



KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

06/30/2025

Financial Package

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# KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

## Balance Sheet For 6/30/2025

### Cash-Operating

Checking-Operating \$39,251.61

### Total Cash-Operating

**\$39,251.61**

### Cash-Reserves

Reserve Checking \$85,799.20

### Total Cash-Reserves

**\$85,799.20**

### Accounts Receivable

Accounts Receivable \$4,843.20

### Total Accounts Receivable

**\$4,843.20**

### Current Asset (Other)

Deposits \$6,870.00

Prepaid Insurance \$969.48

### Total Current Asset (Other)

**\$7,839.48**

### Total Assets

**\$137,733.49**

### Accounts Payable

Accounts Payable \$61,430.75

Accrued expense - Ancillary fee (\$95.00)

### Total Accounts Payable

**\$61,335.75**

### Current Liabilities

Prepaid Assessments \$7,626.02

### Total Current Liabilities

**\$7,626.02**

### Due to Related Party

Late Fees \$75.00

### Total Due to Related Party

**\$75.00**

### Reserve Contribution

Unearned Reserve Income \$85,358.03

### Total Reserve Contribution

**\$85,358.03**

### Equity

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

Current Year Surplus (Deficit) (\$2,184.83)

### Total Equity

**(\$16,661.31)**

### Total Liabilities / Equity

**\$137,733.49**

# KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

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

|                                | Current Period |           |            | Year To Date |            |            | Annual Budget |
|--------------------------------|----------------|-----------|------------|--------------|------------|------------|---------------|
|                                | Actual         | Budget    | Variance   | Actual       | Budget     | Variance   |               |
| Operating Income               |                |           |            |              |            |            |               |
| Assessment Revenue             |                |           |            |              |            |            |               |
| 40000 - Association Assessment | 27,656.61      | 27,405.00 | 251.61     | 155,882.37   | 155,660.40 | 221.97     | 331,052.40    |
| 40210 - Water Reimbursement    | 4,226.74       | 3,300.00  | 926.74     | 28,230.96    | 19,800.00  | 8,430.96   | 39,600.00     |
| Total Assessment Revenue       | 31,883.35      | 30,705.00 | 1,178.35   | 184,113.33   | 175,460.40 | 8,652.93   | 370,652.40    |
| Enforcement Fees               |                |           |            |              |            |            |               |
| 42100 - Fines                  | -              | -         | -          | 25.00        | -          | 25.00      | -             |
| 42101 - Collection fee         | 35.00          | -         | 35.00      | 70.00        | -          | 70.00      | -             |
| 42104 - Late Fees              | 75.00          | -         | 75.00      | 150.00       | -          | 150.00     | -             |
| 42350 - Returned Deposit Fee   | -              | -         | -          | 25.00        | -          | 25.00      | -             |
| Total Enforcement Fees         | 110.00         | -         | 110.00     | 270.00       | -          | 270.00     | -             |
| Reserve Contribution           |                |           |            |              |            |            |               |
| 47100 - Reserve Fund-COE       | 1,647.00       | 3,288.60  | (1,641.60) | 14,123.03    | 10,413.90  | 3,709.13   | 16,991.10     |
| Total Reserve Contribution     | 1,647.00       | 3,288.60  | (1,641.60) | 14,123.03    | 10,413.90  | 3,709.13   | 16,991.10     |
| Other Revenue                  |                |           |            |              |            |            |               |
| 49155 - Bank Interest          | 13.25          | -         | 13.25      | 78.50        | -          | 78.50      | -             |
| 49798 - Developer Subsidy      | -              | 500.00    | (500.00)   | -            | 3,000.00   | (3,000.00) | 5,928.10      |
| 49900 - Reimbursement Receipts | 414.09         | -         | 414.09     | 820.22       | 750.00     | 70.22      | 1,500.00      |
| Total Other Revenue            | 427.34         | 500.00    | (72.66)    | 898.72       | 3,750.00   | (2,851.28) | 7,428.10      |
| Total Income                   | 34,067.69      | 34,493.60 | (425.91)   | 199,405.08   | 189,624.30 | 9,780.78   | 395,071.60    |

