



Financial Report Package

June 2026

Prepared for

Kissing Camels Property Owners' Association

By

RowCal

Assets

CASH - OPERATING		
10-1000-00 SouthState - Operating ***0480	\$80,784.19	
10-1002-00 SouthState - Debit Card ***9008	2,313.10	
10-1008-00 ST- Operating Account 4244-8847	9,112.46	
10-1009-00 ST- Operating Smart Rate 4244-8847	267,100.31	
10-1077-00 ST - Oper - Toyota Finl CD 9.18.26 3.7%	200,000.00	
Total CASH - OPERATING:		\$559,310.06
ACCOUNTS RECEIVABLE		
15-1500-00 Accounts Receivables	11,189.69	
15-1525-00 Accrued Interest Receivable	2,275.07	
Total ACCOUNTS RECEIVABLE:		\$13,464.76
PREPAID EXPENSES		
16-1600-00 Prepaid Insurance	26,697.46	
16-1620-00 Prepaid Taxes	27,278.54	
16-1625-00 Security Deposit-Office	1,600.00	
Total PREPAID EXPENSES:		\$55,576.00
CURRENT ASSETS		
17-1720-00 Right of Use- Current	13,432.01	
Total CURRENT ASSETS:		\$13,432.01
PROPERTY, PLANT AND EQUI		
18-1860-00 Land	137,830.56	
Total PROPERTY, PLANT AND EQU		\$137,830.56
Total Assets:		\$779,613.39

Liabilities & Equity

CURRENT LIABILITIES		
20-2000-00 Accounts Payable	37,384.50	
20-2500-00 Prepaid Assessments	168,588.25	
20-2530-00 Builder Escrow Deposit	30,000.00	
20-2545-00 Permit Deposit	1,000.00	
20-2605-00 Accrued Holiday Fund	83.15	
20-2650-00 Lease Liability - Current	13,432.01	
Total CURRENT LIABILITIES:		\$250,487.91
RETAINED EARNINGS		
39-3999-00 Retained Earnings	448,739.94	
Total RETAINED EARNINGS:		\$448,739.94
Net Income Gain / Loss	80,385.54	
		\$80,385.54
Total Liabilities & Equity:		\$779,613.39

Assets
CASH - RESERVES

11-1100-00 SouthState - Reserve ***0483	\$13,604.04
11-1101-00 SouthState - Reserve Sweep ***1220	152,746.16
11-1125-00 ST- Reserve Smart Rate 7258-6410	316,928.32
11-1130-00 ST- Reserve Account 7258-6410	29,971.17
11-1394-00 ST - First Horizon Bank CD 07.24.26 4.15%	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
11-1405-00 ST - Res - Primary Bank CD 11.27.26 3.75%	200,000.00
11-1406-00 ST - Res - Bank of America CD 5.20.27 3.95%	200,000.00
11-1407-00 ST - Res - CMNTY State Bank CD 3.30.27 4.00%	200,000.00

Total CASH - RESERVES: \$2,513,249.69

ACCOUNTS RECEIVABLE

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

Total Assets:

\$2,544,594.90

Liabilities & Equity
CURRENT LIABILITIES

20-2010-00 Accounts Payable- Reserves	9,971.90
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Total CURRENT LIABILITIES: \$9,971.90

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	33,945.13
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\$33,945.13

Total Liabilities & Equity:

