



Financial Report Package

July 2026

Prepared for

Kissing Camels Property Owners' Association

By

RowCal

Assets

CASH - OPERATING		
10-1000-00 SouthState - Operating ***0480	\$268,509.81	
10-1002-00 SouthState - Debit Card ***9008	2,050.11	
10-1008-00 ST- Operating Account 4244-8847	9,112.53	
10-1009-00 ST- Operating Smart Rate 4244-8847	267,780.04	
10-1077-00 ST - Oper - Toyota Finl CD 9.18.26 3.7%	200,000.00	
Total CASH - OPERATING:		\$747,452.49
ACCOUNTS RECEIVABLE		
15-1500-00 Accounts Receivables	31,233.49	
15-1525-00 Accrued Interest Receivable	2,275.07	
Total ACCOUNTS RECEIVABLE:		\$33,508.56
PREPAID EXPENSES		
16-1600-00 Prepaid Insurance	23,730.07	
16-1620-00 Prepaid Taxes	8,097.00	
16-1625-00 Security Deposit-Office	1,600.00	
Total PREPAID EXPENSES:		\$33,427.07
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:		\$965,650.69

Liabilities & Equity

CURRENT LIABILITIES		
20-2000-00 Accounts Payable	31,639.87	
20-2500-00 Prepaid Assessments	57,523.31	
20-2530-00 Builder Escrow Deposit	30,000.00	
20-2545-00 Permit Deposit	1,000.00	
20-2600-00 Deferred Assessment Revenue	360,063.32	
20-2605-00 Accrued Holiday Fund	83.15	
20-2650-00 Lease Liability - Current	13,432.01	
Total CURRENT LIABILITIES:		\$493,741.66
RETAINED EARNINGS		
39-3100-00 Equity Adjustments - Prior Periods	(47,881.54)	
39-3999-00 Retained Earnings	448,739.94	
Total RETAINED EARNINGS:		\$400,858.40
Net Income Gain / Loss	71,050.63	
		\$71,050.63
Total Liabilities & Equity:		\$965,650.69

Assets
CASH - RESERVES

11-1100-00 SouthState - Reserve ***0483	\$80,533.06
11-1101-00 SouthState - Reserve Sweep ***1220	82,886.56
11-1125-00 ST- Reserve Smart Rate 7258-6410	340,803.77
11-1130-00 ST- Reserve Account 7258-6410	24,503.56
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
11-1404-00 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
11-1408-00 ST - Res - Ameris Bank CD 1.25.27 4.00%	200,000.00
11-1409-00 ST - Res - PNC Bank CD 7.9.27 4.10%	200,000.00
11-1410-00 ST - Res - Haven Svgs Bank CD 7.30.27 4.05%	200,000.00

Total CASH - RESERVES:		<u>\$2,528,726.95</u>
------------------------	--	-----------------------

ACCOUNTS RECEIVABLE

15-1526-00 Accrued Interest Receivable- Reserve	31,345.21
---	-----------

Total ACCOUNTS RECEIVABLE:		<u>\$31,345.21</u>
----------------------------	--	--------------------

Total Assets:
\$2,560,072.16
Liabilities & Equity
CURRENT LIABILITIES

20-2010-00 Accounts Payable- Reserves	1,088.11
---------------------------------------	----------

Total CURRENT LIABILITIES:		<u>\$1,088.11</u>
----------------------------	--	-------------------

NON-CURRENT LIABILITIES

21-2605-00 Deferred Assessment Revenue - Reserves	1,505,380.00
---	--------------

Total NON-CURRENT LIABILITIES:		<u>\$1,505,380.00</u>
--------------------------------	--	-----------------------

RESERVES

30-3200-00 Reserve Retained Earnings	957,991.87
30-3205-00 Reserve Equity Adjustments - Prior Periods	37,306.00

