



Financial Report Package

December 2024

Prepared for

Kissing Camels Property Owners' Association

By

RowCal



Balance Sheet - Operating
Kissing Camels Property Owners' Association
End Date: 12/31/2024

Date: 3/13/2025
Time: 12:43 pm
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Assets

CASH - OPERATING

10-1000-00 SouthState Bank - Operating 0480	\$127,066.42
10-1002-00 SouthState Bank - Debit Card 9008	1,408.75
10-1008-00 ST- Operating Account 4244-8847	5,003.66
10-1009-00 ST- Operating Nickel Cash 4244-8847	5,156.06
10-1071-00 ST- Preferred Bank CD 05.30.25 5.30%	200,000.00
10-1073-00 ST- Associated Bank CD 03.28.25 5.35%	200,000.00
10-1074-00 ST-Lending Club Bank CD 03.10.25 4.65%	200,000.00
10-1075-00 ST-Washington Fed Bank CD 09.11.25 4.35%	200,000.00

Total CASH - OPERATING: \$938,634.89

ACCOUNTS RECEIVABLE

15-1500-00 Accounts Receivables	32,975.16
15-1520-00 Accounts Receivable Other	16,688.46
15-1525-00 Accrued Interest Receivable	13,583.70

Total ACCOUNTS RECEIVABLE: \$63,247.32

PREPAID EXPENSES

16-1600-00 Prepaid Insurance	18,714.57
16-1620-00 Prepaid Taxes	14,322.00
16-1625-00 Security Deposit-Office	1,600.00

Total PREPAID EXPENSES: \$34,636.57

CURRENT ASSETS

17-1720-00 Right of Use- Current	15,780.79
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Total CURRENT ASSETS: \$15,780.79

PROPERTY, PLANT AND EQUI

18-1860-00 Land	137,830.56
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Total PROPERTY, PLANT AND EQUI \$137,830.56

OTHER ASSETS

19-1910-00 Right of use- Non Current	13,432.66
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Total OTHER ASSETS: \$13,432.66

Total Assets: \$1,203,562.79

Liabilities & Equity

CURRENT LIABILITIES

20-1010-00 Due From (To) Reserves	375,000.00
20-2000-00 Accounts Payable	76,937.47
20-2500-00 Prepaid Assessments	203,556.69
20-2530-00 Builder Escrow Deposit	45,000.00
20-2545-00 Permit Deposit	1,000.00
20-2605-00 Accrued Holiday Fund	13,283.15
20-2650-00 Lease Liability - Current	15,780.79

Total CURRENT LIABILITIES: \$730,558.10

NON-CURRENT LIABILITIES

21-2710-00 Lease Liability - Non Current	13,432.66
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Total NON-CURRENT LIABILITIES: \$13,432.66

RETAINED EARNINGS

39-3999-00 Retained Earnings	447,039.33
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Total RETAINED EARNINGS: \$447,039.33

Net Income Gain / Loss 12,532.70

\$12,532.70



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Total Liabilities & Equity:

\$1,203,562.79



Balance Sheet - Reserve
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Assets

CASH - RESERVES

11-1100-00 SouthState Bank - Reserves 0483	\$111,868.50
11-1101-00 SouthState- Reserve Sweep 1220	225,530.78
11-1125-00 ST- Reserve Account 7258-6410	18,148.25
11-1130-00 ST- Reserve Nickel Cash 7258-6410	6,997.62
11-1370-00 ST- Bradesco CD 03.21.25 5.10%	200,000.00
11-1373-00 ST- Bank United CD 02.03.25 5.20%	200,000.00
11-1374-00 ST- Wells Fargo CD 05.14.25 5.20%	200,000.00
11-1375-00 ST- Veritex CD 02.21.25 5.30%	200,000.00
11-1376-00 ST- PNC Bank CD 02.03.25 5.00%	200,000.00
11-1379-00 ST- Centier Bank CD 03.12.25 4.85%	200,000.00
11-1380-00 ST- Bank of America CD 03.25.25 4.55%	200,000.00
11-1381-00 ST- Crossfirst Bank CD 07.11.25 4.10%	200,000.00
11-1382-00 ST- Cadence Bank CD 09.30.25 4.10%	200,000.00
11-1383-00 ST- Goldman Sachs Bank CD 06.24.25 4.20%	200,000.00

