



Financial Report Package

01/01/2022 to 01/31/2022

Prepared for

**Kissing Camels Property Owners' Association,
Inc.**

RowCal

Monthly Association Financials
RowCal Care Team Update

**Balance Sheet - Operating**

Kissing Camels Property Owners' Association, Inc.

End Date: 01/31/2022

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Assets**CASH - OPERATING**

10-1000-00	SouthState Bank - Operating 0480	\$289,906.69
10-1002-00	SouthState Bank - Debit Card 9008	4,215.07
10-1007-00	ML-Operating MMA 7405	168,112.45
10-1050-00	ML Operating ISA Account	141,250.00
10-1059-00	ML- Comenity Bank CD 05.13.22 .10%	200,000.00
10-1060-00	ML- Synchrony Bank CD 11.17.22 .20%	200,000.00

Total CASH - OPERATING:

\$1,003,484.21**CASH - RESERVES**

11-1100-00	SouthState Bank - Reserves 0483	162,543.23
11-1120-00	ML-Reserve ISA Account	86,748.00
11-1300-00	ML-Reserve MMA	273.38
11-1335-00	ML- Pacific City Bank CD 02.25.22 .050%	200,000.00
11-1336-00	ML- Goldman Sachs Bank CD 04.07.22 .05%	200,000.00
11-1337-00	ML- Safra Ntl Bank CD 05.05.22 .10%	200,000.00
11-1338-00	ML- Beal Bank CD 06.15.22 .05%	200,000.00
11-1339-00	ML- UBS Bank CD 08.11.22 .15%	200,000.00
11-1340-00	ML- Hingham CD 04.29.22 .05%	200,000.00
11-1341-00	ML- Colorado Fed Svgs CD 10.28.22 .15%	240,000.00
11-1342-00	ML- State Bank CD 12.06.22 .20%	200,000.00
11-1343-00	ML- BMW Bank N.A. CD 12.09.22 .25%	200,000.00

Total CASH - RESERVES:

\$2,089,564.61**ACCOUNTS RECEIVABLE**

15-1500-00	Accounts Receivables	48,214.69
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Total ACCOUNTS RECEIVABLE:

\$48,214.69**PREPAID EXPENSES**

16-1600-00	Prepaid Insurance	8,440.00
16-1625-00	Security Deposit-Office	1,600.00

Total PREPAID EXPENSES:

\$10,040.00**PROPERTY, PLANT AND EQUIPMENT**

18-1860-00	Land	137,830.56
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Total PROPERTY, PLANT AND EQUIPMENT:

\$137,830.56**Total Assets:**\$3,289,134.07**Liabilities & Equity****CURRENT LIABILITIES**

20-2000-00	Accounts Payable	57,982.94
20-2500-00	Prepaid Assessments	47,075.95
20-2530-00	Builder Escrow Deposit	75,000.00
20-2540-00	Street Cut Deposit	63,495.00
20-2545-00	Permit Deposit	1,000.00
20-2600-00	Deferred Assessment Revenue	232,100.64

Total CURRENT LIABILITIES:

\$476,654.53**RESERVES**

30-3005-00	Reserves-Fiscal Year Contributions	248,562.44
30-3010-00	Reserves - FY Interest	802.39
30-3015-00	Impact Fee Contributions	26,941.00
30-3020-00	Reserves-Nature Trail/ Bench Contributions	(200.00)

**Balance Sheet - Operating**Kissing Camels Property Owners' Association, Inc.
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30-3200-00	Undesignated Reserves	\$2,336,887.89	
30-3225-00	Reserve - Consulting/Studies	(11,497.50)	
30-3226-00	New Developments	(46,855.00)	
30-3230-00	Reserves - Concrete Repairs	(5,359.40)	
30-3240-00	Reserves - Asphalt Seal/Repair	(390,967.00)	
30-3255-00	Reserves - Traffic Speed Sign	(804.61)	
30-3265-00	Reserves - Security Equipment Upgrades	(58,610.60)	
30-3270-00	Reserve-Nature Trails	(1,900.00)	
30-3275-00	Reserve-Landscape Improvements	(7,435.00)	
Total RESERVES:			<u>\$2,089,564.61</u>
RETAINED EARNINGS			
39-3999-00	Retained Earnings	719,930.99	
Total RETAINED EARNINGS:			<u>\$719,930.99</u>
	Net Income Gain / Loss	2,983.94	
			<u>\$2,983.94</u>
Total Liabilities & Equity:			<u>\$3,289,134.07</u>



