Budget Summary Report
Cameron Station Community
FY 2019 Budget - Draft

	2018 Budget	2019 Budget
Assessment Income		
4001 - Assessemnts - SFD/TH	1,426,710.91	1,431,783.92
4002 - Assessments - CONDO	863,675.18	887,097.94
4016 - Future Assessments - SFD/TH	0.00	0.00
4017 - Future Assessments - CONDO	0.00	0.00
4018 - Future Assessments - COMMERCIAL	0.00	0.00
4019 - Future Assessments - TMP	0.00	0.00
4120 - Owner One-Time Assessments	0.00	0.00
4125 - Developer Assessments	0.00	0.00
4130 - Commercial Assessments	27,833.41	27,833.11
4135 - TMP Assessments	147,711.50	150,665.73
Total Assessment Income	**2,465,931.00**	**2,497,380.70**
Other Income		
4245 - Newsletter Advertising	6,000.00	6,000.00
4250 - Facilities Passes/Guest Fess	600.00	600.00
4260 - Resale Processing Fees	6,000.00	5,000.00
4265 - Website Income	1,500.00	1,000.00
4295 - Charitable Donations Income	9,000.00	9,000.00
4400 - Room Rental Fees	8,000.00	8,000.00
4405 - Club Cleaning Fees	6,000.00	6,000.00
4710 - Late Fees & Interest	7,000.00	7,000.00
4720 - Legal Reimbursements	6,000.00	6,000.00
4805 - Compliance Fees	3,500.00	3,500.00
4815 - Prior Yr Income/Deficit	0.00	0.00
4825 - Recovery of Bad Debt	0.00	0.00
4835 - Miscellaneous Income	400.00	400.00
4900 - Interest Earned - Operating Accounts	0.00	12,700.00
4910 - Interest Earned	22,080.00	29,000.00
Total Other Income	**76,080.00**	**94,200.00**
Total Operating Income	**2,542,011.00**	**2,591,580.70**
Administrative		
5015 - Bank Charges	375.00	375.00
5020 - Board Support	10,000.00	10,000.00
5025 - Collection Charges	5,000.00	3,000.00
5030 - Acct Setup/DD/Coupons	10,000.00	12,000.00
5035 - Architechtural Comprehensives	6,880.00	6,880.00
5040 - Computer Network/C3	6,500.00	8,000.00
5070 - Parking Enforcement	16,000.00	16,000.00
5080 - Annual Meeting Expenses	2,500.00	2,500.00
5085 - Office Equipment Lease	4,800.00	5,000.00
5090 - Office Supplies	5,631.00	3,500.00
5210 - Printing & Copying	7,500.00	7,500.00
5215 - Postage	12,000.00	10,000.00
5220 - Courier Service	475.00	1,000.00
5320 - Temp Desk Coverage	6,000.00	6,000.00
6040 - Bundled Telecom Services	10,000.00	10,000.00
6050 - Telephone Service	0.00	0.00

