



RowCal

Financial Report Package

September 2023

Prepared for

Kissing Camels Property Owners' Association

By

RowCal



Balance Sheet - Operating
 Kissing Camels Property Owners' Association
 End Date: 09/30/2023

Date: 10/17/2023
 Time: 2:08 pm
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Assets

CASH - OPERATING

10-1000-00 SouthState Bank - Operating 0480	\$79,035.06
10-1002-00 SouthState Bank - Debit Card 9008	369.04
10-1008-00 ST- Operating Account 4244-8847	54,742.19
10-1009-00 ST- Operating Nickel Cash 4244-8847	5,895.41
10-1066-00 ST- Charles Schwab BK CD 11.21.23 4.7%	200,000.00
10-1067-00 ST- Dogwood State BK CD 05.30.24 5.2%	200,000.00
10-1068-00 ST- Old National Bank CD 05.31.24 5.25%	100,000.00
10-1069-00 ST- Northwest Bank CD 06.28.24 5.25%	200,000.00

Total CASH - OPERATING:

ACCOUNTS RECEIVABLE

15-1500-00 Accounts Receivables	53,098.33
15-1525-00 Accrued Interest Receivable	7,063.84

Total ACCOUNTS RECEIVABLE:

PREPAID EXPENSES

16-1600-00 Prepaid Insurance	45,262.55
16-1620-00 Prepaid Taxes	11,000.00
16-1625-00 Security Deposit-Office	1,600.00

Total PREPAID EXPENSES:

PROPERTY, PLANT AND EQUIP

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

Total Assets:

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00 Accounts Payable	25,157.05
20-2500-00 Prepaid Assessments	147,247.44
20-2530-00 Builder Escrow Deposit	60,000.00
20-2540-00 Street Cut Deposit	62,588.75
20-2545-00 Permit Deposit	1,000.00

Total CURRENT LIABILITIES:

RETAINED EARNINGS

39-3999-00 Retained Earnings	738,696.20
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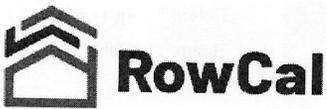
Total RETAINED EARNINGS:

Net Income Gain / Loss

61,207.54

Total Liabilities & Equity:

	\$840,041.70
	\$60,162.17
	\$57,862.55
	\$137,830.56
	\$1,095,896.98
	\$295,993.24
	\$738,696.20
	\$61,207.54
	\$1,095,896.98



Balance Sheet - Reserve
 Kissing Camels Property Owners' Association
 End Date: 09/30/2023

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Assets

CASH - RESERVES

11-1100-00 SouthState Bank - Reserves 0483	\$102,200.00
11-1101-00 SouthState- Reserve Sweep 1220	227,312.24
11-1125-00 ST- Reserve Account 7258-6410	6,261.16
11-1130-00 ST- Reserve Nickel Cash 7258-6410	4,903.44
11-1358-00 ST- Wells Fargo Bk 11.03.23 4.55%	200,000.00
11-1359-00 ST- Pinnacle Bank 12.14.23 4.75%	200,000.00
11-1360-00 ST- PNC BANK NA 12.15.23 4.8%	200,000.00
11-1361-00 ST- Web Bank 03.19.24 5.25%	200,000.00
11-1362-00 ST- Northeast Bank 04.25.24 4.9%	200,000.00
11-1363-00 ST- Bank of Hope CD 05.10.24 5.15%	200,000.00
11-1364-00 ST- Morgan Stanley Pvt Bk CD 05.16.24 5.1%	200,000.00
11-1365-00 ST- Safra Natl Bank CD 04.30.24 5.35%	200,000.00
11-1366-00 ST- TBK Bank CD 04.26.24 5.30%	200,000.00

Total CASH - RESERVES: \$2,140,676.84

ACCOUNTS RECEIVABLE

15-1526-00 Accrued Interest Receivable- Reserve	23,725.21
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Total ACCOUNTS RECEIVABLE: \$23,725.21

Total Assets: \$2,164,402.05

Liabilities & Equity

CURRENT LIABILITIES

20-2010-00 Accounts Payable- Reserves	6,777.00
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Total CURRENT LIABILITIES: \$6,777.00

RESERVES

30-3200-00 Reserve Retained Earnings	2,113,702.88
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Total RESERVES: \$2,113,702.88

Net Income Gain / Loss	43,922.17
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\$43,922.17