Reserve Schedule

Kissing Camels Property Owners' Association, Inc.
01/01/2022 To 01/31/2022

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Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
Reserves-Fiscal Year Contributions	\$213,053.52	\$35,508.92	\$0.00	\$0.00	\$0.00	\$248,562.44
Reserves - FY Interest	\$727.64	\$74.75	\$0.00	\$0.00	\$0.00	\$802.39
Impact Fee Contributions	\$23,441.00	\$3,500.00	\$0.00	\$0.00	\$0.00	\$26,941.00
Reserves-Nature Trail/ Bench Contributions	(\$200.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$200.00)
Undesignated Reserves	\$2,336,887.89	\$0.00	\$0.00	\$0.00	\$0.00	\$2,336,887.89
Reserve - Consulting/Studies	\$0.00	\$0.00	\$11,497.50	\$0.00	\$0.00	(\$11,497.50)
New Developments	(\$41,315.00)	\$0.00	\$5,540.00	\$0.00	\$0.00	(\$46,855.00)
Reserves - Concrete Repairs	(\$5,359.40)	\$0.00	\$0.00	\$0.00	\$0.00	(\$5,359.40)
Reserves - Asphalt Seal/Repair	(\$387,967.00)	\$0.00	\$3,000.00	\$0.00	\$0.00	(\$390,967.00)
Reserves - Traffic Speed Sign	(\$804.61)	\$0.00	\$0.00	\$0.00	\$0.00	(\$804.61)
Reserves - Security Equipment Upgrades	(\$58,610.60)	\$0.00	\$0.00	\$0.00	\$0.00	(\$58,610.60)
Reserve-Nature Trails	(\$1,900.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,900.00)
Reserve-Landscape Improvements	\$0.00	\$0.00	\$7,435.00	\$0.00	\$0.00	(\$7,435.00)
	\$2,077,953.44	\$39,083.67	\$27,472.50	\$0.00	\$0.00	\$2,089,564.61



Income Statement - Operating
 Kissing Camels Property Owners' Association, Inc.
 01/31/2022