Total RESERVES:		<u>\$995,297.87</u>
-----------------	--	---------------------

Net Income Gain / Loss	58,306.18
------------------------	-----------

\$58,306.18
Total Liabilities & Equity:
\$2,560,072.16

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assmnts-KCE	\$83,780.00	\$84,415.75	(\$635.75)	\$561,320.00	\$590,910.25	(\$29,590.25)	\$1,012,989.00
4005-00 Assmnts-Camels Ridge	21,773.33	21,236.67	536.66	145,973.33	148,656.69	(2,683.36)	254,840.00
4006-00 Assmnts-The Park	17,276.67	16,850.83	425.84	115,826.67	117,955.81	(2,129.14)	202,210.00
4007-00 Assmnts-Courtyard	7,336.67	7,178.92	157.75	49,186.67	50,252.44	(1,065.77)	86,147.00
4008-00 Assmnts-The Greens	8,472.67	8,263.83	208.84	56,802.67	57,846.81	(1,044.14)	99,166.00
4009-00 Assmnts-Signature Golf	4,023.33	3,924.17	99.16	26,973.33	27,469.19	(495.86)	47,090.00
4010-00 Assmnts-The Retreat	3,786.67	3,693.33	93.34	25,386.67	25,853.31	(466.64)	44,320.00
4011-00 Assessments - Red Rocks	15,620.00	15,004.17	615.83	104,949.38	105,029.19	(79.81)	180,050.00
4012-00 Assessments- The Preserve	13,076.00	10,410.58	2,665.42	79,226.00	72,874.06	6,351.94	124,927.00
4020-00 Assessments- Lots	934.67	1,833.33	(898.66)	17,594.67	12,833.31	4,761.36	22,000.00
4025-00 Assessments- Parcels	-	-	-	-	-	-	1,000.00
4424-00 Assessments - KC Townhomes	2,673.06	2,673.08	(0.02)	18,711.42	18,711.56	(0.14)	32,077.00
Total ASSESSMENT INCOME	\$178,753.07	\$175,484.66	\$3,268.41	\$1,201,950.81	\$1,228,392.62	(\$26,441.81)	\$2,106,816.00
USER FEE INCOME							
4250-00 Reimbursable Repairs	-	-	-	3,028.00	-	3,028.00	-
4260-00 Recycling Income	(487.70)	(45.08)	(442.62)	(2,900.69)	(315.56)	(2,585.13)	(541.00)
4300-00 Collection Processing Fees	170.00	-	170.00	(1,475.00)	-	(1,475.00)	-
4434-00 Sec Stickers Tag Inc	930.00	-	930.00	(155.80)	-	(155.80)	-
Total USER FEE INCOME	\$612.30	(\$45.08)	\$657.38	(\$1,503.49)	(\$315.56)	(\$1,187.93)	(\$541.00)
OTHER USER FEE INCOME							
4305-00 Late Fees & Interest	1,256.96	416.67	840.29	3,323.15	2,916.69	406.46	5,000.00
4310-00 NSF Service Fees	60.00	-	60.00	160.00	-	160.00	-
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	\$1,316.96	\$416.67	\$900.29	\$8,733.15	\$2,916.69	\$5,816.46	\$5,000.00
OTHER INCOME							
4015-00 Townhome Gate Access Fees	459.07	313.33	145.74	2,734.99	2,193.31	541.68	3,760.00
4422-00 Shared Services-GOGC	13,358.36	12,722.25	636.11	89,086.04	89,055.75	30.29	152,667.00
4428-00 Architectural Review Fees	-	166.67	(166.67)	1,500.00	1,166.69	333.31	2,000.00
4438-00 Impact Fees	-	-	-	11,000.00	-	11,000.00	-
4448-00 Sec Income-Cathl Ridge	3,360.00	3,360.00	-	23,520.00	23,520.00	-	40,320.00
Total OTHER INCOME	\$17,177.43	\$16,562.25	\$615.18	\$127,841.03	\$115,935.75	\$11,905.28	\$198,747.00