\$2,544,594.90

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assments-KCE	\$84,726.66	\$84,415.75	\$310.91	\$477,540.00	\$506,494.50	(\$28,954.50)	\$1,012,989.00
4005-00 Assments-Camels Ridge	21,773.34	21,236.67	536.67	124,200.00	127,420.02	(3,220.02)	254,840.00
4006-00 Assments-The Park	17,276.66	16,850.83	425.83	98,550.00	101,104.98	(2,554.98)	202,210.00
4007-00 Assments-Courtyard	7,336.66	7,178.92	157.74	41,850.00	43,073.52	(1,223.52)	86,147.00
4008-00 Assments-The Greens	8,283.34	8,263.83	19.51	48,330.00	49,582.98	(1,252.98)	99,166.00
4009-00 Assments-Signature Golf	4,023.34	3,924.17	99.17	22,950.00	23,545.02	(595.02)	47,090.00
4010-00 Assments-The Retreat	3,786.66	3,693.33	93.33	21,600.00	22,159.98	(559.98)	44,320.00
4011-00 Assessments - Red Rocks	14,673.34	15,004.17	(330.83)	89,329.38	90,025.02	(695.64)	180,050.00
4012-00 Assessments- The Preserve	11,596.66	10,410.58	1,186.08	66,150.00	62,463.48	3,686.52	124,927.00
4020-00 Assessments- Lots	5,905.34	1,833.33	4,072.01	16,660.00	10,999.98	5,660.02	22,000.00
4025-00 Assessments- Parcels	-	-	-	-	-	-	1,000.00
4424-00 Assessments - KC Townhomes	2,673.06	2,673.08	(0.02)	16,038.36	16,038.48	(0.12)	32,077.00
Total ASSESSMENT INCOME	\$182,055.06	\$175,484.66	\$6,570.40	\$1,023,197.74	\$1,052,907.96	(\$29,710.22)	\$2,106,816.00
USER FEE INCOME							
4250-00 Reimbursable Repairs	3,140.00	-	3,140.00	3,140.00	-	3,140.00	-
4260-00 Recycling Income	(507.58)	(45.08)	(462.50)	(2,412.99)	(270.48)	(2,142.51)	(541.00)
4300-00 Collection Processing Fees	105.00	-	105.00	(1,645.00)	-	(1,645.00)	-
4434-00 Sec Stickers Tag Inc	1,065.00	-	1,065.00	(1,085.80)	-	(1,085.80)	-
Total USER FEE INCOME	\$3,802.42	(\$45.08)	\$3,847.50	(\$2,003.79)	(\$270.48)	(\$1,733.31)	(\$541.00)
OTHER USER FEE INCOME							
4305-00 Late Fees & Interest	113.53	416.67	(303.14)	2,066.19	2,500.02	(433.83)	5,000.00
4310-00 NSF Service Fees	20.00	-	20.00	100.00	-	100.00	-
4320-00 Compliance Fines & Fees	-	-	-	250.00	-	250.00	-
4439-00 Street Cut Fee	-	-	-	5,000.00	-	5,000.00	-
Total OTHER USER FEE INCOME	\$133.53	\$416.67	(\$283.14)	\$7,416.19	\$2,500.02	\$4,916.17	\$5,000.00
OTHER INCOME							
4015-00 Townhome Gate Access Fees	392.40	313.33	79.07	2,275.92	1,879.98	395.94	3,760.00
4422-00 Shared Services-GOGC	12,722.25	12,722.25	-	75,727.68	76,333.50	(605.82)	152,667.00
4428-00 Architectural Review Fees	-	166.67	(166.67)	1,500.00	1,000.02	499.98	2,000.00
4438-00 Impact Fees	5,000.00	-	5,000.00	11,000.00	-	11,000.00	-
4448-00 Sec Income-Cathl Ridge	3,360.00	3,360.00	-	20,160.00	20,160.00	-	40,320.00
Total OTHER INCOME	\$21,474.65	\$16,562.25	\$4,912.40	\$110,663.60	\$99,373.50	\$11,290.10	\$198,747.00
INVESTMENT INCOME							
4500-00 Interest Income - Operating	853.35	1,066.67	(213.32)	4,745.89	6,400.02	(1,654.13)	12,800.00
4525-00 Other Income	-	-	-	0.35	-	0.35	-
Total INVESTMENT INCOME	\$853.35	\$1,066.67	(\$213.32)	\$4,746.24	\$6,400.02	(\$1,653.78)	\$12,800.00
Total OPERATING INCOME	\$208,319.01	\$193,485.17	\$14,833.84	\$1,144,019.98	\$1,160,911.02	(\$16,891.04)	\$2,322,822.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5035-00 Bad Debt	-	-	-	539.68	-	(539.68)	-
5060-00 Office Expenses	583.54	916.67	333.13	3,481.12	5,500.02	2,018.90	11,000.00
5061-00 ARC Expenses	550.00	83.33	(466.67)	835.99	499.98	(336.01)	1,000.00
5090-00 Rent	2,417.00	2,601.50	184.50	14,890.85	15,609.00	718.15	31,218.00
5300-00 Insurance Expense	2,966.39	4,810.83	1,844.44	19,750.55	28,864.98	9,114.43	57,730.00
5415-00 Trash Removal Service	12,465.30	12,133.33	(331.97)	77,759.71	72,799.98	(4,959.73)	145,600.00