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000-00 Assmtns-KCE	\$60,660.00	\$60,840.00	(\$180.00)	\$424,781.11	\$425,880.00	(\$1,098.89)	\$730,080.00
4005-00 Assmtns-Camels Ridge	16,560.00	16,380.00	180.00	114,865.00	114,660.00	205.00	196,560.00
4006-00 Assmtns-The Park	13,140.00	13,140.00	-	92,005.00	91,980.00	25.00	157,680.00
4007-00 Assmtns-Courtyard	5,580.00	5,580.00	-	39,060.00	39,060.00	-	66,960.00
4008-00 Assmtns-The Greens	6,012.00	5,940.00	72.00	42,109.00	41,580.00	529.00	71,280.00
4009-00 Assmtns-Signature Golf	2,952.00	3,060.00	(108.00)	20,664.00	21,420.00	(756.00)	36,720.00
4010-00 Assmtns-The Retreat	2,880.00	2,880.00	-	20,160.00	20,160.00	-	34,560.00
4015-00 Assmtns-KC Townhomes	706.32	783.34	(77.02)	5,179.68	5,483.38	(303.70)	9,400.00
4020-00 Assessments- Lots	7,560.00	6,840.00	720.00	54,000.00	47,880.00	6,120.00	82,080.00
TOTAL INCOME	\$116,050.32	\$115,443.34	\$606.98	\$812,823.79	\$808,103.38	\$4,720.41	\$1,385,320.00
USER FEE INCOME							
4255-00 Trash Income	-	-	-	250.00	-	250.00	-
4259-00 Extra Recycle	42.48	-	42.48	127.44	-	127.44	-
4260-00 Recycling Income	6,584.40	2,271.00	4,313.40	19,511.67	15,897.00	3,614.67	27,250.00
4261-00 Extra Toter	242.40	-	242.40	727.20	-	727.20	-
4262-00 Lot Mowing Income	-	-	-	2,470.00	-	2,470.00	-
TOTAL USER FEE INCOME	\$6,869.28	\$2,271.00	\$4,598.28	\$23,086.31	\$15,897.00	\$7,189.31	\$27,250.00
COLLECTION INCOME							
4300-00 Collection Processing Fees	(95.85)	167.00	(262.85)	850.90	1,165.00	(314.10)	2,000.00
4305-00 Late Fees & Interest	(713.87)	-	(713.87)	6,401.39	-	6,401.39	-
4320-00 Compliance Fines	4,200.00	-	4,200.00	6,895.00	-	6,895.00	-
TOTAL COLLECTION INCOME	\$3,390.28	\$167.00	\$3,223.28	\$14,147.29	\$1,165.00	\$12,982.29	\$2,000.00
OTHER INCOME							
4415-00 Miscellaneous Income	-	-	-	1,367.49	-	1,367.49	-
4417-00 Holiday Fund	(1,000.00)	-	(1,000.00)	50.00	-	50.00	-
4420-00 KC5 LLC/Undev Lot	500.00	375.00	125.00	500.00	2,625.00	(2,125.00)	4,500.00
4421-00 Fortitude/129N	-	-	-	250.00	-	250.00	-
4422-00 Shared Services-GOGC	10,466.58	10,466.59	(0.01)	73,266.06	73,266.13	(0.07)	125,599.00
4423-00 Toll Brothers- Reimbursables	-	-	-	(1,391.73)	-	(1,391.73)	-
4424-00 Shared Expenses-KC TH	2,175.75	2,175.75	-	15,230.25	15,230.25	-	26,109.00
4426-00 Greens-Recycling Income	423.99	-	423.99	1,271.97	-	1,271.97	-
4428-00 Architectural Review Fees	-	834.00	(834.00)	14,655.00	5,830.00	8,825.00	10,000.00
4434-00 Sec Stickers Tag Inc	-	584.00	(584.00)	355.00	4,080.00	(3,725.00)	7,000.00
4438-00 Impact Fees	3,500.00	1,757.00	1,743.00	26,941.00	12,299.00	14,642.00	21,087.00
4440-00 Security Inc-GOGC	-	166.67	(166.67)	-	1,166.69	(1,166.69)	2,000.00
4448-00 Sec Income-Cathl Ridge	2,100.00	2,100.00	-	14,700.00	14,700.00	-	25,200.00
TOTAL OTHER INCOME	\$18,166.32	\$18,459.01	(\$292.69)	\$147,195.04	\$129,197.07	\$17,997.97	\$221,495.00
INVESTMENT INCOME							
4500-00 Interest Income - Operating	25.40	33.34	(7.94)	278.57	233.38	45.19	400.00
4505-00 Interest Income - Reserves	74.75	163.84	(89.09)	802.39	1,146.88	(344.49)	1,966.00
TOTAL INVESTMENT INCOME	\$100.15	\$197.18	(\$97.03)	\$1,080.96	\$1,380.26	(\$299.30)	\$2,366.00
TOTAL OPERATING INCOME	\$144,576.35	\$136,537.53	\$8,038.82	\$998,333.39	\$955,742.71	\$42,590.68	\$1,638,431.00
RESERVE ALLOCATIONS							
4610-00 Assessment Reserve Transfer	(35,508.92)	(35,508.92)	-	(248,562.44)	(248,562.44)	-	(426,107.00)
4615-00 Reserve Interest Transfer	(74.75)	(166.67)	91.92	(802.39)	(1,166.69)	364.30	(2,000.00)
4618-00 Nature Trails Allocation	-	(1,757.25)	1,757.25	-	(12,300.75)	12,300.75	(21,087.00)
4620-00 Impact Fees Allocation	(3,500.00)	-	(3,500.00)	(26,941.00)	-	(26,941.00)	-
TOTAL RESERVE ALLOCATIONS	(\$39,083.67)	(\$37,432.84)	(\$1,650.83)	(\$276,305.83)	(\$262,029.88)	(\$14,275.95)	(\$449,194.00)
TOTAL INCOME	\$105,492.68	\$99,104.69	\$6,387.99	\$722,027.56	\$693,712.83	\$28,314.73	\$1,189,237.00
EXPENSE							