Total CASH - RESERVES: \$2,362,545.15

ACCOUNTS RECEIVABLE

15-1210-00 Due From (To) Operating	375,000.00
15-1526-00 Accrued Interest Receivable- Reserve	41,920.00

Total ACCOUNTS RECEIVABLE: \$416,920.00

Total Assets:

\$2,779,465.15

Liabilities & Equity

CURRENT LIABILITIES

20-2010-00 Accounts Payable- Reserves	45.50
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Total CURRENT LIABILITIES: \$45.50

NON-CURRENT LIABILITIES

21-2605-00 Deferred Assessment Revenue - Reserves	1,542,686.00
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Total NON-CURRENT LIABILITIES: \$1,542,686.00

RESERVES

30-3200-00 Reserve Retained Earnings	1,341,743.02
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Total RESERVES: \$1,341,743.02

Net Income Gain / Loss	(105,009.37)
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(\$105,009.37)

Total Liabilities & Equity:

\$2,779,465.15



Income Statement - Operating
 Kissing Camels Property Owners' Association
 12/31/2024

Date: 3/13/2025
 Time: 12:31 pm
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assments-KCE	\$74,240.00	\$74,986.67	(\$746.67)	\$445,440.00	\$449,920.02	(\$4,480.02)	\$899,840.00
4005-00 Assments-Camels Ridge	19,626.67	19,626.67	-	117,760.02	117,760.02	-	235,520.00
4006-00 Assments-The Park	15,573.33	15,573.33	-	93,439.98	93,439.98	-	186,880.00
4007-00 Assments-Courtyard	6,613.33	6,613.33	-	39,679.98	39,679.98	-	79,360.00
4008-00 Assments-The Greens	7,587.77	7,338.67	249.10	46,513.50	44,032.02	2,481.48	88,064.00
4009-00 Assments-Signature Golf	3,626.67	3,626.67	-	21,760.02	21,760.02	-	43,520.00
4010-00 Assments-The Retreat	3,413.33	3,413.33	-	20,676.24	20,479.98	196.26	40,960.00
4011-00 Assessments - Red Rocks	12,728.52	11,178.67	1,549.85	69,644.49	67,072.02	2,572.47	134,144.00
4012-00 Assessments- The Preserve	8,918.52	7,850.67	1,067.85	51,527.61	47,104.02	4,423.59	94,208.00
4015-00 Assments-KC Townhomes	549.36	706.33	(156.97)	4,002.48	4,237.98	(235.50)	8,476.00
4020-00 Assessments- Lots	2,986.67	2,259.33	727.34	17,664.03	13,555.98	4,108.05	27,112.00
4025-00 Assessments- Parcels	1,000.00	1,000.00	-	1,000.00	1,000.00	-	1,000.00
Total ASSESSMENT INCOME	\$156,864.17	\$154,173.67	\$2,690.50	\$929,108.35	\$920,042.02	\$9,066.33	\$1,839,084.00
USER FEE INCOME							
4250-00 Reimbursable Repairs	-	-	-	1,741.25	-	1,741.25	-
4260-00 Recycling Income	(273.40)	-	(273.40)	(2,068.34)	-	(2,068.34)	-
4262-00 Lot Mowing Income	-	-	-	(630.00)	-	(630.00)	-
4300-00 Collection Processing Fees	(50.00)	-	(50.00)	175.00	-	175.00	-
4434-00 Sec Stickers Tag Inc	195.00	-	195.00	2,375.00	-	2,375.00	-
Total USER FEE INCOME	(\$128.40)	\$-	(\$128.40)	\$1,592.91	\$-	\$1,592.91	\$-
OTHER USER FEE INCOME							
4305-00 Late Fees & Interest	84.85	-	84.85	2,805.60	-	2,805.60	-