5440-00 Stormwater Fees	870.55	900.00	29.45	5,456.05	5,400.00	(56.05)	10,800.00
5445-00 Utility Notification	805.06	1,000.00	194.94	4,118.15	6,000.00	1,881.85	12,000.00
7000-00 Audit & Tax Services	6,650.00	833.33	(5,816.67)	6,650.00	4,999.98	(1,650.02)	10,000.00
7020-00 Legal - General	1,522.00	1,833.33	311.33	10,451.00	10,999.98	548.98	22,000.00
7040-00 Professional Management Fees	19,295.36	19,295.33	(0.03)	115,772.16	115,771.98	(0.18)	231,544.00
Total ADMINISTRATIVE EXPENSES	\$48,125.20	\$44,407.65	(\$3,717.55)	\$259,705.26	\$266,445.90	\$6,740.64	\$532,892.00
COMMUNICATION EXPENSES							
5010-00 Meeting Expense	-	291.67	291.67	1,882.68	1,750.02	(132.66)	3,500.00
5075-00 Website	751.50	775.50	24.00	4,509.00	4,653.00	144.00	9,306.00
5110-00 Newsletter Services	-	83.33	83.33	-	499.98	499.98	1,000.00
Total COMMUNICATION EXPENSES	\$751.50	\$1,150.50	\$399.00	\$6,391.68	\$6,903.00	\$511.32	\$13,806.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
LANDSCAPING							
5410-00 Water/ Sewer	\$562.27	\$416.67	(\$145.60)	\$1,310.67	\$2,500.02	\$1,189.35	\$5,000.00
6300-00 Landscape Contract	5,770.74	5,206.33	(564.41)	32,493.98	31,237.98	(1,256.00)	62,476.00
6305-00 Common Area Expenses	5,666.70	2,791.67	(2,875.03)	20,622.11	16,750.02	(3,872.09)	33,500.00
6315-00 Flowers	5,350.00	2,083.33	(3,266.67)	11,200.00	12,499.98	1,299.98	25,000.00
6320-00 Tree Maintenance	-	1,250.00	1,250.00	-	7,500.00	7,500.00	15,000.00
6325-00 Snow & Storm Expenses	-	2,916.67	2,916.67	13,457.65	17,500.02	4,042.37	35,000.00
6330-00 Irrigation System	3,976.44	1,250.00	(2,726.44)	6,285.02	7,500.00	1,214.98	15,000.00
6520-00 Holiday Lighting	-	2,750.00	2,750.00	-	16,500.00	16,500.00	33,000.00
Total LANDSCAPING	\$21,326.15	\$18,664.67	(\$2,661.48)	\$85,369.43	\$111,988.02	\$26,618.59	\$223,976.00
SECURITY							
5400-00 Electricity	474.22	625.00	150.78	3,252.33	3,750.00	497.67	7,500.00
6405-00 Guard Service Contract	76,382.97	59,204.25	(17,178.72)	331,591.51	355,225.50	23,633.99	710,451.00
6407-00 Guard Service-Vehicle	7,420.86	2,500.00	(4,920.86)	15,697.10	15,000.00	(697.10)	30,000.00
6425-00 Visitors Mgmt Software	1,100.00	1,166.67	66.67	6,600.00	7,000.02	400.02	14,000.00
6435-00 Security Communications	386.90	1,883.75	1,496.85	9,024.46	11,302.50	2,278.04	22,605.00
6437-00 Guardhouse Expenses	886.23	1,416.67	530.44	6,728.39	8,500.02	1,771.63	17,000.00
6545-00 Electrical Repair	-	833.33	833.33	200.00	4,999.98	4,799.98	10,000.00
6560-00 Fence Repair & Maintenance	4,475.00	333.33	(4,141.67)	5,960.00	1,999.98	(3,960.02)	4,000.00
6605-00 Gate Repair & Access Control	498.00	1,666.67	1,168.67	5,128.84	10,000.02	4,871.18	20,000.00
6775-00 Security - Other	-	208.33	208.33	658.19	1,249.98	591.79	2,500.00
Total SECURITY	\$91,624.18	\$69,838.00	(\$21,786.18)	\$384,840.82	\$419,028.00	\$34,187.18	\$838,056.00
INFRASTRUCTURE EXPENSES							
6757-00 Road & Sidewalk Maintenance	-	1,500.00	1,500.00	1,550.00	9,000.00	7,450.00	18,000.00
6758-00 IC - Consulting	-	500.00	500.00	1,382.25	3,000.00	1,617.75	6,000.00
6900-00 Infrastructure - Other	1,420.00	208.33	(1,211.67)	1,620.00	1,249.98	(370.02)	2,500.00
Total INFRASTRUCTURE EXPENSES	\$1,420.00	\$2,208.33	\$788.33	\$4,552.25	\$13,249.98	\$8,697.73	\$26,500.00
OTHER EXPENSES							
9105-00 Reserve Contribution Expense	51,962.50	51,962.50	-	311,775.00	311,775.00	-	623,550.00
9106-00 Impact Fee Allocation	5,000.00	4,166.67	(833.33)	11,000.00	25,000.02	14,000.02	50,000.00
Total OTHER EXPENSES	\$56,962.50	\$56,129.17	(\$833.33)	\$322,775.00	\$336,775.02	\$14,000.02	\$673,550.00
