

**CAMERON STATION COMMUNITY ASSOCIATION
BOARD OF DIRECTORS**

ZOOM MEETING DRAFT AGENDA (as of 11/24/20)

December 1, 2020 – 7:00 P.M.

Until approved at the meeting, this draft agenda is subject to change

Link: <https://zoom.us/j/96375189776?pwd=K2RtSIF4VWgxbHp0eE1sa2JHajR2QT09>

Meeting Number (access code): 963 7518 9776

Meeting Password: 194157

Join by phone: +1 301 715 8592 US (Germantown)

- | | | |
|-------|---|-----------|
| I. | CALL TO ORDER | |
| II. | ELECTION OF OFFICERS | 7:00 P.M. |
| III. | APPROVAL OF AGENDA AND MINUTES – Oct 2020 | 7:00 P.M. |
| IV. | HOMEOWNERS FORUM | 7:05 P.M. |
| V. | HEARINGS | 7:20 P.M. |
| VI. | COMMITTEE REPORTS (CAC, CCFC, FAC, Comm Com, Activities/Social, ARC) | 7:30 P.M. |
| VII. | PROFIT REPORT | 7:40 P.M. |
| VIII. | TREASURER'S REPORT | 7:45 P.M. |
| IX. | MATTERS FOR BOARD DECISION | 7:50 P.M. |
| | 1. ARC Chairman Appointment | |
| | 2. CAC Resignation and Appointment | |
| | 3. Interim Audit | |
| | 4. Pool Filter Repairs | |
| | 5. Snow Removal Contract | |
| | 6. Tree Replacement Proposal | |
| X. | MATTERS FOR BOARD DISCUSSION/INFORMATION | 8:15 P.M. |
| | 1. Fleet Shuttle Service Credit | |
| | 2. Owner Feedback – Shuttle Service | |
| | 3. CSCA Annual Meeting Feedback | |
| | 4. Draft Resolution: Recording of Board Meetings & Access via Telephone/Video Conference Tech | |
| | 5. Resolution Regarding Board/Committee/Management Expenditures | |
| | 6. December Meeting Date | |
| | 7. Action Item List | |
| XI. | OLD BUSINESS | 8:35 P.M. |
| XII. | NEW BUSINESS | 8:40 P.M. |
| XIII. | EXECUTIVE SESSION | 8:50 P.M. |
| | (ARC/Owner/Condo - WH Hearings, Contract negotiations: Fleet Shuttle Bus Contract, Delinquencies) | |
| XIV. | ADJOURN | 9:30 P.M. |

Prepared by:

Heather Graham, CMCA, PCAM (Executive Vice President - CAMP, LLC)
& Janeva Sharps (On Site Assistant Manager – CAMP, LLC)

**Noted times above are only intended to serve as a guide and may be subject to change without notice depending upon length of conversation by Board members.*

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 27, 2020

1 NOTICE: This meeting was held by electronic communication means of virtual video conference due to
2 the existence of a Virginia State of Emergency permitting public gatherings.

3
4 **BOARD MEMBERS PRESENT:**

5 Michael Johnson- President
6 Sarah Walsh- Vice President
7 Thomas Sugrue- Secretary
8 Joan Lampe- Treasurer
9 Jon Dellaria- Director
10 Kim Canter- Director
11 Andrew Hill- Director

12
13 **ALSO PRESENT:**

14 Heather Graham, CMCA®, PCAM®, Executive Vice President of Community Association
15 Management Professionals (CAMP)
16 Janeva Sharps, On-Site Assistant Community Manager
17 Todd Sinkins, Association Attorney
18 Toni Mancinelli, Recording Secretary

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20 **CALL TO ORDER:**

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22 **Motion:** President Michael Johnson called the meeting to order at 7:18 pm.

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24 Due to technical difficulties setting up the virtual meeting, a community wide email was sent at 7:15 pm
25 and at 7:20 pm it was noted that there were 40 participants. At 7:33 pm, it was noted that there were 50
26 participants and at 8:03 pm, it was noted that there were 52 participants.

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28 **APPROVAL OF AGENDA AND MINUTES:**

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30 **Motion:** Kim Canter moved and Jon Dellaria seconded to approve the meeting agenda. The motion
31 passed unanimously.

32
33 **Motion:** Tom Sugrue moved and Sarah Walsh seconded to approve the September 29, 2020 Board of
34 Director meeting minutes with the previously provided suggested edits. The motion passed
35 unanimously.

36
37 **HOMEOWNERS FORUM:**

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39 Owner Anne Schieber expressed her concerns about the leaf collection days on Medlock Ln in specific
40 regards to the leaf pick-up locations in the yards and the occurrence of such collection days. Mrs.
41 Schieber requested that the Board consider moving leaf collection service days to earlier in the season
42 and/or adding more collection days considering the large number of trees on Medlock Ln.

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Helmuth Lane owner Elizabeth Brienza informed the Board of her support in allowing the basketball hoop that is in Violation of the Community DMS on Helmuth Lane to remain there (issue to be discussed later in the meeting). She also requested that the Board consider a budget with no increase in assessments for the 2021 year.

Helmuth Lane owner Emily Stratton informed the Board about the basketball hoop on their property that has been cited as a violation. She also requested that the Board consider waiving the violation for the basketball hoop and allowing it to temporarily remain on the block as long as indoor gathering restrictions are still being enforced due to the current pandemic.

Owner Todd Hutchings informed the Board of his support in allowing the mentioned basketball hoop on Helmuth Lane to remain on the block. He also expressed his gratitude to the Board of Directors for their continual support and volunteered time.

Owner Guinevere informed the Board of her support in allowing the mentioned basketball hoop on Helmuth Lane to remain on the block. She also requested that the Board consider a budget with no increase in assessments for the 2021 year.

HEARINGS:

Helmuth Lane owner Emily Stratten additionally requested that the Board consider allowing their basketball hoop to remain on the sidewalk of Helmuth Lane.

COMMITTEE REPORTS:

1. Common Area Committee

The report was given by Robert Burns. He had no other news to present to the Board other than the items to be reviewed by the Board later this evening (Tree Removal Day Proposal and Trash Contract Proposal).

2. Cameron Club Facilities Committee

Ray Celeste delivered the report. He requested that the Board give the Basketball Court Floor Proposal (to be reviewed by the Board later in the meeting) a full and fair consideration when reviewed later in this evening's agenda. He also advised the Board of the legal necessity of having a fully operational land phone line to the pool office. Sandesh Risal provided additional information from the City of Alexandria's Health Code regarding Mr. Celeste's statement about the phone line, as well. The Board and Management stated their awareness of this Health Code and that they will take it into consideration when completing their review of the budget and future operational considerations of the pool. Mr. Celeste stated his concerns with the Board's decision to decrease the number of ProFit staff for the Community Fitness Center in lieu of recent Operating Budget adjustments. The Board stated that they have consulted with ProFit to confirm that the decrease in staff from 3 to 2 members was completely

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manageable. Sarah Walsh stated her concerns regarding ProFit staff and their compliance with wearing appropriate masks when at the job site as the previously agreed upon contract states.

3. Financial Advisory Committee

Takis Taousakis delivered the report. He informed the Board that although there is a projected surplus of \$130,600 at year end, the Association is still reconciling accounts from the management transition. He also mentioned that there will be additional GL items on the proposed 2021 budget due to the separation of Operating, Reserve, and Capital Funds. He noted that one of the mentioned GL items will be for TMP funds being escrowed for future use.

4. Communications Committee

The report was given by Tricia Hemel. She gave the following updates to the Board:

- There have been 17 new residents welcomed to the community in the past month.
- The Cameron Station Community map has been updated and will be distributed throughout the community. The committee has also proposed to create a “Visitors Parking” map.
- The committee had welcomed 7 resident volunteers to be photographers for The Compass. Ms. Hemel also requested that the Board consider creating a Community drop box for the photographers as well as any other document receiving purpose for the Community.
- The committee has been in the process of reviewing and updating the CameronStation.org website.
- Ms. Hemel requested that the Board consider allowing the committee to develop a social media presence for the Community in order to be a voice of the Board and Management.

The Board requested clarification regarding the committee’s \$6,000 Miscellaneous Line Item on the Budget. Ms. Hemel stated that the line item has been used for random expenses such as the Welcome Committee gifts, unplanned website expenses, Cameron Station logo editing, etc.

5. Activities and Social Events Committee

The report was given by Andrew Yang. He informed the Board of a Halloween family photo event at the Community gazebo on Saturday, Oct 31. He mentioned that the event planning had included hiring a cookie truck and photographer for the day. Mike Johnson requested that the committee take photo rights into consideration for future events with hired photographers so that the Association can have the rights to the photos.

6. Architectural Review Committee

Craig Schuck delivered the report. He informed the Board of the committee’s nomination of Steven Pearson (appointment be reviewed by the Board later in the meeting) in lieu of the resignation of former member Karen Diener. He also stated that the committee has been in the process of reviewing candidates for the remaining open position. He mentioned that the committee had received training from

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Management to operate the CiraNet Architectural Module software to be used for efficient application reviewing and archiving. He also stated that there have been a lot of roof and window replacements in the past month.

PROFIT REPORT:

Psy Niigianni summarized resident use statistics of the Community Fitness Center for the months of August, September and October. Mr. Niigianni notified the Board of some technical difficulties ProFit has experienced with the TVs in the fitness center. He also mentioned that the fitness center is currently operating successfully with 2 staff members.

TREASURER'S REPORT:

Joan Lampe delivered the report to the Board. Other than the draft budget to be reviewed by the Board later in the evening, she stated that the funds within the Association's maturing CDs will be moved into an ICS account with Congressional Bank to achieve higher yield rates.

MATTERS FOR BOARD DECISION:

Vice President Sarah Walsh had ceased participation in the meeting at this time.

1. Finance Committee Appointments

The Board reviewed the Finance Committee's recommendation for appointment of a new committee member.

Motion: Joan Lampe moved and Kim Canter seconded to approve the appointment of Chelsea Lasik to the Finance Committee for two year terms effective November 1, 2020. The motion passed unanimously.

2. Architectural Committee Appointments

The Board reviewed the Architectural Committee's recommendation for appointment of a committee chair.

Motion: Kim Canter moved and Andrew Hill seconded to approve the appointment of Stephen Pearson as the new Architectural Committee Chair effective immediately. The motion passed unanimously.

3. Communications Committee Appointments

The Board reviewed the Communications Committee's recommendation for appointment of up to 2 new committee members.

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Motion: Tom Sugrue moved and Kim Canter seconded to approve the appointment of Marian Cavanagh and Lenore Morema to the Communications Committee for two year terms effective November 1, 2020. The motion passed unanimously.

4. Tree Removal “Day” Proposal

Heather Graham informed the Board of the Common Area Committee’s request to add an additional 3 days of tree work for a cost of \$4,200. She informed the Board that if approved, this project will bring the total year expenses up to \$37,817 out of a budget of \$34,000. She added that although the additional days of tree work will exceed the budget, she recommends that the work be completed due to liability reasons.

Motion: Joan Lampe moved and Tom Sugrue seconded to approve the tree removal proposal submitted by Lancaster Landscapes in the amount of \$4,200 to be taken from the Tree and Shrub Maintenance line item. The motion passed unanimously.

Sarah Walsh re-entered the meeting at this time.

5. Light Pole Replacement Proposal

Heather Graham informed the Board of the Common Area Committee’s request to approve the light pole replacement by Power Systems Electric (PSE) on Grimm Dr.

Motion: Joan Lampe moved and Andrew Hill seconded to approve the replacement of the light pole located at 5022 Grimm Drive for a cost of \$2,984.15 by PSE and the expense should be taken from the Reserve Fund. The motion passed unanimously.

6. Budget 2021 Draft

Management provided the Board with a copy of the draft 2021 budget, previously reviewed and revised by the Finance Committee and Management, for their review. As previously requested by the Board in a special meeting held on October 21st, Management also provided the Board with 3 different forecasts that allow for a scenario taking into account no increase to the assessments, small increase to the assessments using a partial subsidy of Member’s Equity and a scenario that was supported by the full increase needed to support the budget expenses.

There was some discussion held by Takis Taousakis, Management and the Board in regards to the use of excess TMP funds accrued during the 2020 year. The excess TMP funds not used must be set aside in a separate escrow fund under the rules established by the City of Alexandria.

The Board reviewed the draft budget and debated the assessment forecasts as provided at length, all while taking into consideration the operating conditions of future years. There was also some discussion in regards to considering reevaluating each budget line item for future years.

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Motion: Sarah Walsh moved and Andrew Hill seconded to approve the budget with a 2.48% increase to the assessments with a partial subsidy from the Unappropriated Member's Equity fund. The motion passed with 5 yeas and 2 nays.

MATTERS FOR BOARD DISCUSSION / INFORMATION:

1. Action Item List

Management provided the Board with the action item list for their review.

There was some discussion held in regards to the Association's current parking policy and enforcement procedures.

OLD BUSINESS:

There was no old business to discuss.

NEW BUSINESS:

There was no new business to discuss.

EXECUTIVE SESSION:

Motion: Tom Sugrue moved and Kim Canter seconded to enter into an executive session at 9:50 pm for the purposes of conducting ARC Hearings; reviewing contract negotiations for the Fleet Shuttle Bus Contract, Basketball Court Floor, and Trash Contract Proposals; and discussing delinquencies. The motion passed unanimously, and the meeting was moved to executive session.

Motion: Tom Sugrue moved and Jon Dellaria seconded to exit the executive session meeting at 10:35 pm. The motion passed unanimously, and the meeting was reconvened back into open session.

The Association's Attorney entered the meeting at 10:06 pm.

After legal counsel with the Association's Attorney, the Board authorized Management to follow the Attorney's advice regarding an information request from the owner with an account ending in 09505.

Motion: Kim Canter moved and Andrew Hill seconded to approve a temporary variance to permit the owner with an account number ending in 09414 to allow the portable basketball hoop to remain upon Helmuth Lane adjacent to the home. This variance is effective until April 1, 2021. At the end of the term of the variance, the owner of the lot may seek an extension of the variance if the Commonwealth of Virginia remains subject to a declared State of Emergency due to the current pandemic. Further, the owner of the lot will be responsible for the use of the basketball hoop by their family members and guests, and shall indemnify, defend and hold harmless the Association and its directors, agents contractors and employees from and against claims arising from the use of the basketball hoop, and

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agrees that the Association is not responsible for or culpable for the basketball hoop, its condition, or any injuries arising from its use. The Association also reserves the right to rescind the waiver if the State of Emergency is terminated prior to April 1, 2021. At the end of the variance, the basketball hoop must be returned to a location that complies with the terms and conditions set forth in the Association's Design and Maintenance Standards. The motion passed with 6 yeas and 1 nay.

Motion: Joan Lampe moved and Andrew Hill seconded to disapprove the request submitted by the owner with an account ending in 09588 for the boundary line changes to his property. The motion passed unanimously.

Motion: Joan Lampe moved and Andrew Hill seconded to approve the request submitted by the owner with an account ending in 08912 to not replace the removed tree with another tree from the list. The motion passed unanimously.

Motion: Joan Lampe moved and Sarah Walsh seconded to approve the suspension of Fleet Shuttle Bus Services through the end of 2020. The motion passed unanimously.

Motion: Joan Lampe moved and Kim Canter seconded to approve the proposal submitted by Bates Trucking subject to contract negotiations in the amount of \$272,933.64. The motion passed unanimously.

Motion: Joan Lampe moved and Jon Dellaria seconded to approve the proposal provided by Precision Flooring for a cost of \$43,584.17 to replace the basketball court floor and the cost should be taken from the Reserve fund. The motion passed with 6 yeas and 1 nay.

Motion: Andrew Hill moved and Sarah Walsh seconded to approve the waiver of the parking and holiday fees along with all related late and attorney fees in the amount of \$1,468.48 for the owner with an account number ending in 08951. The motion passed unanimously.

ADJOURNMENT:

Sarah Walsh moved and Kim Canter seconded to adjourn the meeting at 10:46 pm. The motion passed unanimously, and the meeting was adjourned.

Respectfully Submitted,

Toni Mancinelli, Recording Secretary
tmancinelli@gocampmgmt.com

DRAFT MEETING MINUTES
CAMERON CLUB FACILITIES COMMITTEE (CCFC) MEETING
Thursday, 12 November 2020

The following individuals attended the meeting; all attendees were via Zoom:

Ray Celeste, CCFC Chair
Dan Ogg, CCFC Vice Chair
Brendan Hanlon, CCFC Member
Janeva Sharps, Assistant Community Manager, CAMP
Rich Mandley, ProFIT Fitness
Psy Scott, ProFIT Fitness
Ben Rogers, American Pool
Austin Woodard, American Pool

Absent: Tim Regan, CCFC Member

1. The Cameron Club Facilities Committee meeting was called to order by Ray Celeste at 7:03p.m.
2. Dan Ogg made a motion to approve the agenda.as presented; the motion was seconded by Brendan Hanlon and it passed unanimously.
3. There were no residents present for the open forum.
4. Brendan Hanlon made a motion to approve the CCFC minutes from the October meeting. The motion was seconded by Dan Ogg and it passed unanimously.
5. Committee members received an update from American Pool regarding current state of the pool, pool furnishing and auxiliary equipment. American Pool recommended repair and replacement as follows:

Item Description

Replace Aged Black Filter

Note: The existing black filter is well outside the manufacturer's suggested life span. New designs are much more efficient.

Recharge Filter Media

Note: Commercial filter media should be replaced every three to five years.

Recharge Wading Pool Filter

Note: Commercial filter media should be replaced every three to five years

Total: \$4,916.53

MOTION FOR THE BODS: After discussion and evaluation, Dan Ogg made a motion to recommend that the BOD approve the American Pool proposal to replace and repair the sand filters for a total of \$4,916.53, which will be allocated from the Community Replacement Reserve Fund. Brendan Hanlon seconded the motion and it passed unanimously. The Committee requested the Chair to seek expedited approval by the Board.

6. Ray Celeste updated the committee on the most recent Board meeting.
 - The committee was informed that three new members were elected to the Board of Directors at the Annual Meeting.
 - Committee members expressed their appreciation for services rendered by outgoing Board member, Jon Dellaria who served as the Board liaison to the CCFC for the past two years.
7. Ms. Janeva Sharps presented the CAMP Management's Report to the Committee.
 - a. CAMP staff are working to finalize a contract for basketball floor replacement which was recently approved by the Board.
 - b. The water seepage/leak in the men's locker room continues to be an issue; the committee requested the repairs be expedited and completed in the immediate future.**
 - c. Committee members requested a more robust monthly financial report which will assist in governance of ongoing expenditures. CCFC requested a meeting with management to discuss.
 - d. CAMP staff are coordinating the RFP process for the Pool and Fitness Center. The process is proceeding on schedule and CAMP expects to have bid responses for CCFC consideration at the December meeting.
 - e. Issuing an RFP for architectural services related to possible renovation of the men's and lady's locker rooms was delayed but is expected to be issued shortly.
8. ProFIT Report was presented by Rich Manley:
 - a. Attendance for the month of October was down slightly from September.
 - b. Overall utilization averaged 71% for the month.
 - c. Five older bench press bars were replaced by new bars and need to be disposed; consideration will be given to offer the bars to community members on a first come, first served basis.
 - d. Fitness Center opening hours will be expanded by two hours starting December 1st, in line with the recent approval by the Board of Directors. New hours will be posted in the weekly newsletter and were agreed as follows:
 1. Mon, Wed, Fri, Sat, Sun: 8am – 8pm
 2. Tues and Thurs: 6am – 6pm.
9. Old business: Ray Celeste stated the CCFC's operating budget recommendations was approved by the BOD's in their October meeting. We are awaiting the approved operating budget from CAMP.

10. New Business: nothing to report.

11. Adjournment: Dan Ogg made a motion that the meeting be adjourned. The motion was seconded by Brendan Hanlon. The motion passed unanimously. The meeting adjourned at 8:27pm.

**MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Tuesday November 5, 2020**

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for November was held on November 5, 2020. The meeting was called to order at 7:00 p.m. by ARC Chair, Stephen Pearson, with a quorum present. The meeting was conducted via Zoom due to the COVID-19 social distancing guidelines and due to the meeting rooms in the Cameron Club being closed.

ARC MEMBERS IN ATTENDANCE VIA ZOOM

Stephen Pearson- ARC Chairperson
Gayle Hatheway - ARC Vice Chair
Craig Schuck- ARC Member
Sharon Wilkinson – ARC Member
Kevin Devaney – ARC Member

CHANGE OF ATTENDANCE

Jeremy Drislane, ARC Member - Joined the meeting 7:41 p.m.
Kim Canter, Board Liaison - Joined the meeting 8:25p.m.

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE VIA ZOOM

Cameron Station Residents
Bethlehem Kebede, Covenants Administrator

APPROVE AGENDA

MOVE TO: Approve the agenda as amended to include 3 items, emergency repair applications (App#20-175 and App#20-176) and a committee member registration form for candidate interview.

Moved By: Craig Schuck

Seconded By: Sharon Wilkinson

For: All

Against: None

Absent: Jeremy Drislane

MOTION PASSED

RESIDENTS OPEN FORUM

No comments were made in this session. Cameron Stations residents have joined this meeting to discuss their applications but not for an open forum.

MOVE TO: "Approve the ARC Meeting Minutes from October as submitted."

Moved By: Craig Schuck

Seconded By: Kevin Devaney

For: All

Against: None

Absent: Jeremy Drislane

MOTION PASSED

REVIEW OF EXTERIOR MODIFICATION APPLICATIONS

ADDRESS	MODICATION REQUEST	ARC ACTION/VOTE
4930 Gardner Dr.	Retroactive application for front yard brick paving and garden wall retaining	Move to approve as submitted Moved By: Sharon Wilkinson Seconded By: Kevin Devaney For: Stephen Pearson Against: Gayle Hatheway, Craig Schuck Absent: Jeremy Drislane MOTION PASSED
151 Barrett Pl	Door Replacement/rear door by deck ratify only	Move to approve as submitted Moved By: Gayle Hatheway Seconded By: Kevin Devaney For: All Against: None Absent: Jeremy Drislane MOTION PASSED
471 Cameron Station Blvd.	Window Replacement	Withdrawn by the homeowner.
5129 Knapp Pl	Roof Replacement – ratify only	Move to approve as submitted Moved By: Sharon Wilkinson Seconded By: Craig Schuck For: All Against: None Absent: Jeremy Drislane MOTION PASSED

122 Martin Ln	Window Replacement	Move to approve as submitted with an extended completion date for the installation till March 30, 2021 Moved By Sharon Wilkinson Seconded By: Craig Schuck For: All Against: None Absent: Jeremy Drislane MOTION PASSED
175 Cameron Station Blvd.	Roof Replacement	Move to approve as submitted Moved By: Craig Schuck Seconded By: Sharon Wilkinson For: All Against: None Absent: Jeremy Drislane MOTION PASSED
5102 Grimm Dr.	Tree removal and replacement - ratify only	Move to approve as submitted Moved By: Craig Schuck Seconded By: Sharon Wilkinson For: All Against: None Absent: Jeremy Drislane MOTION PASSED
5024 Barbour Dr.	Roof replacement – ratify only	Move to approve as submitted Moved By: Craig Schuck Seconded By: Sharon Wilkinson For: All Against: None Absent: Jeremy Drislane MOTION PASSED
5100 Grimm Dr.	Retroactive application for tree removal and replacement	Move to approve as submitted Moved By: Craig Schuck Seconded By: Kevin Devaney For: All Against: None Absent: Jeremy Drislane MOTION PASSED
5008 John Ticer Dr.	Landscaping	Move to approve as submitted Moved By: Craig Schuck Seconded By: Sharon Wilkinson For: All Against: None Absent: Jeremy Drislane MOTION PASSED
138 Martin Ln	Roof Replacement	Move to approve as submitted Moved By: Craig Schuck Seconded By: Sharon Wilkinson For: All Against: None Absent: Jeremy Drislane MOTION PASSED

Woodland Hall Condominium	Window Replacement	Move to approve as submitted this approval is good through July 31, 2021 Moved By: Craig Schuck Seconded By: Sharon Wilkinson For: All Against: None Absent: Jeremy Drislane MOTION PASSED
5245 Tancreti Ln	Patio Replacement	Move to approve as submitted Moved By: Gayle Hatheway Seconded By: Sharon Wilkinson For: All Against: None Absent: Jeremy Drislane MOTION PASSED
248 Medlock Ln	Window Replacement	Move to approve as submitted this approval is good through April 2021 Moved By: Gayle Hatheway Seconded By: Sharon Wilkinson For: All Against: None Absent: Jeremy Drislane MOTION PASSED
5006 Gardner	Retroactive Application for Front Landscaping	Disapproved Moved By: Kevin Devaney Seconded By: Craig Schuck For: All Against: None MOTION PASSED
5237 Bessley Pl	Tree Removal and Replacement	Move to approve as submitted Moved By: Gayle Hatheway Seconded By: Craig Schuck For: All Against: None MOTION PASSED

MATTERS FOR INFO/DISCUSSION/DECISION

Ms. Caro applied for the open committee member position and stated that she is interested to serve in the Architectural Review Committee to preserve the beauty, sense of community, culture and values that Cameron Station has.

MOVE TO: "Recommend to the Board of Directors the appointment of Paula Caro to the Architectural Review Committee."

Moved By: Kevin Devaney

Seconded By: Sharon Wilkinson

For: All

Against: None

MOTION PASSED

Board Meeting Report

There was a brief report made to members on topics discussed from the previous board meeting by Board Liaison, Kim Canter. Stephen Pearson will attend the November Annual Board Meeting.

Covenants Report- October 2020

- The # of Comprehensive Inspections conducted in October is 0.
- The number of Resale Inspections conducted in October is 3.
- The number of Exterior Modification Applications reviewed in October is 23.
- There were no vehicles towed in October.
- The # of letters mailed in October is 31.
- The next meeting will be on December 1, 2020 applications are due by November 20 for this meeting.

MOVE TO: "Adjourn the Meeting at 9:11 p.m."

Moved By: Kevin Devaney

Seconded By: Gayle Hatheway

For: All

Against: None

MOTION PASSED

Minutes prepared by: Bethlehem Kebede, Covenants Administrator



MEMORANDUM

TO: Cameron Station Board of Directors
Financial Advisory Committee

FROM: James M. Orlick, Director of Financial Services

DATE: November 14, 2020

RE: October 2020 Financial Statement Summary – Updated

This summary reflects the un-audited fiscal year-to-date 2020 financial entries.

EXECUTIVE SUMMARY

	ACTUAL	BUDGET	VARIANCE
Total Cash and Investments	\$ 3,471,472		
Year to Date Income (net of Reserve and Capital Improvement, Contributions)	\$ 1,868,539	\$ 1,863,792	\$ 4,747 - F
Year to Date Expense	\$ 1,580,179	\$ 1,900,976	\$320,797 - F
Net Income Year to Date, surplus/ (loss)	\$ 288,360	\$ (37,185)	\$ 325,544 - F

U: Unfavorable

F: Favorable

INVESTMENTS

GL Account & Institution	Investment Type	Balance as of 10/31/2020
Union Bank Operating	Operating-Checking	\$765,722
Union Bank Operating Petty Cash	Operating – Imprest	1,836
Pacific Premier Bank-Prior	Operating-Checking	\$5,777
Congressional Bank Operating Fund-UME	Operating Money Market	\$245,167
Union Bank Replacement Fund	Reserve Money Market	\$83,507
Morgan Stanley MM	Reserve Money Market	\$ 271,127
Congressional Bank	Reserve ICS	\$677,703
Morgan Stanley Barney Investments	Reserve CD Accounts	\$ 1,415,000

Accrued Interest Receivable	Reserve Accrued Interest	\$5,633
Total Cash & Investments		\$ 3,471,742

Balance Sheet:

The Accounts Receivable Residential Assessments account as of October 31, 2020 was \$68,356. The net delinquency rate is approximately 2.670%, which is below the industry standard of 3% - 5%. This is based on the formula as follows: Net Residential Assessments Receivable \$68,356/Total Annual Assessments: \$2,559,508.00= 2.670%.

Accrued Repair & Replacement Reserves and Capital Improvement balances total \$2,281,537 and are fully supported by cash and investments. This is calculated as follows:

\$ 3,471,472 Cash and Investments		\$ 2,899,727 Total Cash Available
- \$ 571,745 Total Current Liabilities	→	- \$ 2,288,614 Total Reserve and Capital Improvement Balances
\$ 2,899,727 Total Cash Available		\$ 611,313 Positive Cash Position

The Capital Improvement Reserve account totals \$23,220.50 which is also fully supported by cash and investments. For October 2020, the Capital Improvement Fund is included in the Reserve Fund Balance.

Prior Years Owner's Equity*, which has a balance of \$390,577.14, is well within the 10 – 20% of the Association's budget. This is recommended by the auditor. **\$390,577.14/\$2,559,508.00=15.26%.**

**The Association's Unappropriated Prior Year Owner's Equity is the cumulative amount of net income or losses since the inception of the Association. Each year the net income (or loss) is added (or subtracted) to/from this amount. Auditors recommend that it is healthy for Associations to have between 10-20% of the Association's annual assessments in this line item.*

Income Statement Report:

The Income Statement Report reflects a year-to-date income, net of Reserve Contributions, of \$1,868,539 which is \$4,747 higher than the budgeted amount of \$1,863,792.

Year to Date Income Variances UNFAVORABLE by \$2,500.00 or more:

Newsletter Advertising- Unfavorable by \$2,830. Less than anticipated.

Charitable Donations – Unfavorable by \$4,500. Less donations than anticipated.

