	1,700.00	1,700.00	4,500.00
75000 - Decorations & Flags	-	-	-	403.55	10,000.00	9,596.45	20,000.00
75200 - Community Programs & Supplies	16,050.21	11,920.00	(4,130.21)	73,288.12	71,520.00	(1,768.12)	143,040.00
Total Community Engagement	**44,411.38**	**32,620.00**	**(11,791.38)**	**222,437.09**	**199,320.00**	**(23,117.09)**	**399,690.00**
Reserve							
80000 - Reserve Contributions	9,259.25	9,259.25	-	55,555.50	55,555.50	-	111,111.00
Total Reserve	**9,259.25**	**9,259.25**	**-**	**55,555.50**	**55,555.50**	**-**	**111,111.00**
Total Expense	**524,344.82**	**554,964.63**	**30,619.81**	**2,787,767.69**	**2,922,825.50**	**135,057.81**	**5,727,783.42**
Operating Net Total	**(48,315.29)**	**(146,433.63)**	**98,118.34**	**(140,588.54)**	**(599,479.50)**	**458,890.96**	**(979,526.42)**
Net Total	**(48,315.29)**	**(146,433.63)**	**98,118.34**	**(140,588.54)**	**(599,479.50)**	**458,890.96**	**(979,526.42)**