



Financial Report Package

February 2026

Prepared for

Kissing Camels Property Owners' Association

By

RowCal

Assets
CASH - OPERATING

10-1000-00 SouthState - Operating ***0480	\$122,503.76
10-1002-00 SouthState - Debit Card ***9008	2,222.71
10-1008-00 ST- Operating Account 4244-8847	16,613.22
10-1009-00 ST- Operating Smart Rate 4244-8847	56,466.56
10-1077-00 ST - Oper - Toyota Finl CD 9.18.26 3.7%	200,000.00
10-1078-00 ST - Oper - Southern First CD 6.23.26 3.8%	200,000.00

Total CASH - OPERATING: \$597,806.25

ACCOUNTS RECEIVABLE

15-1500-00 Accounts Receivables	2,937.12
15-1525-00 Accrued Interest Receivable	2,275.07

Total ACCOUNTS RECEIVABLE: \$5,212.19

PREPAID EXPENSES

16-1600-00 Prepaid Insurance	3,617.14
16-1620-00 Prepaid Taxes	8,678.54
16-1625-00 Security Deposit-Office	1,600.00

Total PREPAID EXPENSES: \$13,895.68

CURRENT ASSETS

17-1720-00 Right of Use- Current	13,432.01
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Total CURRENT ASSETS: \$13,432.01

PROPERTY, PLANT AND EQUI

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

Total Assets: \$768,176.69

Liabilities & Equity
CURRENT LIABILITIES

20-2000-00 Accounts Payable	29,271.03
20-2500-00 Prepaid Assessments	72,923.73
20-2530-00 Builder Escrow Deposit	35,000.00
20-2545-00 Permit Deposit	1,000.00
20-2600-00 Deferred Assessment Revenue	161,675.23
20-2605-00 Accrued Holiday Fund	83.15
20-2650-00 Lease Liability - Current	13,432.01

Total CURRENT LIABILITIES: \$313,385.15

RETAINED EARNINGS

39-3999-00 Retained Earnings	448,739.94
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Total RETAINED EARNINGS: \$448,739.94

Net Income Gain / Loss 6,051.60

\$6,051.60

Total Liabilities & Equity: \$768,176.69

Assets
CASH - RESERVES

11-1100-00 SouthState - Reserve ***0483	\$86,980.33
11-1101-00 SouthState - Reserve Sweep ***1220	111,500.03
11-1125-00 ST- Reserve Smart Rate 7258-6410	313,613.18
11-1130-00 ST- Reserve Account 7258-6410	7,887.42
11-1390-00 ST- M1 Bank CD 03.26.26 4.15%	200,000.00
11-1394-00 ST - First Horizon Bank CD 07.24.26 4.15%	200,000.00
11-1397-00 ST - Bank of America CD 05.13.26 4.10%	200,000.00
11-1398-00 ST - Wells Fargo CD 6.30.26 3.85%	200,000.00
11-1399-00 ST - Zions Bancorp CD 7.29.26 3.75%	200,000.00
11-1400-00 ST - Safra Natl CD 10.01.26 3.75%	200,000.00
11-1401-00 ST - Preferred Bank CD 8.14.26 3.65%	200,000.00
11-1402-00 ST - Res - Bank of New York CD 12.11.26 3.75%	200,000.00
11-1403-00 ST - Res - West Gate Bank CD 7.6.26 3.7%	200,000.00
11-1404-00 ST - Res - WebBank CD 8.26.26 3.75%	200,000.00

Total CASH - RESERVES: \$2,519,980.96

ACCOUNTS RECEIVABLE

15-1526-00 Accrued Interest Receivable- Reserve	31,345.21
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Total ACCOUNTS RECEIVABLE: \$31,345.21

Total Assets:

\$2,551,326.17

Liabilities & Equity
CURRENT LIABILITIES

20-2010-00 Accounts Payable- Reserves	23,980.89
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Total CURRENT LIABILITIES: \$23,980.89