INVESTMENT INCOME							
4500-00 Interest Income - Operating	682.67	1,066.67	(384.00)	5,428.56	7,466.69	(2,038.13)	12,800.00
4525-00 Other Income	-	-	-	0.35	-	0.35	-
Total INVESTMENT INCOME	\$682.67	\$1,066.67	(\$384.00)	\$5,428.91	\$7,466.69	(\$2,037.78)	\$12,800.00
Total OPERATING INCOME	\$198,542.43	\$193,485.17	\$5,057.26	\$1,342,450.41	\$1,354,396.19	(\$11,945.78)	\$2,322,822.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5035-00 Bad Debt	18.98	-	(18.98)	558.66	-	(558.66)	-
5060-00 Office Expenses	588.40	916.67	328.27	4,069.52	6,416.69	2,347.17	11,000.00
5061-00 ARC Expenses	90.00	83.33	(6.67)	925.99	583.31	(342.68)	1,000.00
5090-00 Rent	2,417.00	2,601.50	184.50	17,307.85	18,210.50	902.65	31,218.00
5300-00 Insurance Expense	2,966.39	4,810.83	1,844.44	22,716.94	33,675.81	10,958.87	57,730.00
5415-00 Trash Removal Service	11,621.78	12,133.33	511.55	89,381.49	84,933.31	(4,448.18)	145,600.00
5440-00 Stormwater Fees	870.55	900.00	29.45	6,326.60	6,300.00	(26.60)	10,800.00
5445-00 Utility Notification	800.03	1,000.00	199.97	4,918.18	7,000.00	2,081.82	12,000.00
7000-00 Audit & Tax Services	-	833.33	833.33	6,650.00	5,833.31	(816.69)	10,000.00
7020-00 Legal - General	3,385.00	1,833.33	(1,551.67)	13,836.00	12,833.31	(1,002.69)	22,000.00
7040-00 Professional Management Fees	19,295.36	19,295.33	(0.03)	135,067.52	135,067.31	(0.21)	231,544.00
9000-00 Income Taxes	238.00	-	(238.00)	238.00	-	(238.00)	-
Total ADMINISTRATIVE EXPENSES	\$42,291.49	\$44,407.65	\$2,116.16	\$301,996.75	\$310,853.55	\$8,856.80	\$532,892.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
COMMUNICATION EXPENSES							
5010-00 Meeting Expense	\$43.28	\$291.67	\$248.39	\$1,925.96	\$2,041.69	\$115.73	\$3,500.00
5075-00 Website	751.50	775.50	24.00	5,260.50	5,428.50	168.00	9,306.00
5110-00 Newsletter Services	-	83.33	83.33	-	583.31	583.31	1,000.00
Total COMMUNICATION EXPENSES	\$794.78	\$1,150.50	\$355.72	\$7,186.46	\$8,053.50	\$867.04	\$13,806.00
LANDSCAPING							
5410-00 Water/ Sewer	592.32	416.67	(175.65)	1,902.99	2,916.69	1,013.70	5,000.00
6300-00 Landscape Contract	5,770.74	5,206.33	(564.41)	38,264.72	36,444.31	(1,820.41)	62,476.00
6305-00 Common Area Expenses	4,906.08	2,791.67	(2,114.41)	25,528.19	19,541.69	(5,986.50)	33,500.00
6315-00 Flowers	4,500.00	2,083.33	(2,416.67)	15,700.00	14,583.31	(1,116.69)	25,000.00
6320-00 Tree Maintenance	1,100.00	1,250.00	150.00	1,100.00	8,750.00	7,650.00	15,000.00
6325-00 Snow & Storm Expenses	-	2,916.67	2,916.67	13,457.65	20,416.69	6,959.04	35,000.00
6330-00 Irrigation System	7,160.34	1,250.00	(5,910.34)	13,445.36	8,750.00	(4,695.36)	15,000.00