Budget Summary Report
Cameron Station Community
FY 2019 Budget - Draft

	2018 Budget	2019 Budget
Administrative		
6300 - Permits & Licenses	4,000.00	4,000.00
6422 - Decals & Parking Passes	6,000.00	6,000.00
Total Administrative	**113,661.00**	**111,755.00**
Activities		
5200 - Events & Awards	37,500.00	37,500.00
Total Activities	**37,500.00**	**37,500.00**
Communications		
5115 - Web Site Maintenance	3,500.00	3,500.00
5225 - Newsletter Services	15,000.00	18,750.00
5316 - Other Communications	13,100.00	8,100.00
Total Communications	**31,600.00**	**30,350.00**
Management Services		
5302 - Administrative Salaries	290,264.00	296,070.00
5340 - Payroll Taxes/Benefits/Costs	92,885.00	93,191.52
7015 - Management Reimbursements	3,000.00	3,000.00
7040 - Management Fees	160,446.00	160,446.00
Total Management Services	**546,595.00**	**552,707.52**
Trash Services		
6035 - Trash and Recycling Service	299,122.00	314,078.10
Total Trash Services	**299,122.00**	**314,078.10**
Common Area Maint & Services		
5322 - Casual Labor	0.00	0.00
6000 - Electric Service	43,000.00	43,000.00
6025 - Water Service	26,000.00	26,000.00
6100 - Grounds & Landscaping - Contract	155,196.00	154,404.00
6150 - Flower Rotation & Lanscape Enhancements	25,000.00	22,000.00
6155 - Turf Treatment & Enhancements	15,000.00	15,000.00
6160 - Tree & Shrub Maintenance	28,000.00	33,000.00
6200 - Watering & Supplies	750.00	150.00
6299 - Irrigation System Contract	18,000.00	16,638.00
6305 - TMP Expenses	215,000.00	215,000.00
6315 - Uniforms	100.00	100.00
6434 - Pest Control	2,500.00	2,500.00
6442 - Snow Removal Services	70,000.00	70,000.00
6585 - Fountain/Pond/Lake Repair & Maintenance	2,200.00	1,000.00
6600 - General Repair & Maintenance	5,000.00	5,000.00
6605 - General Maintenance Supplies	6,500.00	8,000.00
6640 - Lighting Supplies/Repair & Maintenance	30,000.00	35,000.00
6685 - Linear Park Landscape Maintenance	21,668.00	21,668.00
6690 - Pet Stations	8,500.00	8,500.00
6760 - Street Repair & Maintenance	6,500.00	6,500.00
8100 - Common Area Consulting	0.00	0.00
Total Common Area Maint & Services	**678,914.00**	**683,460.00**

Budget Summary Report
Cameron Station Community
FY 2019 Budget - Draft

	2018 Budget	2019 Budget
Landscaping		
6199 - Irrigation Repairs	0.00	3,612.00
Total Landscaping	**0.00**	**3,612.00**
Repair & Maintenance		
6545 - Electrical Supplies/Repair & Maintenance	0.00	0.00
6555 - Equipment Rental/Repair & Maintenance	0.00	0.00
6675 - Office Equipment Repair & Maintenance	0.00	0.00
6695 - Plumbing Supplies/Repair & Maintenance	0.00	500.00
6730 - Security System Repair & Maintenance	0.00	0.00
6755 - Storm Recovery Repair & Maintenance	0.00	5,050.00
Total Repair & Maintenance	**0.00**	**5,550.00**
Professional Services		
5105 - Reserve Studies	0.00	0.00
5470 - Insurance Appraisal	0.00	0.00
7000 - Audit & Tax Services	6,700.00	6,700.00
7005 - Consulting Services	0.00	0.00
7010 - Engineering Services	1,000.00	0.00
7020 - Legal Services	4,000.00	4,000.00
7025 - Legal Services - Collections	21,000.00	21,000.00
7030 - Legal Services - General Counsel	30,000.00	30,000.00
Total Professional Services	**62,700.00**	**61,700.00**
Cameron Club Maint & Operations		
5195 - Miscellaneous Expenses	1,000.00	1,000.00
5318 - Health Club Management/Staff	169,189.00	165,111.48
6075 - Clubhouse Utilities	34,000.00	34,000.00
6408 - Elevator Services	3,926.00	4,500.00
6414 - Fire Prevention & Protection	10,000.00	6,000.00
6424 - HVAC Services	6,000.00	6,000.00
6430 - Janitorial Services	42,413.00	42,413.00
6436 - Special Cleanings	8,000.00	8,000.00
6438 - Pool Management	59,900.00	63,700.00
6440 - Safety & Security	2,500.00	3,000.00
6500 - Fire Suppression System	6,000.00	6,000.00
6515 - Building Repair & Maintenance	14,000.00	14,000.00
6525 - Community Center Improvement	2,000.00	2,000.00
6570 - Fitness Equipment Repair & Maintenance	8,000.00	9,500.00
6575 - Fitness Center Supplies	6,000.00	6,500.00
6590 - Access System Supplies	4,500.00	4,500.00
6595 - Access System Repairs	500.00	1,000.00
6700 - Pool Repair & Maintenance	4,000.00	4,000.00
6710 - Pool Supplies	5,000.00	5,000.00
9934 - Recreation Equipment	4,000.00	4,000.00
Total Cameron Club Maint & Operations	**390,928.00**	**390,224.48**
Taxes & Insurance		
5390 - Fidelity/Workman's Comp	2,100.00	2,205.00
5415 - D&O Insurance Premiums	5,002.00	5,252.00
5420 - Umbrella	9,577.00	10,056.00