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	957,991.87
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Total RESERVES: \$957,991.87

Net Income Gain / Loss	26,667.41
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\$26,667.41

Total Liabilities & Equity:

\$2,551,326.17

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assmnts-KCE	\$ 74,453.33	\$ 84,415.75	(\$ 9,962.42)	\$ 148,906.66	\$168,831.50	(\$19,924.84)	\$ 1,012,989.00
4005-00 Assmnts-Camels Ridge	19,626.67	21,236.67	(1,610.00)	39,253.34	42,473.34	(3,220.00)	254,840.00
4006-00 Assmnts-The Park	15,573.33	16,850.83	(1,277.50)	31,146.66	33,701.66	(2,555.00)	202,210.00
4007-00 Assmnts-Courtyard	6,613.33	7,178.92	(565.59)	13,226.66	14,357.84	(1,131.18)	86,147.00
4008-00 Assmnts-The Greens	7,978.67	8,263.83	(285.16)	15,445.34	16,527.66	(1,082.32)	99,166.00
4009-00 Assmnts-Signature Golf	3,626.67	3,924.17	(297.50)	7,253.34	7,848.34	(595.00)	47,090.00
4010-00 Assmnts-The Retreat	3,413.33	3,693.33	(280.00)	6,826.66	7,386.66	(560.00)	44,320.00
4011-00 Assessments - Red Rocks	14,933.33	15,004.17	(70.84)	29,866.66	30,008.34	(141.68)	180,050.00
4012-00 Assessments- The Preserve	10,453.33	10,410.58	42.75	20,906.66	20,821.16	85.50	124,927.00
4020-00 Assessments- Lots	2,133.33	1,833.33	300.00	4,266.66	3,666.66	600.00	22,000.00
4025-00 Assessments- Parcels	-	-	-	-	-	-	1,000.00
4424-00 Assessments - KC Townhomes	2,673.06	2,673.08	(0.02)	5,346.12	5,346.16	(0.04)	32,077.00
Total ASSESSMENT INCOME	\$ 161,478.38	\$175,484.66	(\$ 14,006.28)	\$ 322,444.76	\$350,969.32	(\$28,524.56)	\$ 2,106,816.00
USER FEE INCOME							
4260-00 Recycling Income	(275.67)	(45.08)	(230.59)	(600.00)	(90.16)	(509.84)	(541.00)
4434-00 Sec Stickers Tag Inc	40.00	-	40.00	245.00	-	245.00	-
Total USER FEE INCOME	(\$ 235.67)	(\$ 45.08)	(\$ 190.59)	(\$ 355.00)	(\$ 90.16)	(\$264.84)	(\$ 541.00)
OTHER USER FEE INCOME							
4305-00 Late Fees & Interest	57.91	416.67	(358.76)	1,071.71	833.34	238.37	5,000.00
4310-00 NSF Service Fees	(20.00)	-	(20.00)	20.00	-	20.00	-
Total OTHER USER FEE INCOME	\$ 37.91	\$ 416.67	(\$ 378.76)	\$ 1,091.71	\$ 833.34	\$258.37	\$ 5,000.00
OTHER INCOME							
4015-00 Townhome Gate Access Fees	156.96	313.33	(156.37)	1,098.72	626.66	472.06	3,760.00
4422-00 Shared Services-GOGC	12,722.25	12,722.25	-	24,838.68	25,444.50	(605.82)	152,667.00
4428-00 Architectural Review Fees	-	166.67	(166.67)	1,500.00	333.34	1,166.66	2,000.00