Club Cleaning Fees – Unfavorable by \$3,125. Fewer room rentals due to Covid-19.

HOA Compliance Fees – Unfavorable by \$8,563. Fewer charges than anticipated.

Interest Income – Unfavorable by \$2,688. This will look differently next month when the Reserve Interest is moved to Operating Statement.

Room Rental Income – Unfavorable by \$4,247. Fewer room rentals than anticipated.

Year to Date Income Variances FAVORABLE by \$2,500.00 or more:

Late Fees & Interest – Net of waivers, favorable by \$2,319.

Year-to-date expenses total \$1,580,179 which is \$288,360 less than the budgeted amount of \$1,900,976. Below are a few line items that I would like to bring to your attention, as they have a variance of more than \$2,500.00 of the year-end budgeted amount.

Year to Date Expense Variances FAVORABLE by \$2,500.00 or more:

Common Area Maintenance & Services:

Turf Treatments & Enhancements – Favorable by \$7,880. Charges have not been incurred as budgeted.

General Maintenance Supplies – Favorable by \$3,418. Charges have not been incurred as budgeted.

Irrigation System Contract -Favorable by \$3,853. Less usage than predicted YTD-Committee monitoring expenses.

TMP Expenses – Favorable by \$87,500 as reflected. Service has been temporarily discontinued.

Lighting Supplies R&M – Favorable by \$12,543. Charges have not been incurred as budgeted. Anticipate this to change during the remaining four months.

Linear Park Landscape – Favorable by \$6,770. Charges have not been incurred as budgeted. Anticipate this to change during the remaining four months

Street Repair and Maintenance – Favorable by \$6,200. Less usage than predicted.

Snow Removal – Favorable by \$41,713. No significant snow events YTD. (ice melt on 1/8)

Cameron Club Maintenance and Operations:

Clubhouse Utilities – Favorable by \$3,514. Less utility usage from clubhouse closures.

Janitorial Services – Favorable by \$7,835. Due to restructured contract.

Special Cleanings – Favorable by \$3,434. Less than predicted usage.

Pool Management – Favorable by \$9,351. Pool was closed during much of the season.

Safety & Security – Favorable by \$4,155. Less than predicted usage.

Fire Suppression Systems – Favorable by \$5,336. No usage year-to-date.

Building Repair & Maintenance – Favorable by \$3,774. Less usage year-to-date than predicted.

Fitness Equipment R&M – Favorable by \$5,908. Less maintenance required due to the decrease usage.

Access System Supplies – Favorable by \$4,000. Less usage than predicted due to center closures.

Pool Supplies – Favorable by \$4,580.00. Fewer supplies needed due to pool closure.

Activities:

Events and Awards – Favorable by \$24,399. Events suspended due to Covid-19.

Communications:

Other Communications – Favorable by \$4,107. Less usage than predicted.

Management Services:

Administrative Salaries – Favorable by \$83,564. Feb-July was without a General Manager or Assistant General Manager. Additional savings with CAMP.

Payroll Taxes/Benefits/Costs – Favorable by \$38,824. Feb-July was without a General Manager or Assistant General Manager. Additional savings with CAMP.

Administration:

Licenses and Permits – Favorable by \$3,619. Less usage than predicted YTD.

Architectural Comprehensives – Favorable by \$5,504. No funds have been spent.

Postage – Favorable by \$2,595 Less usage than predicted.

Parking Enforcement – Favorable by \$12,500. No funds have been spent.

Decals and Parking Passes – Favorable by \$4,735. Less usage than predicted.

Year to Date Expense Variances UNFAVORABLE by \$2500 or More

Common Area Maintenance:

Water Service – Unfavorable by \$5,739. Higher usage than expected.

Pet Stations – Unfavorable by \$5,690. Relationship with current vendor has ended. Duties now be performed by in-house staff.

Landscape Repair & Maintenance:

Erosion Control – Unfavorable by \$5,264. Expenses have exceeded expectations.

Cameron Club Maintenance & Operation:

Health Club Management/Staff – Unfavorable by \$11,415. Change in contract terms regarding Covid-19.

Professional Services:

Legal Services – General Council – Unfavorable by \$22,864. Expenses have exceeded the budget.

Legal Services – Collections – Unfavorable by \$2,729. Collection activities have exceeded expectations.

Insurance

Umbrella Insurance – Unfavorable by \$2,748. Premium is higher than anticipated.

Management Services:

Management Fees – Unfavorable by \$12,973. Expenses have exceeded the budget.

Administration:

Computer Network/C3 – Unfavorable by \$6,845. Expenses have exceeded expectations.

Office Supplies – Unfavorable by \$4,014. Expenses have exceeded expectations due to additional needs related to covid-19.

Printing and Copying – Unfavorable by \$2,807. Expenses have exceeded expectations.

Annual Meeting Expenses – Unfavorable by \$3,144. Expenses are increased due to the requirement to have electronic voting.

Taxes:

Income Tax Expense – Unfavorable by \$4,551. Much of the variance caused by budget spread.

Overall, there is a positive variance between annual income and expenses in the amount of \$288,360 through October 31, 2020. Management will continue to closely monitor the monthly expenses of the Association and will advise the Board of any specific issues that may have an impact to the budget.



November 13, 2020

Dear Cameron Station Community Association, Inc. Board Members,

Michael Johnson 1, President
Sarah M. Walsh, Vice President
Joan Lampe, Treasurer
Panagiotis Taousakis, Chair
A Hill, Director
E Cage, Director
Greg Hillson, Director
Megan Christensen, Director
Michelle Lizama, CPA
Frederick M Blum, Committee Member
Jeff Gathers, Committee Member
William L Blumberg, Committee Member

The October 2020 Financial Management Report for Cameron Station Community Association, Inc. prepared by Community Association Management Professionals is enclosed.

The Monthly Financial Report Package contains all of your association's monthly financial reports in one combined document delivered directly to you. This report also contains an overview with a table of contents with report descriptions. Bookmarks are included in the file to facilitate navigating the document.

You will need Adobe Reader to view the file. You can download Adobe Reader free of charge at <http://get.adobe.com/reader> if it is not already installed on your computer.

If you do not wish to receive this report in the future, you may "opt out" by contacting your Community Association Manager using the contact information provided below.

Please be advised that if you chose to "opt out" of this report delivery, ever lose or delete this email, you can always retrieve this document and the individual report files on the Board Portal at www.ciranet.com in the Financial Reports folder. Previous month's financial reports are also available on the Board Portal.

As always, please feel free to contact me to assist you with any matters related to your community.

Thank you for giving us the opportunity to serve you,

Susan Cassell
Community Association Manager
Tel: 703-567-4881
CAMSTATI@CiraMail.com

Community Association Management Professionals
Tel: 855-477-2267
Fax: 866-919-5696

www.gocampmgmt.com

October 2020 Financial Report

Cameron Station Community Association, Inc.

October 2020



Prepared on November 13, 2020

Cameron Station Community Association, Inc.

Monthly Financial Report Overview

Community Association Management Professionals is pleased to deliver this monthly financial reporting package, which has been prepared for use by the Board members of the association.

This financial reporting package consists of summary financial statements, detail financial reports, supporting reports and schedules as follows:

Report / Document	Page(s) *	Description
Financial Notes	4 Pages / 5 to 8	Notes to the Financial Statements including significant accounting policies.
Balance Sheet Detail	1 Page / 9	Detail Balance Sheet at the general ledger account level as of the end of the reporting period reported by fund.
Revenue & Expense (Month & YTD) - OPER	5 Pages / 10 to 14	Schedule of Revenues and Expenses for the referenced fund detailing reporting month and fiscal year-to-date actual results versus budget and the calculated variance.
Revenue & Expense (Month & YTD) - REPL	1 Page / 15	Schedule of Revenues and Expenses for the referenced fund detailing reporting month and fiscal year-to-date actual results versus budget and the calculated variance.
Revenue & Expense (Month & YTD) - OTHER	1 Page / 16	Schedule of Revenues and Expenses for the referenced fund detailing reporting month and fiscal year-to-date actual results versus budget and the calculated variance.
GL YTD Expense Detail	29 Pages / 17 to 45	General ledger report detailing the activity in the expense accounts for the current fiscal year and the account balances at the end of the current reporting period.
Month AP Ledger	10 Pages / 46 to 55	Detail vendor accounts payable ledger detailing the balance forward at the beginning of the month, invoice and payment activity during the month, and any balance owed to vendors at the end of the month.
Investment Schedule - REPL	1 Page / 56	Detail schedule of investment instrument terms and balances at the end of the reporting period.
Bank Reconciliation All Accounts	45 Pages / 57 to 101	Bank reconciliation report with statement file for all active bank accounts

* The financial reporting package is page numbered. Individual reports included in the package may also contain page numbers for the particular report.

This financial report has been saved in the Financial Reports folder on the Board Portal and is accessible at www.gocampmgmt.com

Cameron Station Community Association, Inc.
Monthly Financial Report Overview

Additional financial information pertaining to this reporting period is also available on the Board Portal including:

Available Information	Board Portal Navigation	Description
Financial Summary	CiraBooks -> Financial Reports	Summary level balances and performance indicators
A/R Aging Summary	CiraBooks -> Accounts Receivable	Accounts receivable aging and trend analysis
Actual vs. Budget Detail	CiraBooks -> Financial Reports	Reporting month and year-to-date actual expenses versus budget with drill down to invoice detail and scanned images of the actual invoices
Benchmark Report	CiraBooks -> Financial Reports	Revenues and expenses as a percentage of revenue by category with a per lot / unit analysis. Consult your Community Association Manager for a comparison to similar communities.

Other current financial period information is also available on the CiraNet Management / Board Portal to facilitate day to day management of the association, but because the information includes activity in the current period (from the end of the month covered in this financial report), the balances or details will not tie to these month-end reports. This information includes:

Available Information	Board Portal Navigation	Description
Open AP	CiraBooks -> Accounts Payable	Current book cash balance in each cash account less approved invoices
AP Expense Detail	CiraBooks -> Accounts Payable	Detail of all posted invoices by fiscal year including scanned images
Delinquency Detail	CiraBooks -> Accounts Receivable	Detail of all current outstanding A/R by owner including an aging, last payment and a collection status

If you have questions regarding the enclosed reports, or need assistance accessing or working with the Management / Board Portal, please contact your Community Association Manager or Community Association Accountant.

Cameron Station Community Association, Inc.

Financial Notes Report

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Note 1: Guidelines

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure the appropriate use of financial resources, the Association maintains its financial reports using fund accounting.

Note 2: Funds

Operating Fund – This fund is used to account for the general operations of the Association.

Replacement Fund – This fund is used to account for funds designated for future major repairs and replacements.

Capital Fund - This fund is used to account for funds designated for capital improvements.

Note 3: Basis of Accounting

The accompanying financial statements are presented on the accrual basis of accounting in accordance with generally accepted accounting principles (GAAP). Revenues are recognized when earned and expenses are recognized when incurred.

Note 4: Member Assessments

Association members are subject to quarterly assessments to provide funds for the Association's operating expenses, future capital acquisitions and major repairs and replacements. Assessment Receivable at the balance sheet date represents fees due from association members. Members who have overpaid their assessments and have credit balances in Accounts Receivable at the balance sheet date have had their balance recorded as a Prepaid Assessment in the liability section of the balance sheet.

Deferred Assessments - Quarterly Assessments are billed on January 1st, April 1st, July 1st and October 1st and recognized ratably over the appropriate quarter. Amounts recorded in Deferred Assessments reflect the unrecognized portion of assessment revenue which has not been recognized because it is unearned under GAAP.

Note 5: Allowance for Bad Debt

Cameron Station consider all accounts that are in foreclosure or bankruptcy and still living at the association to be uncollectible. The assessments related to these owners in the current operating year will not be recognized as revenue. In addition, we determined that 25% of homeowners' balances that are referred to attorney are uncollectible. We will continue to record assessments at budget potential but will create a contra revenue account and an allowance for doubtful accounts in compliance with 606.

Note 6: Property and Equipment

Real and common property acquired by the original homeowners from the developer is not capitalized on the Association's financial statements since it is owned by the individual owners in common and not by the Association. Improvements to real property and common areas are expensed as incurred and accounted for as

expenditures in the Replacement Fund. Personal property acquired by the association is capitalized at cost and depreciated using the straight-line method over the estimated useful life of the property. The value of these assets and the associated depreciation are recorded in the Common Property Fund.

Note 7: Interest Income

Interest income is allocated to the operating and replacement funds in proportion to the interest-bearing deposits recorded in each fund.

Note 8: Federal Income Tax

Homeowner associations may be taxed either as homeowners' associations or as regular corporations. Associations electing to be taxed as a regular corporations file Form 1120 and those electing to be taxed as a homeowner association file Form 1120H. The election is made separately for each year and must be made by the due date of the return. The association may file the form that results in the lowest tax.

Note 9: Cash and Cash Equivalents

Cash and cash equivalents include amounts in checking and money market accounts, time deposits, certificates of deposit and all highly liquid instruments with maturities of twelve months or less.

Note 10: Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities. The financial statements may include estimates for monthly operating expenditures when invoices are unavailable and estimates in the remaining useful lives of various depreciable assets. Actual results could differ from those estimates.

BALANCE SHEET

ACCT 1000-00: Cash Balances

The monthly bank statements and bank reconciliations for the Operating and Replacement bank accounts at Union Bank have been provided as part of the monthly financial package.

The Congressional Bank money market and ICS statements have been received and reconciliations are included in the financial package.

The Morgan Stanley investment statement has been received and is included in the financial package.

The prior management company Pacific Premier Operating bank statement has been received and the reconciliation is included in the financial package.

Final operating funds have not been received from prior management.

ACCT 1210-10: Accounts Receivable - Other

This balance represents the prior owner balance reported on prior management financials.

ACCT 1410-00: Prepaid Expenses

The balance includes prepaid sprinkler, fire protection and exterminating expenses and the escrow collected from

prior management. The November health club management was paid and will be expensed next month. Trademaster HVAC services for July through December 2020 was paid and will be expensed ratably. The November Comcast was paid and will be expensed next month.

ACCT 1410-10: Prepaid Insurance

Prepaid Insurance includes the unamortized portion of the insurance premium. Insurance premiums are amortized monthly over the life of the policy.

ACCT 1530-00: Interfund Assets/Liabilities

This balance is the net of the August-October reserve transfers and year to date transfer to the new Capital Fund.

ACCT 2510-00: Other Current Liabilities

This balance includes the transfer fee payable and resident refund accounts listed on the prior management financials. This balance also includes prior owner credit balances included in the financials.

ACCT 2510-30: Other Accrued Expenses

Invoices for utilities, landscape, pest control, exterminating, janitorial and elevator invoices not received for the current reporting period were accrued at the end of the financial period. These accruals will be reversed upon receipt of the actual invoices.

ACCT 3020-00: Fund Transfers

The Fund Transfers balances were created when the Replacement and Capital Funds were segregated from the Operating Fund during the transition process in August. The financial reporting up through July 2020 comingled the three funds on one report.

STATEMENT OF REVENUES AND EXPENSES

RENote 1: Variances

Material actual to budget variances for the Revenue and Expenses are detailed on the Actual vs. Budget Detail report on the Board Portal under the Financial Management (Financial Summary) menu options.

OTHER

ONote 1: Future Major Repairs and Replacements

The Association's governing documents require funds to be accumulated for future major repairs and replacements. The funds are segregated and held primarily in interest-bearing accounts.

The Association's funding for major repairs and replacements is based upon the remaining useful lives, however actual expenditures may differ materially from the estimated amounts. The Association has the right to increase regular assessments or levy special assessments or delay major repairs and replacements until funds are available.

ONote 2: Financial Reporting Requirements

The association's legal documents and/or state legislature requires an audit.

ONote 3: Financial Mapping

The association's financial reports were mapped using information from the July 2020 Balance Sheet and Income Statement. The financials were set up as having funds for the Operating, Reserve and Capital expenses.

Cameron Station Community Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Replacement Fund	(3) Capital Improvement	All Funds
	As of	As of	As of	As of
	10/31/2020	10/31/2020	10/31/2020	10/31/2020
	Actual	Actual	Actual	Actual
ASSETS				
Current Assets				
Cash - Operating Fund	765,722	0	0	765,722
Cash - Prior Pacific Premier Bank	5,777	0	0	5,777
Cash - Petty Cash	1,836	0	0	1,836
Cash - Replacement Fund	0	83,507	0	83,507
Cash - Congressional Bank Money Market	245,167	0	0	245,167
Cash - Morgan Stanley Reserve MM	0	271,127	0	271,127
Cash - Congressional Bank ICS	0	677,703	0	677,703
Cash - Replacement Fund CD	0	1,415,000	0	1,415,000
Accounts Receivable	68,356	0	0	68,356
Accounts Receivable - Other	26,220	0	0	26,220
Accrued Investment Interest	0	5,633	0	5,633
Allowance for Bad Debts	(35,133)	0	0	(35,133)
Prepaid Expenses	67,136	0	0	67,136
Prepaid Insurance	16,868	0	0	16,868
Interfund Assets (Liabilities)	155,137	(159,391)	4,254	0
Total Current Assets	1,317,086	2,293,578	4,254	3,614,918
TOTAL ASSETS	1,317,086	2,293,578	4,254	3,614,918
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Current Liabilities				
Accounts Payable	26,074	4,964	0	31,038
Prepaid Assessments	75,283	0	0	75,283
Deferred Assessments	426,841	0	0	426,841
Other Current Liabilities	14,390	0	0	14,390
Other Accrued Expenses	24,685	0	0	24,685
Income Taxes Payable	(493)	0	0	(493)
Total Current Liabilities	566,781	4,964	0	571,745
TOTAL LIABILITIES	566,781	4,964	0	571,745
FUND BALANCES				
Fund Transfers	71,369	(71,369)	0	0
Prior Years Surplus (Deficit)	390,577	2,107,470	0	2,498,047
YTD Net Surplus (Deficit)	288,360	252,513	4,254	545,126
TOTAL FUND BALANCES	750,305	2,288,614	4,254	3,043,174
TOTAL LIABILITIES AND FUND BALANCES	1,317,086	2,293,578	4,254	3,614,918

Unaudited

Cameron Station Community Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 10/31/2020				YTD 10/31/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
SF/TH Assessment	120,121	120,402	(281)	0%	1,203,976	1,204,024	(48)	0%	1,444,829	240,853	17%
Bad Debt Adjustment	(3,590)	0	(3,590)	(100%)	(3,590)	(5,000)	1,410	(28%)	(7,500)	(3,910)	52%
TOTAL Regular Assessments	116,531	120,402	(3,871)	(3%)	1,200,386	1,199,024	1,362	0%	1,437,329	236,943	16%
TMP Assessments											
TMP Assessment	17,272	17,243	28	0%	172,484	172,431	54	0%	206,917	34,433	17%
TOTAL TMP Assessments	17,272	17,243	28	0%	172,484	172,431	54	0%	206,917	34,433	17%
Commercial Assessments											
Commercial Assessments	2,759	2,759	0	0%	27,591	27,591	0	0%	33,109	5,518	17%
TOTAL Commercial Assessments	2,759	2,759	0	0%	27,591	27,591	0	0%	33,109	5,518	17%
Condo Assessments											
Condo Assessment	72,888	72,888	0	0%	728,881	728,878	3	0%	874,653	145,772	17%
TOTAL Condo Assessments	72,888	72,888	0	0%	728,881	728,878	3	0%	874,653	145,772	17%
Reserve Contributions											
Repair & Replacement Expenses	(30,707)	(30,707)	0	0%	(307,068)	(307,068)	0	0%	(368,482)	(61,414)	17%
Capital Improvement Reserve	(2,000)	(2,000)	0	0%	(20,000)	(20,000)	0	0%	(24,000)	(4,000)	17%
TOTAL Reserve Contributions	(32,707)	(32,707)	0	0%	(327,068)	(327,068)	0	0%	(392,482)	(65,414)	17%
TOTAL Assessments	176,743	180,586	(3,842)	(2%)	1,802,274	1,800,855	1,419	0%	2,159,526	357,252	17%
Other Income											
Late Fees & Interest	168	617	(449)	(73%)	9,046	6,167	2,879	47%	7,400	(1,646)	(22%)
Legal Reimbursements	1,849	500	1,349	270%	7,645	5,000	2,645	53%	6,000	(1,645)	(27%)
Late Payment Charges Waived	(560)	0	(560)	(100%)	(560)	0	(560)	(100%)	0	560	100%
Newsletter Advertising	50	1,500	(1,450)	(97%)	3,170	6,000	(2,830)	(47%)	6,000	2,830	47%
Charitable Donations	1,000	0	1,000	100%	4,300	8,800	(4,500)	(51%)	8,800	4,500	51%
Miscellaneous Income	2	0	2	100%	86	0	86	100%	0	(86)	0%
Club Cleaning Fees	0	500	(500)	(100%)	1,875	5,000	(3,125)	(63%)	6,000	4,125	69%
Reimbursements	1,454	0	1,454	100%	1,454	0	1,454	100%	0	(1,454)	0%
Website Income	0	83	(83)	(100%)	600	833	(233)	(28%)	1,000	400	40%
Returned Payment Fees	225	0	225	100%	225	0	225	100%	0	(225)	0%
HOA Compliance Fees	(3,976)	417	(4,393)	(>999%)	(4,396)	4,167	(8,563)	(206%)	5,000	9,396	188%
Interest Income - Operating	0	1,058	(1,058)	(100%)	6,837	10,583	(3,746)	(35%)	12,700	5,863	46%
Interest Income - Reserves	26,859	0	26,859	100%	26,859	0	26,859	100%	0	(26,859)	0%

Unaudited

Cameron Station Community Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)
Operating Fund
(Amounts rounded to nearest dollar)

	Month Ending 10/31/2020				YTD 10/31/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Room Rental Income	0	667	(667)	(100%)	2,420	6,667	(4,247)	(64%)	8,000	5,580	70%
Facilities Passes/Guest Fees	0	100	(100)	(100%)	515	1,800	(1,285)	(71%)	2,000	1,485	74%
Resale Processing Fees	204	660	(456)	(69%)	6,190	7,920	(1,730)	(22%)	8,800	2,610	30%
TOTAL Other Income	27,274	6,102	21,172	347%	66,265	62,937	3,328	5%	71,700	5,435	8%
TOTAL Revenues	204,017	186,687	17,330	9%	1,868,539	1,863,792	4,747	0%	2,231,226	362,687	16%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Common Area Maint & Services											
Electric Service	4,007	3,417	(590)	(17%)	34,521	34,167	(354)	(1%)	41,000	6,479	16%
Water Service	2,175	0	(2,175)	(100%)	25,739	20,000	(5,739)	(29%)	20,000	(5,739)	(29%)
Grounds & Landscaping - Contract	0	12,996	12,996	100%	131,315	129,960	(1,355)	(1%)	155,952	24,637	16%
Flower Rotation & Landscape Enhancements	12,733	0	(12,733)	(100%)	23,807	23,000	(807)	(4%)	23,000	(807)	(4%)
Turf Treatments & Enhancements	0	875	875	100%	12,120	20,000	7,880	39%	20,000	7,880	39%
General Repair & Maintenance	1,526	767	(760)	(99%)	5,916	7,667	1,750	23%	9,200	3,284	36%
General Maintenance Supplies	930	542	(388)	(72%)	1,999	5,417	3,418	63%	6,500	4,501	69%
Irrigation System Contract	2,800	0	(2,800)	(100%)	14,297	18,150	3,853	21%	22,150	7,853	35%
TMP Expenses	(11,136)	17,500	28,636	164%	87,500	175,000	87,500	50%	210,000	122,500	58%
Pest Control	386	208	(178)	(85%)	2,289	2,083	(206)	(10%)	2,500	211	8%
Lighting Supplies R&M	4,250	3,167	(1,083)	(34%)	19,123	31,667	12,543	40%	38,000	18,877	50%
Linear Park Landscape Maintenance	2,483	2,705	222	8%	14,898	21,668	6,770	31%	21,668	6,770	31%
Pet Stations	981	708	(273)	(39%)	12,773	7,083	(5,690)	(80%)	8,500	(4,273)	(50%)
Tree & Shrub Maintenance	7,152	0	(7,152)	(100%)	39,320	34,000	(5,320)	(16%)	34,000	(5,320)	(16%)
Street Repair & Maintenance	0	3,250	3,250	100%	300	6,500	6,200	95%	6,500	6,200	95%
Fountain Maintenance	0	250	250	100%	0	1,000	1,000	100%	1,000	1,000	100%
Snow Removal	0	0	0	0%	287	42,000	41,713	99%	70,000	69,713	100%
TOTAL Common Area Maint & Services	28,286	46,384	18,098	39%	426,205	579,361	153,157	26%	689,970	263,765	38%
Landscaping Repair & Maintenance											
Erosion Control	0	833	833	100%	13,598	8,333	(5,264)	(63%)	10,000	(3,598)	(36%)
Irrigation Repairs	1,150	0	(1,150)	(100%)	5,098	3,800	(1,298)	(34%)	3,800	(1,298)	(34%)
Storm Recovery R&M	0	500	500	100%	1,160	3,500	2,340	67%	4,000	2,840	71%

Unaudited

Cameron Station Community Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 10/31/2020				YTD 10/31/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Landscaping Repair & Maintenance	1,150	1,333	183	14%	19,856	15,633	(4,222)	(27%)	17,800	(2,056)	(12%)
Cameron Club Maint & Operation											
Miscellaneous Expense	0	83	83	100%	110	833	723	87%	1,000	890	89%
Health Club Management/Staff	15,845	13,759	(2,086)	(15%)	149,008	137,593	(11,415)	(8%)	165,112	16,104	10%
Clubhouse Utilities	2,676	3,200	524	16%	28,486	32,000	3,514	11%	38,400	9,914	26%
Uniforms	0	0	0	0%	0	400	400	100%	800	800	100%
Elevator Services	355	375	20	5%	3,637	3,750	113	3%	4,500	863	19%
Fire Prevention & Protection	542	833	291	35%	7,736	8,333	597	7%	10,000	2,264	23%
HVAC Services	474	1,000	526	53%	5,347	5,000	(347)	(7%)	6,000	653	11%
Janitorial Services	3,535	3,535	0	0%	27,515	35,350	7,835	22%	42,420	14,905	35%
Special Cleanings	0	583	583	100%	2,400	5,833	3,434	59%	7,000	4,600	66%
Pool Management	(18,842)	0	18,842	100%	56,989	66,340	9,351	14%	66,340	9,351	14%
Safety & Security	0	450	450	100%	645	4,800	4,155	87%	5,500	4,855	88%
Fire Suppression System	664	0	(664)	(100%)	664	6,000	5,336	89%	6,000	5,336	89%
Building Repair & Maintenance	6,106	1,167	(4,939)	(423%)	7,876	11,650	3,774	32%	14,000	6,124	44%
Community Center Improvement	0	167	167	100%	1,200	1,667	467	28%	2,000	800	40%
Fitness Equipment R&M	0	792	792	100%	2,009	7,917	5,908	75%	9,500	7,491	79%
Fitness Center Supplies	0	500	500	100%	4,107	5,000	893	18%	6,000	1,893	32%
Access System Supplies	0	0	0	0%	0	4,000	4,000	100%	4,500	4,500	100%
Access System Repairs	0	170	170	100%	0	1,730	1,730	100%	2,000	2,000	100%
Pool Repair & Maintenance	0	0	0	0%	4,147	4,000	(147)	(4%)	4,000	(147)	(4%)
Pool Supplies	0	0	0	0%	420	5,000	4,580	92%	5,000	4,580	92%
Recreation Equipment	0	333	333	100%	1,598	3,333	1,735	52%	4,000	2,402	60%
TOTAL Cameron Club Maint & Operation	11,355	26,948	15,593	58%	303,893	350,530	46,637	13%	404,072	100,179	25%
Trash Removal											
Trash & Recycling Service	27,596	26,980	(616)	(2%)	269,844	269,799	(45)	0%	323,759	53,915	17%
TOTAL Trash Removal	27,596	26,980	(616)	(2%)	269,844	269,799	(45)	0%	323,759	53,915	17%
Other Operating Expenses											
Signage	0	0	0	0%	2,630	2,000	(630)	(32%)	2,500	(130)	(5%)
TOTAL Other Operating Expenses	0	0	0	0%	2,630	2,000	(630)	(32%)	2,500	(130)	(5%)
TOTAL Direct Operating Expenses	68,387	101,646	33,258	33%	1,022,428	1,217,324	194,896	16%	1,438,101	415,673	29%

Unaudited

Cameron Station Community Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)
Operating Fund
(Amounts rounded to nearest dollar)