Budget Summary Report
Cameron Station Community
FY 2019 Budget - Draft

	2018 Budget	2019 Budget
Taxes & Insurance		
5445 - General Liability Insurance Premiums	11,512.00	12,087.60
9000 - Income Tax	3,000.00	6,443.00
Total Taxes & Insurance	**31,191.00**	**36,043.60**
Other Expenses		
5010 - Bad Debt	5,000.00	5,000.00
9106 - Capital Improvements Reserve	24,000.00	24,000.00
9802 - Repair & Replacement Expenses (Comm)	0.00	0.00
9856 - Fitness Room Expenses	0.00	0.00
9904 - Masonry & Brick Expenses	0.00	0.00
9908 - Misc Expenses	0.00	0.00
9912 - Operating Contingency Expenses	0.00	0.00
9946 - Signs Expenses	0.00	2,000.00
Total Other Expenses	**29,000.00**	**31,000.00**
Reserve Contributions		
9800 - Repair & Replacement Expenses	320,800.00	333,600.00
Total Reserve Contributions	**320,800.00**	**333,600.00**
Total Operating Expense	**2,542,011.00**	**2,591,580.70**
Total Association Net Income / (Loss)	**0.00**	**(0.00)**

October 24, 2018

Cameron Station Community Association, Inc.
Draft Fiscal Year 2019 Budget Information
Provided By: Judy Johnson, General Manager

Below you will find the quarterly assessment rates for the last three years and the proposed rate for 2019.

	2016	2017	2018	2019
Assessments - SFH/TH	$361.37	$363.28	$375.08	$379.87
Assessments – Condo	$293.13	$294.69	$304.24	$308.15
TMP Assessments	$20.14	$20.34	$20.88	$21.29
Assessments – Commercial	$6,914.47 ($284.55)	$6,848.08 ($281.81)	$6,958.35 ($286.35)	$6,958.28 ($288.17)

Management's goal in completing the Draft FY2019 Budget was to accurately reflect the potential income and expenses of the Association, while keeping the assessment increase as low as possible. Management relied on FY2018 year-to-date actual numbers, full year projections and the historical actuals to develop the draft 2019 Budget numbers.

CAMERON STATION COMMUNITY ASSOCIATION

Cameron Club Facilities Committee

Product or Service	Line Item	FY 2018 Budgeted Amount	YTD Expense Amount (May)	Remaining Budget Amount	FY2017 Budgeted Amount	YTD Expense 2017	Recommendation for FY2019 Budget
Safety and Security	6440	$2,500	$1,777.35	$722.65	$2,500	$2,384.62	$3,000
Fire Suppression System	6500	$6,000	$4,554.46	$1,445.54	$5,500	$9,105.00	$6,000
Building Repair and Maintenance	6515	$14,000	$2,364.70	$11,635.30	$10,000	$10,695.26	$14,000
Community Center Improvements	6525	$2,000	$469.80	$1,530	$1,200	$939.00	$2,000
Fitness Equipment Repair and Maintenance	6570	$8,000	$6,221.11	$1,778.89	$7,500	$8,276.51	$12,000
Fitness Center Supplies	6575	$6,000	$2,640.89	$3,359.11	$6,000	$6,188.59	$6,500
Access System Supplies	6590	$4,500	$0.00	$4,500.00	$4,500	$4,953.59	$4,500
Access System Repairs	6595	$500	$165	$335	$1,000	$0	$1,000
Pool Repair and Maintenance	6700	$4,000	$0	$4,000	$4,000	$1,460.00	$4,000
Pool Supplies	6710	$5,000	$867.06	$4,132.94	$6,100	$4,411.46	$5,000
Recreation equipment	9934	$4,000	$0.00	$4,000.00	$5,000	$3,050.92	$4,000
Pool Management	6438	$59,900	$26,090.75	$33,809.25	$57,000	$55,000.00	$63,700
Health Club Management	5318	$169,189	$67,448.00	$101,741.00	$164,260	$159,720.40	$165,111.48
TOTAL		**$285,589**			**$274,560**		**$290,811.48**