4438-00 Impact Fees	-	-	-	4,000.00	-	4,000.00	-
4448-00 Sec Income-Cathl Ridge	3,200.00	3,360.00	(160.00)	6,400.00	6,720.00	(320.00)	40,320.00
Total OTHER INCOME	\$ 16,079.21	\$ 16,562.25	(\$ 483.04)	\$ 37,837.40	\$ 33,124.50	\$4,712.90	\$ 198,747.00
INVESTMENT INCOME							
4500-00 Interest Income - Operating	810.46	1,066.67	(256.21)	1,606.16	2,133.34	(527.18)	12,800.00
4525-00 Other Income	-	-	-	0.35	-	0.35	-
Total INVESTMENT INCOME	\$ 810.46	\$ 1,066.67	(\$ 256.21)	\$ 1,606.51	\$ 2,133.34	(\$526.83)	\$ 12,800.00
Total OPERATING INCOME	\$ 178,170.29	\$193,485.17	(\$ 15,314.88)	\$ 362,625.38	\$386,970.34	(\$24,344.96)	\$ 2,322,822.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5060-00 Office Expenses	540.60	916.67	376.07	1,087.97	1,833.34	745.37	11,000.00
5061-00 ARC Expenses	42.00	83.33	41.33	84.00	166.66	82.66	1,000.00
5090-00 Rent	5,222.85	2,601.50	(2,621.35)	5,222.85	5,203.00	(19.85)	31,218.00
5300-00 Insurance Expense	3,617.12	4,810.83	1,193.71	7,234.24	9,621.66	2,387.42	57,730.00
5415-00 Trash Removal Service	10,811.27	12,133.33	1,322.06	21,500.55	24,266.66	2,766.11	145,600.00
5440-00 Stormwater Fees	477.45	900.00	422.55	954.90	1,800.00	845.10	10,800.00
5445-00 Utility Notification	1,451.25	1,000.00	(451.25)	2,063.03	2,000.00	(63.03)	12,000.00
7000-00 Audit & Tax Services	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
7020-00 Legal - General	1,432.00	1,833.33	401.33	5,405.00	3,666.66	(1,738.34)	22,000.00
7040-00 Professional Management Fees	19,295.36	19,295.33	(0.03)	38,590.72	38,590.66	(0.06)	231,544.00
Total ADMINISTRATIVE EXPENSES	\$ 42,889.90	\$ 44,407.65	\$ 1,517.75	\$ 82,143.26	\$ 88,815.30	\$6,672.04	\$ 532,892.00
COMMUNICATION EXPENSES							
5010-00 Meeting Expense	-	291.67	291.67	1,882.68	583.34	(1,299.34)	3,500.00
5075-00 Website	751.50	775.50	24.00	1,503.00	1,551.00	48.00	9,306.00
5110-00 Newsletter Services	-	83.33	83.33	-	166.66	166.66	1,000.00
Total COMMUNICATION EXPENSES	\$ 751.50	\$ 1,150.50	\$ 399.00	\$ 3,385.68	\$ 2,301.00	(\$1,084.68)	\$ 13,806.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
LANDSCAPING							
5410-00 Water/ Sewer	\$60.62	\$416.67	\$356.05	\$125.01	\$833.34	\$708.33	\$5,000.00
6300-00 Landscape Contract	5,172.64	5,206.33	33.69	10,345.28	10,412.66	67.38	62,476.00
6305-00 Common Area Expenses	757.18	2,791.67	2,034.49	2,740.00	5,583.34	2,843.34	33,500.00