	Month Ending 10/31/2020				YTD 10/31/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
General and Administrative Expenses											
Professional Services											
Audit & Tax Services	0	0	0	0%	6,852	6,800	(52)	(1%)	6,800	(52)	(1%)
Reserve Studies	0	0	0	0%	0	1,500	1,500	100%	1,500	1,500	100%
Legal Services - General Counsel	0	2,500	2,500	100%	47,864	25,000	(22,864)	(91%)	30,000	(17,864)	(60%)
Legal Services	0	333	333	100%	2,600	3,333	733	22%	4,000	1,400	35%
Legal Services - Collections	0	1,750	1,750	100%	20,229	17,500	(2,729)	(16%)	21,000	771	4%
TOTAL Professional Services	0	4,583	4,583	100%	77,545	54,133	(23,412)	(43%)	63,300	(14,245)	(23%)
Activities											
Events & Awards	808	0	(808)	(100%)	7,745	32,144	24,399	76%	37,500	29,755	79%
TOTAL Activities	808	0	(808)	(100%)	7,745	32,144	24,399	76%	37,500	29,755	79%
Communications											
Other Communications	0	500	500	100%	893	5,000	4,107	82%	6,000	5,107	85%
Newsletter Services	1,437	0	(1,437)	(100%)	10,496	12,917	2,421	19%	15,500	5,004	32%
Website Maintenance	163	292	129	44%	1,436	2,917	1,481	51%	3,500	2,064	59%
TOTAL Communications	1,600	792	(808)	(102%)	12,824	20,834	8,009	38%	25,000	12,176	49%
Insurance											
D&O Insurance Premiums	440	458	18	4%	4,375	4,583	208	5%	5,500	1,125	20%
General Liability Insurance	1,341	1,417	75	5%	15,812	14,167	(1,646)	(12%)	17,000	1,188	7%
Umbrella Insurance	1,429	929	(500)	(54%)	12,040	9,292	(2,748)	(30%)	11,150	(890)	(8%)
Fidelity/Worker's Compensation	(283)	50	333	666%	549	500	(49)	(10%)	600	51	8%
Crime Protection Coverage	300	308	8	3%	3,000	3,083	83	3%	3,700	700	19%
Cyber Liability \$3 Million Coverage	291	325	34	10%	2,913	3,250	338	10%	3,900	988	25%
TOTAL Insurance	3,519	3,488	(31)	(1%)	38,689	34,875	(3,814)	(11%)	41,850	3,161	8%
Management Services											
Administrative Salaries	23,340	28,174	4,835	17%	198,179	281,743	83,564	30%	338,091	139,912	41%
Payroll Taxes/Benefits/Costs	3,217	7,566	4,349	57%	36,839	75,663	38,824	51%	90,796	53,957	59%
Management Reimbursements	190	250	60	24%	3,242	2,500	(742)	(30%)	3,000	(242)	(8%)
Management Fees	12,241	7,917	(4,324)	(55%)	92,140	79,167	(12,973)	(16%)	95,000	2,860	3%
TOTAL Management Services	38,987	43,907	4,920	11%	330,399	439,073	108,673	25%	526,887	196,488	37%
Administration											
Bank Charges	0	20	20	100%	(616)	200	816	408%	240	856	357%
Board Support	659	833	174	21%	7,174	8,333	1,160	14%	10,000	2,826	28%

Unaudited

Cameron Station Community Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 10/31/2020				YTD 10/31/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Acct Setup/DD/Coupons	0	833	833	100%	6,523	8,333	1,810	22%	10,000	3,477	35%
Collection Charges	0	250	250	100%	4,291	2,500	(1,791)	(72%)	3,000	(1,291)	(43%)
IT Support	1,343	833	(510)	(61%)	15,178	8,333	(6,845)	(82%)	10,000	(5,178)	(52%)
Licenses and Permits	271	1,333	1,062	80%	381	4,000	3,619	90%	4,000	3,619	90%
Architectural Comprehensives	0	688	688	100%	0	5,504	5,504	100%	6,880	6,880	100%
Office Supplies	931	292	(639)	(219%)	6,931	2,917	(4,014)	(138%)	3,500	(3,431)	(98%)
Postage	1,171	833	(338)	(41%)	5,738	8,333	2,595	31%	10,000	4,262	43%
Printing and Copying	3,085	625	(2,460)	(394%)	9,057	6,250	(2,807)	(45%)	7,500	(1,557)	(21%)
Office Equipment Lease	452	583	131	22%	5,764	5,833	69	1%	7,000	1,236	18%
Bundled Telecom Services	1,037	1,102	64	6%	9,724	11,015	1,291	12%	13,218	3,494	26%
Annual Meeting Expenses	0	0	0	0%	3,144	0	(3,144)	(100%)	2,500	(644)	(26%)
Temp Desk Coverage	4,335	500	(3,835)	(767%)	4,336	5,000	665	13%	6,000	1,665	28%
Parking Enforcement	0	1,250	1,250	100%	0	12,500	12,500	100%	15,000	15,000	100%
Courier Service	259	63	(196)	(314%)	368	625	257	41%	750	382	51%
Software Licenses	0	42	42	100%	241	417	176	42%	500	259	52%
Decals & Parking Passes	0	0	0	0%	265	5,000	4,735	95%	7,500	7,235	96%
TOTAL Administration	13,543	10,080	(3,463)	(34%)	78,498	95,094	16,596	17%	117,588	39,090	33%
TOTAL General and Administrative Expenses	58,458	62,850	4,392	7%	545,701	676,152	130,452	19%	812,125	266,424	33%
TOTAL Operating Expenses	126,845	164,495	37,650	23%	1,568,129	1,893,476	325,348	17%	2,250,226	682,097	30%
Taxes											
Income Tax Expense	0	0	0	0%	12,051	7,500	(4,551)	(61%)	10,000	(2,051)	(21%)
TOTAL Taxes	0	0	0	0%	12,051	7,500	(4,551)	(61%)	10,000	(2,051)	(21%)
TOTAL Expenses	126,845	164,495	37,650	23%	1,580,179	1,900,976	320,797	17%	2,260,226	680,047	30%
NET SURPLUS (DEFICIT)	77,172	22,192	54,980	248%	288,360	(37,185)	325,544	(875%)	(29,000)	(317,360)	>999%

Unaudited

Cameron Station Community Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Replacement Fund

(Amounts rounded to nearest dollar)

	Month Ending 10/31/2020				YTD 10/31/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Reserve Contributions											
Repair & Replacement Expenses	30,707	30,707	0	0%	307,068	307,068	0	0%	368,482	61,414	17%
TOTAL Reserve Contributions	30,707	30,707	0	0%	307,068	307,068	0	0%	368,482	61,414	17%
TOTAL Assessments	30,707	30,707	0	0%	307,068	307,068	0	0%	368,482	61,414	17%
Other Income											
Interest Income - Operating	(24,050)	2,417	(26,466)	(>999%)	0	24,167	(24,167)	(100%)	29,000	29,000	100%
TOTAL Other Income	(24,050)	2,417	(26,466)	(>999%)	0	24,167	(24,167)	(100%)	29,000	29,000	100%
TOTAL Revenues	6,657	33,124	(26,466)	(80%)	307,068	331,235	(24,167)	(7%)	397,482	90,414	23%
Expenses											
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Repair & Replacement Reserve Expense	4,964	0	(4,964)	(100%)	54,556	0	(54,556)	(100%)	0	(54,556)	0%
TOTAL Capital Expenditures	4,964	0	(4,964)	(100%)	54,556	0	(54,556)	(100%)	0	(54,556)	0%
TOTAL Capital Expenditures (Non-capitalized)	4,964	0	(4,964)	(100%)	54,556	0	(54,556)	(100%)	0	(54,556)	0%
TOTAL Expenses	4,964	0	(4,964)	(100%)	54,556	0	(54,556)	(100%)	0	(54,556)	0%
NET SURPLUS (DEFICIT)	1,693	33,124	(31,430)	(95%)	252,513	331,235	(78,722)	(24%)	397,482	144,969	36%

Unaudited

Cameron Station Community Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Capital Improvement

(Amounts rounded to nearest dollar)

	Month Ending 10/31/2020				YTD 10/31/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Reserve Contributions											
Capital Improvement Reserve	2,000	2,000	0	0%	20,000	20,000	0	0%	24,000	4,000	17%
TOTAL Reserve Contributions	2,000	2,000	0	0%	20,000	20,000	0	0%	24,000	4,000	17%
TOTAL Assessments	2,000	2,000	0	0%	20,000	20,000	0	0%	24,000	4,000	17%
TOTAL Revenues	2,000	2,000	0	0%	20,000	20,000	0	0%	24,000	4,000	17%
Expenses											
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Capital Improvement Expense	0	0	0	0%	15,746	0	(15,746)	(100%)	0	(15,746)	0%
TOTAL Capital Expenditures	0	0	0	0%	15,746	0	(15,746)	(100%)	0	(15,746)	0%
TOTAL Capital Expenditures (Non-capitalized)	0	0	0	0%	15,746	0	(15,746)	(100%)	0	(15,746)	0%
TOTAL Expenses	0	0	0	0%	15,746	0	(15,746)	(100%)	0	(15,746)	0%
NET SURPLUS (DEFICIT)	2,000	2,000	0	0%	4,254	20,000	(15,746)	(79%)	24,000	19,746	82%

Unaudited

Cameron Station Community Association, Inc.

General Ledger for the Period 01/01/2020 - 10/31/2020

(Expense Accounts - Accrual)

Account: 5210-00. Common Area Maintenance & Services

					Beginning Balance:		0.00
Posted Date	Document	Description	JNL	Fund	Debit	Credit	Balance
07/31/2020		PMC Mapping	GL	OPER	135.62		135.62
07/31/2020		PMC Mapping	GL	OPER	287.36		422.98
07/31/2020		PMC Mapping	GL	OPER	300.00		722.98
07/31/2020		PMC Mapping	GL	OPER	1,392.85		2,115.83
07/31/2020		PMC Mapping	GL	OPER	1,826.88		3,942.71
07/31/2020		PMC Mapping	GL	OPER	3,504.71		7,447.42
07/31/2020		PMC Mapping	GL	OPER	5,193.00		12,640.42
07/31/2020		PMC Mapping	GL	OPER	6,979.10		19,619.52
07/31/2020		PMC Mapping	GL	OPER	7,449.21		27,068.73
07/31/2020		PMC Mapping	GL	OPER	12,120.00		39,188.73
07/31/2020		PMC Mapping	GL	OPER	12,911.04		52,099.77
07/31/2020		PMC Mapping	GL	OPER	14,143.93		66,243.70
07/31/2020		PMC Mapping	GL	OPER	22,842.50		89,086.20
07/31/2020		PMC Mapping	GL	OPER	24,186.60		113,272.80
07/31/2020		PMC Mapping	GL	OPER	92,327.00		205,599.80
07/31/2020		PMC Mapping	GL	OPER	98,636.36		304,236.16
07/31/2020		Reclass Bill - Lancaster Landscapes, Inc. - Linear Park Landscape Maintenance (Mowing) - 05/01/2020 to 11/01/2020	GL	OPER		2,483.07	301,753.09
07/31/2020	6841	Bill - Lancaster Landscapes, Inc. - Linear Park Landscape Maintenance (Mowing) - 05/01/2020 to 11/01/2020	AP-A	OPER	2,483.07		304,236.16
08/01/2020		Reverse PMC accruals	GL	OPER		2,404.50	301,831.66
08/01/2020		Reverse PMC accruals	GL	OPER		2,572.80	299,258.86
08/01/2020		Reverse Aug vendor payments PMC GL	GL	OPER	12,996.00		312,254.86
08/01/2020		Reversal: Reclass Bill - Lancaster Landscapes, Inc. - Linear Park Landscape Maintenance (Mowing) - 05/01/2020 to 11/01/2020	GL	OPER	2,483.07		314,737.93
08/10/2020	6842	Bill - Lancaster Landscapes, Inc. - Monthly Landscape Maintenance - August 2020	AP-A	OPER	12,996.00		327,733.93
08/10/2020	80220	Bill - Frost Cleaning Services - Emergency Pat Station Maintenance Services - 08/02/2020	AP-A	OPER	550.00		328,283.93
08/19/2020	QX164159	Bill - DoodyCalls, Inc. - -	AP-A	OPER	782.85		329,066.78
08/19/2020	QX165608	Bill - DoodyCalls, Inc. - -	AP-A	OPER	270.00		329,336.78
08/19/2020	QX167027	Bill - DoodyCalls, Inc. - -	AP-A	OPER	2,700.00		332,036.78
08/19/2020	QX168432	Bill - DoodyCalls, Inc. - -	AP-A	OPER	810.00		332,846.78
08/19/2020	082020	Bill - Card Service Center - Gas for Golf Card	AP-A	OPER	10.35		332,857.13
08/19/2020	082020	Bill - Card Service Center - Gift Card Activation Fee	AP-A	OPER	2.87		332,860.00
08/19/2020	082020	Bill - Card Service Center - Gift Cards	AP-A	OPER	400.00		333,260.00
08/19/2020	082020	Bill - Card Service Center - Golf Cart Repair	AP-A	OPER	673.63		333,933.63
08/19/2020	082020	Bill - Card Service Center - Home Depot Supplies	AP-A	OPER	70.44		334,004.07
08/19/2020	082020	Bill - Card Service Center - Home Depot Supplies	AP-A	OPER	191.48		334,195.55
08/19/2020	082020	Bill - Card Service Center - Shell Oil - Gas for Golf Card	AP-A	OPER	11.25		334,206.80
08/21/2020	QX169835	Bill - DoodyCalls, Inc. - July Service	AP-A	OPER	810.00		335,016.80

Cameron Station Community Association, Inc.
General Ledger for the Period 01/01/2020 - 10/31/2020
(Expense Accounts - Accrual)

08/21/2020	9549108455-0820	Bill - Dominion Energy Virginia - -	AP-A	OPER	85.75	335,102.55
08/21/2020	9908403349-0820	Bill - Dominion Energy Virginia - -	AP-A	OPER	49.42	335,151.97
08/21/2020	4472711920-0820	Bill - Dominion Energy Virginia - -	AP-A	OPER	356.23	335,508.20
08/21/2020	4772017416-0820	Bill - Dominion Energy Virginia - -	AP-A	OPER	194.73	335,702.93
08/21/2020	4785996622-0820	Bill - Dominion Energy Virginia - -	AP-A	OPER	353.10	336,056.03
08/21/2020	5153333173-0820	Bill - Dominion Energy Virginia - -	AP-A	OPER	146.69	336,202.72
08/21/2020	566586368-0820	Bill - Dominion Energy Virginia - 5160 California Ln. Site Lights	AP-A	OPER	256.17	336,458.89
08/21/2020	7096103820-0820	Bill - Dominion Energy Virginia - -	AP-A	OPER	98.24	336,557.13
08/21/2020	7654027320-0820	Bill - Dominion Energy Virginia - -	AP-A	OPER	204.32	336,761.45
08/21/2020	773839436-0820	Bill - Dominion Energy Virginia - 422 Ferdinand Dr	AP-A	OPER	12.47	336,773.92
08/21/2020	8029154385-0820	Bill - Dominion Energy Virginia - -	AP-A	OPER	157.27	336,931.19
08/21/2020	8954849439-0820	Bill - Dominion Energy Virginia - -	AP-A	OPER	306.45	337,237.64
08/21/2020	9042924119-0820	Bill - Dominion Energy Virginia - -	AP-A	OPER	12.57	337,250.21
08/21/2020	9151764728-0820	Bill - Dominion Energy Virginia - -	AP-A	OPER	303.06	337,553.27
08/21/2020	2526607748-0820	Bill - Dominion Energy Virginia - 238 Medlock Ln	AP-A	OPER	266.71	337,819.98
08/24/2020	APCM-2792794-1	Virginia American Water - Service charge for Bill #1027210037159299-0620	AP-A	OPER	1.95	337,821.93
08/31/2020	2526607748-0920	Bill - Dominion Energy Virginia - 238 MEDLOCK LN LITES	AP-A	OPER	285.06	338,106.99
08/31/2020	1027210037159299-0620	Bill - Virginia American Water - 365 LIVERMORE	AP-A	OPER	99.43	338,206.42
08/31/2020	1027210037159299-0920	Bill - Virginia American Water - -	AP-A	OPER	59.90	338,266.32
08/31/2020	1027210037159664-0820A	Bill - Virginia American Water - 5013 Barbour Dr Irrig	AP-A	OPER	163.94	338,430.26
08/31/2020	1027210037159664-0920	Bill - Virginia American Water - 5013 Barbour Dr Irrig	AP-A	OPER	158.04	338,588.30
08/31/2020	1027210037218044-0820	Bill - Virginia American Water - 343 HELMUTH LN IRRIG343 HELMUTH LN IRRIG	AP-A	OPER	127.37	338,715.67
08/31/2020	1027210037218105-0820	Bill - Virginia American Water - 5129 KNAPP PL IRRIG5129 KNAPP PL IRRIG	AP-A	OPER	72.52	338,788.19
08/31/2020	1027210037218204-0820	Bill - Virginia American Water - 5130 KNAPP PL IRRIG5130 KNAPP PL IRRIG	AP-A	OPER	60.34	338,848.53
08/31/2020	1027210037218297-0820	Bill - Virginia American Water - 156 MARTIN LN IRRIG156 MARTIN LN IRRIG	AP-A	OPER	84.71	338,933.24
08/31/2020	1027210037218372-0820	Bill - Virginia American Water - 247 SOMERVILLE ST IRRIG247 SOMERVILLE ST IRRIG	AP-A	OPER	435.81	339,369.05
08/31/2020	1027210037432130-0820	Bill - Virginia American Water - 353 CAMERON STATION BLVD IRRIG353 CAMERON STATION BLVD IRRIG	AP-A	OPER	18.00	339,387.05
08/31/2020	1027210037432130-0920	Bill - Virginia American Water - 353 CAMERON STATION BLVD IRRIG	AP-A	OPER	8.88	339,395.93
08/31/2020	1027220015998279-0820	Bill - Virginia American Water - 5034 GARDNER	AP-A	OPER	54.64	339,450.57
08/31/2020	1027220015998279-0920	Bill - Virginia American Water - 5034 GARDNER	AP-A	OPER	51.05	339,501.62
08/31/2020	1027220030751967-0820	Bill - Virginia American Water - 4918 JOHN TICER	AP-A	OPER	144.00	339,645.62
08/31/2020	1027220030751967-0920	Bill - Virginia American Water - 4918 JOHN TICER	AP-A	OPER	71.02	339,716.64
08/31/2020	1027220035089674-0920A	Bill - Virginia American Water - 353 Cameron Station Blvd IRRG	AP-A	OPER	35.06	339,751.70
08/31/2020	1027220035089643-0920A	Bill - Virginia American Water - 5006 Donovan Dr IRRIG	AP-A	OPER	35.06	339,786.76
08/31/2020	1027220035089827-0920A	Bill - Virginia American Water - 5121 Knapp PI IRRIG	AP-A	OPER	35.06	339,821.82
08/31/2020	1027220035089872-0920A	Bill - Virginia American Water - 371 Cameron Station Blvd IRRIG	AP-A	OPER	11.24	339,833.06
08/31/2020	1027220035089919-0920A	Bill - Virginia American Water - 5129 Knapp PI IRRIG	AP-A	OPER	35.06	339,868.12
08/31/2020	1027220035089957-0920A	Bill - Virginia American Water - 156 Martin Ln IRRIG	AP-A	OPER	35.06	339,903.18

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General Ledger for the Period 01/01/2020 - 10/31/2020
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08/31/2020	1027220035089995-0920A	Bill - Virginia American Water - 5165 Brawner PI IRRIG	AP-A	OPER	41.16	339,944.34
08/31/2020	1027220035140104-0920	Bill - Virginia American Water - 4917 Gardner Dr Spklr	AP-A	OPER	49.10	339,993.44
08/31/2020	1027220035140166-0920A	Bill - Virginia American Water - 4918 JOHN TICER DR IRRIGA	AP-A	OPER	105.48	340,098.92
08/31/2020	1027220035140173-0920A	Bill - Virginia American Water - 5169 Brawner PI IRRIG	AP-A	OPER	39.47	340,138.39
08/31/2020	9151764728-0920	Bill - Dominion Energy Virginia - 5129 KNAPP PL SITE	AP-A	OPER	323.66	340,462.05
08/31/2020	9042924119-0920	Bill - Dominion Energy Virginia - 5157 BRAWNER PL IRGTN	AP-A	OPER	12.47	340,474.52
08/31/2020	8954849439-0920	Bill - Dominion Energy Virginia - 168 BARRETT PL LITES	AP-A	OPER	322.46	340,796.98
08/31/2020	8029154385-0920	Bill - Dominion Energy Virginia - 4906 KILBURN ST LITES	AP-A	OPER	161.07	340,958.05
08/31/2020	773839436-0920	Bill - Dominion Energy Virginia - 422 FERDINAND DAY DR IRGTN	AP-A	OPER	12.47	340,970.52
08/31/2020	7654027320-0920	Bill - Dominion Energy Virginia - 4932 GARDNER DR LITES	AP-A	OPER	219.29	341,189.81
08/31/2020	8798643048-0820	Bill - Dominion Energy Virginia - -	AP-A	OPER	165.23	341,355.04
08/31/2020	8798643048-0920	Bill - Dominion Energy Virginia - 385 CAMERON STATION BLVD STLTL	AP-A	OPER	162.05	341,517.09
08/31/2020	7096103820-0920	Bill - Dominion Energy Virginia - 120 MARTIN LN LITES	AP-A	OPER	107.86	341,624.95
08/31/2020	566586368-0920	Bill - Dominion Energy Virginia - 5160 CALIFORNIA LN	AP-A	OPER	279.79	341,904.74
08/31/2020	5153333173-0920	Bill - Dominion Energy Virginia - 5207 BRAWNER PL LGHTS	AP-A	OPER	144.98	342,049.72
08/31/2020	4785996622-0920	Bill - Dominion Energy Virginia - 5061 MINDA CT LITES	AP-A	OPER	384.34	342,434.06
08/31/2020	4772017416-0920	Bill - Dominion Energy Virginia - 5241 BESSLEY PL SITE	AP-A	OPER	210.29	342,644.35
08/31/2020	4472711920-0920	Bill - Dominion Energy Virginia - 4925 BARBOUR DR LITES	AP-A	OPER	376.12	343,020.47
08/31/2020	9908403349-0920	Bill - Dominion Energy Virginia - 170 CAMERON STATION BLVD PUMP	AP-A	OPER	51.96	343,072.43
08/31/2020	9549108455-0920	Bill - Dominion Energy Virginia - 270 MURTHA ST LGHTS	AP-A	OPER	85.05	343,157.48
08/31/2020	QX171220	Bill - DoodyCalls, Inc. - Aug 2020 Pet Waste Service	AP-A	OPER	897.00	344,054.48
08/31/2020	7050	Bill - Lancaster Landscapes, Inc. - -	AP-A	OPER	7,000.00	351,054.48
08/31/2020	7051	Bill - Lancaster Landscapes, Inc. - August Mowing	AP-A	OPER	260.00	351,314.48
08/31/2020	7052	Bill - Lancaster Landscapes, Inc. - Medlock Pocket Park Enhancement	AP-A	OPER	1,560.00	352,874.48
08/31/2020	7053	Bill - Lancaster Landscapes, Inc. - August Mowing	AP-A	OPER	1,267.50	354,141.98
08/31/2020	7053A	Bill - Lancaster Landscapes, Inc. - August Mowing	AP-A	OPER	1,267.50	355,409.48
08/31/2020	A19395422	Bill - Power Systems Electric Corporation - C00104- 082020	AP-A	OPER	798.50	356,207.98
08/31/2020	A19472079	Bill - Power Systems Electric Corporation - Light Pole Repairs- 2020	AP-A	OPER	387.18	356,595.16
08/31/2020	A19473914	Bill - Power Systems Electric Corporation - C00104- 082020	AP-A	OPER	259.41	356,854.57
08/31/2020	A19485787	Bill - Power Systems Electric Corporation - C00104- 082020	AP-A	OPER	303.22	357,157.79
08/31/2020	A19534850	Bill - Power Systems Electric Corporation - Light Pole Repairs- 2020	AP-A	OPER	214.40	357,372.19
08/31/2020		August accruals	GL	OPER	210.00	357,582.19
08/31/2020		August accruals	GL	OPER	36,000.00	393,582.19
08/31/2020		Record August prepaid expenses	GL	OPER	45.17	393,627.36
08/31/2020	VAR1-2020M8-CAMSTATI	Bill - CAMP, LLC - CAMSTATI - Amazon Market-Doggie Bags	AP-A	OPER	51.19	393,678.55
08/31/2020	1027210035412864-0820	Bill - Virginia American Water - 5182 TANCRETI LN IRRIG5182 TANCRETI LN IRRIG	AP-A	OPER	278.36	393,956.91
08/31/2020	1027210035412864-0920	Bill - Virginia American Water - 5182 TANCRETI LN IRRIG	AP-A	OPER	270.45	394,227.36
08/31/2020	1027210035412932-0820	Bill - Virginia American Water - 5157 BRAWNER PL IRRIG5157 BRAWNER PL IRRIG	AP-A	OPER	493.43	394,720.79
08/31/2020	1027210035412970-0820	Bill - Virginia American Water - 5165 BRAWNER	AP-A	OPER	25.88	394,746.67
08/31/2020	1027210035582473-0820	Bill - Virginia American Water - 5199 BRAWNER	AP-A	OPER	35.95	394,782.62
08/31/2020	1027210035583100-0820	Bill - Virginia American Water - 387 CAMERON	AP-A	OPER	84.71	394,867.33
08/31/2020	1027210036331036-0820	Bill - Virginia American Water - 5169 BRAWNER	AP-A	OPER	28.64	394,895.97

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08/31/2020	1027210036664590-0820	Bill - Virginia American Water - 5121 KNAPP	AP-A	OPER	18.00	394,913.97
08/31/2020	1027210036665067-0820	Bill - Virginia American Water - 5122 KNAPP	AP-A	OPER	29.87	394,943.84
08/31/2020	1027210036728012-0820	Bill - Virginia American Water - 165 CAMERON STATION	AP-A	OPER	121.28	395,065.12
08/31/2020	1027210036736730-0820	Bill - Virginia American Water - CAMERON ST	AP-A	OPER	494.74	395,559.86
08/31/2020	1027210036736730-0920	Bill - Virginia American Water - CAMERON ST	AP-A	OPER	478.09	396,037.95
08/31/2020	1027210036904168-0820	Bill - Virginia American Water - 5109 KNAPP	AP-A	OPER	78.61	396,116.56
08/31/2020	1027210036965835-0820	Bill - Virginia American Water - 5242 BESSLEY	AP-A	OPER	109.08	396,225.64
08/31/2020	1027210037031070-0820	Bill - Virginia American Water - -	AP-A	OPER	48.14	396,273.78
08/31/2020	1027210037159107-0820	Bill - Virginia American Water - 5006 DONOVAN DR IRRIG5006 DONOVAN DR IRRIG	AP-A	OPER	151.76	396,425.54
08/31/2020	1027210037159039-0820	Bill - Virginia American Water - 5009 DONOVAN DR	AP-A	OPER	96.90	396,522.44
08/31/2020	1027210037159206-0820	Bill - Virginia American Water - 371 CAMERON STATION BLVD IRRIG371 CAMERON STATION BLVD IRRIG	AP-A	OPER	18.00	396,540.44
09/01/2020		Reversal: August accruals	GL	OPER		396,330.44
09/01/2020		Reversal: August accruals	GL	OPER		360,330.44
09/10/2020	7138	Bill - Lancaster Landscapes, Inc. - Mowing	AP-A	OPER	2,483.07	362,813.51
09/16/2020	1027210037159107-0920	Bill - Virginia American Water - 5006 DONOVAN DR IRRIG	AP-A	OPER	145.86	362,959.37
09/17/2020	7139	Bill - Lancaster Landscapes, Inc. - August Mowing	AP-A	OPER	12,996.00	375,955.37
09/18/2020	7233	Bill - Lancaster Landscapes, Inc. - -	AP-A	OPER	600.00	376,555.37
09/18/2020	7236	Bill - Lancaster Landscapes, Inc. - -	AP-A	OPER	920.00	377,475.37
09/18/2020	1027220035246491-0920	Bill - Virginia American Water - 5182 Tancreti Ln IRRIG	AP-A	OPER	25.00	377,500.37
09/21/2020	1027220035246507-0920	Bill - Virginia American Water - 165 Cameron Station Blvd IRRIG	AP-A	OPER	25.00	377,525.37
09/21/2020	1027220035246477-0920	Bill - Virginia American Water - 5062 Minda Ct IRRIG	AP-A	OPER	25.00	377,550.37
09/21/2020	1027220035246484-0920	Bill - Virginia American Water - 5121 Knapp PI IRRIG	AP-A	OPER	25.00	377,575.37
09/21/2020	1027220035246514-0920	Bill - Virginia American Water - 371 Cameron Station Blvd IRRIG	AP-A	OPER	25.00	377,600.37
09/21/2020	1027220035246521-0920	Bill - Virginia American Water - 5009 Donovan Dr IRRIG	AP-A	OPER	25.00	377,625.37
09/21/2020	1027220035246538-0920	Bill - Virginia American Water - 247 Somerville St IRRIG	AP-A	OPER	25.00	377,650.37
09/21/2020	1027220035234252-0920	Bill - Virginia American Water - 5199 Brawner PI IRRIG	AP-A	OPER	25.00	377,675.37
09/21/2020	1027220035234276-0820	Bill - Virginia American Water - 365 LIVERMORE LN IRRIG	AP-A	OPER	25.00	377,700.37
09/21/2020	1027220035234283-0820	Bill - Virginia American Water - 365 Livermore Ln IRRIG	AP-A	OPER	25.00	377,725.37
09/21/2020	1027220035234290-0920	Bill - Virginia American Water - 5034 Gardner Dr IRRG	AP-A	OPER	25.00	377,750.37
09/21/2020	1027220035234320-0820	Bill - Virginia American Water - 5242 Bessley PI Irrg	AP-A	OPER	25.00	377,775.37
09/21/2020	1027220035234313-0920	Bill - Virginia American Water - 4917 Gardner Dr Spklr	AP-A	OPER	25.00	377,800.37
09/21/2020	1027220035234344-0920	Bill - Virginia American Water - 5169 Brawner PI IRRIG	AP-A	OPER	25.00	377,825.37
09/21/2020	1027220035246392-0820	Bill - Virginia American Water - 5013 Barbour Dr IRRIG	AP-A	OPER	25.00	377,850.37
09/21/2020	1027220035246408-0820	Bill - Virginia American Water - 353 Cameron Station Blvd IRRG	AP-A	OPER	25.00	377,875.37
09/21/2020	1027220035246439-0920	Bill - Virginia American Water - 5109 KNAPP PLACE IRRIG	AP-A	OPER	25.00	377,900.37
09/21/2020	1027220035246422-0920	Bill - Virginia American Water - 5122 Knapp PI IRRIG	AP-A	OPER	25.00	377,925.37
09/21/2020	1027220035140180-0920	Bill - Virginia American Water - 365 LIVERMORE LN IRRIG365 LIVERMORE LN IRRIG	AP-A	OPER	25.00	377,950.37
09/21/2020	1027220035140173-0920	Bill - Virginia American Water - 5169 Brawner PI IRRIG	AP-A	OPER	25.00	377,975.37
09/21/2020	1027220035140128-0920	Bill - Virginia American Water - 5242 Bessley PI Irrg	AP-A	OPER	25.00	378,000.37
09/21/2020	1027220035140128-0920A	Bill - Virginia American Water - 5242 Bessley PI Irrg	AP-A	OPER	10.06	378,010.43
09/21/2020	1027220035140012-0920	Bill - Virginia American Water - 365 Livermore Ln IRRIG	AP-A	OPER	25.00	378,035.43