## Operating Expense

|                                      |                 |                 |                |                  |                  |               |                  |
|--------------------------------------|-----------------|-----------------|----------------|------------------|------------------|---------------|------------------|
| <b>Administrative</b>                |                 |                 |                |                  |                  |               |                  |
| 50000 - Accounting Fee               | -               | -               | -              | 650.00           | -                | (650.00)      | 1,200.00         |
| 50075 - Bank Charges                 | 10.00           | -               | (10.00)        | 20.00            | -                | (20.00)       | -                |
| 50100 - Comp - Srv & Sup             | 50.00           | -               | (50.00)        | 300.00           | -                | (300.00)      | -                |
| 50150 - Coupons & Statements         | 129.08          | 120.00          | (9.08)         | 947.70           | 681.60           | (266.10)      | 1,449.60         |
| 50300 - Insurance                    | 323.16          | 389.00          | 65.84          | 2,007.96         | 2,294.00         | 286.04        | 4,838.00         |
| 50375 - Legal Fees-General Counsel   | -               | -               | -              | -                | 1,000.00         | 1,000.00      | 2,000.00         |
| 50427 - Mgmt Fee-Doors               | 1,480.00        | 1,500.00        | 20.00          | 8,360.00         | 8,520.00         | 160.00        | 18,120.00        |
| 50429 - Managment Collection Fees    | 72.50           | -               | (72.50)        | 145.00           | -                | (145.00)      | -                |
| 50480 - Meter Reading                | 850.00          | 800.00          | (50.00)        | 4,250.00         | 4,800.00         | 550.00        | 9,600.00         |
| 50600 - Office Supplies              | 3.20            | 25.00           | 21.80          | 85.60            | 150.00           | 64.40         | 300.00           |
| 50625 - Permits & Licenses           | -               | -               | -              | -                | 50.00            | 50.00         | 100.00           |
| 50650 - Postage                      | .69             | 25.00           | 24.31          | 1.38             | 150.00           | 148.62        | 300.00           |
| <b>Total Administrative</b>          | <b>2,918.63</b> | <b>2,859.00</b> | <b>(59.63)</b> | <b>16,767.64</b> | <b>17,645.60</b> | <b>877.96</b> | <b>37,907.60</b> |
| <b>Utilities</b>                     |                 |                 |                |                  |                  |               |                  |
| 60000 - Electric -                   | 460.49          | 475.00          | 14.51          | 3,053.01         | 2,850.00         | (203.01)      | 5,700.00         |
| 60100 - Water & Sewer - Reimbursable | 7,635.66        | 3,300.00        | (4,335.66)     | 44,319.14        | 19,800.00        | (24,519.14)   | 39,600.00        |
| 60105 - Water - Irrigation           | 934.00          | 1,350.00        | 416.00         | 6,975.69         | 8,100.00         | 1,124.31      | 16,200.00        |

# KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

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

|                                             | Current Period |           |            | Year To Date |            |             | Annual Budget |
|---------------------------------------------|----------------|-----------|------------|--------------|------------|-------------|---------------|
|                                             | Actual         | Budget    | Variance   | Actual       | Budget     | Variance    |               |
| Operating Expense                           |                |           |            |              |            |             |               |
| Total Utilities                             | 9,030.15       | 5,125.00  | (3,905.15) | 54,347.84    | 30,750.00  | (23,597.84) | 61,500.00     |
| Landscaping                                 |                |           |            |              |            |             |               |
| 61150 - Irrigation System                   | -              | 1,000.00  | 1,000.00   | 1,679.51     | 6,000.00   | 4,320.49    | 12,000.00     |
| 61200 - Landscape Maintenance               | 16,233.66      | 16,950.00 | 716.34     | 91,520.26    | 96,276.00  | 4,755.74    | 204,756.00    |
| 61201 - Landscape Maint. - Common Area      | 2,733.31       | 2,733.00  | (.31)      | 16,399.86    | 16,398.00  | (1.86)      | 32,800.00     |
| 61250 - Landscape Refurbish                 | -              | 500.00    | 500.00     | 6,286.46     | 6,000.00   | (286.46)    | 9,000.00      |
| 61300 - Tree Maintenance                    | -              | -         | -          | -            | 1,500.00   | 1,500.00    | 2,500.00      |
| Total Landscaping                           | 18,966.97      | 21,183.00 | 2,216.03   | 115,886.09   | 126,174.00 | 10,287.91   | 261,056.00    |
| Amenity Maintenance                         |                |           |            |              |            |             |               |
| 62050 - Building Maint - Repairs & Supplies | -              | -         | -          | 125.31       | 750.00     | 624.69      | 1,500.00      |
| Total Amenity Maintenance                   | -              | -         | -          | 125.31       | 750.00     | 624.69      | 1,500.00      |
| Community Engagement                        |                |           |            |              |            |             |               |
| 70650 - Community Welcoming Program         | 80.00          | -         | (80.00)    | 340.00       | -          | (340.00)    | -             |
| Total Community Engagement                  | 80.00          | -         | (80.00)    | 340.00       | -          | (340.00)    | -             |
| Reserve                                     |                |           |            |              |            |             |               |
| 80000 - Reserve Contributions               | 1,647.00       | 2,759.00  | 1,112.00   | 14,123.03    | 16,554.00  | 2,430.97    | 33,108.00     |
| Total Reserve                               | 1,647.00       | 2,759.00  | 1,112.00   | 14,123.03    | 16,554.00  | 2,430.97    | 33,108.00     |
| Total Expense                               | 32,642.75      | 31,926.00 | (716.75)   | 201,589.91   | 191,873.60 | (9,716.31)  | 395,071.60    |
| Operating Net Total                         | 1,424.94       | 2,567.60  | (1,142.66) | (2,184.83)   | (2,249.30) | 64.47       | -             |
| Net Total                                   | 1,424.94       | 2,567.60  | (1,142.66) | (2,184.83)   | (2,249.30) | 64.47       | -             |