



KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

07/31/2025

Financial Package

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KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Balance Sheet For 7/31/2025

Cash-Operating

Checking-Operating \$5,108.48

Total Cash-Operating

\$5,108.48

Cash-Reserves

Reserve Checking \$86,360.52

Total Cash-Reserves

\$86,360.52

Accounts Receivable

Accounts Receivable \$4,790.66

Total Accounts Receivable

\$4,790.66

Current Asset (Other)

Deposits \$6,870.00

Prepaid Insurance \$1,128.48

Total Current Asset (Other)

\$7,998.48

Total Assets

\$104,258.14

Accounts Payable

Accounts Payable \$30,420.19

Accrued expense - Ancillary fee (\$95.00)

Total Accounts Payable

\$30,325.19

Current Liabilities

Prepaid Assessments \$6,146.02

Total Current Liabilities

\$6,146.02

Due to Related Party

Late Fees \$75.00

Total Due to Related Party

\$75.00

Reserve Contribution

Unearned Reserve Income \$85,907.03

Total Reserve Contribution

\$85,907.03

Equity

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

Current Year Surplus (Deficit) (\$3,718.62)

Total Equity

(\$18,195.10)

Total Liabilities / Equity

\$104,258.14

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
40000 - Association Assessment	27,816.00	28,501.20	(685.20)	183,698.37	184,161.60	(463.23)	331,052.40
40210 - Water Reimbursement	5,915.66	3,300.00	2,615.66	34,146.62	23,100.00	11,046.62	39,600.00
Total Assessment Revenue	33,731.66	31,801.20	1,930.46	217,844.99	207,261.60	10,583.39	370,652.40
Enforcement Fees							
42100 - Fines	-	-	-	25.00	-	25.00	-
42101 - Collection fee	-	-	-	70.00	-	70.00	-
42104 - Late Fees	75.00	-	75.00	225.00	-	225.00	-
42350 - Returned Deposit Fee	-	-	-	25.00	-	25.00	-
Total Enforcement Fees	75.00	-	75.00	345.00	-	345.00	-
Reserve Contribution							
47100 - Reserve Fund-COE	549.00	3,288.60	(2,739.60)	14,672.03	13,702.50	969.53	16,991.10
Total Reserve Contribution	549.00	3,288.60	(2,739.60)	14,672.03	13,702.50	969.53	16,991.10
Other Revenue							
49150 - Interest	1.15	-	1.15	1.15	-	1.15	-
49155 - Bank Interest	13.87	-	13.87	92.37	-	92.37	-
49798 - Developer Subsidy	-	500.00	(500.00)	-	3,500.00	(3,500.00)	5,928.10
49900 - Reimbursement Receipts	182.54	250.00	(67.46)	1,002.76	1,000.00	2.76	1,500.00
Total Other Revenue	197.56	750.00	(552.44)	1,096.28	4,500.00	(3,403.72)	7,428.10
Total Income	34,553.22	35,839.80	(1,286.58)	233,958.30	225,464.10	8,494.20	395,071.60

Operating Expense

Administrative

50000 - Accounting Fee	-	-	-	650.00	-	(650.00)	1,200.00
50075 - Bank Charges	-	-	-	20.00	-	(20.00)	-
50100 - Comp - Srv & Sup	50.00	-	(50.00)	350.00	-	(350.00)	-
50150 - Coupons & Statements	210.54	124.80	(85.74)	1,158.24	806.40	(351.84)	1,449.60
50300 - Insurance	366.99	389.00	22.01	2,374.95	2,683.00	308.05	4,838.00
50375 - Legal Fees-General Counsel	3,783.00	500.00	(3,283.00)	3,783.00	1,500.00	(2,283.00)	2,000.00
50427 - Mgmt Fee-Doors	1,510.00	1,560.00	50.00	9,870.00	10,080.00	210.00	18,120.00
50429 - Managment Collection Fees	37.50	-	(37.50)	182.50	-	(182.50)	-
50480 - Meter Reading	1,750.00	800.00	(950.00)	6,000.00	5,600.00	(400.00)	9,600.00
50600 - Office Supplies	.40	25.00	24.60	86.00	175.00	89.00	300.00
50625 - Permits & Licenses	-	25.00	25.00	-	75.00	75.00	100.00
50650 - Postage	-	25.00	25.00	1.38	175.00	173.62	300.00
Total Administrative	7,708.43	3,448.80	(4,259.63)	24,476.07	21,094.40	(3,381.67)	37,907.60

Utilities

60000 - Electric -	460.39	475.00	14.61	3,513.40	3,325.00	(188.40)	5,700.00
60100 - Water & Sewer - Reimbursable	7,679.22	3,300.00	(4,379.22)	51,998.36	23,100.00	(28,898.36)	39,600.00

KISSING TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
60105 - Water - Irrigation	88.00	1,350.00	1,262.00	7,063.69	9,450.00	2,386.31	16,200.00
Total Utilities	8,227.61	5,125.00	(3,102.61)	62,575.45	35,875.00	(26,700.45)	61,500.00
Landscaping							
61150 - Irrigation System	325.00	1,000.00	675.00	2,004.51	7,000.00	4,995.49	12,000.00
61200 - Landscape Maintenance	16,233.66	17,628.00	1,394.34	107,753.92	113,904.00	6,150.08	204,756.00
61201 - Landscape Maint. - Common Area	2,733.31	2,733.00	(.31)	19,133.17	19,131.00	(2.17)	32,800.00
61250 - Landscape Refurbish	-	500.00	500.00	6,286.46	6,500.00	213.54	9,000.00
61300 - Tree Maintenance	-	500.00	500.00	-	2,000.00	2,000.00	2,500.00
Total Landscaping	19,291.97	22,361.00	3,069.03	135,178.06	148,535.00	13,356.94	261,056.00
Amenity Maintenance							
62050 - Building Maint - Repairs & Supplies	300.00	250.00	(50.00)	425.31	1,000.00	574.69	1,500.00
Total Amenity Maintenance	300.00	250.00	(50.00)	425.31	1,000.00	574.69	1,500.00
Community Engagement							
70650 - Community Welcoming Program	10.00	-	(10.00)	350.00	-	(350.00)	-
Total Community Engagement	10.00	-	(10.00)	350.00	-	(350.00)	-
Reserve							
80000 - Reserve Contributions	549.00	2,759.00	2,210.00	14,672.03	19,313.00	4,640.97	33,108.00
Total Reserve	549.00	2,759.00	2,210.00	14,672.03	19,313.00	4,640.97	33,108.00
Total Expense	36,087.01	33,943.80	(2,143.21)	237,676.92	225,817.40	(11,859.52)	395,071.60
Operating Net Total	(1,533.79)	1,896.00	(3,429.79)	(3,718.62)	(353.30)	(3,365.32)	-
Net Total	(1,533.79)	1,896.00	(3,429.79)	(3,718.62)	(353.30)	(3,365.32)	-