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09/21/2020	1027220035140012-0920A	Bill - Virginia American Water - 365 Livermore Ln IRRIG	AP-A	OPER	10.06	378,045.49
09/21/2020	1027220035140043-0920	Bill - Virginia American Water - 5034 Gardner Dr IRRIG	AP-A	OPER	25.00	378,070.49
09/21/2020	1027220035140043-0920A	Bill - Virginia American Water - 5034 Gardner Dr IRRIG	AP-A	OPER	9.64	378,080.13
09/21/2020	1027220035140067-0920	Bill - Virginia American Water - 120 Martin Ln Irr	AP-A	OPER	25.00	378,105.13
09/21/2020	1027220035140067-0920A	Bill - Virginia American Water - 120 Martin Ln Irr	AP-A	OPER	10.06	378,115.19
09/21/2020	1027220035140104-0820	Bill - Virginia American Water - activation fee	AP-A	OPER	25.00	378,140.19
09/21/2020	1027220035089964-0920	Bill - Virginia American Water - 5130 Knapp Pl IRRIG	AP-A	OPER	25.00	378,165.19
09/21/2020	1027220035089964-0920A	Bill - Virginia American Water - 5130 Knapp Pl IRRIG	AP-A	OPER	10.06	378,175.25
09/21/2020	1027220035089971-0920	Bill - Virginia American Water - 5199 Brawner Pl IRRIG	AP-A	OPER	25.00	378,200.25
09/21/2020	1027220035089971-0920A	Bill - Virginia American Water - 5199 Brawner Pl IRRIG	AP-A	OPER	10.06	378,210.31
09/21/2020	1027220035089995-0920	Bill - Virginia American Water - 5165 Brawner Pl IRRIG	AP-A	OPER	25.00	378,235.31
09/21/2020	1027220035089926-0920	Bill - Virginia American Water - 343 Helmuth Ln IRRIG	AP-A	OPER	25.00	378,260.31
09/21/2020	1027220035089926-0920A	Bill - Virginia American Water - 343 Helmuth Ln IRRIG	AP-A	OPER	11.24	378,271.55
09/21/2020	1027220035089957-0920	Bill - Virginia American Water - 156 Martin Ln IRRIG	AP-A	OPER	25.00	378,296.55
09/21/2020	1027220035089896-0920	Bill - Virginia American Water - 5009 Donovan Dr IRRIG	AP-A	OPER	25.00	378,321.55
09/21/2020	1027220035089896-0920A	Bill - Virginia American Water - 5009 Donovan Dr IRRIG	AP-A	OPER	11.24	378,332.79
09/21/2020	1027220035089902-0920	Bill - Virginia American Water - 247 Somerville St IRRIG	AP-A	OPER	25.00	378,357.79
09/21/2020	1027220035089902-0920A	Bill - Virginia American Water - 247 Somerville St IRRIG	AP-A	OPER	10.06	378,367.85
09/21/2020	1027220035089919-0920	Bill - Virginia American Water - 5129 Knapp Pl IRRIG	AP-A	OPER	25.00	378,392.85
09/21/2020	1027220035089834-0920	Bill - Virginia American Water - 5182 Tancreti Ln IRRIG	AP-A	OPER	25.00	378,417.85
09/21/2020	1027220035089834-0920A	Bill - Virginia American Water - 5182 Tancreti Ln IRRIG	AP-A	OPER	14.47	378,432.32
09/21/2020	1027220035089858-0920	Bill - Virginia American Water - 165 Cameron Station Blvd IRRIG	AP-A	OPER	25.00	378,457.32
09/21/2020	1027220035089858-0920A	Bill - Virginia American Water - 165 Cameron Station Blvd IRRIG	AP-A	OPER	10.06	378,467.38
09/21/2020	1027220035089872-0920	Bill - Virginia American Water - 371 Cameron Station Blvd IRRIG	AP-A	OPER	25.00	378,492.38
09/21/2020	1027220035089667-0920	Bill - Virginia American Water - 5013 Barbour Dr Irrig	AP-A	OPER	25.00	378,517.38
09/21/2020	1027220035089759-0920	Bill - Virginia American Water - 5157 Brawner Pl IRRIG	AP-A	OPER	25.00	378,542.38
09/21/2020	1027220035089773-0920	Bill - Virginia American Water - 387 Cameron Station Blvd IRRIG	AP-A	OPER	25.00	378,567.38
09/21/2020	1027220035089773-0920A	Bill - Virginia American Water - 387 Cameron Station Blvd IRRIG	AP-A	OPER	10.06	378,577.44
09/21/2020	1027220035089797-0920	Bill - Virginia American Water - 5062 Minda Ct IRRIG	AP-A	OPER	25.00	378,602.44
09/21/2020	1027220035089698-0920	Bill - Virginia American Water - 5122 Knapp Pl IRRIG	AP-A	OPER	25.00	378,627.44
09/21/2020	1027220035089711-0920	Bill - Virginia American Water - 5109 KNAPP PLACE IRRIG	AP-A	OPER	25.00	378,652.44
09/21/2020	1027210037218372-0920	Bill - Virginia American Water - 247 SOMERVILLE ST IRRIG	AP-A	OPER	430.89	379,083.33
09/21/2020	1027210037218297-0920	Bill - Virginia American Water - 156 MARTIN LN IRRIG	AP-A	OPER	78.79	379,162.12
09/21/2020	1027210037218204-0920	Bill - Virginia American Water - 5130 KNAPP PL IRRIG	AP-A	OPER	54.43	379,216.55
09/21/2020	1027210037218105-0920	Bill - Virginia American Water - 5129 KNAPP PL IRRIG	AP-A	OPER	66.61	379,283.16
09/21/2020	1027220035089643-0920	Bill - Virginia American Water - 5006 Donovan Dr IRRIG	AP-A	OPER	25.00	379,308.16
09/21/2020	1027210037159206-0920	Bill - Virginia American Water - 371 CAMERON STATION BLVD IRRIG	AP-A	OPER	8.88	379,317.04
09/21/2020	1027210037159039-0920	Bill - Virginia American Water - 5009 DONOVAN DR	AP-A	OPER	91.00	379,408.04
09/21/2020	1027210037031070-0920	Bill - Virginia American Water - 365 LIVERMORE LN	AP-A	OPER	42.23	379,450.27
09/21/2020	1027210036971502-0920	Bill - Virginia American Water - 120 MARTIN LN IRR	AP-A	OPER	242.96	379,693.23
09/21/2020	1027210036965835-0920	Bill - Virginia American Water - 5242 BESSLEY	AP-A	OPER	103.18	379,796.41
09/21/2020	1027210036904168-0920	Bill - Virginia American Water - 5109 KNAPP	AP-A	OPER	72.71	379,869.12
09/21/2020	1027210036728012-0920	Bill - Virginia American Water - 165 CAMERON STATION	AP-A	OPER	115.37	379,984.49
09/21/2020	1027210036665067-0920	Bill - Virginia American Water - 5122 KNAPP	AP-A	OPER	23.95	380,008.44

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09/21/2020	1027210036664590-0920	Bill - Virginia American Water - 5121 KNAPP	AP-A	OPER	8.88	380,017.32
09/21/2020	1027210036331036-0920	Bill - Virginia American Water - 5169 BRAWNER	AP-A	OPER	15.53	380,032.85
09/21/2020	1027210035582886-0920	Bill - Virginia American Water - 5062 MINDA CT IRRIG	AP-A	OPER	207.41	380,240.26
09/21/2020	1027210035582473-0920	Bill - Virginia American Water - 5199 BRAWNER	AP-A	OPER	30.05	380,270.31
09/21/2020	1027210035412970-0920	Bill - Virginia American Water - 5165 BRAWNER	AP-A	OPER	12.77	380,283.08
09/21/2020	1027210035412932-0920	Bill - Virginia American Water - 5157 BRAWNER PL IRRIG	AP-A	OPER	485.53	380,768.61
09/24/2020	APCM-2836800-1	Virginia American Water - Service charge for Bill #1027210037159299-0620	AP-A	OPER	1.95	380,770.56
09/29/2020	1027220035246538-0920A	Bill - Virginia American Water - 247 Somerville St IRRIG	AP-A	OPER	10.06	380,780.62
09/29/2020	1027220035246538-0920B	Bill - Virginia American Water - 247 Somerville St IRRIG	AP-A	OPER	23.76	380,804.38
09/29/2020	1027220035246545-0920	Bill - Virginia American Water - 5129 KNAPP PL IRRG	AP-A	OPER	35.06	380,839.44
09/29/2020	1027220035246545-0920A	Bill - Virginia American Water - 5129 KNAPP PL IRRG	AP-A	OPER	48.14	380,887.58
09/29/2020	1027220035246552-0920	Bill - Virginia American Water - 343 HELMUTH LN IRRIG	AP-A	OPER	36.24	380,923.82
09/29/2020	1027220035246552-0920A	Bill - Virginia American Water - 343 HELMUTH LN IRRIG	AP-A	OPER	54.23	380,978.05
09/29/2020	1027220035246521-0920A	Bill - Virginia American Water - 5009 Donovan Dr IRRIG	AP-A	OPER	78.29	381,056.34
09/29/2020	1027220035246514-0920A	Bill - Virginia American Water - 371 Cameron Station Blvd IRRIG	AP-A	OPER	36.24	381,092.58
09/29/2020	1027220035246514-0920B	Bill - Virginia American Water - 371 Cameron Station Blvd IRRIG371 Cameron Station Blvd IRRIG	AP-A	OPER	20.88	381,113.46
09/29/2020	1027220035246484-0920A	Bill - Virginia American Water - 5121 Knapp PI IRRIG	AP-A	OPER	10.06	381,123.52
09/29/2020	1027220035246484-0920B	Bill - Virginia American Water - 5121 Knapp PI IRRIG	AP-A	OPER	18.00	381,141.52
09/29/2020	1027220035246477-0920A	Bill - Virginia American Water - 5062 Minda Ct IRRIG	AP-A	OPER	35.06	381,176.58
09/29/2020	1027220035246477-0920B	Bill - Virginia American Water - 5062 Minda Ct IRRIG	AP-A	OPER	96.90	381,273.48
09/29/2020	1027220035246507-0920A	Bill - Virginia American Water - 165 Cameron Station Blvd IRRIG	AP-A	OPER	35.06	381,308.54
09/29/2020	1027220035246507-0920B	Bill - Virginia American Water - 165 Cameron Station Blvd IRRIG	AP-A	OPER	18.00	381,326.54
09/29/2020	1027220035246491-0920A	Bill - Virginia American Water - 5182 Tancreti Ln IRRIG	AP-A	OPER	39.47	381,366.01
09/29/2020	1027220035246491-0920B	Bill - Virginia American Water - 5182 Tancreti Ln IRRIG	AP-A	OPER	198.70	381,564.71
09/29/2020	1027220035246422-0920A	Bill - Virginia American Water - 5122 Knapp PI IRRIG	AP-A	OPER	64.93	381,629.64
09/29/2020	1027220035246453-0920	Bill - Virginia American Water - 5157 BRAWNER PL IRRIG5157 BRAWNER PL IRRIG	AP-A	OPER	39.47	381,669.11
09/29/2020	1027220035246453-0920A	Bill - Virginia American Water - 5157 BRAWNER PL IRRIG	AP-A	OPER	25.88	381,694.99
09/29/2020	1027220035246439-0920A	Bill - Virginia American Water - 5109 KNAPP PLACE IRRIG	AP-A	OPER	10.06	381,705.05
09/29/2020	1027220035246439-0920B	Bill - Virginia American Water - 5109 KNAPP PLACE IRRIG	AP-A	OPER	84.71	381,789.76
09/29/2020	1027220035246408-0920	Bill - Virginia American Water - 353 Cameron Station Blvd IRRG	AP-A	OPER	10.06	381,799.82
09/29/2020	1027220035246408-0920A	Bill - Virginia American Water - 353 Cameron Station Blvd IRRG	AP-A	OPER	18.00	381,817.82
09/29/2020	1027220035246392-0920	Bill - Virginia American Water - 5013 Barbour Dr IRRIG	AP-A	OPER	11.24	381,829.06
09/29/2020	1027220035246392-0920A	Bill - Virginia American Water - 5013 Barbour Dr IRRIG	AP-A	OPER	90.80	381,919.86
09/29/2020	1027220035234344-0920A	Bill - Virginia American Water - 5169 Brawner PI IRRIG	AP-A	OPER	14.47	381,934.33
09/29/2020	1027220035234344-0920B	Bill - Virginia American Water - 5169 Brawner PI IRRIG5169 Brawner PI IRRIG	AP-A	OPER	25.88	381,960.21
09/29/2020	1027220035234313-0920A	Bill - Virginia American Water - 4917 Gardner Dr Spklr	AP-A	OPER	24.10	381,984.31
09/29/2020	1027220035234313-0920B	Bill - Virginia American Water - 4917 Gardner Dr Spklr	AP-A	OPER	128.31	382,112.62
09/29/2020	1027220035234320-0920	Bill - Virginia American Water - 5242 Bessley PI Irrg	AP-A	OPER	10.06	382,122.68
09/29/2020	1027220035234320-0920A	Bill - Virginia American Water - 5242 Bessley PI Irrg	AP-A	OPER	66.43	382,189.11

Cameron Station Community Association, Inc.
General Ledger for the Period 01/01/2020 - 10/31/2020
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09/29/2020	1027220035234337-0920	Bill - Virginia American Water - 4918 JOHN TICER DR IRRIGA4918 JOHN TICER DR IRRIGA	AP-A	OPER	80.48	382,269.59
09/29/2020	1027220035234337-0920A	Bill - Virginia American Water - 4918 JOHN TICER DR IRRIGA	AP-A	OPER	144.00	382,413.59
09/29/2020	1027220035234290-0920A	Bill - Virginia American Water - 5034 Gardner Dr IRRG	AP-A	OPER	9.64	382,423.23
09/29/2020	1027220035234290-0920B	Bill - Virginia American Water - 5034 Gardner Dr IRRG	AP-A	OPER	30.74	382,453.97
09/29/2020	1027220035234306-0920	Bill - Virginia American Water - 120 MARTIN LN IRR	AP-A	OPER	10.06	382,464.03
09/29/2020	1027220035234306-0920A	Bill - Virginia American Water - 120 MARTIN LN IRR	AP-A	OPER	157.86	382,621.89
09/29/2020	1027220035234283-0920	Bill - Virginia American Water - 365 Livermore Ln IRRIG	AP-A	OPER	10.06	382,631.95
09/29/2020	1027220035234283-0920A	Bill - Virginia American Water - 365 Livermore Ln IRRIG	AP-A	OPER	35.95	382,667.90
09/29/2020	1027220035234276-0920	Bill - Virginia American Water - 365 LIVERMORE LN IRRIG	AP-A	OPER	10.06	382,677.96
09/29/2020	1027220035234276-0920A	Bill - Virginia American Water - 365 LIVERMORE LN IRRIG	AP-A	OPER	48.14	382,726.10
09/29/2020	1027220035234252-0920A	Bill - Virginia American Water - 5199 Brawner PI IRRIG	AP-A	OPER	10.06	382,736.16
09/29/2020	1027220035234252-0920B	Bill - Virginia American Water - 5199 Brawner PI IRRIG	AP-A	OPER	23.76	382,759.92
09/29/2020	1027220035234269-0920	Bill - Virginia American Water - 5165 BRAWNER PL IRRIG5165 BRAWNER PL IRRIG	AP-A	OPER	16.16	382,776.08
09/29/2020	1027220035234269-0920A	Bill - Virginia American Water - 5165 BRAWNER PL IRRIG	AP-A	OPER	222.58	382,998.66
09/29/2020	1027210037218044-0920	Bill - Virginia American Water - 343 HELMUTH LN IRRIG	AP-A	OPER	121.46	383,120.12
09/29/2020	1027210037159664-0920A	Bill - Virginia American Water - 5013 Barbour Dr Irrig	AP-A	OPER	157.76	383,277.88
09/29/2020	1027210037159299-0920A	Bill - Virginia American Water - 365 LIVERMORE	AP-A	OPER	24.72	383,302.60
09/29/2020	1027220035089711-0920A	Bill - Virginia American Water - 5109 KNAPP PLACE IRRIG	AP-A	OPER	10.06	383,312.66
09/29/2020	1027220030751967-0920A	Bill - Virginia American Water - 4918 JOHN TICER	AP-A	OPER	71.02	383,383.68
09/29/2020	1027220015998279-0920A	Bill - Virginia American Water - 5034 GARDNER	AP-A	OPER	50.49	383,434.17
09/29/2020	1027220035089797-0920A	Bill - Virginia American Water - 5062 Minda Ct IRRIG	AP-A	OPER	10.06	383,444.23
09/29/2020	1027220035089773-0920B	Bill - Virginia American Water - 387 Cameron Station Blvd IRRIG	AP-A	OPER	72.52	383,516.75
09/29/2020	1027220035089759-0920A	Bill - Virginia American Water - 5157 Brawner PI IRRIG	AP-A	OPER	14.47	383,531.22
09/29/2020	1027220035089667-0920A	Bill - Virginia American Water - 5013 BARBOUR DR IRRIG	AP-A	OPER	11.24	383,542.46
09/29/2020	1027220035140180-0920A	Bill - Virginia American Water - 365 LIVERMORE LN IRRIG	AP-A	OPER	10.06	383,552.52
09/29/2020	1027220035234238-0920	Bill - Virginia American Water - 156 MARTIN LN IRRIG	AP-A	OPER	10.06	383,562.58
09/29/2020	1027220035234238-0920A	Bill - Virginia American Water - 156 MARTIN LN IRRIG	AP-A	OPER	54.23	383,616.81
09/29/2020	1027220035234245-0920	Bill - Virginia American Water - 5130 KNAPP PL IRRIG5130 KNAPP PL IRRIG	AP-A	OPER	10.06	383,626.87
09/29/2020	1027220035234245-0920A	Bill - Virginia American Water - 5130 KNAPP PL IRRIG	AP-A	OPER	29.87	383,656.74
09/29/2020	4785996622-0920A	Bill - Dominion Energy Virginia - -	AP-A	OPER	384.34	384,041.08
09/29/2020	1027210035583100-0920	Bill - Virginia American Water - 387 CAMERON	AP-A	OPER	78.79	384,119.87
09/29/2020	1027210036736730-0920A	Bill - Virginia American Water - CAMERON ST	AP-A	OPER	502.19	384,622.06
09/29/2020	1027210037159107-0920A	Bill - Virginia American Water - 5006 DONOVAN DR IRRIG	AP-A	OPER	151.76	384,773.82
09/29/2020	1027210037159107-0920B	Bill - Virginia American Water - 5006 DONOVAN DR IRRIG	AP-A	OPER	35.95	384,809.77
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Amazon Market Place-Doggie Bag Refills	AP-A	OPER	492.20	385,301.97
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Doody Calls Direct-Bag Dispensers	AP-A	OPER	113.55	385,415.52
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-OCC Outdoors-Trash Can Lids	AP-A	OPER	247.19	385,662.71
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Park Warehouse	AP-A	OPER	709.65	386,372.36
09/30/2020		Sept accruals	GL	OPER	420.00	386,792.36
09/30/2020		Sept accruals	GL	OPER	810.00	387,602.36
09/30/2020		Sept accruals	GL	OPER	2,402.35	390,004.71

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General Ledger for the Period 01/01/2020 - 10/31/2020
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09/30/2020		Record Sept prepaid expenses	GL	OPER	45.17		390,049.88
09/30/2020	REVERSED-8798643048-0920	Bill - Dominion Energy Virginia - Bill Reversal (re: 8798643048-0920)	AP-A	OPER	(162.05)		389,887.83
09/30/2020	6947	Bill - Lancaster Landscapes, Inc. - Irrigation Services	AP-A	OPER	3,900.00		393,787.83
09/30/2020	6948	Bill - Lancaster Landscapes, Inc. - Irrigation Services	AP-A	OPER	1,424.00		395,211.83
09/30/2020	6993	Bill - Lancaster Landscapes, Inc. - Tree Removal 07302020	AP-A	OPER	325.00		395,536.83
09/30/2020	7359	Bill - Lancaster Landscapes, Inc. - Tree maintenance	AP-A	OPER	1,400.00		396,936.83
09/30/2020	6787	Bill - Lancaster Landscapes, Inc. - Irrigation Services	AP-A	OPER	980.00		397,916.83
09/30/2020	APCM-2856384-1	Virginia American Water - Service charge for Bill #1027220035246521-0920A	AP-A	OPER	1.95		397,918.78
10/01/2020	7280	Bill - Lancaster Landscapes, Inc. - -	AP-A	OPER	2,483.07		400,401.85
10/01/2020	7281	Bill - Lancaster Landscapes, Inc. - -	AP-A	OPER	12,996.00		413,397.85
10/01/2020		Reversal: Sept accruals	GL	OPER		420.00	412,977.85
10/01/2020		Reversal: Sept accruals	GL	OPER		810.00	412,167.85
10/01/2020		Reversal: Sept accruals	GL	OPER		2,402.35	409,765.50
10/08/2020	8798643048-0920A	Bill - Dominion Energy Virginia - -	AP-A	OPER	327.28		410,092.78
10/15/2020	8798643048-1020	Bill - Dominion Energy Virginia - -	AP-A	OPER	16.47		410,109.25
10/15/2020	7654027320-1020	Bill - Dominion Energy Virginia - -	AP-A	OPER	242.47		410,351.72
10/15/2020	773839436-1020	Bill - Dominion Energy Virginia - -	AP-A	OPER	12.49		410,364.21
10/15/2020	8029154385-1020	Bill - Dominion Energy Virginia - -	AP-A	OPER	187.97		410,552.18
10/15/2020	8954849439-1020	Bill - Dominion Energy Virginia - -	AP-A	OPER	304.32		410,856.50
10/15/2020	9042924119-1020	Bill - Dominion Energy Virginia - -	AP-A	OPER	12.49		410,868.99
10/15/2020	9151764728-1020	Bill - Dominion Energy Virginia - -	AP-A	OPER	335.35		411,204.34
10/15/2020	4785996622-1020	Bill - Dominion Energy Virginia - -	AP-A	OPER	9.39		411,213.73
10/15/2020	4472711920-1020	Bill - Dominion Energy Virginia - -	AP-A	OPER	388.78		411,602.51
10/15/2020	4772017416-1020	Bill - Dominion Energy Virginia - -	AP-A	OPER	224.15		411,826.66
10/15/2020	5153333173-1020	Bill - Dominion Energy Virginia - -	AP-A	OPER	160.59		411,987.25
10/15/2020	566586368-1020	Bill - Dominion Energy Virginia - -	AP-A	OPER	301.18		412,288.43
10/15/2020	7096103820-1020	Bill - Dominion Energy Virginia - -	AP-A	OPER	129.26		412,417.69
10/15/2020	9549108455-1020	Bill - Dominion Energy Virginia - -	AP-A	OPER	94.23		412,511.92
10/15/2020	9908403349-1020	Bill - Dominion Energy Virginia - -	AP-A	OPER	59.53		412,571.45
10/15/2020	A173190142	Bill - Power Systems Electric Corporation - Light Pole Repairs- 2020	AP-A	OPER	821.37		413,392.82
10/15/2020	A197504401	Bill - Power Systems Electric Corporation - 5234 Harold Sec Drive - repairs	AP-A	OPER	174.00		413,566.82
10/15/2020	2526607748-1020	Bill - Dominion Energy Virginia - -	AP-A	OPER	305.77		413,872.59
10/15/2020	1027210037218372-0920A	Bill - Virginia American Water - 247 SOMERVILLE ST IRRIG	AP-A	OPER	430.65		414,303.24
10/15/2020	1027210037432130-0920A	Bill - Virginia American Water - 353 CAMERON STATION BLVD IRRIG	AP-A	OPER	8.28		414,311.52
10/15/2020	1027210035412932-0920A	Bill - Virginia American Water - 5157 BRAWNER PL IRRIG	AP-A	OPER	485.20		414,796.72
10/15/2020	1027210035412864-0920A	Bill - Virginia American Water - 5182 TANCRETI LN IRRIG	AP-A	OPER	270.11		415,066.83
10/15/2020	1027210035412970-0920A	Bill - Virginia American Water - 5165 BRAWNER	AP-A	OPER	11.91		415,078.74
10/15/2020	1027210035582473-0920A	Bill - Virginia American Water - 5199 BRAWNER	AP-A	OPER	29.77		415,108.51
10/15/2020	1027210037159039-0920A	Bill - Virginia American Water - 5009 DONOVAN DR	AP-A	OPER	90.71		415,199.22
10/15/2020	1027210037159206-0920A	Bill - Virginia American Water - 371 CAMERON STATION BLVD IRRIG	AP-A	OPER	8.28		415,207.50
10/15/2020	1027210036904168-0920A	Bill - Virginia American Water - 5109 KNAPP	AP-A	OPER	72.42		415,279.92
10/15/2020	1027210036965835-0920A	Bill - Virginia American Water - 5242 BESSLEY	AP-A	OPER	102.90		415,382.82

Cameron Station Community Association, Inc.
General Ledger for the Period 01/01/2020 - 10/31/2020
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10/15/2020	1027210036971502-0920A	Bill - Virginia American Water - 120 MARTIN LN IRR	AP-A	OPER	242.96		415,625.78
10/15/2020	1027210037031070-0920A	Bill - Virginia American Water - 365 LIVERMORE LN	AP-A	OPER	41.95		415,667.73
10/15/2020	1027210036665067-0920A	Bill - Virginia American Water - 5122 KNAPP	AP-A	OPER	23.68		415,691.41
10/15/2020	1027210036728012-0920A	Bill - Virginia American Water - 165 CAMERON STATION	AP-A	OPER	115.09		415,806.50
10/15/2020	1027210035582886-0920A	Bill - Virginia American Water - 5062 MINDA CT IRRIG	AP-A	OPER	207.18		416,013.68
10/15/2020	1027210036664590-0920A	Bill - Virginia American Water - 5121 KNAPP	AP-A	OPER	8.28		416,021.96
10/19/2020	A190072012	Bill - Power Systems Electric Corporation - Light Pole Repairs- 2020	AP-A	OPER	137.50		416,159.46
10/19/2020	A19771980	Bill - Power Systems Electric Corporation - Light Pole Repairs- 2020	AP-A	OPER	460.92		416,620.38
10/19/2020	7380	Bill - Lancaster Landscapes, Inc. - -	AP-A	OPER	1,755.00		418,375.38
10/19/2020	6946	Bill - Lancaster Landscapes, Inc. - Irrigation Services	AP-A	OPER	2,800.00		421,175.38
10/19/2020	7382	Bill - Lancaster Landscapes, Inc. - -	AP-A	OPER	660.00		421,835.38
10/19/2020	7383	Bill - Lancaster Landscapes, Inc. - August Mowing	AP-A	OPER	1,400.00		423,235.38
10/19/2020	A38942	Bill - High Hat, Inc. dba Signs by Tomorrow Alexandria - -	AP-A	OPER	31.27		423,266.65
10/19/2020	ARVQ2480501	Bill - All Recreation of Virginia, Inc. - -	AP-A	OPER	929.56		424,196.21
10/21/2020	7478	Bill - Lancaster Landscapes, Inc. - -	AP-A	OPER	185.00		424,381.21
10/21/2020	7479	Bill - Lancaster Landscapes, Inc. - -	AP-A	OPER	1,890.00		426,271.21
10/21/2020	7480	Bill - Lancaster Landscapes, Inc. - -	AP-A	OPER	130.00		426,401.21
10/21/2020	7481	Bill - Lancaster Landscapes, Inc. - -	AP-A	OPER	1,687.50		428,088.71
10/21/2020	7482	Bill - Lancaster Landscapes, Inc. - -	AP-A	OPER	567.00		428,655.71
10/26/2020		Refund for August invoice that was paid twice; Invoice #6842 WF #2352717		OPER		12,996.00	415,659.71
10/26/2020		Vendor Refund for Invoice #7236 WF #2395808		OPER		920.00	414,739.71
10/27/2020	A197504402	Bill - Power Systems Electric Corporation - Light Pole Repairs- 2020	AP-A	OPER	910.60		415,650.31
10/29/2020	399042140	Bill - Terminix Processing Center - July service	AP-A	OPER	73.00		415,723.31
10/29/2020	399043227	Bill - Terminix Processing Center - Exterminating	AP-A	OPER	58.00		415,781.31
10/29/2020	400004513	Bill - Terminix Processing Center - August Services	AP-A	OPER	210.00		415,991.31
10/29/2020	400958758	Bill - Terminix Processing Center - September Services	AP-A	OPER	210.00		416,201.31
10/30/2020	5153333173-1120	Bill - Dominion Energy Virginia - -	AP-A	OPER	155.75		416,357.06
10/31/2020	7503	Bill - Lancaster Landscapes, Inc. - Mowing	AP-A	OPER	800.00		417,157.06
10/31/2020	A19861486	Bill - Power Systems Electric Corporation - Light Pole Repairs- 2020	AP-A	OPER	271.94		417,429.00
10/31/2020	A19916583	Bill - Power Systems Electric Corporation - Light Pole Repairs- 2020	AP-A	OPER	960.12		418,389.12
10/31/2020	A19946126	Bill - Power Systems Electric Corporation - Light Pole Repairs- 2020	AP-A	OPER	513.15		418,902.27
10/31/2020	1027220035234269-1020	Bill - Virginia American Water - 5165 BRAWNER PL IRRIG	AP-A	OPER	25.88		418,928.15
10/31/2020		Record Oct prepaid expenses	GL	OPER	45.17		418,973.32
10/31/2020		Record credit from Fleet transportation for June 2020 invoice paid	GL	OPER		11,136.36	407,836.96
10/31/2020		Oct accruals	GL	OPER	79.00		407,915.96
10/31/2020		Oct accruals	GL	OPER	1,620.00		409,535.96
10/31/2020		Oct accruals	GL	OPER	3,141.47		412,677.43
10/31/2020		Oct accruals	GL	OPER	4,200.00		416,877.43
10/31/2020		Oct accruals	GL	OPER	9,025.00		425,902.43
10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-Pet Waste Bags	AP-A	OPER	171.39		426,073.82
10/31/2020	401918091	Bill - Terminix Processing Center - -	AP-A	OPER	131.00		426,204.82
Total:					498,559.90	72,355.08	852,409.64