Income Statement - Operating
 Kissing Camels Property Owners' Association, Inc.
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
ADMINISTRATIVE EXPENSES							
5000-00 General Administrative	\$-	\$-	\$-	\$5.00	\$-	(\$5.00)	\$-
5010-00 Meeting Expense	-	417.00	417.00	2,658.36	2,919.00	260.64	5,000.00
5012-00 Sec Sticker Tag Expense	-	350.00	350.00	400.88	2,450.00	2,049.12	4,200.00
5040-00 Bank Charges	-	33.00	33.00	306.00	235.00	(71.00)	400.00
5043-00 IT Support	15.00	167.00	152.00	105.00	1,169.00	1,064.00	2,000.00
5045-00 Collection Fee Expense	150.00	-	(150.00)	1,200.00	-	(1,200.00)	-
5060-00 Office Supplies	2,652.70	375.00	(2,277.70)	6,368.61	2,625.00	(3,743.61)	4,500.00
5061-00 ARC Expenses	1,167.44	-	(1,167.44)	4,070.57	-	(4,070.57)	-
5075-00 Website	1,197.00	1,400.00	203.00	6,220.95	9,800.00	3,579.05	16,800.00
5090-00 Rent	1,917.88	1,874.00	(43.88)	15,165.52	13,118.00	(2,047.52)	22,482.00
TOTAL ADMINISTRATIVE EXPENSES	\$7,100.02	\$4,616.00	(\$2,484.02)	\$36,500.89	\$32,316.00	(\$4,184.89)	\$55,382.00
COMMUNICATION EXPENSES							
5100-00 Postage & Shipping	182.08	273.00	90.92	1,034.13	2,138.00	1,103.87	3,500.00
5105-00 Print, Copies, & Scans	546.66	417.00	(129.66)	2,244.01	2,915.00	670.99	5,000.00
5110-00 Newsletter Services	1,441.18	-	(1,441.18)	4,458.40	3,500.00	(958.40)	7,000.00
TOTAL COMMUNICATION EXPENSES	\$2,169.92	\$690.00	(\$1,479.92)	\$7,736.54	\$8,553.00	\$816.46	\$15,500.00
PAYROLL / BENEFIT EXPENSES							
5220-00 Bonuses & Commissions	(1,000.00)	-	1,000.00	-	-	-	-
TOTAL PAYROLL / BENEFIT EXPENSES	(\$1,000.00)	\$-	\$1,000.00	\$-	\$-	\$0.00	\$-
INSURANCE EXPENSES							
5240-00 Workers Compensation	578.00	-	(578.00)	578.00	-	(578.00)	651.00
5300-00 Insurance - General Liability	-	-	-	-	-	-	8,029.00
5303-00 Crime Insurance Premiums	-	-	-	-	-	-	2,023.00
5305-00 D&O Insurance Premiums	-	-	-	-	-	-	2,750.00
TOTAL INSURANCE EXPENSES	\$578.00	\$-	(\$578.00)	\$578.00	\$-	(\$578.00)	\$13,453.00
UTILITIES							
5410-00 Water/Electric	1,243.28	1,250.00	6.72	9,833.33	8,750.00	(1,083.33)	15,000.00