6315-00 Flowers	-	2,083.33	2,083.33	-	4,166.66	4,166.66	25,000.00
6320-00 Tree Maintenance	-	1,250.00	1,250.00	-	2,500.00	2,500.00	15,000.00
6325-00 Snow & Storm Expenses	-	2,916.67	2,916.67	13,457.65	5,833.34	(7,624.31)	35,000.00
6330-00 Irrigation System	-	1,250.00	1,250.00	-	2,500.00	2,500.00	15,000.00
6520-00 Holiday Lighting	-	2,750.00	2,750.00	-	5,500.00	5,500.00	33,000.00
Total LANDSCAPING	\$5,990.44	\$18,664.67	\$12,674.23	\$26,667.94	\$37,329.34	\$10,661.40	\$223,976.00
SECURITY							
5400-00 Electricity	577.94	625.00	47.06	1,186.94	1,250.00	63.06	7,500.00
6405-00 Guard Service Contract	75,496.12	59,204.25	(16,291.87)	129,131.54	118,408.50	(10,723.04)	710,451.00
6407-00 Guard Service-Vehicle	3,050.94	2,500.00	(550.94)	3,927.88	5,000.00	1,072.12	30,000.00
6425-00 Visitors Mgmt Software	1,100.00	1,166.67	66.67	2,200.00	2,333.34	133.34	14,000.00
6435-00 Security Communications	1,718.54	1,883.75	165.21	1,792.79	3,767.50	1,974.71	22,605.00
6437-00 Guardhouse Expenses	1,060.78	1,416.67	355.89	2,537.77	2,833.34	295.57	17,000.00
6545-00 Electrical Repair	-	833.33	833.33	400.00	1,666.66	1,266.66	10,000.00
6560-00 Fence Repair & Maintenance	-	333.33	333.33	1,485.00	666.66	(818.34)	4,000.00
6605-00 Gate Repair & Access Control	1,120.00	1,666.67	546.67	1,693.00	3,333.34	1,640.34	20,000.00
6775-00 Security - Other	-	208.33	208.33	88.73	416.66	327.93	2,500.00
Total SECURITY	\$84,124.32	\$69,838.00	(\$14,286.32)	\$144,443.65	\$139,676.00	(\$4,767.65)	\$838,056.00
INFRASTRUCTURE EXPENSES							
6757-00 Road & Sidewalk Maintenance	-	1,500.00	1,500.00	-	3,000.00	3,000.00	18,000.00
6758-00 IC - Consulting	-	500.00	500.00	1,382.25	1,000.00	(382.25)	6,000.00
6900-00 Infrastructure - Other	-	208.33	208.33	-	416.66	416.66	2,500.00
Total INFRASTRUCTURE EXPENSES	\$-	\$2,208.33	\$2,208.33	\$1,382.25	\$4,416.66	\$3,034.41	\$26,500.00
OTHER EXPENSES							
9105-00 Reserve Contribution Expense	47,275.50	51,962.50	4,687.00	94,551.00	103,925.00	9,374.00	623,550.00
9106-00 Impact Fee Allocation	-	4,166.67	4,166.67	4,000.00	8,333.34	4,333.34	50,000.00
Total OTHER EXPENSES	\$47,275.50	\$56,129.17	\$8,853.67	\$98,551.00	\$112,258.34	\$13,707.34	\$673,550.00
Total OPERATING EXPENSE	\$181,031.66	\$192,398.32	\$11,366.66	\$356,573.78	\$384,796.64	\$28,222.86	\$2,308,780.00
Net Income:	(\$2,861.37)	\$1,086.85	(\$3,948.22)	\$6,051.60	\$2,173.70	\$3,877.90	\$14,042.00