Total Liabilities & Equity: \$2,164,402.05

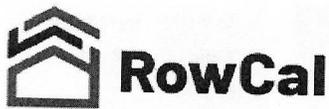


Income Statement - Operating
Kissing Camels Property Owners' Association

09/30/2023

Date: 10/17/2023
Time: 2:08 pm
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00 Assments-KCE	\$74,237.55	\$72,960.00	\$1,277.55	\$222,815.36	\$218,880.00	\$3,935.36	\$875,520.00
4005-00 Assments-Camels Ridge	19,626.67	19,626.67	-	58,880.01	58,880.01	-	235,520.00
4006-00 Assments-The Park	15,573.33	15,573.33	-	46,719.99	46,719.99	-	186,880.00
4007-00 Assments-Courtyard	6,613.33	6,613.33	-	19,839.99	19,839.99	-	79,360.00
4008-00 Assments-The Greens	7,372.95	7,253.33	119.62	22,118.85	21,759.99	358.86	87,040.00
4009-00 Assments-Signature Golf	3,626.67	3,626.67	-	10,880.01	10,880.01	-	43,520.00
4010-00 Assments-The Retreat	3,413.33	3,413.33	-	10,239.99	10,239.99	-	40,960.00
4011-00 Assments-RRP1	9,149.13	8,362.67	786.46	26,070.31	25,088.01	982.30	100,352.00
4012-00 Assments- RRP4	5,332.68	5,546.67	(213.99)	14,094.48	16,640.01	(2,545.53)	66,560.00
4015-00 Assments-KC Townhomes	706.32	706.33	(0.01)	2,118.96	2,118.99	(0.03)	8,476.00
4020-00 Assments- Lots	2,561.11	2,560.00	1.11	8,022.45	7,680.00	342.45	30,720.00
Total INCOME	\$148,213.07	\$146,242.33	\$1,970.74	\$441,800.40	\$438,726.99	\$3,073.41	\$1,754,908.00
USER FEE INCOME							
4260-00 Recycling Income	(109.95)	-	(109.95)	2,206.68	-	2,206.68	-
4262-00 Lot Mowing Income	(91.00)	-	(91.00)	1,709.00	-	1,709.00	-
Total USER FEE INCOME	(\$200.95)	\$-	(\$200.95)	\$3,915.68	\$-	\$3,915.68	\$-
COLLECTION INCOME							
4300-00 Collection Processing Fees	(725.00)	-	(725.00)	(500.00)	-	(500.00)	-
4305-00 Late Fees & Interest	176.72	-	176.72	397.75	-	397.75	-
4310-00 NSF Service Fees	20.00	-	20.00	40.00	-	40.00	-
Total COLLECTION INCOME	(\$528.28)	\$-	(\$528.28)	(\$62.25)	\$-	(\$62.25)	\$-
OTHER INCOME							
4420-00 KC5 LLC/Undev Lot	-	83.33	(83.33)	-	249.99	(249.99)	1,000.00
4422-00 Shared Services-GOGC	11,539.46	11,539.42	0.04	34,618.38	34,618.26	0.12	138,473.00
4424-00 Shared Expenses-KC TH	2,231.83	2,375.25	(143.42)	6,695.49	7,125.75	(430.26)	28,503.00
4428-00 Architectural Review Fees	1,260.00	2,895.00	(1,635.00)	8,540.00	8,685.00	(145.00)	34,740.00
4434-00 Sec Stickers Tag Inc	425.00	-	425.00	1,340.00	-	1,340.00	-
4438-00 Impact Fees	2,200.00	5,132.92	(2,932.92)	23,440.00	15,398.76	8,041.24	61,595.00
4439-00 Street Cut Fee	-	-	-	17,696.25	-	17,696.25	-
4448-00 Sec Income-Cathl Ridge	2,205.00	2,205.00	-	6,615.00	6,615.00	-	26,460.00
Total OTHER INCOME	\$19,861.29	\$24,230.92	(\$4,369.63)	\$98,945.12	\$72,692.76	\$26,252.36	\$290,771.00
INVESTMENT INCOME							
4500-00 Interest Income - Operating	674.20	2,333.33	(1,659.13)	1,936.97	6,999.99	(5,063.02)	28,000.00
Total INVESTMENT INCOME	\$674.20	\$2,333.33	(\$1,659.13)	\$1,936.97	\$6,999.99	(\$5,063.02)	\$28,000.00
Total OPERATING INCOME	\$168,019.33	\$172,806.58	(\$4,787.25)	\$546,535.92	\$518,419.74	\$28,116.18	\$2,073,679.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5040-00 Bank Charges	6.00	33.33	27.33	12.00	99.99	87.99	400.00
5043-00 IT Support	-	-	-	42.50	-	(42.50)	-
5060-00 Office Supplies	228.79	333.33	104.54	3,546.06	999.99	(2,546.07)	4,000.00
5061-00 ARC Expenses	-	250.00	250.00	263.39	750.00	486.61	3,000.00
5090-00 Rent	-	2,368.58	2,368.58	4,171.87	7,105.74	2,933.87	28,423.00
5100-00 Postage & Shipping	66.00	41.67	(24.33)	66.00	125.01	59.01	500.00
5105-00 Print, Copies, & Scans	88.23	41.67	(46.56)	353.33	125.01	(228.32)	500.00
Total ADMINISTRATIVE EXPENSES	\$389.02	\$3,068.58	\$2,679.56	\$8,455.15	\$9,205.74	\$750.59	\$36,823.00
COMMUNICATION EXPENSES							
5010-00 Meeting Expense	-	666.67	666.67	2,288.74	2,000.01	(288.73)	8,000.00
5075-00 Website	755.73	708.33	(47.40)	2,084.80	2,124.99	40.19	8,500.00
5110-00 Newsletter Services	-	750.00	750.00	2,182.38	2,250.00	67.62	9,000.00
Total COMMUNICATION EXPENSES	\$755.73	\$2,125.00	\$1,369.27	\$6,555.92	\$6,375.00	(\$180.92)	\$25,500.00
INSURANCE EXPENSES							
5240-00 Workers Compensation	46.17	48.08	1.91	138.51	144.24	5.73	577.00
5300-00 Insurance - General Liability	3,910.16	4,073.08	162.92	11,730.48	12,219.24	488.76	48,877.00
5303-00 Crime Insurance Premiums	153.25	159.67	6.42	459.75	479.01	19.26	1,916.00
5305-00 D&O Insurance Premiums	2,061.25	2,147.17	85.92	6,183.75	6,441.51	257.76	25,766.00
Total INSURANCE EXPENSES	\$6,170.83	\$6,428.00	\$257.17	\$18,512.49	\$19,284.00	\$771.51	\$77,136.00
UTILITIES							