5415-00 Trash Removal Service	8,621.45	7,466.67	(1,154.78)	53,259.00	52,266.65	(992.35)	89,600.00
5416-00 Recycling Service	2,400.12	2,270.84	(129.28)	16,352.80	15,895.80	(457.00)	27,250.00
5425-00 Telephone Service	-	200.00	200.00	1,221.26	1,500.00	278.74	2,500.00
5440-00 Stormwater Fees	58.73	-	(58.73)	353.38	-	(353.38)	-
TOTAL UTILITIES	\$12,323.58	\$11,187.51	(\$1,136.07)	\$81,019.77	\$78,412.45	(\$2,607.32)	\$134,350.00
LANDSCAPING							
6300-00 Landscape Contract	3,308.00	3,308.00	-	23,156.00	23,156.00	-	39,696.00
6305-00 Landscaping Maintenance & Repa	-	-	-	450.00	-	(450.00)	-
6315-00 Flowers	-	-	-	4,455.00	5,600.00	1,145.00	14,000.00
6320-00 Tree Maintenance	-	2,500.00	2,500.00	6,041.78	7,500.00	1,458.22	10,000.00
6325-00 Snow Removal	-	8,000.00	8,000.00	-	29,000.00	29,000.00	50,000.00
6330-00 Irrigation System	115.85	-	(115.85)	2,410.58	3,125.00	714.42	7,500.00
6340-00 Landscape Improvements	-	-	-	1,723.65	4,500.00	2,776.35	9,000.00
6460-00 Misc Grounds Repair	8,932.57	500.00	(8,432.57)	21,307.25	3,500.00	(17,807.25)	6,000.00
TOTAL LANDSCAPING	\$12,356.42	\$14,308.00	\$1,951.58	\$59,544.26	\$76,381.00	\$16,836.74	\$136,196.00
SECURITY							
6405-00 Guard Service Contract	32,475.21	37,917.00	5,441.79	252,998.74	265,419.00	12,420.26	455,000.00
6407-00 Guard Service-Vehicle	1,357.24	1,428.00	70.76	10,179.30	9,996.00	(183.30)	17,130.00
6410-00 Guard House Maintenance	-	84.00	84.00	-	588.00	588.00	1,000.00
6415-00 Guard Service Computer	-	84.00	84.00	396.43	588.00	191.57	1,000.00
6420-00 Guardhouse Utilities	472.02	400.00	(72.02)	2,483.61	2,400.00	(83.61)	4,000.00
6422-00 Guardhouse Misc	47.29	200.00	152.71	1,155.87	1,500.00	344.13	2,500.00
6425-00 Visitors Mgmt Software	1,100.00	1,208.00	108.00	7,075.00	8,460.00	1,385.00	14,500.00
6430-00 Cameras-Repair/Main	-	300.00	300.00	-	2,000.00	2,000.00	3,500.00
6435-00 Guardhouse Phone	-	375.00	375.00	2,923.00	2,625.00	(298.00)	4,500.00
6437-00 Guardhouse Supplies	102.54	167.00	64.46	1,560.63	1,169.00	(391.63)	2,000.00
TOTAL SECURITY	\$35,554.30	\$42,163.00	\$6,608.70	\$278,772.58	\$294,745.00	\$15,972.42	\$505,130.00