CAMERON STATION COMMUNITY ASSOCIATION
Common Area Committee

Product or Service	Line Item	FY 2018 Budgeted Amount	YTD Expense Amount (June)	Remaining Budget Amount	FY2017 Budgeted Amount	YTD Expense 2017	Recommendation for FY2019 Budget
Grounds & Landscaping-Contracr	6100	$155,196	$77,986.50	$77,209.50	$151,365	$154,399.00	$157,260
Linear Park Landscape & Maintenance	6685	$21,668	$6,389.00	$15,279.00	$21,668	$21,066.00	$21,668
Flower Rotation & Landscape Enhancement	6150	$25,000	$7,081.00	$17,919.00	$25,000	$32,990.00	$22,000
Irrigation System-Contract	6299	$18,000	$8,282.50	$9,718	$18,000	$26,724.00	$18,000
Tree/Shrub Maintenance	6160	$28,000	$10,200.00	$17,800.00	$27,000	$81,603.00	$33,000
Turf Treatment Enhancements	6155	$15,000	$3,325.00	$11,675.00	$15,000	$27,415.16	$15,000
Watering/Supplies	6200	$750	$0.00	$750.00	$750	$840.00	$750
Snow Removal	6442	$70,000	$19,357	$50,643	$70,000	$72,902	$70,000
Street Repair/Maintenance	6760	$6,500	$0	$6,500	$6,500	$5,150.00	$6,500
Pet Station	6690	$8,500	$4,549.00	$3,950.90	$7,800	$7,473.49	$12,000
General Repair & Maintenance	6600	$5,000	$3,889.21	$1,110.79	$5,000	$7,264	$5,000
General Maintenance Supplies	6605	$6,500	$4,744.01	$1,755.99	$7,500.00	$12,000	$8,000.00
Maintenance Uniforms	6315	$100	$0.00	$100.00	$600	$223.49	$100
Fountain Repair/Maintenance	6585	$2,200	$0	$2,200	$2,200	$1,980	$2,200
TOTAL		**$362,414**			**$358,386**		**$374,478.00**

For Sponsorship/ ~~2018~~ 2019 Budget

					Money Not Spent
January	Party HH	January 8th	$300		$300
	Annual Volunteer Recognition		$250		$250
	Bunco		$100		$100
	Kids Night		$200	$850	$60
			$850		$710
February	Oscars HH	Feb 26th	$300		$300
	Bunco		$100		$0
	Kids Night		$200	$600	$60
			$600		$240
March	Egg Hunt	Mar 31st	$1,000		$0
	St Patty's HH		$300		$300
	BUNCO		$100	$1,400	$100
			$1,400		$1,000
April	Kid's Night		$200		20
	BUNCO		$100		-75
	Spring Yard Sale		$100		-130
	Gazebo HH		$300	$700	300
			$700		$115
					$2,065
May	Mother's Rock/ Sock hop! HH	May 11th	$0		
	Kids Night		$200		30
	BUNCO		$100	$300	-60
			$300		($30)
					$2,035
June	Father / Daughter Dance	June 16th	$400		-205
	Patriotic Parade (possibly move into July)	June 23rd	$400		400
	BUNCO (changed to HH event)		$100	$900	15
			$900		210