4310-00 NSF Service Fees	-	-	-	60.00	-	60.00	-
4320-00 Compliance Fines & Fees	-	-	-	250.00	-	250.00	-
Total OTHER USER FEE INCOME	\$84.85	\$-	\$84.85	\$3,115.60	\$-	\$3,115.60	\$-
OTHER INCOME							
4417-00 Holiday Fund	(4,600.00)	-	(4,600.00)	-	-	-	-
4422-00 Shared Services-GOGC	12,116.43	12,116.42	0.01	72,698.58	72,698.52	0.06	145,397.00
4424-00 Shared Expenses-KC TH	2,692.90	2,137.75	555.15	16,157.40	12,826.50	3,330.90	25,653.00
4428-00 Architectural Review Fees	5,756.00	1,115.00	4,641.00	24,188.00	6,690.00	17,498.00	13,380.00
4438-00 Impact Fees	16,526.00	3,252.67	13,273.33	50,118.00	19,516.02	30,601.98	39,032.00
4448-00 Sec Income-Cathl Ridge	3,200.00	3,312.00	(112.00)	19,200.00	19,872.00	(672.00)	39,744.00
Total OTHER INCOME	\$35,691.33	\$21,933.84	\$13,757.49	\$182,361.98	\$131,603.04	\$50,758.94	\$263,206.00
INVESTMENT INCOME							
4500-00 Interest Income - Operating	6,049.20	2,916.67	3,132.53	18,770.74	17,500.02	1,270.72	35,000.00
Total INVESTMENT INCOME	\$6,049.20	\$2,916.67	\$3,132.53	\$18,770.74	\$17,500.02	\$1,270.72	\$35,000.00
Total OPERATING INCOME	\$198,561.15	\$179,024.18	\$19,536.97	\$1,134,949.58	\$1,069,145.08	\$65,804.50	\$2,137,290.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5060-00 Office Expenses	3,593.99	1,474.58	(2,119.41)	12,875.05	8,847.48	(4,027.57)	17,695.00
5061-00 ARC Expenses	-	83.33	83.33	234.47	499.98	265.51	1,000.00
5080-00 (DNU) Administrative - Other	(27.50)	-	27.50	-	-	-	-
5090-00 Rent	4,275.64	2,167.25	(2,108.39)	12,649.40	13,003.50	354.10	26,007.00
5300-00 Insurance - Other	1,092.32	1,282.17	189.85	6,553.92	7,693.02	1,139.10	15,386.00
5305-00 D&O Insurance Premiums	5,145.83	5,145.83	-	30,874.98	30,874.98	-	61,750.00
5415-00 Trash Removal Service	9,681.21	9,803.25	122.04	60,579.28	58,819.50	(1,759.78)	117,639.00
5440-00 Stormwater Fees	542.70	543.00	0.30	3,256.20	3,258.00	1.80	6,516.00
7000-00 Audit & Tax Services	-	833.33	833.33	175.00	4,999.98	4,824.98	10,000.00
7020-00 Legal - General	2,000.00	2,916.67	916.67	9,909.75	17,500.02	7,590.27	35,000.00
7040-00 Professional Management Fees	18,376.53	18,848.75	472.22	110,259.18	113,092.50	2,833.32	226,185.00
9000-00 Income Taxes	(10,046.00)	1,514.17	11,560.17	15,472.62	9,085.02	(6,387.60)	18,170.00
Total ADMINISTRATIVE EXPENSES	\$34,634.72	\$44,612.33	\$9,977.61	\$262,839.85	\$267,673.98	\$4,834.13	\$535,348.00
COMMUNICATION EXPENSES							
5010-00 Meeting Expense	-	500.00	500.00	2,739.30	3,000.00	260.70	6,000.00
5075-00 Website	730.00	791.67	61.67	5,110.00	4,750.02	(359.98)	9,500.00
5110-00 Newsletter Services	-	833.33	833.33	3,572.56	4,999.98	1,427.42	10,000.00
Total COMMUNICATION EXPENSES	\$730.00	\$2,125.00	\$1,395.00	\$11,421.86	\$12,750.00	\$1,328.14	\$25,500.00