Total OPERATING EXPENSE	\$220,209.53	\$192,398.32	(\$27,811.21)	\$1,063,634.44	\$1,154,389.92	\$90,755.48	\$2,308,780.00
Net Income:	(\$11,890.52)	\$1,086.85	(\$12,977.37)	\$80,385.54	\$6,521.10	\$73,864.44	\$14,042.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
INVESTMENT INCOME							
4505-00 Interest Income - Reserves	\$7,649.28	\$7,291.67	\$357.61	\$33,311.83	\$43,750.02	(\$10,438.19)	\$87,500.00
Total INVESTMENT INCOME	\$7,649.28	\$7,291.67	\$357.61	\$33,311.83	\$43,750.02	(\$10,438.19)	\$87,500.00
RESERVE INCOME							
4610-00 Reserve Contribution Income	51,962.50	51,962.50	-	311,775.00	311,775.00	-	623,550.00
4620-00 Impact Fees Income	5,000.00	-	5,000.00	11,000.00	-	11,000.00	-
Total RESERVE INCOME	\$56,962.50	\$51,962.50	\$5,000.00	\$322,775.00	\$311,775.00	\$11,000.00	\$623,550.00
Total RESERVE INCOME	\$64,611.78	\$59,254.17	\$5,357.61	\$356,086.83	\$355,525.02	\$561.81	\$711,050.00
RESERVE EXPENSE							
RESERVE - Roads							
9800-00 Concrete Expenses	-	2,083.33	2,083.33	67,553.96	12,499.98	(55,053.98)	25,000.00
9801-00 Engineering Analysis	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
9803-00 Next Year Planning	-	1,000.00	1,000.00	9,485.75	6,000.00	(3,485.75)	12,000.00
9804-00 Asphalt Expenses	33,813.90	41,666.67	7,852.77	37,833.90	250,000.02	212,166.12	500,000.00
9806-00 Roads Consulting/ Analysis	8,916.00	5,833.33	(3,082.67)	25,073.25	34,999.98	9,926.73	70,000.00
9808-00 Roads Contingency/ Other	-	2,500.00	2,500.00	-	15,000.00	15,000.00	30,000.00
Total RESERVE - Roads	\$42,729.90	\$53,500.00	\$10,770.10	\$139,946.86	\$321,000.00	\$181,053.14	\$642,000.00
RESERVE - Other Infrastructure							
9810-00 New Development Supervision	7,029.00	2,500.00	(4,529.00)	11,236.50	15,000.00	3,763.50	30,000.00
9812-00 Drainage Expenses	-	1,083.33	1,083.33	2,251.00	6,499.98	4,248.98	13,000.00
9816-00 Fillmore Gate Expense	-	833.33	833.33	22,864.46	4,999.98	(17,864.48)	10,000.00
Total RESERVE - Other Infrastructure	\$7,029.00	\$4,416.66	(\$2,612.34)	\$36,351.96	\$26,499.96	(\$9,852.00)	\$53,000.00
RESERVE - Security							
9820-00 Wildfire Mitigation	-	3,333.33	3,333.33	-	19,999.98	19,999.98	40,000.00
9822-00 Gate Expenses	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
9824-00 Traffic/ Safety Signs	-	416.67	416.67	155.81	2,500.02	2,344.21	5,000.00
9826-00 Security Equipment	-	3,333.33	3,333.33	21,425.05	19,999.98	(1,425.07)	40,000.00
9828-00 Fencing Expenses	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
9830-00 Fencing Upgrades	-	3,583.33	3,583.33	42,616.00	21,499.98	(21,116.02)	43,000.00
9831-00 Fillmore Gate SCC	-	-	-	81,598.02	-	(81,598.02)	-
9832-00 Guardhouse Expense	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
Total RESERVE - Security	\$-	\$12,333.33	\$12,333.33	\$145,794.88	\$73,999.98	(\$71,794.90)	\$148,000.00
RESERVE - Landscape							
9837-00 Irrigation System	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
9838-00 Landscape/ Tree Replacement	-	1,250.00	1,250.00	-	7,500.00	7,500.00	15,000.00
9839-00 Xeriscape Conversion	-	1,666.67	1,666.67	-	10,000.02	10,000.02	20,000.00
Total RESERVE - Landscape	\$-	\$3,333.34	\$3,333.34	\$-	\$20,000.04	\$20,000.04	\$40,000.00
RESERVE - Other Expenses							
9840-00 Bank Charges Reserve Account	-	-	-	48.00	-	(48.00)	-
Total RESERVE - Other Expenses	\$-	\$-	\$-	\$48.00	\$-	(\$48.00)	\$-
Total RESERVE EXPENSE	\$49,758.90	\$73,583.33	\$23,824.43	\$322,141.70	\$441,499.98	\$119,358.28	\$883,000.00
Net Reserve:	\$14,852.88	(\$14,329.16)	\$29,182.04	\$33,945.13	(\$85,974.96)	\$119,920.09	(\$171,950.00)