July	Neighborhood Picnic	July 21st	$0		$2,245
	BUNCO Night		$100	$100	
			$100		
August	National Night Out	August 7th	$500		
	Pool Party	August 11th	$14,225		
	BUNCO	August 29th	$100	$14,825	
			$14,825		
September	Outdoor Movie Night	September 29th	$0		
	Apple Time (Family Event)		$400		
	BUNCO		$100	$600	
	Fall Yard Sale		$100		
			$600		
October	Casino Night	Oct 6th	$4,075		
	Kids Halloween Carnival	Oct 20th	$1,000		
	BUNCO		$100	$5,175	
			$5,175		
November	New Neighbor's Reception		$250		
	Kid's Night		$200		
	BUNCO		$100	$550	
			$550		
December	Christmas Party		$14,000	$14,000	
			$14,000	40000	

Explanation

Held event but did not spend money
Did not hold event / did not have the volunteers to recognize from 2017/ Gave Dan his own gift
Did not hold event / no dice
held event /40 attendees
unspent money for January budget

Did not hold event / decided to focus on family events but hold larger happy hours from spring to fall
held event / 20 attendees
held event / 45 attendees
unspent for February budget

David Thorpe sponsored $500, balloon artist face painter $322, $820 sandwiches, $200 food / 400+ attende
did not hold event
did not hold event
unspent for March budget

$140 pizza, $40 drinks
$98 for wine and prizes, $12 for snacks, $51 for chicken, $14 drinks and cookies
$110 for balloons, $78 for sign and mounting hardware, $42 for washpost ad
Did not hold event
unspent for April budget
unspent through April

$165 pizza, $5 ice
$84 for chicken, $34 for snacks, $42 for prizes
unspent for May budget
unspent through May

$360 for DJ, $85 for photo frames, $160 for food and prizes
sponsored by Podolsky
$85 for nuggets
unspent through June budget

unspent through June

Sunsets early enough to hold event & beat the 9pm requirement for noise permit.
2 bushels of apples $50 per bushel

Events	Full	Partial
Community Outreach / National Night Out	$3,000	$1,500
BUNCO	$1,100	$550
Kids Night	$1,000	$500
Adult HHs (Glow, Oscars, St Pattys, Gazebo)	$1,600	$800
Community Rec & Welcome Events	$1,300	$650
Egg Hunt , Outdoor Movie Night, Sock Hop, Kids' Halloween Carnival (Large)	$4,000	$2,000
Yard Sales	$600	$300
Father/Daughter Dance, Patriotic Parade, Neighborhood Picnic, Apple Time	$1,600	$800
Annual Pool Party	$14,400	
Face Painter / Balloon Artist		
DJ		
Ice Cream Cart		
Moonbounce		
Dunking Tank		
Dual Slide		
Chairs/Tables / equipment rental		
Drinks		
Decorations		
catered lunch		
Lifeguards extended hours		
Permits		
Casino Night	$5,600	2,800
Photo boothe		
Drinks (alcohol)		
hor' deourves		
Decorations /Balloons		
Casino Tables & Dealers		
Chrismas Party	$14,000	
Drinks		
Food		
Santa		
Entertainment		

Unplanned stuff at this time.		

Mother's Rock Event
Neighborhood Picnic
Outdoor Movie Night
Casino Night
Fall Yard Sale
Spring Yard Sale
Annual Volunteer Recognition
New Neighbor's Reception

Submitted $44600

5385

126 apples are in a bushel = 256

Ech Event	# of Events	# of Attendees
	1	300
$100	11	25-30
$200	5	30-60
$400	4	40-70
650	2	
$1,000	4	200-300
$300	2	200+
$400	4	30-100
	1	700-1000
$950		
$800		
$1,000		
$350		
$400		
$900		
1,400		
$200		
$300		
$7,000		
$125		
$800		
$14,225		
		200-300
$900		
$500		
$1,000		
$100		
$3,100		
$1,000		
$7,000		
$800		
$1,000		

$100	$400	
$1,000	$1,000.00	
$400	$400	
$1,000	$1,000	
$900 (Photo booth)	$900	
$200	$200	
$200	$200	
$400	$400	
$400	$400	
	$4,900	