Income Statement - Operating
 Kissing Camels Property Owners' Association
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
LANDSCAPING							
5410-00 Water/ Sewer	\$53.50	\$250.00	\$196.50	\$2,794.09	\$1,500.00	(\$1,294.09)	\$3,000.00
6300-00 Landscape Contract	4,839.39	4,912.00	72.61	29,036.34	29,472.00	435.66	58,944.00
6305-00 Common Area Expenses	21,858.99	1,600.00	(20,258.99)	52,740.83	9,600.00	(43,140.83)	19,200.00
6315-00 Flowers	-	2,083.33	2,083.33	7,300.00	12,499.98	5,199.98	25,000.00
6320-00 Tree Maintenance	-	1,666.67	1,666.67	3,724.00	10,000.02	6,276.02	20,000.00
6325-00 Snow & Storm Expenses	17,091.15	3,750.00	(13,341.15)	19,566.15	22,500.00	2,933.85	45,000.00
6330-00 Irrigation System	-	1,250.00	1,250.00	11,283.20	7,500.00	(3,783.20)	15,000.00
6520-00 Holiday Lighting	-	2,291.67	2,291.67	27,018.30	13,750.02	(13,268.28)	27,500.00
Total LANDSCAPING	\$43,843.03	\$17,803.67	(\$26,039.36)	\$153,462.91	\$106,822.02	(\$46,640.89)	\$213,644.00
SECURITY							
6405-00 Guard Service Contract	75,819.27	51,566.67	(24,252.60)	304,830.87	309,400.02	4,569.15	618,800.00
6407-00 Guard Service-Vehicle	1,098.00	1,964.67	866.67	11,104.36	11,788.02	683.66	23,576.00
6425-00 Visitors Mgmt Software	1,100.00	1,100.00	-	6,600.00	6,600.00	-	13,200.00
6435-00 Security Communications	73.75	416.67	342.92	445.60	2,500.02	2,054.42	5,000.00
6437-00 Guardhouse Expenses	1,189.26	1,783.42	594.16	6,705.11	10,700.52	3,995.41	21,401.00
6560-00 Fence Repair & Maintenance	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
6605-00 Gate Repair & Access Control	5,236.00	833.33	(4,402.67)	21,183.10	4,999.98	(16,183.12)	10,000.00
Total SECURITY	\$84,516.28	\$58,498.09	(\$26,018.19)	\$350,869.04	\$350,988.54	\$119.50	\$701,977.00
INFRASTRUCTURE EXPENSES							
5400-00 Electricity	388.12	430.00	41.88	2,070.79	2,580.00	509.21	5,160.00
5445-00 Utility Notification	39.99	1,600.00	1,560.01	4,524.81	9,600.00	5,075.19	19,200.00
6545-00 Electrical Repair	-	208.33	208.33	-	1,249.98	1,249.98	2,500.00
6757-00 Road & Sidewalk Maintenance	-	2,750.00	2,750.00	6,882.00	16,500.00	9,618.00	33,000.00
6900-00 Infrastructure - Other	1,217.00	500.00	(717.00)	4,665.13	3,000.00	(1,665.13)	6,000.00
Total INFRASTRUCTURE EXPENSES	\$1,645.11	\$5,488.33	\$3,843.22	\$18,142.73	\$32,929.98	\$14,787.25	\$65,860.00
OTHER EXPENSES							
9105-00 Reserve Contribution Expense	45,927.08	45,927.08	-	275,562.49	275,562.48	(0.01)	551,125.00
9106-00 Impact Fee Allocation	16,526.00	3,252.67	(13,273.33)	50,118.00	19,516.02	(30,601.98)	39,032.00
Total OTHER EXPENSES	\$62,453.08	\$49,179.75	(\$13,273.33)	\$325,680.49	\$295,078.50	(\$30,601.99)	\$590,157.00
Total OPERATING EXPENSE	\$227,822.22	\$177,707.17	(\$50,115.05)	\$1,122,416.88	\$1,066,243.02	(\$56,173.86)	\$2,132,486.00
Net Income:	(\$29,261.07)	\$1,317.01	(\$30,578.08)	\$12,532.70	\$2,902.06	\$9,630.64	\$4,804.00