Income Statement - Operating
 Kissing Camels Property Owners' Association
 09/30/2023

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5400-00 Electricity	\$313.47	\$416.67	\$103.20	\$883.93	\$1,250.01	\$366.08	\$5,000.00
5410-00 Water/ Sewer	609.98	750.00	140.02	1,237.56	2,250.00	1,012.44	9,000.00
5415-00 Trash Removal Service	7,736.87	8,700.50	963.63	15,169.64	26,101.50	10,931.86	104,406.00
5425-00 Telephone Service	392.07	371.33	(20.74)	1,176.21	1,113.99	(62.22)	4,456.00
5440-00 Stormwater Fees	542.70	125.00	(417.70)	1,612.46	375.00	(1,237.46)	1,500.00
5445-00 Utility Notification	104.49	83.33	(21.16)	309.60	249.99	(59.61)	1,000.00
Total UTILITIES	\$9,699.58	\$10,446.83	\$747.25	\$20,389.40	\$31,340.49	\$10,951.09	\$125,362.00
LANDSCAPING							
6300-00 Landscape Contract	4,565.46	4,583.33	17.87	13,696.39	13,749.99	53.60	55,000.00
6305-00 Landscaping Maintenance & Repa	695.82	333.33	(362.49)	1,602.39	999.99	(602.40)	4,000.00
6315-00 Flowers	-	1,541.67	1,541.67	2,525.00	4,625.01	2,100.01	18,500.00
6320-00 Tree Maintenance	608.85	916.67	307.82	5,788.85	2,750.01	(3,038.84)	11,000.00
6325-00 Snow Removal	-	4,166.67	4,166.67	-	12,500.01	12,500.01	50,000.00
6330-00 Irrigation System	5,932.77	833.33	(5,099.44)	9,819.77	2,499.99	(7,319.78)	10,000.00
6340-00 Landscape Improvements	-	833.33	833.33	-	2,499.99	2,499.99	10,000.00
6460-00 Misc Grounds Repair	444.69	833.33	388.64	444.69	2,499.99	2,055.30	10,000.00
6465-00 Storm Contingency	340.97	1,000.00	659.03	340.97	3,000.00	2,659.03	12,000.00
Total LANDSCAPING	\$12,588.56	\$15,041.66	\$2,453.10	\$34,218.06	\$45,124.98	\$10,906.92	\$180,500.00
SECURITY							
6405-00 Guard Service Contract	44,329.90	51,250.00	6,920.10	106,671.43	153,750.00	47,078.57	615,000.00
6407-00 Guard Service-Vehicle	-	1,666.67	1,666.67	2,455.24	5,000.01	2,544.77	20,000.00
6410-00 Guard House Maintenance	-	83.33	83.33	-	249.99	249.99	1,000.00
6415-00 Guard Service Computer	-	83.33	83.33	-	249.99	249.99	1,000.00
6420-00 Guardhouse Utilities	340.21	416.67	76.46	966.53	1,250.01	283.48	5,000.00
6422-00 Guardhouse Misc	729.92	208.33	(521.59)	913.50	624.99	(288.51)	2,500.00
6425-00 Visitors Mgmt Software	1,100.00	1,150.00	50.00	3,300.00	3,450.00	150.00	13,800.00
6430-00 Cameras-Repair/Main	-	166.67	166.67	-	500.01	500.01	2,000.00
6435-00 Guardhouse Phone	372.14	375.00	2.86	1,116.42	1,125.00	8.58	4,500.00
6437-00 Guardhouse Supplies	-	125.00	125.00	-	375.00	375.00	1,500.00
Total SECURITY	\$46,872.17	\$55,525.00	\$8,652.83	\$115,423.12	\$166,575.00	\$51,151.88	\$666,300.00
REPAIR AND MAINTENANCE							
6520-00 Holiday Lighting	25,949.10	26,500.00	550.90	25,949.10	26,500.00	550.90	26,500.00
6545-00 Electrical Repair	-	416.67	416.67	1,152.92	1,250.01	97.09	5,000.00