Income Statement - Operating
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REPAIR AND MAINTENANCE							
6520-00 Holiday Lighting	\$-	\$-	\$-	\$21,607.58	\$21,000.00	(\$607.58)	\$21,000.00
6545-00 Electrical Repair	-	300.00	300.00	803.74	2,000.00	1,196.26	3,500.00
6560-00 Fence Repair & Maintenance	115.00	167.00	52.00	115.00	1,169.00	1,054.00	2,000.00
6605-00 Gate Repair & Access Control	230.00	1,000.00	770.00	3,290.00	7,000.00	3,710.00	12,000.00
6615-00 Lighting Contract	430.00	207.00	(223.00)	1,930.00	1,449.00	(481.00)	2,483.00
6735-00 Lot Mowing Expense	-	-	-	4,480.00	-	(4,480.00)	-
6757-00 Drainage Clean Out	2,500.00	-	(2,500.00)	3,500.00	2,500.00	(1,000.00)	7,000.00
6765-00 Sidewalk/Concrete Repair & Main	-	-	-	-	1,500.00	1,500.00	3,000.00
6770-00 Street Sign Repair & Maintenance	150.00	-	(150.00)	599.52	1,500.00	900.48	2,000.00
6775-00 Safety Sign Repair & Maintenance	-	-	-	1,465.41	1,500.00	34.59	2,000.00
6900-00 Contingency	-	167.00	167.00	-	1,165.00	1,165.00	2,000.00
TOTAL REPAIR AND MAINTENANCE	\$3,425.00	\$1,841.00	(\$1,584.00)	\$37,791.25	\$40,783.00	\$2,991.75	\$56,983.00
ROADS							
6786-00 Power Sweeping	-	-	-	-	3,000.00	3,000.00	6,000.00
6794-00 Street Striping	585.00	-	(585.00)	585.00	-	(585.00)	-
6796-00 Street Repair	-	-	-	600.00	2,500.00	1,900.00	5,000.00
TOTAL ROADS	\$585.00	\$-	(\$585.00)	\$1,185.00	\$5,500.00	\$4,315.00	\$11,000.00
PROFESSIONAL SERVICES							
7000-00 Audit & Tax Services	-	-	-	912.00	5,500.00	4,588.00	5,500.00
7020-00 Legal - General	-	250.00	250.00	4,277.50	1,750.00	(2,527.50)	3,000.00
7021-00 Legal-Collection	-	167.00	167.00	20.00	1,169.00	1,149.00	2,000.00
7022-00 Legal- WM492	-	-	-	2,229.50	-	(2,229.50)	-
7023-00 Legal- IN844	603.76	-	(603.76)	48,535.44	-	(48,535.44)	-
7024-00 Legal- 730RD	4,197.00	-	(4,197.00)	11,695.00	-	(11,695.00)	-
7500-00 Professional Management Fees	15,250.00	15,250.00	-	106,750.00	106,750.00	-	183,000.00
TOTAL PROFESSIONAL SERVICES	\$20,050.76	\$15,667.00	(\$4,383.76)	\$174,419.44	\$115,169.00	(\$59,250.44)	\$193,500.00
CONSULTING SERVICES							
7110-00 Consulting - ACC	2,587.50	3,494.00	906.50	37,985.00	24,460.00	(13,525.00)	41,930.00
7118-00 EGTF-Land Developmt	-	1,140.00	1,140.00	-	7,980.00	7,980.00	13,680.00
7120-00 Consulting - Other	(11,497.50)	834.00	12,331.50	1,983.50	5,838.00	3,854.50	10,000.00
TOTAL CONSULTING SERVICES	(\$8,910.00)	\$5,468.00	\$14,378.00	\$39,968.50	\$38,278.00	(\$1,690.50)	\$65,610.00
TAXES							
9000-00 Federal Income Tax	1,527.39	-	(1,527.39)	1,527.39	-	(1,527.39)	-
TOTAL TAXES	\$1,527.39	\$-	(\$1,527.39)	\$1,527.39	\$-	(\$1,527.39)	\$-
TOTAL OPERATING EXPENSE	\$85,760.39	\$95,940.51	\$10,180.12	\$719,043.62	\$690,137.45	(\$28,906.17)	\$1,187,104.00
NET OPERATING INCOME	\$19,732.29	\$3,164.18	\$16,568.11	\$2,983.94	\$3,575.38	(\$591.44)	\$2,133.00
TOTAL EXPENSE	\$85,760.39	\$95,940.51	\$10,180.12	\$719,043.62	\$690,137.45	(\$28,906.17)	\$1,187,104.00
NET INCOME:	\$19,732.29	\$3,164.18	\$16,568.11	\$2,983.94	\$3,575.38	(\$591.44)	\$2,133.00