Income Statement - Reserve

Kissing Camels Property Owners' Association
02/01/2026 to 02/28/2026

Date: 3/23/2026

Time: 12:30 pm

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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	\$5,138.63	\$7,291.67	(\$2,153.04)	\$6,819.64	\$14,583.34	(\$7,763.70)	\$87,500.00
Total INVESTMENT INCOME	\$5,138.63	\$7,291.67	(\$2,153.04)	\$6,819.64	\$14,583.34	(\$7,763.70)	\$87,500.00
RESERVE INCOME							
4610-00 Reserve Contribution Income	47,275.50	51,962.50	(4,687.00)	94,551.00	103,925.00	(9,374.00)	623,550.00
4620-00 Impact Fees Income	-	-	-	4,000.00	-	4,000.00	-
Total RESERVE INCOME	\$47,275.50	\$51,962.50	(\$4,687.00)	\$98,551.00	\$103,925.00	(\$5,374.00)	\$623,550.00
Total RESERVE INCOME	\$52,414.13	\$59,254.17	(\$6,840.04)	\$105,370.64	\$118,508.34	(\$13,137.70)	\$711,050.00
RESERVE EXPENSE							
RESERVE - Roads							
9800-00 Concrete Expenses	-	2,083.33	2,083.33	-	4,166.66	4,166.66	25,000.00
9801-00 Engineering Analysis	-	416.67	416.67	-	833.34	833.34	5,000.00
9803-00 Next Year Planning	3,357.75	1,000.00	(2,357.75)	4,328.00	2,000.00	(2,328.00)	12,000.00
9804-00 Asphalt Expenses	-	41,666.67	41,666.67	-	83,333.34	83,333.34	500,000.00
9806-00 Roads Consulting/ Analysis	2,773.50	5,833.33	3,059.83	2,773.50	11,666.66	8,893.16	70,000.00
9808-00 Roads Contingency/ Other	-	2,500.00	2,500.00	-	5,000.00	5,000.00	30,000.00
Total RESERVE - Roads	\$6,131.25	\$53,500.00	\$47,368.75	\$7,101.50	\$107,000.00	\$99,898.50	\$642,000.00
RESERVE - Other Infrastructure							
9810-00 New Development Supervision	271.50	2,500.00	2,228.50	271.50	5,000.00	4,728.50	30,000.00
9812-00 Drainage Expenses	2,251.00	1,083.33	(1,167.67)	2,251.00	2,166.66	(84.34)	13,000.00
9816-00 Fillmore Gate Expense	3,997.46	833.33	(3,164.13)	3,997.46	1,666.66	(2,330.80)	10,000.00
Total RESERVE - Other Infrastructure	\$6,519.96	\$4,416.66	(\$2,103.30)	\$6,519.96	\$8,833.32	\$2,313.36	\$53,000.00
RESERVE - Security							
9820-00 Wildfire Mitigation	-	3,333.33	3,333.33	-	6,666.66	6,666.66	40,000.00
9822-00 Gate Expenses	-	416.67	416.67	-	833.34	833.34	5,000.00
9824-00 Traffic/ Safety Signs	-	416.67	416.67	-	833.34	833.34	5,000.00
9826-00 Security Equipment	-	3,333.33	3,333.33	-	6,666.66	6,666.66	40,000.00
9828-00 Fencing Expenses	-	416.67	416.67	-	833.34	833.34	5,000.00
9830-00 Fencing Upgrades	-	3,583.33	3,583.33	42,616.00	7,166.66	(35,449.34)	43,000.00
9831-00 Fillmore Gate SCC	21,950.09	-	(21,950.09)	22,433.77	-	(22,433.77)	-
9832-00 Guardhouse Expense	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
Total RESERVE - Security	\$21,950.09	\$12,333.33	(\$9,616.76)	\$65,049.77	\$24,666.66	(\$40,383.11)	\$148,000.00
RESERVE - Landscape							
9837-00 Irrigation System	-	416.67	416.67	-	833.34	833.34	5,000.00
9838-00 Landscape/ Tree Replacement	-	1,250.00	1,250.00	-	2,500.00	2,500.00	15,000.00
9839-00 Xeriscape Conversion	-	1,666.67	1,666.67	-	3,333.34	3,333.34	20,000.00
Total RESERVE - Landscape	\$-	\$3,333.34	\$3,333.34	\$-	\$6,666.68	\$6,666.68	\$40,000.00
RESERVE - Other Expenses							
9840-00 Bank Charges Reserve Account	16.00	-	(16.00)	32.00	-	(32.00)	-
Total RESERVE - Other Expenses	\$16.00	\$-	(\$16.00)	\$32.00	\$-	(\$32.00)	\$-
Total RESERVE EXPENSE	\$34,617.30	\$73,583.33	\$38,966.03	\$78,703.23	\$147,166.66	\$68,463.43	\$883,000.00
Net Reserve:	\$17,796.83	(\$14,329.16)	\$32,125.99	\$26,667.41	(\$28,658.32)	\$55,325.73	(\$171,950.00)