6520-00 Holiday Lighting	-	2,750.00	2,750.00	-	19,250.00	19,250.00	33,000.00
Total LANDSCAPING	\$24,029.48	\$18,664.67	(\$5,364.81)	\$109,398.91	\$130,652.69	\$21,253.78	\$223,976.00
SECURITY							
5400-00 Electricity	486.79	625.00	138.21	3,739.12	4,375.00	635.88	7,500.00
6405-00 Guard Service Contract	71,308.32	59,204.25	(12,104.07)	402,899.83	414,429.75	11,529.92	710,451.00
6407-00 Guard Service-Vehicle	2,344.07	2,500.00	155.93	18,041.17	17,500.00	(541.17)	30,000.00
6425-00 Visitors Mgmt Software	1,100.00	1,166.67	66.67	7,700.00	8,166.69	466.69	14,000.00
6435-00 Security Communications	7,536.35	1,883.75	(5,652.60)	16,560.81	13,186.25	(3,374.56)	22,605.00
6437-00 Guardhouse Expenses	1,005.19	1,416.67	411.48	7,733.58	9,916.69	2,183.11	17,000.00
6545-00 Electrical Repair	3,756.37	833.33	(2,923.04)	3,956.37	5,833.31	1,876.94	10,000.00
6560-00 Fence Repair & Maintenance	-	333.33	333.33	5,960.00	2,333.31	(3,626.69)	4,000.00
6605-00 Gate Repair & Access Control	-	1,666.67	1,666.67	5,128.84	11,666.69	6,537.85	20,000.00
6775-00 Security - Other	1,150.00	208.33	(941.67)	1,808.19	1,458.31	(349.88)	2,500.00
Total SECURITY	\$88,687.09	\$69,838.00	(\$18,849.09)	\$473,527.91	\$488,866.00	\$15,338.09	\$838,056.00
INFRASTRUCTURE EXPENSES							
6757-00 Road & Sidewalk Maintenance	-	1,500.00	1,500.00	1,550.00	10,500.00	8,950.00	18,000.00
6758-00 IC - Consulting	-	500.00	500.00	1,382.25	3,500.00	2,117.75	6,000.00
6900-00 Infrastructure - Other	-	208.33	208.33	1,620.00	1,458.31	(161.69)	2,500.00
Total INFRASTRUCTURE EXPENSES	\$-	\$2,208.33	\$2,208.33	\$4,552.25	\$15,458.31	\$10,906.06	\$26,500.00
OTHER EXPENSES							
9105-00 Reserve Contribution Expense	51,962.50	51,962.50	-	363,737.50	363,737.50	-	623,550.00
9106-00 Impact Fee Allocation	-	4,166.67	4,166.67	11,000.00	29,166.69	18,166.69	50,000.00
Total OTHER EXPENSES	\$51,962.50	\$56,129.17	\$4,166.67	\$374,737.50	\$392,904.19	\$18,166.69	\$673,550.00
Total OPERATING EXPENSE	\$207,765.34	\$192,398.32	(\$15,367.02)	\$1,271,399.78	\$1,346,788.24	\$75,388.46	\$2,308,780.00
Net Income:	(\$9,222.91)	\$1,086.85	(\$10,309.76)	\$71,050.63	\$7,607.95	\$63,442.68	\$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	\$18,829.61	\$7,291.67	\$11,537.94	\$52,141.44	\$51,041.69	\$1,099.75	\$87,500.00
Total INVESTMENT INCOME	\$18,829.61	\$7,291.67	\$11,537.94	\$52,141.44	\$51,041.69	\$1,099.75	\$87,500.00
RESERVE INCOME							
4610-00 Reserve Contribution Income	51,962.50	51,962.50	-	363,737.50	363,737.50	-	623,550.00
4620-00 Impact Fees Income	-	-	-	11,000.00	-	11,000.00	-
Total RESERVE INCOME	\$51,962.50	\$51,962.50	\$-	\$374,737.50	\$363,737.50	\$11,000.00	\$623,550.00
Total RESERVE INCOME	\$70,792.11	\$59,254.17	\$11,537.94	\$426,878.94	\$414,779.19	\$12,099.75	\$711,050.00