Income Statement - Reserve
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
INVESTMENT INCOME							
4505-00 Interest Income - Reserves	\$14,728.88	\$6,666.67	\$8,062.21	\$46,145.27	\$40,000.02	\$6,145.25	\$80,000.00
Total INVESTMENT INCOME	\$14,728.88	\$6,666.67	\$8,062.21	\$46,145.27	\$40,000.02	\$6,145.25	\$80,000.00
RESERVE INCOME							
4610-00 Reserve Contribution Income	45,927.08	45,927.08	-	275,562.49	275,562.48	0.01	551,125.00
4620-00 Impact Fees Income	16,526.00	3,252.67	13,273.33	50,118.00	19,516.02	30,601.98	39,032.00
Total RESERVE INCOME	\$62,453.08	\$49,179.75	\$13,273.33	\$325,680.49	\$295,078.50	\$30,601.99	\$590,157.00
Total RESERVE INCOME	\$77,181.96	\$55,846.42	\$21,335.54	\$371,825.76	\$335,078.52	\$36,747.24	\$670,157.00
RESERVE EXPENSE							
RESERVE - Roads							
9800-00 Concrete Expenses	-	466.67	466.67	-	2,800.02	2,800.02	5,600.00
9801-00 Engineering Analysis	14,285.00	-	(14,285.00)	18,006.50	-	(18,006.50)	-
9802-00 Crack Seal Expenses	-	466.67	466.67	-	2,800.02	2,800.02	5,600.00
9803-00 Next Year Planning	425.00	-	(425.00)	12,412.00	-	(12,412.00)	-
9804-00 Asphalt Expenses	-	8,333.33	8,333.33	365,751.40	49,999.98	(315,751.42)	100,000.00
9806-00 Roads Consulting/ Analysis	(2,564.00)	5,958.33	8,522.33	13,874.50	35,749.98	21,875.48	71,500.00
9808-00 Roads Contingency/ Other	639.00	3,946.67	3,307.67	10,688.50	23,680.02	12,991.52	47,360.00
Total RESERVE - Roads	\$12,785.00	\$19,171.67	\$6,386.67	\$420,732.90	\$115,030.02	(\$305,702.88)	\$230,060.00
RESERVE - Other Infrastructure							
9810-00 New Development Supervision	1,545.50	6,375.00	4,829.50	10,232.00	38,250.00	28,018.00	76,500.00
9812-00 Drainage Expenses	-	3,750.00	3,750.00	2,682.00	22,500.00	19,818.00	45,000.00
9816-00 Fillmore Gate Expense	(14,285.00)	-	14,285.00	20,691.42	-	(20,691.42)	-
9818-00 Comms Infrastructure	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
Total RESERVE - Other Infrastructure	(\$12,739.50)	\$10,958.33	\$23,697.83	\$33,605.42	\$65,749.98	\$32,144.56	\$131,500.00
RESERVE - Security							
9820-00 Wildfire Mitigation	-	4,166.67	4,166.67	-	25,000.02	25,000.02	50,000.00
9824-00 Traffic/ Safety Signs	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
9826-00 Security Equipment	-	1,666.67	1,666.67	22,496.81	10,000.02	(12,496.79)	20,000.00
9828-00 Fencing Expenses	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
Total RESERVE - Security	\$-	\$6,666.68	\$6,666.68	\$22,496.81	\$40,000.08	\$17,503.27	\$80,000.00
RESERVE - Landscape							
9838-00 Landscape/ Tree Replacement	-	2,666.67	2,666.67	-	16,000.02	16,000.02	32,000.00
Total RESERVE - Landscape	\$-	\$2,666.67	\$2,666.67	\$-	\$16,000.02	\$16,000.02	\$32,000.00
RESERVE - Other Expenses							
9840-00 Bank Charges Reserve Account	-	50.00	50.00	-	300.00	300.00	600.00
Total RESERVE - Other Expenses	\$-	\$50.00	\$50.00	\$-	\$300.00	\$300.00	\$600.00
Total RESERVE EXPENSE	\$45.50	\$39,513.35	\$39,467.85	\$476,835.13	\$237,080.10	(\$239,755.03)	\$474,160.00
Net Reserve:	\$77,136.46	\$16,333.07	\$60,803.39	(\$105,009.37)	\$97,998.42	(\$203,007.79)	\$195,997.00