Cameron Station Community Association, Inc.
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Account: 5430-00. Repairs and Maint. - Irrigation

					Beginning Balance:		0.00
Posted Date	Document	Description	JNL	Fund	Debit	Credit	Balance
07/31/2020		PMC Mapping	GL	OPER	1,160.00		1,160.00
07/31/2020		PMC Mapping	GL	OPER	3,166.00		4,326.00
07/31/2020		PMC Mapping	GL	OPER	9,305.00		13,631.00
08/31/2020	7038	Bill - Lancaster Landscapes, Inc. - erosion repairs - August	AP-A	OPER	4,292.50		17,923.50
09/30/2020	6785	Bill - Lancaster Landscapes, Inc. - Irrigation Services and Repair	AP-A	OPER	307.00		18,230.50
09/30/2020	6786	Bill - Lancaster Landscapes, Inc. - Irrigation Services	AP-A	OPER	475.00		18,705.50
10/15/2020	7441	Bill - Lancaster Landscapes, Inc. - Replace valve at Brenman Park	AP-A	OPER	650.00		19,355.50
10/15/2020	7442	Bill - Lancaster Landscapes, Inc. - Repair at 165 CSB	AP-A	OPER	500.00		19,855.50
Total:					19,855.50	0.00	39,711.00

Account: 5440-00. Cameron Club Maint & Operation

					Beginning Balance:		0.00
Posted Date	Document	Description	JNL	Fund	Debit	Credit	Balance
07/31/2020		PMC Mapping	GL	OPER	110.00		110.00
07/31/2020		PMC Mapping	GL	OPER	296.30		406.30
07/31/2020		PMC Mapping	GL	OPER	385.05		791.35
07/31/2020		PMC Mapping	GL	OPER	924.71		1,716.06
07/31/2020		PMC Mapping	GL	OPER	1,846.06		3,562.12
07/31/2020		PMC Mapping	GL	OPER	2,050.00		5,612.12
07/31/2020		PMC Mapping	GL	OPER	2,417.92		8,030.04
07/31/2020		PMC Mapping	GL	OPER	2,572.64		10,602.68
07/31/2020		PMC Mapping	GL	OPER	2,970.93		13,573.61
07/31/2020		PMC Mapping	GL	OPER	4,146.99		17,720.60
07/31/2020		PMC Mapping	GL	OPER	6,109.97		23,830.57
07/31/2020		PMC Mapping	GL	OPER	13,197.88		37,028.45
07/31/2020		PMC Mapping	GL	OPER	18,702.04		55,730.49
07/31/2020		PMC Mapping	GL	OPER	56,989.00		112,719.49
07/31/2020		PMC Mapping	GL	OPER	71,137.92		183,857.41
07/31/2020		PMC Mapping	GL	OPER		41.80	183,815.61
08/01/2020		Reverse PMC accruals	GL	OPER		31.14	183,784.47
08/01/2020		Reverse PMC accruals	GL	OPER		163.84	183,620.63
08/01/2020		Reverse PMC accruals	GL	OPER		1,530.24	182,090.39
08/01/2020		Reverse PMC accruals	GL	OPER		2,145.49	179,944.90
08/12/2020	CS715731	Bill - Professional Fitness Management LLC - -	AP-A	OPER	10,687.90		190,632.80
08/19/2020	082020	Bill - Card Service Center - Fitness Center Supplies	AP-A	OPER	158.95		190,791.75
08/19/2020	082020	Bill - Card Service Center - Fitness Center Supplies	AP-A	OPER	275.59		191,067.34
08/19/2020	082020	Bill - Card Service Center - Home Depot Supplies	AP-A	OPER	24.75		191,092.09
08/19/2020	082020	Bill - Card Service Center - Ink for Fitness Center (3)	AP-A	OPER	997.03		192,089.12
08/19/2020	082020	Bill - Card Service Center - Ring Door Bell	AP-A	OPER	158.99		192,248.11
08/19/2020	082020	Bill - Card Service Center - Ring Door Bell Supply	AP-A	OPER	34.73		192,282.84
08/19/2020	082020	Bill - Card Service Center - Social Distancing Floor Decals	AP-A	OPER	65.94		192,348.78
08/19/2020	082020	Bill - Card Service Center - Synergee Black Phosphate Hex Barbell Trap Bar	AP-A	OPER	233.15		192,581.93
08/21/2020	CSAUG2020	Bill - Professional Fitness Management LLC - August	AP-A	OPER	27,765.06		220,346.99

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08/21/2020	3989095439-0820	Bill - Dominion Energy Virginia - -	AP-A	OPER	2,220.12		222,567.11
08/26/2020	320001529801-0820	Bill - Washington Gas - -	AP-A	OPER	88.62		222,655.73
08/26/2020	CSSEPT20	Bill - Professional Fitness Management LLC - Staffing September and supplies	AP-A	OPER	28,047.59		250,703.32
08/26/2020	S38391	Bill - Trademasters Service, Inc. - -	AP-A	OPER	1,266.47		251,969.79
08/31/2020	200609	Bill - National Service Contractors, Inc. - June 2020 General Cleaning Services	AP-A	OPER	1,296.17		253,265.96
08/31/2020	200715	Bill - National Service Contractors, Inc. - -	AP-A	OPER	2,415.59		255,681.55
08/31/2020	200804	Bill - National Service Contractors, Inc. - -	AP-A	OPER	3,535.00		259,216.55
08/31/2020	376169300	Bill - Thos. Somerville Co. - -	AP-A	OPER	1,194.06		260,410.61
08/31/2020	C27603	Bill - Trademasters Service, Inc. - -	AP-A	OPER	1,270.00		261,680.61
08/31/2020	INV0350342	Bill - American Pool LLC - -	AP-A	OPER	461.87		262,142.48
08/31/2020	D19149	Bill - Grace Cleaners, Inc. dba Cameron Station Valet - Dry Cleaning TV Cover	AP-A	OPER	1,200.00		263,342.48
08/31/2020	32617	Bill - United Metropolitan Business Management dba United Metro Golf Carts - -	AP-A	OPER	673.63		264,016.11
08/31/2020	1027210036799007-0820	Bill - Virginia American Water - 200 CAMERON STATION	AP-A	OPER	312.90		264,329.01
08/31/2020		August accruals	GL	OPER	1,913.89		266,242.90
08/31/2020		August accruals	GL	OPER	9,421.00		275,663.90
08/31/2020		Reclass Trademasters July - December 2020	GL	OPER	423.32		276,087.22
08/31/2020		Record August prepaid expenses	GL	OPER	160.88		276,248.10
08/31/2020		Record August prepaid expenses	GL	OPER	354.71		276,602.81
08/31/2020		Record August prepaid expenses	GL	OPER	381.18		276,983.99
08/31/2020		Reclass Bill - Professional Fitness Management LLC - Staffing September and supplies	GL	OPER		28,047.59	248,936.40
08/31/2020		Reclass Trademasters July - December 2020	GL	OPER		1,270.00	247,666.40
08/31/2020	141752	Bill - All Plumbing Inc - Service, Parts, Installation - -	AP-A	OPER	279.20		247,945.60
08/31/2020	7133200443-0920	Bill - Alexandria Renew Enterprises - -	AP-A	OPER	2,521.07		250,466.67
08/31/2020	9344716459-0920	Bill - Alexandria Renew Enterprises - 200 CAMERON STATION BLVD	AP-A	OPER	147.78		250,614.45
08/31/2020	205588	Bill - Solutex, Inc - COVID-19 Items	AP-A	OPER	349.80		250,964.25
09/01/2020		Reversal: August accruals	GL	OPER		1,913.89	249,050.36
09/01/2020		Reversal: August accruals	GL	OPER		9,421.00	239,629.36
09/01/2020		Reversal: Reclass Bill - Professional Fitness Management LLC - Staffing September and supplies	GL	OPER	28,047.59		267,676.95
09/18/2020	CSOCT20	Bill - Professional Fitness Management LLC - -	AP-A	OPER	17,042.62		284,719.57
09/21/2020	1027220035089735-0920	Bill - Virginia American Water - 200 CAMERON STATION BLVD	AP-A	OPER	25.00		284,744.57
09/21/2020	1027220035089735-0920A	Bill - Virginia American Water - 200 CAMERON STATION BLVD	AP-A	OPER	80.48		284,825.05
09/21/2020	1027210036799007-0920	Bill - Virginia American Water - 200 CAMERON STATION	AP-A	OPER	246.04		285,071.09
09/27/2020	REVERSED-7133200443-0920	Bill - Alexandria Renew Enterprises - Bill Reversal (re: 7133200443-0920)	AP-A	OPER	(2,521.07)		282,550.02
09/29/2020	7133200443-0920	Bill - Alexandria Renew Enterprises - -	AP-A	OPER	2,537.02		285,087.04
09/29/2020	1669343010-0920	Bill - Alexandria Renew Enterprises - 200 Cameron Station BLVD	AP-A	OPER	147.78		285,234.82
09/29/2020	3989095439-0920	Bill - Dominion Energy Virginia - 200 CAMERON STATION BLVD CLUB	AP-A	OPER	2,225.57		287,460.39
09/29/2020	1027220035246446-0920	Bill - Virginia American Water - 200 CAMERON STATION BLVD	AP-A	OPER	105.48		287,565.87
09/29/2020	1027220035246446-0920A	Bill - Virginia American Water - 200 CAMERON STATION BLVD	AP-A	OPER	271.62		287,837.49

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09/29/2020	320001529801-0920	Bill - Washington Gas - -	AP-A	OPER	79.17		287,916.66
09/29/2020	INV0331613	Bill - American Pool LLC - -	AP-A	OPER	9,421.00		297,337.66
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Power Systems-Pro Tricep Rope	AP-A	OPER	162.60		297,500.26
09/30/2020		Record Sept credit listed on Oct invoice	GL	OPER		4,475.57	293,024.69
09/30/2020		Reclass Bill - Professional Fitness Management LLC - Staffing October	GL	OPER		17,042.62	275,982.07
09/30/2020		Reclass Trademasters July - December 2020	GL	OPER	211.67		276,193.74
09/30/2020		Record Sept prepaid expenses	GL	OPER	160.88		276,354.62
09/30/2020		Record Sept prepaid expenses	GL	OPER	381.18		276,735.80
09/30/2020		Sept accruals	GL	OPER	354.71		277,090.51
09/30/2020		Sept accruals	GL	OPER	1,953.96		279,044.47
09/30/2020		Sept accruals	GL	OPER	3,535.00		282,579.47
09/30/2020		Sept accruals	GL	OPER	9,421.00		292,000.47
09/30/2020	1669343010-0920A	Bill - Alexandria Renew Enterprises - 200 Cameron Station BLVD	AP-A	OPER	537.33		292,537.80
10/01/2020		Reversal: Reclass Bill - Professional Fitness Management LLC - Staffing October	GL	OPER	17,042.62		309,580.42
10/01/2020		Reversal: Record Sept credit listed on Oct invoice	GL	OPER	4,475.57		314,055.99
10/01/2020		Reversal: Sept accruals	GL	OPER		354.71	313,701.28
10/01/2020		Reversal: Sept accruals	GL	OPER		1,953.96	311,747.32
10/01/2020		Reversal: Sept accruals	GL	OPER		3,535.00	308,212.32
10/01/2020		Reversal: Sept accruals	GL	OPER		9,421.00	298,791.32
10/08/2020	3989095439-0920A	Bill - Dominion Energy Virginia - -	AP-A	OPER	2,225.57		301,016.89
10/08/2020	CSOCT220	Bill - Professional Fitness Management LLC - Oct inv - Revised	AP-A	OPER	11,369.43		312,386.32
10/14/2020	REVERSED-INV0331613	Bill - American Pool LLC - Bill Reversal (re: INV0331613)	AP-A	OPER	(9,421.00)		302,965.32
10/15/2020	200918	Bill - National Service Contractors, Inc. - Sept 2020	AP-A	OPER	3,535.00		306,500.32
10/15/2020	3989095439-1020	Bill - Dominion Energy Virginia - -	AP-A	OPER	1,953.96		308,454.28
10/15/2020	1027210036799007-0920A	Bill - Virginia American Water - 200 CAMERON STATION	AP-A	OPER	246.04		308,700.32
10/19/2020	2036281	Bill - Engineering and Technical Consultants, Inc. - -	AP-A	OPER	2,968.14		311,668.46
10/19/2020	2036447	Bill - Engineering and Technical Consultants, Inc. - -	AP-A	OPER	3,138.00		314,806.46
10/21/2020	S39055	Bill - Trademasters Service, Inc. - -	AP-A	OPER	262.64		315,069.10
10/22/2020	121920940_10222020	Bill - Imprest / Debit Card Vendor - ALEXANDRIA703-7464200 VA703-7464200 VA102120	AP-A	OPER	664.02		315,733.12
10/29/2020	320001529801-1020	Bill - Washington Gas - -	AP-A	OPER	54.47		315,787.59
10/29/2020	CSNOV20	Bill - Professional Fitness Management LLC - Nov Fee	AP-A	OPER	15,845.00		331,632.59
10/31/2020		Reclass Trademasters July - December 2020	GL	OPER	211.67		331,844.26
10/31/2020		Record Oct prepaid expenses	GL	OPER	160.88		332,005.14
10/31/2020		Record Oct prepaid expenses	GL	OPER	381.18		332,386.32
10/31/2020		Reclass Bill - Professional Fitness Management LLC - Nov Fee	GL	OPER		15,845.00	316,541.32
10/31/2020		Reclass double payment for Pro Fitness-October	GL	OPER		17,042.62	299,498.70
10/31/2020		Oct accruals	GL	OPER	150.00		299,648.70
10/31/2020		Oct accruals	GL	OPER	709.42		300,358.12
10/31/2020		Oct accruals	GL	OPER	3,535.00		303,893.12
Total:					418,128.59	114,235.47	607,786.24

Account: 5610-00. Other Expenses

Beginning Balance: 0.00

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Posted Date	Document	Description	JNL	Fund	Debit	Credit	Balance
07/31/2020		PMC Mapping	GL	OPER	1,531.84		1,531.84
08/31/2020	VAR1-2020M8-CAMSTATI	Bill - CAMP, LLC - CAMSTATI - Fast Signs-Covid Signs and Stand	AP-A	OPER	175.13		1,706.97
08/31/2020	40931	Bill - Glazer Design LLC dba Glazer Promos - Hand Sanitizer Spray Bottles	AP-A	OPER	923.34		2,630.31
Total:					2,630.31	0.00	5,260.62

Account: 5660-00. Trash Removal

					Beginning Balance:		0.00
Posted Date	Document	Description	JNL	Fund	Debit	Credit	Balance
07/31/2020		PMC Mapping	GL	OPER	188,769.19		188,769.19
08/01/2020		Reverse Aug vendor payments PMC GL	GL	OPER	1,338.32		190,107.51
08/01/2020		Reverse Aug vendor payments PMC GL	GL	OPER	1,577.75		191,685.26
08/26/2020	803004077635	Bill - Republic Services #803 - THRASH FOR MAIN STREET CONDO	AP-A	OPER	2,626.27		194,311.53
08/31/2020	803004105530	Bill - Republic Services #803 - 171 & 191 Somerville St	AP-A	OPER	2,206.14		196,517.67
08/31/2020		Reclass Republic invoices paid 2x	GL	OPER		2,206.14	194,311.53
08/31/2020		Reclass Republic invoices paid 2x	GL	OPER		2,626.27	191,685.26
08/31/2020		August accruals	GL	OPER	22,712.00		214,397.26
09/01/2020		Reversal: August accruals	GL	OPER		22,712.00	191,685.26
09/03/2020	803004105529	Bill - Republic Services #803 - THRASH FOR MAIN STREET CONDO	AP-A	OPER	2,019.39		193,704.65
09/03/2020	10412531	Bill - American Disposal Services - 200 CAMERON STATION BLVD200 CAMERON STATION BLVD 34505	AP-A	OPER	45,424.00		239,128.65
09/14/2020	10399261	Bill - American Disposal Services - 200 CAMERON STATION BLVD200 CAMERON STATION BLVD 34505	AP-A	OPER	3,463.06		242,591.71
09/29/2020	803004105528	Bill - Republic Services #803 - Main Street Condo Trash Service 092020	AP-A	OPER	1,336.65		243,928.36
09/29/2020	803004139207	Bill - Republic Services #803 - Main Street Condo Trash Service 102020	AP-A	OPER	1,336.65		245,265.01
09/30/2020		Reclass Bill - Republic Services #803 - Main Street Condo Trash Service 102020	GL	OPER		1,336.65	243,928.36
09/30/2020		Reclass Bill - American Disposal Services - 200 CAMERON STATION BLVD200 CAMERON STATION BLVD 34505-October 2020	GL	OPER		1,680.27	242,248.09
10/01/2020		Reversal: Reclass Bill - Republic Services #803 - Main Street Condo Trash Service 102020	GL	OPER	1,336.65		243,584.74
10/01/2020		Reversal: Reclass Bill - American Disposal Services - 200 CAMERON STATION BLVD200 CAMERON STATION BLVD 34505-October 2020	GL	OPER	1,680.27		245,265.01
10/08/2020	10501034	Bill - American Disposal Services - 200 CAMERON STATION BLVD200 CAMERON STATION BLVD 34505	AP-A	OPER	22,712.00		267,977.01
10/15/2020	10506845	Bill - American Disposal Services - The Residences - Nov Service	AP-A	OPER	1,680.27		269,657.28
10/31/2020		Reclass difference on Republic refund check	GL	OPER	186.75		269,844.03
Total:					300,405.36	30,561.33	539,688.06

Account: 6010-00. Professional Fees

					Beginning Balance:		0.00
Posted Date	Document	Description	JNL	Fund	Debit	Credit	Balance
07/31/2020		PMC Mapping	GL	OPER	1,200.00		1,200.00
07/31/2020		PMC Mapping	GL	OPER	6,352.00		7,552.00
07/31/2020		PMC Mapping	GL	OPER	11,948.70		19,500.70
07/31/2020		PMC Mapping	GL	OPER	19,831.00		39,331.70
07/31/2020	1185288	Bill - Rees Broome, PC - Legal Services - July 2020	AP-A	OPER	4,976.00		44,307.70

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07/31/2020	1185289	Bill - Rees Broome, PC - Legal Services - July 2020	AP-A	OPER	300.00		44,607.70
07/31/2020	1185290	Bill - Rees Broome, PC - Legal Services - July 2020	AP-A	OPER	126.00		44,733.70
08/21/2020	1184833	Bill - Rees Broome, PC - -	AP-A	OPER	1,812.08		46,545.78
08/25/2020	1177135	Bill - Rees Broome, PC - -	AP-A	OPER	200.00		46,745.78
08/25/2020	1181525	Bill - Rees Broome, PC - -	AP-A	OPER	11,506.95		58,252.73
08/25/2020	1181526	Bill - Rees Broome, PC - -	AP-A	OPER	300.00		58,552.73
08/25/2020	1181527	Bill - Rees Broome, PC - -	AP-A	OPER	630.00		59,182.73
08/31/2020	1190398	Bill - Rees Broome, PC - -	AP-A	OPER	1,227.17		60,409.90
08/31/2020	1190838	Bill - Rees Broome, PC - -	AP-A	OPER	3,102.00		63,511.90
08/31/2020	1190839	Bill - Rees Broome, PC - -	AP-A	OPER	300.00		63,811.90
08/31/2020	1190840	Bill - Rees Broome, PC - -	AP-A	OPER	336.00		64,147.90
08/31/2020	99865	Bill - Goldklang Group CPAs, P.C. - Tax Return Completion	AP-A	OPER	500.00		64,647.90
09/29/2020	1181063	Bill - Rees Broome, PC - June 2020 Collections	AP-A	OPER	3,562.00		68,209.90
09/30/2020		Sept accruals	GL	OPER	300.00		68,509.90
09/30/2020		Sept accruals	GL	OPER	1,679.19		70,189.09
09/30/2020		Sept accruals	GL	OPER	7,356.25		77,545.34
10/01/2020		Reversal: Sept accruals	GL	OPER		300.00	77,245.34
10/01/2020		Reversal: Sept accruals	GL	OPER		1,679.19	75,566.15
10/01/2020		Reversal: Sept accruals	GL	OPER		7,356.25	68,209.90
10/14/2020	1194351	Bill - Rees Broome, PC - -	AP-A	OPER	1,679.19		69,889.09
10/14/2020	1194790	Bill - Rees Broome, PC - -	AP-A	OPER	6,558.25		76,447.34
10/14/2020	1194791	Bill - Rees Broome, PC - -	AP-A	OPER	300.00		76,747.34
10/14/2020	1194792	Bill - Rees Broome, PC - -	AP-A	OPER	798.00		77,545.34
Total:					86,880.78	9,335.44	155,090.68

Account: 6110-00. Activities

					Beginning Balance:		0.00
Posted Date	Document	Description	JNL	Fund	Debit	Credit	Balance
07/31/2020		PMC Mapping	GL	OPER	5,887.61		5,887.61
09/30/2020	92920	Bill - Andrew Yang - -	AP-A	OPER	59.27		5,946.88
09/30/2020	117599	Bill - TrueShred, Inc. - -	AP-A	OPER	990.00		6,936.88
10/21/2020	101420	Bill - Raymond Celeste - Meal Reimbursement for CCFC Meeting	AP-A	OPER	28.57		6,965.45
10/23/2020	102020	Bill - Andrew Yang - Reimbursement Request for 2020 Halloween Decorations (4 Receipts)	AP-A	OPER	455.23		7,420.68
10/27/2020	102920	Bill - Stalnaker, Ryan David - Community Event Reimbursement	AP-A	OPER	122.64		7,543.32
10/31/2020	102920	Bill - Andrew Yang - Reimbursement for Community Event - October 2020	AP-A	OPER	23.26		7,566.58
10/31/2020	102920	Bill - Sarah M. Walsh & S Walsh IV - Community Event Reimbursement	AP-A	OPER	178.28		7,744.86
Total:					7,744.86	0.00	15,489.72

Account: 6120-00. Communications

					Beginning Balance:		0.00
Posted Date	Document	Description	JNL	Fund	Debit	Credit	Balance
07/31/2020		PMC Mapping	GL	OPER	699.69		699.69
07/31/2020		PMC Mapping	GL	OPER	877.65		1,577.34
07/31/2020		PMC Mapping	GL	OPER	7,621.61		9,198.95
08/19/2020	082020	Bill - Card Service Center - Constant Contact	AP-A	OPER	65.00		9,263.95

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08/19/2020	082020	Bill - Card Service Center - Constant Contact	AP-A	OPER	65.00		9,328.95
08/19/2020	082020	Bill - Card Service Center - Zoom	AP-A	OPER	15.74		9,344.69
08/19/2020	082020	Bill - Card Service Center - Zoom	AP-A	OPER	15.74		9,360.43
08/25/2020	1197	Bill - LMK Web Design & Consulting - Misc Technical Support	AP-A	OPER	46.50		9,406.93
09/01/2020	8299610241650794-0820	Bill - Comcast - Phone and Internet	AP-A	OPER	31.77		9,438.70
09/10/2020	1215	Bill - LMK Web Design & Consulting - -	AP-A	OPER	348.75		9,787.45
09/29/2020	192377	Bill - GAM Printers Inc dba GAM Graphics and Marketing Inc - Sept - Oct Newsletter	AP-A	OPER	2,874.23		12,661.68
09/30/2020		Reclass October portion of newsletter expense	GL	OPER		1,437.12	11,224.56
10/01/2020		Reversal: Reclass October portion of newsletter expense	GL	OPER	1,437.12		12,661.68
10/08/2020	1228	Bill - LMK Web Design & Consulting - -	AP-A	OPER	69.75		12,731.43
10/31/2020	1243	Bill - LMK Web Design & Consulting - IT Tech Support - October 2020	AP-A	OPER	93.00		12,824.43
Total:					14,261.55	1,437.12	25,648.86

Account: 6210-00. Insurance

					Beginning Balance:		0.00
Posted Date	Document	Description	JNL	Fund	Debit	Credit	Balance
07/31/2020		PMC Mapping	GL	OPER	728.27		728.27
07/31/2020		PMC Mapping	GL	OPER	2,038.75		2,767.02
07/31/2020		PMC Mapping	GL	OPER	2,100.00		4,867.02
07/31/2020		PMC Mapping	GL	OPER	3,054.51		7,921.53
07/31/2020		PMC Mapping	GL	OPER	7,752.29		15,673.82
07/31/2020		PMC Mapping	GL	OPER	9,315.92		24,989.74
08/01/2020		Amortize monthly insurance	GL	OPER	51.92		25,041.66
08/01/2020		Amortize monthly insurance	GL	OPER	291.25		25,332.91
08/01/2020		Amortize monthly insurance	GL	OPER	300.00		25,632.91
08/01/2020		Amortize monthly insurance	GL	OPER	440.17		26,073.08
08/01/2020		Amortize monthly insurance	GL	OPER	1,341.42		27,414.50
08/01/2020		Amortize monthly insurance	GL	OPER	1,429.15		28,843.65
08/31/2020		Reclass Bill - Nationwide Insurance - BUSINESS POLICYBUSINESS POLICY	GL	OPER		8,603.68	20,239.97
08/31/2020	ACPBPHM2466062659-0720	Bill - Nationwide Insurance - -	AP-A	OPER	8,603.68		28,843.65
09/01/2020		Amortize monthly insurance	GL	OPER	51.92		28,895.57
09/01/2020		Amortize monthly insurance	GL	OPER	291.25		29,186.82
09/01/2020		Amortize monthly insurance	GL	OPER	300.00		29,486.82
09/01/2020		Amortize monthly insurance	GL	OPER	440.17		29,926.99
09/01/2020		Amortize monthly insurance	GL	OPER	1,341.42		31,268.41
09/01/2020		Amortize monthly insurance	GL	OPER	1,429.15		32,697.56
09/09/2020	APCM-2817614-1	Nationwide Insurance - Service charge for APBill #ACPBPHM2466062659-0720	AP-A	OPER	15.00		32,712.56
09/30/2020		Adjust Umbrella insurance for refund	GL	OPER	2,457.19		35,169.75
10/15/2020		Workers Compensation		OPER		335.00	34,834.75
10/31/2020		Amortize monthly insurance	GL	OPER	51.92		34,886.67
10/31/2020		Amortize monthly insurance	GL	OPER	291.25		35,177.92
10/31/2020		Amortize monthly insurance	GL	OPER	300.00		35,477.92
10/31/2020		Amortize monthly insurance	GL	OPER	440.17		35,918.09

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10/31/2020	Amortize monthly insurance	GL	OPER	1,341.42	37,259.51
10/31/2020	Amortize monthly insurance	GL	OPER	1,429.15	38,688.66
Total:				47,627.34	8,938.68
					77,377.32