RESERVE EXPENSE							
RESERVE - Roads							
9800-00 Concrete Expenses	-	2,083.33	2,083.33	67,553.96	14,583.31	(52,970.65)	25,000.00
9801-00 Engineering Analysis	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
9803-00 Next Year Planning	-	1,000.00	1,000.00	9,485.75	7,000.00	(2,485.75)	12,000.00
9804-00 Asphalt Expenses	-	41,666.67	41,666.67	37,833.90	291,666.69	253,832.79	500,000.00
9806-00 Roads Consulting/ Analysis	8,789.25	5,833.33	(2,955.92)	33,862.50	40,833.31	6,970.81	70,000.00
9808-00 Roads Contingency/ Other	-	2,500.00	2,500.00	-	17,500.00	17,500.00	30,000.00
Total RESERVE - Roads	\$8,789.25	\$53,500.00	\$44,710.75	\$148,736.11	\$374,500.00	\$225,763.89	\$642,000.00
RESERVE - Other Infrastructure							
9810-00 New Development Supervision	597.00	2,500.00	1,903.00	11,833.50	17,500.00	5,666.50	30,000.00
9812-00 Drainage Expenses	1,088.11	1,083.33	(4.78)	3,339.11	7,583.31	4,244.20	13,000.00
9816-00 Fillmore Gate Expense	148.00	833.33	685.33	23,012.46	5,833.31	(17,179.15)	10,000.00
Total RESERVE - Other Infrastructure	\$1,833.11	\$4,416.66	\$2,583.55	\$38,185.07	\$30,916.62	(\$7,268.45)	\$53,000.00
RESERVE - Security							
9820-00 Wildfire Mitigation	17,776.50	3,333.33	(14,443.17)	17,776.50	23,333.31	5,556.81	40,000.00
9822-00 Gate Expenses	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
9824-00 Traffic/ Safety Signs	-	416.67	416.67	155.81	2,916.69	2,760.88	5,000.00
9826-00 Security Equipment	-	3,333.33	3,333.33	21,425.05	23,333.31	1,908.26	40,000.00
9828-00 Fencing Expenses	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
9830-00 Fencing Upgrades	-	3,583.33	3,583.33	42,616.00	25,083.31	(17,532.69)	43,000.00
9831-00 Fillmore Gate SCC	108.79	-	(108.79)	81,706.81	-	(81,706.81)	-
9832-00 Guardhouse Expense	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
Total RESERVE - Security	\$17,885.29	\$12,333.33	(\$5,551.96)	\$163,680.17	\$86,333.31	(\$77,346.86)	\$148,000.00
RESERVE - Landscape							
9834-00 Nature Trails/ Benches	10,083.08	-	(10,083.08)	10,083.08	-	(10,083.08)	-
9837-00 Irrigation System	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
9838-00 Landscape/ Tree Replacement	-	1,250.00	1,250.00	-	8,750.00	8,750.00	15,000.00
9839-00 Xeriscape Conversion	7,840.33	1,666.67	(6,173.66)	7,840.33	11,666.69	3,826.36	20,000.00
Total RESERVE - Landscape	\$17,923.41	\$3,333.34	(\$14,590.07)	\$17,923.41	\$23,333.38	\$5,409.97	\$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	\$46,431.06	\$73,583.33	\$27,152.27	\$368,572.76	\$515,083.31	\$146,510.55	\$883,000.00
Net Reserve:	\$24,361.05	(\$14,329.16)	\$38,690.21	\$58,306.18	(\$100,304.12)	\$158,610.30	(\$171,950.00)