6560-00 Fence Repair & Maintenance	-	166.67	166.67	-	500.01	500.01	2,000.00
6605-00 Gate Repair & Access Control	10,762.00	1,000.00	(9,762.00)	28,071.50	3,000.00	(25,071.50)	12,000.00
6615-00 Lighting Contract	-	241.67	241.67	-	725.01	725.01	2,900.00
6757-00 Drainage Clean Out	-	208.33	208.33	-	624.99	624.99	2,500.00
6765-00 Sidewalk/Concrete Repair & Main	-	250.00	250.00	-	750.00	750.00	3,000.00
6770-00 Street Sign Repair & Maintenance	-	83.33	83.33	41.94	249.99	208.05	1,000.00
6775-00 Safety Sign Repair & Maintenance	-	166.67	166.67	98.93	500.01	401.08	2,000.00
6785-00 Street Repair & Maintenance	-	-	-	400.00	-	(400.00)	-
6900-00 Contingency	-	166.67	166.67	-	500.01	500.01	2,000.00
Total REPAIR AND MAINTENANCE	\$36,711.10	\$29,200.01	(\$7,511.09)	\$55,714.39	\$34,600.03	(\$21,114.36)	\$58,900.00
ROADS							
6786-00 Power Sweeping	-	666.67	666.67	-	2,000.01	2,000.01	8,000.00
6794-00 Street Striping	-	83.33	83.33	-	249.99	249.99	1,000.00
6796-00 Street Repair	-	166.67	166.67	-	500.01	500.01	2,000.00
Total ROADS	\$-	\$916.67	\$916.67	\$-	\$2,750.01	\$2,750.01	\$11,000.00
PROFESSIONAL SERVICES							
7000-00 Audit & Tax Services	-	750.00	750.00	-	2,250.00	2,250.00	9,000.00
7020-00 Legal - General	5,095.00	2,500.00	(2,595.00)	9,920.00	7,500.00	(2,420.00)	30,000.00
7021-00 Legal-Collection	-	-	-	245.00	-	(245.00)	-
7025-00 Legal - Other	-	1,666.67	1,666.67	-	5,000.01	5,000.01	20,000.00
7040-00 Professional Management Fees	18,376.53	19,295.42	918.89	55,129.59	57,886.26	2,756.67	231,545.00
Total PROFESSIONAL SERVICES	\$23,471.53	\$24,212.09	\$740.56	\$65,294.59	\$72,636.27	\$7,341.68	\$290,545.00
CONSULTING SERVICES							
7110-00 Consulting - ARC	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
7120-00 Consulting - Other	2,350.00	166.67	(2,183.33)	5,707.25	500.01	(5,207.24)	2,000.00
Total CONSULTING SERVICES	\$2,350.00	\$583.34	(\$1,766.66)	\$5,707.25	\$1,750.02	(\$3,957.23)	\$7,000.00
OTHER EXPENSES							



Income Statement - Operating
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9105-00 Reserve Contribution Expense	\$43,872.67	\$43,872.67	\$-	\$131,618.01	\$131,618.01	\$-	\$526,472.00
9106-00 Impact Fee Allocation	2,200.00	5,132.92	2,932.92	23,440.00	15,398.76	(8,041.24)	61,595.00
Total OTHER EXPENSES	<u>\$46,072.67</u>	<u>\$49,005.59</u>	<u>\$2,932.92</u>	<u>\$155,058.01</u>	<u>\$147,016.77</u>	<u>(\$8,041.24)</u>	<u>\$588,067.00</u>
Total OPERATING EXPENSE	<u>\$185,081.19</u>	<u>\$196,552.77</u>	<u>\$11,471.58</u>	<u>\$485,328.38</u>	<u>\$536,658.31</u>	<u>\$51,329.93</u>	<u>\$2,067,133.00</u>
Net Income:	<u>(\$17,061.86)</u>	<u>(\$23,746.19)</u>	<u>\$6,684.33</u>	<u>\$61,207.54</u>	<u>(\$18,238.57)</u>	<u>\$79,446.11</u>	<u>\$6,546.00</u>