Account: 6310-00. Management Services

Account: 6310-00. Management Services					Beginning Balance:		0.00
Posted Date	Document	Description	JNL	Fund	Debit	Credit	Balance
07/31/2020		PMC Mapping	GL	OPER	1,352.00		1,352.00
07/31/2020		PMC Mapping	GL	OPER	32,702.13		34,054.13
07/31/2020		PMC Mapping	GL	OPER	55,416.69		89,470.82
07/31/2020		PMC Mapping	GL	OPER	138,562.35		228,033.17
08/01/2020		Reverse PMC accruals	GL	OPER		1,650.00	226,383.17
08/01/2020		Reverse PMC accrued payroll	GL	OPER		571.00	225,812.17
08/01/2020		Reverse PMC accrued payroll	GL	OPER		2,836.00	222,976.17
08/01/2020	MGMT-2020M8-CAMSTATI	Bill - CAMP, LLC - Monthly Management Fee - August 2020	AP-A	OPER	12,241.00		235,217.17
08/21/2020	202017	Bill - CAMP, LLC - -	AP-A	OPER	297.33		235,514.50
08/21/2020	202017	Bill - CAMP, LLC - Payroll Reimbursement- 08142020	AP-A	OPER	3,669.30		239,183.80
08/31/2020	VAR1-2020M8-CAMSTATI	Bill - CAMP, LLC - CAMSTATI - National Crime Search	AP-A	OPER	194.85		239,378.65
08/31/2020	VAR1-2020M8-CAMSTATI	Bill - CAMP, LLC - CAMSTATI - National Crime Search-July	AP-A	OPER	64.95		239,443.60
08/31/2020	VAR1-2020M8-CAMSTATI	Bill - CAMP, LLC - CAMSTATI - Zip Recruiter	AP-A	OPER	337.50		239,781.10
08/31/2020	VAR1-2020M8-CAMSTATI	Bill - CAMP, LLC - CAMSTATI - Zip Recruiter-July	AP-A	OPER	872.40		240,653.50
08/31/2020	82420	Bill - CAMP, LLC - Payroll Reimbursement 08282020	AP-A	OPER	8,568.69		249,222.19
08/31/2020	82420	Bill - CAMP, LLC - Payroll Reimbursement Taxes 08282020	AP-A	OPER	694.33		249,916.52
09/01/2020	MGMT-2020M9-CAMSTATI	Bill - CAMP, LLC - Monthly Management Fee - September 2020	AP-A	OPER	12,241.00		262,157.52
09/14/2020	202019	Bill - CAMP, LLC - Payroll Reimbursement 09112020	AP-A	OPER	1,042.51		263,200.03
09/14/2020	202019	Bill - CAMP, LLC - Payroll Reimbursement 09112020	AP-A	OPER	13,661.98		276,862.01
09/29/2020	202020	Bill - CAMP, LLC - Payroll Reimbursement- 09252020	AP-A	OPER	1,027.05		277,889.06
09/29/2020	202020	Bill - CAMP, LLC - Payroll Reimbursement- 09252020	AP-A	OPER	13,212.83		291,101.89
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-National Crime Search	AP-A	OPER	129.90		291,231.79
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Payroll Processing 09/25/2020	AP-A	OPER	40.00		291,271.79
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Payroll Processing 9/11/2020	AP-A	OPER	40.00		291,311.79
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Rush Payment American Disposal Services	AP-A	OPER	25.00		291,336.79
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Rush Payment American Disposal Services	AP-A	OPER	25.00		291,361.79
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Rush Payment Nationwide Insurance	AP-A	OPER	25.00		291,386.79
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Rush Payment Republic Services #803	AP-A	OPER	25.00		291,411.79
10/01/2020	MGMT-2020M10-CAMSTATI	Bill - CAMP, LLC - Monthly Management Fee - October 2020	AP-A	OPER	12,241.00		303,652.79
10/08/2020	202021	Bill - CAMP, LLC - Payroll Reimbursement Taxes- 10092020	AP-A	OPER	2,480.59		306,133.38
10/08/2020	202021	Bill - CAMP, LLC - Payroll Reimbursement- 10092020	AP-A	OPER	13,174.15		319,307.53
10/29/2020	202022	Bill - CAMP, LLC - Payroll Reimbursement 10232020	AP-A	OPER	736.37		320,043.90
10/29/2020	202022	Bill - CAMP, LLC - Payroll Reimbursement 10232020	AP-A	OPER	10,165.35		330,209.25
10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-Office 365	AP-A	OPER	60.00		330,269.25
10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-Payroll Processing 10/25/2020	AP-A	OPER	40.00		330,309.25
10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-Payroll Processing 10/9/2020	AP-A	OPER	40.00		330,349.25
10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-Rush Payment All Recreation of Virginia, Inc.	AP-A	OPER	25.00		330,374.25
10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-Rush Payment Virginia American Water	AP-A	OPER	25.00		330,399.25

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						Total:	335,456.25	5,057.00	660,798.50
Account: 6410-00. Administration						Beginning Balance:		0.00	
Posted Date	Document	Description	JNL	Fund	Debit	Credit	Balance		
07/31/2020	191160	Bill - GAM Printers Inc dba GAM Graphics and Marketing Inc - Transition Post Card Mailing	AP-A	OPER	482.53		482.53		
07/31/2020	191160	Bill - GAM Printers Inc dba GAM Graphics and Marketing Inc - Transition Post Card Mailing	AP-A	OPER	659.75		1,142.28		
07/31/2020		PMC Mapping	GL	OPER		682.08	460.20		
07/31/2020		PMC Mapping	GL	OPER	0.50		460.70		
07/31/2020		PMC Mapping	GL	OPER	109.40		570.10		
07/31/2020		PMC Mapping	GL	OPER	110.40		680.50		
07/31/2020		PMC Mapping	GL	OPER	264.76		945.26		
07/31/2020		PMC Mapping	GL	OPER	2,038.61		2,983.87		
07/31/2020		PMC Mapping	GL	OPER	3,104.08		6,087.95		
07/31/2020		PMC Mapping	GL	OPER	3,425.51		9,513.46		
07/31/2020		PMC Mapping	GL	OPER	3,880.42		13,393.88		
07/31/2020		PMC Mapping	GL	OPER	4,291.00		17,684.88		
07/31/2020		PMC Mapping	GL	OPER	5,442.60		23,127.48		
07/31/2020		PMC Mapping	GL	OPER	6,523.00		29,650.48		
07/31/2020		PMC Mapping	GL	OPER	6,813.42		36,463.90		
07/31/2020		PMC Mapping	GL	OPER	9,197.81		45,661.71		
07/31/2020	200030	Bill - Solutex, Inc - COVID-19 Supplies - May 2020	AP-A	OPER	929.09		46,590.80		
07/31/2020	202407	Bill - Solutex, Inc - COVID-19 Supplies - July 2020	AP-A	OPER	1,171.30		47,762.10		
07/31/2020	203638	Bill - Solutex, Inc - COVID-19 Supplies - July 2020	AP-A	OPER	200.98		47,963.08		
07/31/2020	204345	Bill - Solutex, Inc - COVID-19 Supplies - July 2020	AP-A	OPER	52.40		48,015.48		
08/01/2020		Reverse Aug vendor payments PMC GL	GL	OPER	399.63		48,415.11		
08/10/2020	8299610241650794-0720	Bill - Comcast - Phone and Internet Bundle - 07/30/2020 to 08/29/2020	AP-A	OPER	884.00		49,299.11		
08/19/2020	082020	Bill - Card Service Center - Computer Microphone	AP-A	OPER	14.83		49,313.94		
08/19/2020	082020	Bill - Card Service Center - CVS - Batteries	AP-A	OPER	33.88		49,347.82		
08/19/2020	082020	Bill - Card Service Center - Google Suite	AP-A	OPER	60.76		49,408.58		
08/19/2020	082020	Bill - Card Service Center - Google Suite	AP-A	OPER	120.00		49,528.58		
08/19/2020	082020	Bill - Card Service Center - Late Fee	AP-A	OPER	66.00		49,594.58		
08/19/2020	082020	Bill - Card Service Center - Office Supplies	AP-A	OPER	91.85		49,686.43		
08/19/2020	082020	Bill - Card Service Center - Ribbon Card Printer	AP-A	OPER	238.25		49,924.68		
08/19/2020	082020	Bill - Card Service Center - Staples - Office Supplies	AP-A	OPER	114.44		50,039.12		
08/19/2020	082020	Bill - Card Service Center - Staples - Office Supplies	AP-A	OPER	351.92		50,391.04		
08/19/2020	082020	Bill - Card Service Center - Supplies as Listed in Receipts	AP-A	OPER	511.24		50,902.28		
08/21/2020	81720	Bill - Raymond Celeste - CAC Dinner Reimbursement - August	AP-A	OPER	59.39		50,961.67		
08/31/2020	8299610241521227-0820	Bill - Comcast - 200 CAMERON STATION BLVD STE 1200 CAMERON STATION BLVD STE 1	AP-A	OPER	589.86		51,551.53		
08/31/2020	1295	Bill - DirectConneX LLC - PC Maintenance	AP-A	OPER	75.00		51,626.53		
08/31/2020	1308	Bill - DirectConneX LLC - PC Maintenance	AP-A	OPER	1,120.00		52,746.53		
08/31/2020	1316	Bill - DirectConneX LLC - PC Maintenance	AP-A	OPER	75.00		52,821.53		

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08/31/2020	1335	Bill - DirectConneX LLC - PC Maintenance	AP-A	OPER	1,120.00		53,941.53
08/31/2020	1347	Bill - DirectConneX LLC - PC Maintenance	AP-A	OPER	75.00		54,016.53
08/31/2020	1352	Bill - DirectConneX LLC - PC Maintenance	AP-A	OPER	225.00		54,241.53
08/31/2020	1355	Bill - DirectConneX LLC - PC Maintenance	AP-A	OPER	150.00		54,391.53
08/31/2020	741	Bill - Survey & Ballot Systems, Inc. - -	AP-A	OPER	3,144.00		57,535.53
08/31/2020	7	Bill - B&B Associates LLC - -	AP-A	OPER	562.50		58,098.03
08/31/2020		August accruals	GL	OPER	776.43		58,874.46
08/31/2020		Reclass Sept Comcast	GL	OPER		589.86	58,284.60
08/31/2020	192000	Bill - GAM Printers Inc dba GAM Graphics and Marketing Inc - Transition Post Card Mailing	AP-A	OPER	144.08		58,428.68
08/31/2020	192001	Bill - GAM Printers Inc dba GAM Graphics and Marketing Inc - Transition Post Card Mailing	AP-A	OPER	727.13		59,155.81
08/31/2020	VAR1-2020M8-CAMSTATI	Bill - CAMP, LLC - CAMSTATI - Amazon Market-Printer Ribbon	AP-A	OPER	43.46		59,199.27
08/31/2020	VAR1-2020M8-CAMSTATI	Bill - CAMP, LLC - CAMSTATI - Business Cards-Cassell,Kebede,Bondurant	AP-A	OPER	277.67		59,476.94
08/31/2020	VAR1-2020M8-CAMSTATI	Bill - CAMP, LLC - CAMSTATI - Postage (Various)	AP-A	OPER	5.60		59,482.54
08/31/2020	VAR1-2020M8-CAMSTATI	Bill - CAMP, LLC - CAMSTATI - Postage - Checks Cut - August 2020	AP-A	OPER	20.72		59,503.26
08/31/2020	VAR1-2020M8-CAMSTATI	Bill - CAMP, LLC - CAMSTATI - Postage - Statements - August 2020 (for all statements and collection letters)	AP-A	OPER	506.24		60,009.50
09/01/2020		Reversal: Reclass Sept Comcast	GL	OPER	589.86		60,599.36
09/01/2020		Reversal: August accruals	GL	OPER		776.43	59,822.93
09/01/2020	1367	Bill - DirectConneX LLC - PC Maintenance	AP-A	OPER	1,120.00		60,942.93
09/17/2020	1372	Bill - DirectConneX LLC - PC Maintenance	AP-A	OPER	308.00		61,250.93
09/17/2020	1375	Bill - DirectConneX LLC - PC Maintenance	AP-A	OPER	75.00		61,325.93
09/18/2020	1378	Bill - DirectConneX LLC - PC Maintenance	AP-A	OPER	75.00		61,400.93
09/29/2020	8299610241521227-0820A	Bill - Comcast - -	AP-A	OPER	589.86		61,990.79
09/29/2020	39438	Bill - Arrow Technologies, Inc. - Monthly Copier Rental- 0720	AP-A	OPER	415.49		62,406.28
09/29/2020	39744	Bill - Arrow Technologies, Inc. - Monthly Copier Rental- 0820	AP-A	OPER	577.47		62,983.75
09/29/2020	40075	Bill - Arrow Technologies, Inc. - Monthly Copier Rental- 0920	AP-A	OPER	438.79		63,422.54
09/29/2020	82520	Bill - Toni Mancinelli - August 2020 Recording Secretary	AP-A	OPER	225.00		63,647.54
09/29/2020	192002	Bill - GAM Printers Inc dba GAM Graphics and Marketing Inc - Transition Post Card Mailing	AP-A	OPER	686.30		64,333.84
09/29/2020	192377	Bill - GAM Printers Inc dba GAM Graphics and Marketing Inc - Postage - Newsletter	AP-A	OPER	450.60		64,784.44
09/29/2020	400160	Bill - Security & Energy Technologies Corporation dba SETEC - -	AP-A	OPER	877.08		65,661.52
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Amazon Market Place-Batteries	AP-A	OPER	42.38		65,703.90
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Amazon Market Place-First Aid Kit	AP-A	OPER	36.97		65,740.87
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Battery Clerk	AP-A	OPER	46.89		65,787.76
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Bill - FedEx - b/o to American Disposal Services 9/15/20	AP-A	OPER	30.39		65,818.15
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Bill - FedEx - b/o to American Disposal Services 9/9/20	AP-A	OPER	30.46		65,848.61
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Heart Smart-Stat Defibrulation	AP-A	OPER	125.08		65,973.69
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Office 365	AP-A	OPER	60.00		66,033.69
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Postage	AP-A	OPER	8.40		66,042.09
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Postage (Various)	AP-A	OPER	3.40		66,045.49

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09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Postage - Checks Cut - September 2020	AP-A	OPER	113.68		66,159.17
09/30/2020	VAR1-2020M9-CAMSTATI	Bill - CAMP, LLC - CAMERON-Postage - Statements - September 2020 (for all statements and collection letters)	AP-A	OPER	43.68		66,202.85
09/30/2020		Reclass Bill - Comcast - 200 CAMERON STATION BLVD STE 1200 CAMERON STATION BLVD STE 1	GL	OPER		589.86	65,612.99
09/30/2020		Reclass Bill - Security & Energy Technologies Corporation dba SETEC - annual 7/14/20 - 7/14/21	GL	OPER		877.08	64,735.91
09/30/2020		Reclass October portion of newsletter expense	GL	OPER		225.30	64,510.61
09/30/2020		Reclass Bill - Security & Energy Technologies Corporation dba SETEC - annual 7/14/20 - 7/14/21	GL	OPER	219.27		64,729.88
09/30/2020	92920	Bill - Toni Mancinelli - September 2020 Recording Secretary	AP-A	OPER	225.00		64,954.88
10/01/2020	8299610241650794-0920	Bill - Comcast - Phone and Internet	AP-A	OPER	447.55		65,402.43
10/01/2020		Reversal: Reclass Bill - Comcast - 200 CAMERON STATION BLVD STE 1200 CAMERON STATION BLVD STE 1	GL	OPER	589.86		65,992.29
10/01/2020		Reversal: Reclass October portion of newsletter expense	GL	OPER	225.30		66,217.59
10/08/2020	100620	Bill - Sarah M. Walsh & S Walsh IV - Flowers	AP-A	OPER	118.72		66,336.31
10/14/2020	91020	Bill - Raymond Celeste - Meal Reimbursement for CCFC Meeting	AP-A	OPER	34.08		66,370.39
10/15/2020	207586	Bill - Solutex, Inc - COVID-19 Items	AP-A	OPER	296.80		66,667.19
10/19/2020	720119	Bill - Spectrum Financial Services dba SpectrumCareers - -	AP-A	OPER	4,335.00		71,002.19
10/19/2020	40387	Bill - Arrow Technologies, Inc. - Monthly Copier Rental- 0820	AP-A	OPER	452.29		71,454.48
10/21/2020	101220	Bill - Bethlehem Tariku Kebede - ARC Minute Taker Sept 2020	AP-A	OPER	200.00		71,654.48
10/21/2020	101220A	Bill - Bethlehem Tariku Kebede - ARC Minute Taker August 2020	AP-A	OPER	200.00		71,854.48
10/27/2020	102720	Bill - Toni Mancinelli - October 2020 Recording Secretary	AP-A	OPER	225.00		72,079.48
10/29/2020	18423348211	Bill - Staples Business Credit - Wipes	AP-A	OPER	114.44		72,193.92
10/29/2020	8299610241521227-1020	Bill - Comcast - 10/22 - 11/21	AP-A	OPER	590.03		72,783.95
10/29/2020	1400	Bill - DirectConneX LLC - Oct service	AP-A	OPER	1,120.00		73,903.95
10/29/2020	1415	Bill - DirectConneX LLC - PC Maintenance	AP-A	OPER	150.00		74,053.95
10/29/2020	208225	Bill - Solutex, Inc - misc	AP-A	OPER	44.45		74,098.40
10/29/2020	3311999268	Bill - Pitney Bowes Global Financial Services, LLC dba Purchase Power - -	AP-A	OPER	253.35		74,351.75
10/31/2020	8000909003894016-1020	Bill - Pitney Bowes Global Financial Services, LLC dba Purchase Power - October	AP-A	OPER	239.70		74,591.45
10/31/2020	192967	Bill - GAM Printers Inc dba GAM Graphics and Marketing Inc - Parking Permit Stickers	AP-A	OPER	501.26		75,092.71
10/31/2020		Reclass Bill - Comcast - 10/22 - 11/21	GL	OPER		590.03	74,502.68
10/31/2020		Reclass Bill - Security & Energy Technologies Corporation dba SETEC - annual 7/14/20 - 7/14/21	GL	OPER	73.09		74,575.77
10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-Collection Notices - October 2020 - Delinquency Notice - Type 2	AP-A	OPER	120.00		74,695.77
10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-Federal Express	AP-A	OPER	25.72		74,721.49
10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-Federal Express	AP-A	OPER	31.15		74,752.64
10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-I Pad	AP-A	OPER	330.71		75,083.35
10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-More Filters.com	AP-A	OPER	25.50		75,108.85
10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-Nitro	AP-A	OPER	159.00		75,267.85
10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-Postage	AP-A	OPER	3.36		75,271.21
10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-Postage (Various)	AP-A	OPER	2.20		75,273.41

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10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-Postage - Checks Cut - October 2020	AP-A	OPER	89.60	75,363.01	
10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-Postage - Collection Notices - October 2020 (calculated in statements above)	AP-A	OPER	6.72	75,369.73	
10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-Postage - Statements - October 2020 (for all statements and collection letters)	AP-A	OPER	294.00	75,663.73	
10/31/2020	VAR1-2020M10-CAMSTATI	Bill - CAMP, LLC - CAMERON-Prints - Statements - October 2020 (total statements less collection letters)	AP-A	OPER	2,464.00	78,127.73	
10/31/2020	87046083	Bill - Tyco Fire & Security Management, Inc. dba Johnson Controls Fire Protection LP - Fire extinguishers Inspection	AP-A	OPER	112.00	78,239.73	
10/31/2020	159632	Bill - Stat Experts Inc - Service from 9/24/2020	AP-A	OPER	258.60	78,498.33	
Total:					82,828.97	4,330.64	156,996.66

Account: 7010-00. Capital Expenditures

					Beginning Balance:		0.00
Posted Date	Document	Description	JNL	Fund	Debit	Credit	Balance
07/31/2020		Reclass Capital expenses to new fund	GL	REPL		15,746.00	(15,746.00)
07/31/2020		Reclass Capital expenses to new fund	GL	OTHER	15,746.00		0.00
07/31/2020		Reclass PMC reserve expenses from equity to reserve fund	GL	REPL	15,746.00		15,746.00
07/31/2020		Reclass PMC reserve expenses from equity to reserve fund	GL	REPL	40,974.76		56,720.76
09/30/2020	7381	Bill - Lancaster Landscapes, Inc. - Brick Repair and Replacement	AP-A	REPL	8,617.00		65,337.76
10/31/2020	A190072011	Bill - Power Systems Electric Corporation - Light Pole Repairs- 2020	AP-A	REPL	3,758.48		69,096.24
10/31/2020	A19879367	Bill - Power Systems Electric Corporation - Light Pole Repairs- 2020	AP-A	REPL	1,205.51		70,301.75
Total:					86,047.75	15,746.00	140,603.50

Account: 8130-00. Income Tax Expense

					Beginning Balance:		0.00
Posted Date	Document	Description	JNL	Fund	Debit	Credit	Balance
07/31/2020		PMC Mapping	GL	OPER	12,050.80		12,050.80
Total:					12,050.80	0.00	24,101.60

Account: 9999-00. Suspense Account

					Beginning Balance:		0.00
Posted Date	Document	Description	JNL	Fund	Debit	Credit	Balance
07/31/2020		PMC Mapping	GL	OPER	84,577.46		84,577.46
07/31/2020		PMC Mapping	GL	OPER		111,175.34	(26,597.88)
07/31/2020		Prior Owner Balances	GL	OPER		14,307.52	(40,905.40)
07/31/2020	ARCM-2788726-1	Incoming Beginning Balance	AR-A	OPER	1,209.38		(39,696.02)
07/31/2020	ARCM-2788724-1	Incoming Beginning Balance	AR-A	OPER	25.00		(39,671.02)
07/31/2020	ARCM-2788723-1	Incoming Beginning Balance	AR-A	OPER	415.70		(39,255.32)
07/31/2020	ARDM-2788722-1	Incoming Beginning Balance	AR-A	OPER		150.14	(39,405.46)
07/31/2020	ARDM-2788721-1	Incoming Beginning Balance	AR-A	OPER		11.72	(39,417.18)
07/31/2020	ARDM-2788719-1	Incoming Beginning Balance	AR-A	OPER		190.70	(39,607.88)
07/31/2020	ARCM-2788718-1	Incoming Beginning Balance	AR-A	OPER	757.96		(38,849.92)
07/31/2020	ARCM-2788717-1	Incoming Beginning Balance	AR-A	OPER	289.76		(38,560.16)
07/31/2020	ARDM-2788716-1	Incoming Beginning Balance	AR-A	OPER		415.70	(38,975.86)
07/31/2020	ARDM-2788715-1	Incoming Beginning Balance	AR-A	OPER		25.00	(39,000.86)
07/31/2020	ARCM-2788714-1	Incoming Beginning Balance	AR-A	OPER	390.70		(38,610.16)
07/31/2020	ARDM-2788713-1	Incoming Beginning Balance	AR-A	OPER		415.34	(39,025.50)

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07/31/2020	ARDM-2788712-1	Incoming Beginning Balance	AR-A	OPER		1,355.23	(40,380.73)
07/31/2020	ARCM-2788710-1	Incoming Beginning Balance	AR-A	OPER	0.60		(40,380.13)
07/31/2020	ARDM-2788708-1	Incoming Beginning Balance	AR-A	OPER		415.70	(40,795.83)
07/31/2020	ARCM-2788707-1	Incoming Beginning Balance	AR-A	OPER	34.28		(40,761.55)
07/31/2020	ARCM-2788706-1	Incoming Beginning Balance	AR-A	OPER	750.16		(40,011.39)
07/31/2020	ARDM-2788705-1	Incoming Beginning Balance	AR-A	OPER		415.70	(40,427.09)
07/31/2020	ARDM-2788704-1	Incoming Beginning Balance	AR-A	OPER		365.70	(40,792.79)
07/31/2020	ARDM-2788703-1	Incoming Beginning Balance	AR-A	OPER		39.70	(40,832.49)
07/31/2020	ARCM-2788702-1	Incoming Beginning Balance	AR-A	OPER	746.24		(40,086.25)
07/31/2020	ARCM-2788701-1	Incoming Beginning Balance	AR-A	OPER	100.00		(39,986.25)
07/31/2020	ARDM-2788700-1	Incoming Beginning Balance	AR-A	OPER		25.00	(40,011.25)
07/31/2020	ARCM-2788699-1	Incoming Beginning Balance	AR-A	OPER	4.00		(40,007.25)
07/31/2020	ARCM-2788698-1	Incoming Beginning Balance	AR-A	OPER	205.05		(39,802.20)
07/31/2020	ARCM-2788697-1	Incoming Beginning Balance	AR-A	OPER	9.30		(39,792.90)
07/31/2020	ARCM-2788696-1	Incoming Beginning Balance	AR-A	OPER	390.70		(39,402.20)
07/31/2020	ARDM-2788695-1	Incoming Beginning Balance	AR-A	OPER		365.73	(39,767.93)
07/31/2020	ARCM-2788694-1	Incoming Beginning Balance	AR-A	OPER	25.00		(39,742.93)
07/31/2020	ARDM-2788693-1	Incoming Beginning Balance	AR-A	OPER		415.70	(40,158.63)
07/31/2020	ARDM-2788692-1	Incoming Beginning Balance	AR-A	OPER		415.70	(40,574.33)
07/31/2020	ARDM-2788691-1	Incoming Beginning Balance	AR-A	OPER		2,072.34	(42,646.67)
07/31/2020	ARCM-2788690-1	Incoming Beginning Balance	AR-A	OPER	393.83		(42,252.84)
07/31/2020	ARCM-2788689-1	Incoming Beginning Balance	AR-A	OPER	18.60		(42,234.24)
07/31/2020	ARDM-2788687-1	Incoming Beginning Balance	AR-A	OPER		25.00	(42,259.24)
07/31/2020	ARDM-2788686-1	Incoming Beginning Balance	AR-A	OPER		136.76	(42,396.00)
07/31/2020	ARCM-2788685-1	Incoming Beginning Balance	AR-A	OPER	490.76		(41,905.24)
07/31/2020	ARCM-2788684-1	Incoming Beginning Balance	AR-A	OPER	390.70		(41,514.54)
07/31/2020	ARDM-2788683-1	Incoming Beginning Balance	AR-A	OPER		50.24	(41,564.78)
07/31/2020	ARCM-2788682-1	Incoming Beginning Balance	AR-A	OPER	50.00		(41,514.78)
07/31/2020	ARDM-2788681-1	Incoming Beginning Balance	AR-A	OPER		365.70	(41,880.48)
07/31/2020	ARCM-2788680-1	Incoming Beginning Balance	AR-A	OPER	74.10		(41,806.38)
07/31/2020	ARCM-2788679-1	Incoming Beginning Balance	AR-A	OPER	2,884.00		(38,922.38)
07/31/2020	ARDM-2788678-1	Incoming Beginning Balance	AR-A	OPER		415.70	(39,338.08)
07/31/2020	ARCM-2788676-1	Incoming Beginning Balance	AR-A	OPER	0.04		(39,338.04)
07/31/2020	ARCM-2788675-1	Incoming Beginning Balance	AR-A	OPER	20.00		(39,318.04)
07/31/2020	ARCM-2788674-1	Incoming Beginning Balance	AR-A	OPER	358.52		(38,959.52)
07/31/2020	ARCM-2788673-1	Incoming Beginning Balance	AR-A	OPER	5.95		(38,953.57)
07/31/2020	ARCM-2788672-1	Incoming Beginning Balance	AR-A	OPER	752.07		(38,201.50)
07/31/2020	ARCM-2788670-1	Incoming Beginning Balance	AR-A	OPER	245.52		(37,955.98)
07/31/2020	ARCM-2788671-1	Incoming Beginning Balance	AR-A	OPER	56.48		(37,899.50)
07/31/2020	ARCM-2788669-1	Incoming Beginning Balance	AR-A	OPER	390.70		(37,508.80)
07/31/2020	ARCM-2788668-1	Incoming Beginning Balance	AR-A	OPER	390.70		(37,118.10)
07/31/2020	ARCM-2788667-1	Incoming Beginning Balance	AR-A	OPER	448.84		(36,669.26)
07/31/2020	ARCM-2788666-1	Incoming Beginning Balance	AR-A	OPER	375.08		(36,294.18)
07/31/2020	ARCM-2788665-1	Incoming Beginning Balance	AR-A	OPER	4,802.18		(31,492.00)

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07/31/2020	ARCM-2788664-1	Incoming Beginning Balance	AR-A	OPER	25.00		(31,467.00)
07/31/2020	ARDM-2788663-1	Incoming Beginning Balance	AR-A	OPER		51.08	(31,518.08)
07/31/2020	ARCM-2788662-1	Incoming Beginning Balance	AR-A	OPER	2,664.58		(28,853.50)
07/31/2020	ARCM-2788660-1	Incoming Beginning Balance	AR-A	OPER	277.58		(28,575.92)
07/31/2020	ARCM-2788659-1	Incoming Beginning Balance	AR-A	OPER	25.00		(28,550.92)
07/31/2020	ARCM-2788657-1	Incoming Beginning Balance	AR-A	OPER	50.00		(28,500.92)
07/31/2020	ARDM-2788655-1	Incoming Beginning Balance	AR-A	OPER		3,863.02	(32,363.94)
07/31/2020	ARDM-2788653-1	Incoming Beginning Balance	AR-A	OPER		415.70	(32,779.64)
07/31/2020	ARCM-2788652-1	Incoming Beginning Balance	AR-A	OPER	415.70		(32,363.94)
07/31/2020	ARDM-2788651-1	Incoming Beginning Balance	AR-A	OPER		0.23	(32,364.17)
07/31/2020	ARCM-2788650-1	Incoming Beginning Balance	AR-A	OPER	50.00		(32,314.17)
07/31/2020	ARCM-2788648-1	Incoming Beginning Balance	AR-A	OPER	74.02		(32,240.15)
07/31/2020	ARDM-2788647-1	Incoming Beginning Balance	AR-A	OPER		264.61	(32,504.76)
07/31/2020	ARCM-2788646-1	Incoming Beginning Balance	AR-A	OPER	390.70		(32,114.06)
07/31/2020	ARCM-2788645-1	Incoming Beginning Balance	AR-A	OPER	308.76		(31,805.30)
07/31/2020	ARCM-2788644-1	Incoming Beginning Balance	AR-A	OPER	390.70		(31,414.60)
07/31/2020	ARCM-2788642-1	Incoming Beginning Balance	AR-A	OPER	375.98		(31,038.62)
07/31/2020	ARCM-2788641-1	Incoming Beginning Balance	AR-A	OPER	246.76		(30,791.86)
07/31/2020	ARCM-2788639-1	Incoming Beginning Balance	AR-A	OPER	440.28		(30,351.58)
07/31/2020	ARCM-2788638-1	Incoming Beginning Balance	AR-A	OPER	390.70		(29,960.88)
07/31/2020	ARCM-2788637-1	Incoming Beginning Balance	AR-A	OPER	362.42		(29,598.46)
07/31/2020	ARDM-2788636-1	Incoming Beginning Balance	AR-A	OPER		415.70	(30,014.16)
07/31/2020	ARDM-2788635-1	Incoming Beginning Balance	AR-A	OPER		358.70	(30,372.86)
07/31/2020	ARCM-2788634-1	Incoming Beginning Balance	AR-A	OPER	0.90		(30,371.96)
07/31/2020	ARCM-2788633-1	Incoming Beginning Balance	AR-A	OPER	0.02		(30,371.94)
07/31/2020	ARCM-2788632-1	Incoming Beginning Balance	AR-A	OPER	10.00		(30,361.94)
07/31/2020	ARCM-2788631-1	Incoming Beginning Balance	AR-A	OPER	0.01		(30,361.93)
07/31/2020	ARCM-2788630-1	Incoming Beginning Balance	AR-A	OPER	0.69		(30,361.24)
07/31/2020	ARDM-2788628-1	Incoming Beginning Balance	AR-A	OPER		11.72	(30,372.96)
07/31/2020	ARCM-2788627-1	Incoming Beginning Balance	AR-A	OPER	19.83		(30,353.13)
07/31/2020	ARCM-2788626-1	Incoming Beginning Balance	AR-A	OPER	0.06		(30,353.07)
07/31/2020	ARCM-2788625-1	Incoming Beginning Balance	AR-A	OPER	27.19		(30,325.88)
07/31/2020	ARCM-2788624-1	Incoming Beginning Balance	AR-A	OPER	0.01		(30,325.87)
07/31/2020	ARCM-2788623-1	Incoming Beginning Balance	AR-A	OPER	702.79		(29,623.08)
07/31/2020	ARCM-2788621-1	Incoming Beginning Balance	AR-A	OPER	390.70		(29,232.38)
07/31/2020	ARCM-2788620-1	Incoming Beginning Balance	AR-A	OPER	390.70		(28,841.68)
07/31/2020	ARCM-2788619-1	Incoming Beginning Balance	AR-A	OPER	362.42		(28,479.26)
07/31/2020	ARCM-2788618-1	Incoming Beginning Balance	AR-A	OPER	63.36		(28,415.90)
07/31/2020	ARDM-2788617-1	Incoming Beginning Balance	AR-A	OPER		14.18	(28,430.08)
07/31/2020	ARDM-2788616-1	Incoming Beginning Balance	AR-A	OPER		415.70	(28,845.78)
07/31/2020	ARDM-2788615-1	Incoming Beginning Balance	AR-A	OPER		415.70	(29,261.48)
07/31/2020	ARCM-2788613-1	Incoming Beginning Balance	AR-A	OPER	390.70		(28,870.78)
07/31/2020	ARCM-2788612-1	Incoming Beginning Balance	AR-A	OPER	390.70		(28,480.08)
07/31/2020	ARDM-2788611-1	Incoming Beginning Balance	AR-A	OPER		11.72	(28,491.80)

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07/31/2020	ARCM-2788610-1	Incoming Beginning Balance	AR-A	OPER	390.70		(28,101.10)
07/31/2020	ARDM-2788609-1	Incoming Beginning Balance	AR-A	OPER		415.70	(28,516.80)
07/31/2020	ARCM-2788608-1	Incoming Beginning Balance	AR-A	OPER	390.70		(28,126.10)
07/31/2020	ARCM-2788606-1	Incoming Beginning Balance	AR-A	OPER	20.14		(28,105.96)
07/31/2020	ARCM-2788605-1	Incoming Beginning Balance	AR-A	OPER	411.37		(27,694.59)
07/31/2020	ARCM-2788604-1	Incoming Beginning Balance	AR-A	OPER	496.04		(27,198.55)
07/31/2020	ARDM-2788603-1	Incoming Beginning Balance	AR-A	OPER		39.72	(27,238.27)
07/31/2020	ARDM-2788602-1	Incoming Beginning Balance	AR-A	OPER		330.84	(27,569.11)
07/31/2020	ARCM-2788601-1	Incoming Beginning Balance	AR-A	OPER	390.70		(27,178.41)
07/31/2020	ARCM-2788599-1	Incoming Beginning Balance	AR-A	OPER	390.70		(26,787.71)
07/31/2020	ARDM-2788597-1	Incoming Beginning Balance	AR-A	OPER		17.18	(26,804.89)
07/31/2020	ARCM-2788596-1	Incoming Beginning Balance	AR-A	OPER	361.39		(26,443.50)
07/31/2020	ARCM-2788595-1	Incoming Beginning Balance	AR-A	OPER	0.28		(26,443.22)
07/31/2020	ARCM-2788594-1	Incoming Beginning Balance	AR-A	OPER	487.42		(25,955.80)
07/31/2020	ARDM-2788593-1	Incoming Beginning Balance	AR-A	OPER		87.41	(26,043.21)
07/31/2020	ARDM-2788592-1	Incoming Beginning Balance	AR-A	OPER		1.12	(26,044.33)
07/31/2020	ARDM-2788590-1	Incoming Beginning Balance	AR-A	OPER		56.56	(26,100.89)
07/31/2020	ARCM-2788589-1	Incoming Beginning Balance	AR-A	OPER	425.00		(25,675.89)
07/31/2020	ARDM-2788588-1	Incoming Beginning Balance	AR-A	OPER		0.70	(25,676.59)
07/31/2020	ARCM-2788587-1	Incoming Beginning Balance	AR-A	OPER	0.02		(25,676.57)
07/31/2020	ARCM-2788586-1	Incoming Beginning Balance	AR-A	OPER	0.20		(25,676.37)
07/31/2020	ARCM-2788585-1	Incoming Beginning Balance	AR-A	OPER	25.00		(25,651.37)
07/31/2020	ARCM-2788584-1	Incoming Beginning Balance	AR-A	OPER	8,173.96		(17,477.41)
07/31/2020	ARCM-2788583-1	Incoming Beginning Balance	AR-A	OPER	43.93		(17,433.48)
07/31/2020	ARDM-2788582-1	Incoming Beginning Balance	AR-A	OPER		415.70	(17,849.18)
07/31/2020	ARDM-2788581-1	Incoming Beginning Balance	AR-A	OPER		415.70	(18,264.88)
07/31/2020	ARCM-2788580-1	Incoming Beginning Balance	AR-A	OPER	141.94		(18,122.94)
07/31/2020	ARCM-2788579-1	Incoming Beginning Balance	AR-A	OPER	327.32		(17,795.62)
07/31/2020	ARCM-2788578-1	Incoming Beginning Balance	AR-A	OPER	230.17		(17,565.45)
07/31/2020	ARDM-2788577-1	Incoming Beginning Balance	AR-A	OPER		25.00	(17,590.45)
07/31/2020	ARCM-2788576-1	Incoming Beginning Balance	AR-A	OPER	0.57		(17,589.88)
07/31/2020	ARCM-2788575-1	Incoming Beginning Balance	AR-A	OPER	0.01		(17,589.87)
07/31/2020	ARDM-2788574-1	Incoming Beginning Balance	AR-A	OPER		149.70	(17,739.57)
07/31/2020	ARCM-2788573-1	Incoming Beginning Balance	AR-A	OPER	0.60		(17,738.97)
07/31/2020	ARCM-2788572-1	Incoming Beginning Balance	AR-A	OPER	25.00		(17,713.97)
07/31/2020	ARCM-2788571-1	Incoming Beginning Balance	AR-A	OPER	50.64		(17,663.33)
07/31/2020	ARDM-2788570-1	Incoming Beginning Balance	AR-A	OPER		28.28	(17,691.61)
07/31/2020	ARCM-2788569-1	Incoming Beginning Balance	AR-A	OPER	391.20		(17,300.41)
07/31/2020	ARCM-2788568-1	Incoming Beginning Balance	AR-A	OPER	1,017.94		(16,282.47)
07/31/2020	ARCM-2788567-1	Incoming Beginning Balance	AR-A	OPER	406.20		(15,876.27)
07/31/2020	ARCM-2788566-1	Incoming Beginning Balance	AR-A	OPER	361.37		(15,514.90)
07/31/2020	ARDM-2788565-1	Incoming Beginning Balance	AR-A	OPER		415.70	(15,930.60)
07/31/2020	ARCM-2788564-1	Incoming Beginning Balance	AR-A	OPER	48.32		(15,882.28)
07/31/2020	ARCM-2788563-1	Incoming Beginning Balance	AR-A	OPER	1,172.10		(14,710.18)

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07/31/2020	ARCM-2788562-1	Incoming Beginning Balance	AR-A	OPER	338.74		(14,371.44)
07/31/2020	ARCM-2788561-1	Incoming Beginning Balance	AR-A	OPER	19.83		(14,351.61)
07/31/2020	ARCM-2788560-1	Incoming Beginning Balance	AR-A	OPER	420.54		(13,931.07)
07/31/2020	ARDM-2788559-1	Incoming Beginning Balance	AR-A	OPER		28.28	(13,959.35)
07/31/2020	ARCM-2788558-1	Incoming Beginning Balance	AR-A	OPER	0.30		(13,959.05)
07/31/2020	ARCM-2788557-1	Incoming Beginning Balance	AR-A	OPER	36.72		(13,922.33)
07/31/2020	ARCM-2788556-1	Incoming Beginning Balance	AR-A	OPER	0.01		(13,922.32)
07/31/2020	ARDM-2788554-1	Incoming Beginning Balance	AR-A	OPER		415.70	(14,338.02)
07/31/2020	ARCM-2788553-1	Incoming Beginning Balance	AR-A	OPER	326.76		(14,011.26)
07/31/2020	ARCM-2788552-1	Incoming Beginning Balance	AR-A	OPER	224.20		(13,787.06)
07/31/2020	ARDM-2788551-1	Incoming Beginning Balance	AR-A	OPER		415.70	(14,202.76)
07/31/2020	ARDM-2788550-1	Incoming Beginning Balance	AR-A	OPER		931.40	(15,134.16)
07/31/2020	ARCM-2788549-1	Incoming Beginning Balance	AR-A	OPER	33.92		(15,100.24)
07/31/2020	ARCM-2788548-1	Incoming Beginning Balance	AR-A	OPER	44.75		(15,055.49)
07/31/2020	ARDM-2788547-1	Incoming Beginning Balance	AR-A	OPER		37.46	(15,092.95)
07/31/2020	ARCM-2788546-1	Incoming Beginning Balance	AR-A	OPER	25.00		(15,067.95)
07/31/2020	ARDM-2788545-1	Incoming Beginning Balance	AR-A	OPER		35.16	(15,103.11)
07/31/2020	ARCM-2788544-1	Incoming Beginning Balance	AR-A	OPER	12.34		(15,090.77)
07/31/2020	ARDM-2788543-1	Incoming Beginning Balance	AR-A	OPER		25.00	(15,115.77)
07/31/2020	ARCM-2788542-1	Incoming Beginning Balance	AR-A	OPER	390.70		(14,725.07)
07/31/2020	ARDM-2788541-1	Incoming Beginning Balance	AR-A	OPER		29.27	(14,754.34)
07/31/2020	ARCM-2788540-1	Incoming Beginning Balance	AR-A	OPER	75.00		(14,679.34)
07/31/2020	ARCM-2788539-1	Incoming Beginning Balance	AR-A	OPER	322.74		(14,356.60)
07/31/2020	ARCM-2788538-1	Incoming Beginning Balance	AR-A	OPER	316.94		(14,039.66)
07/31/2020	ARCM-2788536-1	Incoming Beginning Balance	AR-A	OPER	56.48		(13,983.18)
07/31/2020	ARDM-2788535-1	Incoming Beginning Balance	AR-A	OPER		1,175.00	(15,158.18)
07/31/2020	ARCM-2788533-1	Incoming Beginning Balance	AR-A	OPER	363.38		(14,794.80)
07/31/2020	ARDM-2788532-1	Incoming Beginning Balance	AR-A	OPER		1,376.93	(16,171.73)
07/31/2020	ARCM-2788531-1	Incoming Beginning Balance	AR-A	OPER	8.90		(16,162.83)
07/31/2020	ARCM-2788530-1	Incoming Beginning Balance	AR-A	OPER	322.74		(15,840.09)
07/31/2020	ARCM-2788529-1	Incoming Beginning Balance	AR-A	OPER	362.42		(15,477.67)
07/31/2020	ARCM-2788528-1	Incoming Beginning Balance	AR-A	OPER	19.83		(15,457.84)
07/31/2020	ARCM-2788527-1	Incoming Beginning Balance	AR-A	OPER	23.06		(15,434.78)
07/31/2020	ARCM-2788526-1	Incoming Beginning Balance	AR-A	OPER	390.70		(15,044.08)
07/31/2020	ARCM-2788525-1	Incoming Beginning Balance	AR-A	OPER	0.12		(15,043.96)
07/31/2020	ARCM-2788524-1	Incoming Beginning Balance	AR-A	OPER	25.00		(15,018.96)
07/31/2020	ARCM-2788523-1	Incoming Beginning Balance	AR-A	OPER	58.69		(14,960.27)
07/31/2020	ARCM-2788522-1	Incoming Beginning Balance	AR-A	OPER	44.02		(14,916.25)
07/31/2020	ARCM-2788521-1	Incoming Beginning Balance	AR-A	OPER	20.96		(14,895.29)
07/31/2020	ARDM-2788520-1	Incoming Beginning Balance	AR-A	OPER		415.70	(15,310.99)
07/31/2020	ARDM-2788519-1	Incoming Beginning Balance	AR-A	OPER		415.70	(15,726.69)
07/31/2020	ARCM-2788518-1	Incoming Beginning Balance	AR-A	OPER	416.58		(15,310.11)
07/31/2020	ARDM-2788517-1	Incoming Beginning Balance	AR-A	OPER		2.10	(15,312.21)
07/31/2020	ARCM-2788516-1	Incoming Beginning Balance	AR-A	OPER	390.70		(14,921.51)

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07/31/2020	ARCM-2788515-1	Incoming Beginning Balance	AR-A	OPER	35.00		(14,886.51)
07/31/2020	ARCM-2788514-1	Incoming Beginning Balance	AR-A	OPER	127.04		(14,759.47)
07/31/2020	ARCM-2788513-1	Incoming Beginning Balance	AR-A	OPER	1,056.04		(13,703.43)
07/31/2020	ARCM-2788512-1	Incoming Beginning Balance	AR-A	OPER	0.90		(13,702.53)
07/31/2020	ARDM-2788511-1	Incoming Beginning Balance	AR-A	OPER		415.70	(14,118.23)
07/31/2020	ARCM-2788510-1	Incoming Beginning Balance	AR-A	OPER	25.00		(14,093.23)
07/31/2020	ARCM-2788509-1	Incoming Beginning Balance	AR-A	OPER	327.26		(13,765.97)
07/31/2020	ARCM-2788508-1	Incoming Beginning Balance	AR-A	OPER	724.84		(13,041.13)
07/31/2020	ARDM-2788507-1	Incoming Beginning Balance	AR-A	OPER		25.00	(13,066.13)
07/31/2020	ARCM-2788506-1	Incoming Beginning Balance	AR-A	OPER	390.70		(12,675.43)
07/31/2020	ARDM-2788505-1	Incoming Beginning Balance	AR-A	OPER		415.70	(13,091.13)
07/31/2020	ARDM-2788504-1	Incoming Beginning Balance	AR-A	OPER		15.62	(13,106.75)
07/31/2020	ARCM-2788503-1	Incoming Beginning Balance	AR-A	OPER	379.82		(12,726.93)
07/31/2020	ARDM-2788501-1	Incoming Beginning Balance	AR-A	OPER		11.72	(12,738.65)
07/31/2020	ARCM-2788500-1	Incoming Beginning Balance	AR-A	OPER	286.82		(12,451.83)
07/31/2020	ARCM-2788499-1	Incoming Beginning Balance	AR-A	OPER	0.25		(12,451.58)
07/31/2020	ARDM-2788498-1	Incoming Beginning Balance	AR-A	OPER		4.50	(12,456.08)
07/31/2020	ARCM-2788497-1	Incoming Beginning Balance	AR-A	OPER	30.48		(12,425.60)
07/31/2020	ARDM-2788496-1	Incoming Beginning Balance	AR-A	OPER		1,347.10	(13,772.70)
07/31/2020	ARCM-2788495-1	Incoming Beginning Balance	AR-A	OPER	390.70		(13,382.00)
07/31/2020	ARCM-2788494-1	Incoming Beginning Balance	AR-A	OPER	25.06		(13,356.94)
07/31/2020	ARCM-2788493-1	Incoming Beginning Balance	AR-A	OPER	262.34		(13,094.60)
07/31/2020	ARDM-2788492-1	Incoming Beginning Balance	AR-A	OPER		415.70	(13,510.30)
07/31/2020	ARCM-2788491-1	Incoming Beginning Balance	AR-A	OPER	0.39		(13,509.91)
07/31/2020	ARCM-2788490-1	Incoming Beginning Balance	AR-A	OPER	778.98		(12,730.93)
07/31/2020	ARCM-2788488-1	Incoming Beginning Balance	AR-A	OPER	574.08		(12,156.85)
07/31/2020	ARDM-2788487-1	Incoming Beginning Balance	AR-A	OPER		35.16	(12,192.01)
07/31/2020	ARCM-2788486-1	Incoming Beginning Balance	AR-A	OPER	0.70		(12,191.31)
07/31/2020	ARDM-2788485-1	Incoming Beginning Balance	AR-A	OPER		415.70	(12,607.01)
07/31/2020	ARDM-2788484-1	Incoming Beginning Balance	AR-A	OPER		49.98	(12,656.99)
07/31/2020	ARCM-2788483-1	Incoming Beginning Balance	AR-A	OPER	2,000.00		(10,656.99)
07/31/2020	ARDM-2788480-1	Incoming Beginning Balance	AR-A	OPER		330.00	(10,986.99)
07/31/2020	ARDM-2788479-1	Incoming Beginning Balance	AR-A	OPER		417.10	(11,404.09)
07/31/2020	ARCM-2788478-1	Incoming Beginning Balance	AR-A	OPER	4.58		(11,399.51)
07/31/2020	ARCM-2788477-1	Incoming Beginning Balance	AR-A	OPER	3,282.14		(8,117.37)
07/31/2020	ARCM-2788476-1	Incoming Beginning Balance	AR-A	OPER	415.70		(7,701.67)
07/31/2020	ARCM-2788475-1	Incoming Beginning Balance	AR-A	OPER	485.57		(7,216.10)
07/31/2020	ARCM-2788474-1	Incoming Beginning Balance	AR-A	OPER	757.96		(6,458.14)
07/31/2020	ARDM-2788473-1	Incoming Beginning Balance	AR-A	OPER		415.70	(6,873.84)
07/31/2020	ARCM-2788472-1	Incoming Beginning Balance	AR-A	OPER	1,514.49		(5,359.35)
07/31/2020	ARDM-2788470-1	Incoming Beginning Balance	AR-A	OPER		53.45	(5,412.80)
07/31/2020	ARDM-2788469-1	Incoming Beginning Balance	AR-A	OPER		415.70	(5,828.50)
07/31/2020	ARCM-2788468-1	Incoming Beginning Balance	AR-A	OPER	25.00		(5,803.50)
07/31/2020	ARDM-2788467-1	Incoming Beginning Balance	AR-A	OPER		2,736.08	(8,539.58)

Cameron Station Community Association, Inc.
General Ledger for the Period 01/01/2020 - 10/31/2020
(Expense Accounts - Accrual)

07/31/2020	ARCM-2788466-1	Incoming Beginning Balance	AR-A	OPER	2,980.46		(5,559.12)
07/31/2020	ARCM-2788465-1	Incoming Beginning Balance	AR-A	OPER	390.70		(5,168.42)
07/31/2020	ARCM-2788464-1	Incoming Beginning Balance	AR-A	OPER	25.00		(5,143.42)
07/31/2020	ARCM-2788463-1	Incoming Beginning Balance	AR-A	OPER	378.98		(4,764.44)
07/31/2020	ARCM-2788462-1	Incoming Beginning Balance	AR-A	OPER	3,616.30		(1,148.14)
07/31/2020	ARCM-2788461-1	Incoming Beginning Balance	AR-A	OPER	156.50		(991.64)
07/31/2020	ARCM-2788460-1	Incoming Beginning Balance	AR-A	OPER	885.11		(106.53)
07/31/2020	ARDM-2788459-1	Incoming Beginning Balance	AR-A	OPER		228.39	(334.92)
07/31/2020	ARCM-2788458-1	Incoming Beginning Balance	AR-A	OPER	390.70		55.78
07/31/2020	ARCM-2788457-1	Incoming Beginning Balance	AR-A	OPER	390.70		446.48
07/31/2020	ARCM-2788456-1	Incoming Beginning Balance	AR-A	OPER	361.37		807.85
07/31/2020	ARCM-2788454-1	Incoming Beginning Balance	AR-A	OPER	390.70		1,198.55
07/31/2020	ARCM-2788453-1	Incoming Beginning Balance	AR-A	OPER	25.18		1,223.73
07/31/2020	ARCM-2788452-1	Incoming Beginning Balance	AR-A	OPER	211.05		1,434.78
07/31/2020	ARCM-2788451-1	Incoming Beginning Balance	AR-A	OPER	0.50		1,435.28
07/31/2020	ARCM-2788450-1	Incoming Beginning Balance	AR-A	OPER	390.70		1,825.98
07/31/2020	ARCM-2788448-1	Incoming Beginning Balance	AR-A	OPER	750.16		2,576.14
07/31/2020	ARCM-2788447-1	Incoming Beginning Balance	AR-A	OPER	362.42		2,938.56
07/31/2020	ARCM-2788446-1	Incoming Beginning Balance	AR-A	OPER	361.37		3,299.93
07/31/2020	ARDM-2788445-1	Incoming Beginning Balance	AR-A	OPER		415.70	2,884.23
07/31/2020	ARCM-2788444-1	Incoming Beginning Balance	AR-A	OPER	463.09		3,347.32
07/31/2020	ARCM-2788443-1	Incoming Beginning Balance	AR-A	OPER	20.00		3,367.32
07/31/2020	ARCM-2788442-1	Incoming Beginning Balance	AR-A	OPER	25.00		3,392.32
07/31/2020	ARCM-2788441-1	Incoming Beginning Balance	AR-A	OPER	387.90		3,780.22
07/31/2020	ARCM-2788440-1	Incoming Beginning Balance	AR-A	OPER	0.80		3,781.02
07/31/2020	ARCM-2788439-1	Incoming Beginning Balance	AR-A	OPER	390.70		4,171.72
07/31/2020	ARDM-2788438-1	Incoming Beginning Balance	AR-A	OPER		38.02	4,133.70
07/31/2020	ARDM-2788437-1	Incoming Beginning Balance	AR-A	OPER		415.70	3,718.00
07/31/2020	ARCM-2788436-1	Incoming Beginning Balance	AR-A	OPER	390.70		4,108.70
07/31/2020	ARCM-2788435-1	Incoming Beginning Balance	AR-A	OPER	25.00		4,133.70
07/31/2020	ARCM-2788434-1	Incoming Beginning Balance	AR-A	OPER	390.70		4,524.40
07/31/2020	ARCM-2788432-1	Incoming Beginning Balance	AR-A	OPER	350.34		4,874.74
07/31/2020	ARCM-2788431-1	Incoming Beginning Balance	AR-A	OPER	14.94		4,889.68
07/31/2020	ARCM-2788430-1	Incoming Beginning Balance	AR-A	OPER	338.76		5,228.44
07/31/2020	ARCM-2788429-1	Incoming Beginning Balance	AR-A	OPER	390.70		5,619.14
07/31/2020	ARCM-2788428-1	Incoming Beginning Balance	AR-A	OPER	390.70		6,009.84
07/31/2020	ARDM-2788427-1	Incoming Beginning Balance	AR-A	OPER		9,556.97	(3,547.13)
07/31/2020	ARCM-2788426-1	Incoming Beginning Balance	AR-A	OPER	60.00		(3,487.13)
07/31/2020	ARDM-2788425-1	Incoming Beginning Balance	AR-A	OPER		415.70	(3,902.83)
07/31/2020	ARDM-2788424-1	Incoming Beginning Balance	AR-A	OPER		490.70	(4,393.53)
07/31/2020	ARCM-2788423-1	Incoming Beginning Balance	AR-A	OPER	932.96		(3,460.57)
07/31/2020	ARCM-2788422-1	Incoming Beginning Balance	AR-A	OPER	25.00		(3,435.57)
07/31/2020	ARCM-2788421-1	Incoming Beginning Balance	AR-A	OPER	19.83		(3,415.74)
07/31/2020	ARCM-2788420-1	Incoming Beginning Balance	AR-A	OPER	390.70		(3,025.04)

Cameron Station Community Association, Inc.
General Ledger for the Period 01/01/2020 - 10/31/2020
(Expense Accounts - Accrual)

07/31/2020	ARCM-2788418-1	Incoming Beginning Balance	AR-A	OPER	289.11		(2,735.93)
07/31/2020	ARDM-2788417-1	Incoming Beginning Balance	AR-A	OPER		1,197.10	(3,933.03)
07/31/2020	ARDM-2788416-1	Incoming Beginning Balance	AR-A	OPER		9.86	(3,942.89)
07/31/2020	ARCM-2788415-1	Incoming Beginning Balance	AR-A	OPER	250.00		(3,692.89)
07/31/2020	ARCM-2788414-1	Incoming Beginning Balance	AR-A	OPER	375.08		(3,317.81)
07/31/2020	ARCM-2788413-1	Incoming Beginning Balance	AR-A	OPER	214.65		(3,103.16)
07/31/2020	ARCM-2788412-1	Incoming Beginning Balance	AR-A	OPER	390.70		(2,712.46)
07/31/2020	ARDM-2788411-1	Incoming Beginning Balance	AR-A	OPER		0.70	(2,713.16)
07/31/2020	ARDM-2788410-1	Incoming Beginning Balance	AR-A	OPER		263.78	(2,976.94)
07/31/2020	ARCM-2788409-1	Incoming Beginning Balance	AR-A	OPER	390.70		(2,586.24)
07/31/2020	ARCM-2788408-1	Incoming Beginning Balance	AR-A	OPER	390.70		(2,195.54)
07/31/2020	ARDM-2788407-1	Incoming Beginning Balance	AR-A	OPER		415.70	(2,611.24)
07/31/2020	ARCM-2788406-1	Incoming Beginning Balance	AR-A	OPER	9.30		(2,601.94)
07/31/2020	ARCM-2788405-1	Incoming Beginning Balance	AR-A	OPER	362.42		(2,239.52)
07/31/2020	ARCM-2788404-1	Incoming Beginning Balance	AR-A	OPER	736.45		(1,503.07)
07/31/2020	ARDM-2788403-1	Incoming Beginning Balance	AR-A	OPER		415.70	(1,918.77)
07/31/2020	ARCM-2788402-1	Incoming Beginning Balance	AR-A	OPER	948.94		(969.83)
07/31/2020	ARCM-2788401-1	Incoming Beginning Balance	AR-A	OPER	400.80		(569.03)
07/31/2020	ARCM-2788399-1	Incoming Beginning Balance	AR-A	OPER	75.00		(494.03)
07/31/2020	ARCM-2788398-1	Incoming Beginning Balance	AR-A	OPER	50.00		(444.03)
07/31/2020	ARCM-2788397-1	Incoming Beginning Balance	AR-A	OPER	269.90		(174.13)
07/31/2020	ARCM-2788396-1	Incoming Beginning Balance	AR-A	OPER	7.90		(166.23)
07/31/2020	ARDM-2788395-1	Incoming Beginning Balance	AR-A	OPER		651.16	(817.39)
07/31/2020	ARCM-2788394-1	Incoming Beginning Balance	AR-A	OPER	415.70		(401.69)
07/31/2020	ARDM-2788393-1	Incoming Beginning Balance	AR-A	OPER		340.70	(742.39)
07/31/2020	ARCM-2788392-1	Incoming Beginning Balance	AR-A	OPER	390.70		(351.69)
07/31/2020	ARCM-2788391-1	Incoming Beginning Balance	AR-A	OPER	343.82		(7.87)
07/31/2020	ARCM-2788390-1	Incoming Beginning Balance	AR-A	OPER	75.00		67.13
07/31/2020	ARDM-2788389-1	Incoming Beginning Balance	AR-A	OPER		390.70	(323.57)
07/31/2020	ARCM-2788388-1	Incoming Beginning Balance	AR-A	OPER	288.52		(35.05)
07/31/2020	ARCM-2788387-1	Incoming Beginning Balance	AR-A	OPER	25.00		(10.05)
07/31/2020	ARCM-2788386-1	Incoming Beginning Balance	AR-A	OPER	25.00		14.95
07/31/2020	ARCM-2788385-1	Incoming Beginning Balance	AR-A	OPER	435.70		450.65
07/31/2020	ARCM-2788384-1	Incoming Beginning Balance	AR-A	OPER	25.00		475.65
07/31/2020	ARCM-2788383-1	Incoming Beginning Balance	AR-A	OPER	19.83		495.48
07/31/2020	ARCM-2788381-1	Incoming Beginning Balance	AR-A	OPER	25.00		520.48
07/31/2020	ARCM-2788380-1	Incoming Beginning Balance	AR-A	OPER	1.00		521.48
07/31/2020	ARCM-2788379-1	Incoming Beginning Balance	AR-A	OPER	285.26		806.74
07/31/2020	ARDM-2788378-1	Incoming Beginning Balance	AR-A	OPER		1,157.06	(350.32)
07/31/2020	ARCM-2788377-1	Incoming Beginning Balance	AR-A	OPER	19.83		(330.49)
07/31/2020	ARCM-2788376-1	Incoming Beginning Balance	AR-A	OPER	415.70		85.21
07/31/2020	ARDM-2788375-1	Incoming Beginning Balance	AR-A	OPER		415.70	(330.49)
07/31/2020	ARDM-2788374-1	Incoming Beginning Balance	AR-A	OPER		192.94	(523.43)
07/31/2020	ARCM-2788373-1	Incoming Beginning Balance	AR-A	OPER	18.43		(505.00)

Cameron Station Community Association, Inc.
General Ledger for the Period 01/01/2020 - 10/31/2020
(Expense Accounts - Accrual)

07/31/2020	ARDM-2788372-1	Incoming Beginning Balance	AR-A	OPER		30.10	(535.10)
07/31/2020	ARDM-2788371-1	Incoming Beginning Balance	AR-A	OPER		415.70	(950.80)
07/31/2020	ARCM-2788370-1	Incoming Beginning Balance	AR-A	OPER	25.00		(925.80)
07/31/2020	ARCM-2788369-1	Incoming Beginning Balance	AR-A	OPER	88.70		(837.10)
07/31/2020	ARCM-2788367-1	Incoming Beginning Balance	AR-A	OPER	43.76		(793.34)
07/31/2020	ARCM-2788365-1	Incoming Beginning Balance	AR-A	OPER	0.02		(793.32)
07/31/2020	ARDM-2788364-1	Incoming Beginning Balance	AR-A	OPER		415.70	(1,209.02)
07/31/2020	ARCM-2788363-1	Incoming Beginning Balance	AR-A	OPER	351.76		(857.26)
07/31/2020	ARDM-2788362-1	Incoming Beginning Balance	AR-A	OPER		415.70	(1,272.96)
07/31/2020	ARDM-2788361-1	Incoming Beginning Balance	AR-A	OPER		90.00	(1,362.96)
07/31/2020	ARCM-2788360-1	Incoming Beginning Balance	AR-A	OPER	90.78		(1,272.18)
07/31/2020	ARCM-2788359-1	Incoming Beginning Balance	AR-A	OPER	324.82		(947.36)
07/31/2020	ARCM-2788358-1	Incoming Beginning Balance	AR-A	OPER	358.70		(588.66)
07/31/2020	ARCM-2788357-1	Incoming Beginning Balance	AR-A	OPER	378.98		(209.68)
07/31/2020	ARCM-2788356-1	Incoming Beginning Balance	AR-A	OPER	1,689.28		1,479.60
07/31/2020	ARCM-2788355-1	Incoming Beginning Balance	AR-A	OPER	509.30		1,988.90
07/31/2020	ARCM-2788354-1	Incoming Beginning Balance	AR-A	OPER	473.02		2,461.92
07/31/2020	ARCM-2788352-1	Incoming Beginning Balance	AR-A	OPER	451.45		2,913.37
07/31/2020	ARCM-2788351-1	Incoming Beginning Balance	AR-A	OPER	359.10		3,272.47
07/31/2020	ARCM-2788350-1	Incoming Beginning Balance	AR-A	OPER	150.96		3,423.43
07/31/2020	ARDM-2788349-1	Incoming Beginning Balance	AR-A	OPER		415.70	3,007.73
07/31/2020	ARDM-2788348-1	Incoming Beginning Balance	AR-A	OPER		83.12	2,924.61
07/31/2020	ARDM-2788347-1	Incoming Beginning Balance	AR-A	OPER		35.16	2,889.45
07/31/2020	ARCM-2788346-1	Incoming Beginning Balance	AR-A	OPER	0.01		2,889.46
07/31/2020	ARCM-2788344-1	Incoming Beginning Balance	AR-A	OPER	309.84		3,199.30
07/31/2020	ARDM-2788343-1	Incoming Beginning Balance	AR-A	OPER		15.62	3,183.68
07/31/2020	ARDM-2788342-1	Incoming Beginning Balance	AR-A	OPER		415.70	2,767.98
07/31/2020	ARDM-2788341-1	Incoming Beginning Balance	AR-A	OPER		365.70	2,402.28
07/31/2020	ARCM-2788340-1	Incoming Beginning Balance	AR-A	OPER	8.56		2,410.84
07/31/2020	ARDM-2788339-1	Incoming Beginning Balance	AR-A	OPER		115.62	2,295.22
07/31/2020	ARDM-2788338-1	Incoming Beginning Balance	AR-A	OPER		97.28	2,197.94
07/31/2020	ARCM-2788337-1	Incoming Beginning Balance	AR-A	OPER	522.18		2,720.12
07/31/2020	ARCM-2788335-1	Incoming Beginning Balance	AR-A	OPER	375.08		3,095.20
07/31/2020	ARCM-2788334-1	Incoming Beginning Balance	AR-A	OPER	386.37		3,481.57
07/31/2020	ARDM-2788333-1	Incoming Beginning Balance	AR-A	OPER		149.70	3,331.87
07/31/2020	ARCM-2788332-1	Incoming Beginning Balance	AR-A	OPER	281.05		3,612.92
07/31/2020	ARDM-2788331-1	Incoming Beginning Balance	AR-A	OPER		35.16	3,577.76
07/31/2020	ARCM-2788330-1	Incoming Beginning Balance	AR-A	OPER	21.10		3,598.86
07/31/2020	ARDM-2788329-1	Incoming Beginning Balance	AR-A	OPER		25.00	3,573.86
07/31/2020	ARDM-2788328-1	Incoming Beginning Balance	AR-A	OPER		415.70	3,158.16
07/31/2020	ARCM-2788327-1	Incoming Beginning Balance	AR-A	OPER	441.68		3,599.84
07/31/2020	ARDM-2788326-1	Incoming Beginning Balance	AR-A	OPER		2,155.06	1,444.78
07/31/2020	ARDM-2788325-1	Incoming Beginning Balance	AR-A	OPER		43.88	1,400.90
07/31/2020	ARDM-2788324-1	Incoming Beginning Balance	AR-A	OPER		150.00	1,250.90

Cameron Station Community Association, Inc.
General Ledger for the Period 01/01/2020 - 10/31/2020
(Expense Accounts - Accrual)

07/31/2020	ARDM-2788323-1	Incoming Beginning Balance	AR-A	OPER		62.46	1,188.44
07/31/2020	ARDM-2788322-1	Incoming Beginning Balance	AR-A	OPER		415.70	772.74
07/31/2020	ARCM-2788321-1	Incoming Beginning Balance	AR-A	OPER	26.02		798.76
07/31/2020	ARDM-2788320-1	Incoming Beginning Balance	AR-A	OPER		11.72	787.04
07/31/2020	ARDM-2788319-1	Incoming Beginning Balance	AR-A	OPER		415.70	371.34
07/31/2020	ARCM-2788318-1	Incoming Beginning Balance	AR-A	OPER	415.70		787.04
07/31/2020	ARCM-2788317-1	Incoming Beginning Balance	AR-A	OPER	390.70		1,177.74
07/31/2020	ARDM-2788316-1	Incoming Beginning Balance	AR-A	OPER		8.05	1,169.69
07/31/2020	ARCM-2788315-1	Incoming Beginning Balance	AR-A	OPER	390.70		1,560.39
07/31/2020	ARDM-2788313-1	Incoming Beginning Balance	AR-A	OPER		415.70	1,144.69
07/31/2020	ARCM-2788312-1	Incoming Beginning Balance	AR-A	OPER	390.70		1,535.39
07/31/2020	ARCM-2788311-1	Incoming Beginning Balance	AR-A	OPER	390.70		1,926.09
07/31/2020	ARCM-2788310-1	Incoming Beginning Balance	AR-A	OPER	389.08		2,315.17
07/31/2020	ARCM-2788309-1	Incoming Beginning Balance	AR-A	OPER	25.00		2,340.17
07/31/2020	ARDM-2788308-1	Incoming Beginning Balance	AR-A	OPER		205.40	2,134.77
07/31/2020	ARCM-2788307-1	Incoming Beginning Balance	AR-A	OPER	498.48		2,633.25
07/31/2020	ARDM-2788306-1	Incoming Beginning Balance	AR-A	OPER		205.40	2,427.85
07/31/2020	ARDM-2788305-1	Incoming Beginning Balance	AR-A	OPER		146.71	2,281.14
07/31/2020	ARCM-2788304-1	Incoming Beginning Balance	AR-A	OPER	276.22		2,557.36
07/31/2020	ARDM-2788296-1	Incoming Beginning Balance	AR-A	OPER		146.71	2,410.65
07/31/2020	ARCM-2788295-1	Incoming Beginning Balance	AR-A	OPER	25.00		2,435.65
07/31/2020	ARCM-2788293-1	Incoming Beginning Balance	AR-A	OPER	418.09		2,853.74
07/31/2020	ARCM-2788292-1	Incoming Beginning Balance	AR-A	OPER	25.00		2,878.74
07/31/2020	ARCM-2788291-1	Incoming Beginning Balance	AR-A	OPER	25.00		2,903.74
07/31/2020	ARCM-2788303-1	Incoming Beginning Balance	AR-A	OPER	375.98		3,279.72
07/31/2020	ARCM-2788302-1	Incoming Beginning Balance	AR-A	OPER	70.00		3,349.72
07/31/2020	ARCM-2788301-1	Incoming Beginning Balance	AR-A	OPER	361.99		3,711.71
07/31/2020	ARDM-2788300-1	Incoming Beginning Balance	AR-A	OPER		146.71	3,565.00
07/31/2020	ARCM-2788298-1	Incoming Beginning Balance	AR-A	OPER	25.00		3,590.00
07/31/2020	ARDM-2788297-1	Incoming Beginning Balance	AR-A	OPER		3,590.00	0.00
09/24/2020	ARDM-2836431-1	Correct incoming balance credit	AR-A	OPER		390.70	(390.70)
09/24/2020	ARCM-2836436-1	Incoming Balance Credit	AR-A	OPER	390.70		0.00
Total:					184,090.88	184,090.88	0.00
Accounts Total					2,096,568.84	446,087.64	3,300,962.40

Cameron Station Community Association, Inc.

A/P Ledger for the Period 10/01/2020 - 10/31/2020

(Amounts rounded to nearest dollar)

Vendors

Vendor: Alexandria Renew Enterprises

			Beginning Balance:		537
Date	Document Number	Description	Charges	Payments	Balance
10/09/2020	5340	Payment - Check #5340		537	0
Total:			0	537	0

Vendor: All Recreation of Virginia, Inc.

			Beginning Balance:		0
Date	Document Number	Description	Charges	Payments	Balance
10/19/2020	ARVQ2480501	Bench Slat Replacements	930		930
10/20/2020	5388	Payment - Check #5388		930	0
Total:			930	930	0

Vendor: American Disposal Services

			Beginning Balance:		0
Date	Document Number	Description	Charges	Payments	Balance
10/08/2020	10501034	200 CAMERON STATION BLVD200 CAMERON STATION BLVD 34505	22,712		22,712
10/09/2020	5342	Payment - Check #5342		22,712	0
10/15/2020	10506845	200 CAMERON STATION BLVD200 CAMERON STATION BLVD 34505	1,680		1,680
10/16/2020	5375	Payment - Check #5375		1,680	0
Total:			24,392	24,392	0

Vendor: American Pool LLC

			Beginning Balance:		0
Date	Document Number	Description	Charges	Payments	Balance
10/14/2020	VOIDED-5315	Payment Voided (re: 5315). stop pay		(9,421)	9,421
10/14/2020	REVERSED-INV0331613	Bill Reversal (re: INV0331613)	(9,421)		0
Total:			(9,421)	(9,421)	0

Vendor: Andrew Yang

			Beginning Balance:		59
Date	Document Number	Description	Charges	Payments	Balance
10/03/2020	5337	Payment - Check #5337		59	0
10/23/2020	102020	Reimbursement Request for 2020 Halloween Decorations (4 Receipts)	455		455
10/24/2020	5398	Payment - Check #5398		455	0
10/31/2020	102920	Reimbursement for Community Event - October 2020	23		23
Total:			478	515	23

Vendor: Ann Banchoff

			Beginning Balance:		0
Date	Document Number	Description	Charges	Payments	Balance
10/26/2020	Refund R0628007L0509293 - 10/26/2020 8:14:57 AM	Refund Ann Banchoff: overpayment	391		391
10/27/2020	5399	Payment - Check #5399		391	0
Total:			391	391	0

Vendor: Arrow Technologies, Inc.

Beginning Balance: 0

Cameron Station Community Association, Inc.

A/P Ledger for the Period 10/01/2020 - 10/31/2020

(Amounts rounded to nearest dollar)

Date	Document Number	Description	Charges	Payments	Balance
10/19/2020	40387	40387	452		452
10/20/2020	5383	Payment - Check #5383		452	0
Total:			452	452	0

Vendor: Bethlehem Tariku Kebede

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/21/2020	101220	August 2020 Arc Meeting Minutes	200		200
10/21/2020	101220A	August 2020 Arc Meeting Minutes	200		400
10/22/2020	5395	Payment - Check #5395		200	200
10/22/2020	5396	Payment - Check #5396		200	0
Total:			400	400	0

Vendor: CAMP, LLC

Beginning Balance: 2,694

Date	Document Number	Description	Charges	Payments	Balance
10/01/2020	MGMT-2020M10-CAMSTATI	Monthly Management Fee - October 2020	12,241		14,935
10/01/2020	EFT	Payment - EFT		12,241	2,694
10/01/2020	EFT	Payment - EFT		2,694	0
10/08/2020	202021	202021	15,655		15,655
10/08/2020	EFT	Payment - EFT		15,655	0
10/29/2020	202022	202022	10,902		10,902
10/29/2020	EFT	Payment - EFT		10,902	0
10/31/2020	VAR1-2020M10-CAMSTATI	VAR1-2020M10-CAMSTATI	3,971		3,971
Total:			42,769	41,491	3,971

Vendor: Chandra Pathak

Beginning Balance: 443

Date	Document Number	Description	Charges	Payments	Balance
10/01/2020	5324	Payment - Check #5324		443	0
Total:			0	443	0

Vendor: Cheryl Thiele

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/19/2020	91720	91720	130		130
10/20/2020	5387	Payment - Check #5387		130	0
Total:			130	130	0

Vendor: Christina A Marino

Beginning Balance: 1,655

Date	Document Number	Description	Charges	Payments	Balance
10/01/2020	5322	Payment - Check #5322		1,655	0
Total:			0	1,655	0

Vendor: Comcast

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/01/2020	8299610241650794-0920	200 CAMERON STATION BLVD STE 1200 CAMERON STATION BLVD STE 1	448		448
10/15/2020	EFT	Payment - EFT		448	0
10/29/2020	8299610241521227-1020	200 CAMERON STATION BLVD STE 1200 CAMERON STATION BLVD STE 1	590		590

Cameron Station Community Association, Inc.

A/P Ledger for the Period 10/01/2020 - 10/31/2020

(Amounts rounded to nearest dollar)

Total: 1,038 448 590

Vendor: DirectConneX LLC

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/29/2020	1400	1400	1,120		1,120
10/29/2020	1415	1415	150		1,270
10/30/2020	5407	Payment - Check #5407		150	1,120
10/30/2020	5408	Payment - Check #5408		1,120	0
Total:			1,270	1,270	0

Vendor: Dominion Energy Virginia

Beginning Balance: (2,553)

Date	Document Number	Description	Charges	Payments	Balance
10/08/2020	3989095439-0920A	3989095439-0920A	2,226		(327)
10/08/2020	8798643048-0920A	8798643048-0920A	327		0
10/15/2020	2526607748-1020	2526607748-1020	306		306
10/15/2020	3989095439-1020	3989095439-1020	1,954		2,260
10/15/2020	4472711920-1020	4472711920-1020	389		2,649
10/15/2020	4772017416-1020	4772017416-1020	224		2,873
10/15/2020	4785996622-1020	4785996622-1020	9		2,882
10/15/2020	5153333173-1020	5153333173-1020	161		3,043
10/15/2020	566586368-1020	566586368-1020	301		3,344
10/15/2020	7096103820-1020	7096103820-1020	129		3,473
10/15/2020	7654027320-1020	7654027320-1020	242		3,716
10/15/2020	773839436-1020	773839436-1020	12		3,728
10/15/2020	8029154385-1020	8029154385-1020	188		3,916
10/15/2020	8798643048-1020	8798643048-1020	16		3,932
10/15/2020	8954849439-1020	8954849439-1020	304		4,237
10/15/2020	9042924119-1020	9042924119-1020	12		4,249
10/15/2020	9151764728-1020	9151764728-1020	335		4,585
10/15/2020	9549108455-1020	9549108455-1020	94		4,679
10/15/2020	9908403349-1020	9908403349-1020	60		4,738
10/19/2020	EFT	Payment - EFT		389	4,350
10/19/2020	EFT	Payment - EFT		335	4,014
10/19/2020	EFT	Payment - EFT		306	3,709
10/19/2020	EFT	Payment - EFT		304	3,404
10/19/2020	EFT	Payment - EFT		301	3,103
10/19/2020	EFT	Payment - EFT		242	2,861
10/19/2020	EFT	Payment - EFT		224	2,636
10/19/2020	EFT	Payment - EFT		188	2,448
10/19/2020	EFT	Payment - EFT		161	2,288
10/19/2020	EFT	Payment - EFT		129	2,159
10/19/2020	EFT	Payment - EFT		94	2,064
10/19/2020	EFT	Payment - EFT		60	2,005
10/19/2020	EFT	Payment - EFT		16	1,988
10/19/2020	EFT	Payment - EFT		12	1,976

Cameron Station Community Association, Inc.

A/P Ledger for the Period 10/01/2020 - 10/31/2020

(Amounts rounded to nearest dollar)

10/19/2020	EFT	Payment - EFT		12	1,963
10/19/2020	EFT	Payment - EFT		9	1,954
10/20/2020	EFT	Payment - EFT		1,954	0
10/30/2020	5153333173-1120	5153333173-1120		156	156

Total:	7,447	4,738	156
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Vendor: Engineering and Technical Consultants, Inc.

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/19/2020	2036281	2036281	2,968		2,968
10/19/2020	2036447	2036447	3,138		6,106
10/20/2020	5384	Payment - Check #5384		2,968	3,138
10/20/2020	5385	Payment - Check #5385		3,138	0
Total:			6,106	6,106	0

Vendor: GAM Printers Inc dba GAM Graphics and Marketing Inc

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/31/2020	192967	192967	501		501
Total:			501	0	501

Vendor: Georgina M Huergo

Beginning Balance: 351

Date	Document Number	Description	Charges	Payments	Balance
10/01/2020	5323	Payment - Check #5323		351	0
Total:			0	351	0

Vendor: High Hat, Inc. dba Signs by Tomorrow Alexandria

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/19/2020	A38942	A38942	31		31
10/20/2020	5382	Payment - Check #5382		31	0
Total:			31	31	0

Vendor: Imprest / Debit Card Vendor

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/22/2020	121920940_10222020	ALEXANDRIA703-7464200 VA703-7464200 VA102120	664		664
10/22/2020	EFT	Payment - EFT		664	0
Total:			664	664	0

Vendor: Johnson, Sharon

Beginning Balance: 204

Date	Document Number	Description	Charges	Payments	Balance
10/01/2020	5326	Payment - Check #5326		204	0
Total:			0	204	0

Vendor: Juan C Gulias

Beginning Balance: 821

Date	Document Number	Description	Charges	Payments	Balance
10/01/2020	5320	Payment - Check #5320		821	0
Total:			0	821	0

Cameron Station Community Association, Inc.

A/P Ledger for the Period 10/01/2020 - 10/31/2020

(Amounts rounded to nearest dollar)

Vendor: Lancaster Landscapes, Inc.

			Beginning Balance:		17,428
Date	Document Number	Description	Charges	Payments	Balance
10/01/2020	7280	7280	2,483		19,911
10/01/2020	7281	7281	12,996		32,907
10/01/2020	5327	Payment - Check #5327		12,996	19,911
10/01/2020	5328	Payment - Check #5328		2,483	17,428
10/03/2020	5331	Payment - Check #5331		307	17,121
10/03/2020	5332	Payment - Check #5332		980	16,141
10/03/2020	5333	Payment - Check #5333		475	15,666
10/03/2020	5334	Payment - Check #5334		325	15,341
10/03/2020	5335	Payment - Check #5335		1,424	13,917
10/03/2020	5336	Payment - Check #5336		1,400	12,517
10/09/2020	3500	Payment - Check #3500		8,617	3,900
10/09/2020	5339	Payment - Check #5339		3,900	0
10/15/2020	7441	7441	650		650
10/15/2020	7442	7442	500		1,150
10/16/2020	5356	Payment - Check #5356		650	500
10/16/2020	5357	Payment - Check #5357		500	0
10/19/2020	6946	6946	2,800		2,800
10/19/2020	7380	7380	1,755		4,555
10/19/2020	7382	7382	660		5,215
10/19/2020	7383	7383	1,400		6,615
10/20/2020	5378	Payment - Check #5378		1,755	4,860
10/20/2020	5379	Payment - Check #5379		1,400	3,460
10/20/2020	5380	Payment - Check #5380		660	2,800
10/20/2020	5381	Payment - Check #5381		2,800	0
10/21/2020	7478	7478	185		185
10/21/2020	7479	7479	1,890		2,075
10/21/2020	7480	7480	130		2,205
10/21/2020	7481	7481	1,688		3,893
10/21/2020	7482	7482	567		4,460
10/22/2020	5389	Payment - Check #5389		185	4,275
10/22/2020	5390	Payment - Check #5390		1,890	2,385
10/22/2020	5391	Payment - Check #5391		130	2,255
10/22/2020	5392	Payment - Check #5392		1,688	567
10/22/2020	5393	Payment - Check #5393		567	0
10/31/2020	7503	7503	800		800
Total:			28,504	45,132	800

Vendor: LMK Web Design & Consulting

			Beginning Balance:		0
Date	Document Number	Description	Charges	Payments	Balance
10/08/2020	1228	1228	70		70
10/09/2020	5343	Payment - Check #5343		70	0
10/31/2020	1243	IT Tech Support - October 2020	93		93
Total:			163	70	93

Cameron Station Community Association, Inc.

A/P Ledger for the Period 10/01/2020 - 10/31/2020

(Amounts rounded to nearest dollar)

Vendor: Lois Rossi

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/14/2020	100620	Prior owner Reissued Check	59		59
10/14/2020	5346	Payment - Check #5346		59	0
Total:			59	59	0

Vendor: Luanghy, Sylvie I

Beginning Balance: 475

Date	Document Number	Description	Charges	Payments	Balance
10/01/2020	5321	Payment - Check #5321		475	0
Total:			0	475	0

Vendor: National Service Contractors, Inc.

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/15/2020	200918	200918	3,535		3,535
10/16/2020	5353	Payment - Check #5353		3,535	0
Total:			3,535	3,535	0

Vendor: Pitney Bowes Global Financial Services, LLC dba Purchase Power

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/29/2020	3311999268	3311999268	253		253
10/30/2020	5409	Payment - Check #5409		253	0
10/31/2020	8000909003894016-1020	8000909003894016-1020	240		240
Total:			493	253	240

Vendor: Power Systems Electric Corporation

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/15/2020	A173190142	A173190142	821		821
10/15/2020	A197504401	A197504401	174		995
10/16/2020	5354	Payment - Check #5354		174	821
10/16/2020	5355	Payment - Check #5355		821	0
10/19/2020	A190072012	A190072012	138		138
10/19/2020	A19771980	A19771980	461		598
10/20/2020	5376	Payment - Check #5376		138	461
10/20/2020	5377	Payment - Check #5377		461	0
10/27/2020	A197504402	A197504402	911		911
10/31/2020	A190072011	A190072011	3,758		4,669
10/31/2020	A19861486	A19861486	272		4,941
10/31/2020	A19879367	A19879367	1,206		6,147
10/31/2020	A19916583	A19916583	960		7,107
10/31/2020	A19946126	A19946126	513		7,620
Total:			9,214	1,594	7,620

Vendor: Professional Fitness Management LLC

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/08/2020	CSOCT220	Staffing 7-15 Thru 7-31	11,369		11,369

Cameron Station Community Association, Inc.

A/P Ledger for the Period 10/01/2020 - 10/31/2020

(Amounts rounded to nearest dollar)

10/09/2020	5341	Payment - Check #5341		11,369	0
10/29/2020	CSNOV20	Staffing 7-15 Thru 7-31	15,845		15,845
Total:			27,214	11,369	15,845

Vendor: Rachel Anne Bovard

			Beginning Balance:		0
Date	Document Number	Description	Charges	Payments	Balance
10/01/2020	Refund R0628490L0509779 - 10/1/2020 3:13:05 PM	Refund Rachel Anne Bovard: Customer Overpayment Refund	344		344
10/02/2020	5329	Payment - Check #5329		344	0
Total:			344	344	0

Vendor: Raymond Celeste

			Beginning Balance:		0
Date	Document Number	Description	Charges	Payments	Balance
10/14/2020	91020	91020	34		34
10/15/2020	5350	Payment - Check #5350		34	0
10/21/2020	101420	101420	29		29
10/22/2020	5397	Payment - Check #5397		29	0
Total:			63	63	0

Vendor: Rebecca & Morton Albert

			Beginning Balance:		351
Date	Document Number	Description	Charges	Payments	Balance
10/01/2020	5325	Payment - Check #5325		351	0
Total:			0	351	0

Vendor: Rees Broome, PC

			Beginning Balance:		0
Date	Document Number	Description	Charges	Payments	Balance
10/14/2020	1194351	1194351	1,679		1,679
10/14/2020	1194790	1194790	6,558		8,237
10/14/2020	1194791	1194791	300		8,537
10/14/2020	1194792	1194792	798		9,335
10/14/2020	5347	Payment - Check #5347		1,679	7,656
10/14/2020	5348	Payment - Check #5348		6,558	1,098
10/14/2020	5349	Payment - Check #5349		300	798
10/15/2020	5351	Payment - Check #5351		798	0
Total:			9,335	9,335	0

Vendor: Ricketson, Erik J

			Beginning Balance:		0
Date	Document Number	Description	Charges	Payments	Balance
10/31/2020	102720	102720	91		91
Total:			91	0	91

Vendor: Robin R Sanders

			Beginning Balance:		0
Date	Document Number	Description	Charges	Payments	Balance
10/08/2020	Refund R0628296L0509585 - 10/8/2020 9:16:21 AM	Refund Robin R Sanders: Overpayment Refund	1,000		1,000
10/09/2020	5345	Payment - Check #5345		1,000	0

Cameron Station Community Association, Inc.

A/P Ledger for the Period 10/01/2020 - 10/31/2020

(Amounts rounded to nearest dollar)

Total: 1,000 1,000 0

Vendor: Sabra, Mariel

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/29/2020	Refund R0628677L0509969 - 10/29/2020 2:44:03 PM	Refund Mariel Sabra: Sub Association Payment	351		351
10/29/2020	Refund R0628677L0509969 - 10/29/2020 2:46:20 PM	Refund Mariel Sabra: Sub Association payment	351		702
10/30/2020	5400	Payment - Check #5400		351	351
10/30/2020	5401	Payment - Check #5401		351	0
Total:			702	702	0

Vendor: Sarah M. Walsh & S Walsh IV

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/08/2020	100620	Reimbursement for Flowers	119		119
10/09/2020	5344	Payment - Check #5344		119	0
10/31/2020	102920	102920	178		178
Total:			297	119	178

Vendor: Solutex, Inc

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/15/2020	207586	Janitorial service	297		297
10/16/2020	5352	Payment - Check #5352		297	0
10/29/2020	208225	208225	44		44
10/30/2020	5410	Payment - Check #5410		44	0
Total:			341	341	0

Vendor: Spectrum Financial Services dba SpectrumCareers

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/19/2020	720119	720119	4,335		4,335
10/20/2020	5386	Payment - Check #5386		4,335	0
Total:			4,335	4,335	0

Vendor: Stalnaker, Ryan David

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/27/2020	102920	102920	123		123
Total:			123	0	123

Vendor: Staples Business Credit

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
10/29/2020	18423348211	Office supplies	114		114
10/30/2020	5406	Payment - Check #5406		114	0
Total:			114	114	0

Vendor: Stat Experts Inc

Beginning Balance: 0

Date	Document Number	Description	Charges	Payments	Balance
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Cameron Station Community Association, Inc.

A/P Ledger for the Period 10/01/2020 - 10/31/2020

(Amounts rounded to nearest dollar)

10/31/2020	159632	159632	259	259
Total:			259	0

Vendor: Terminix Processing Center

			Beginning Balance:		0
Date	Document Number	Description	Charges	Payments	Balance
10/29/2020	399042140	399042140	73		73
10/29/2020	399043227	Exterminating	58		131
10/29/2020	400004513	400004513	210		341
10/29/2020	400958758	400958758	210		551
10/30/2020	5402	Payment - Check #5402		73	478
10/30/2020	5403	Payment - Check #5403		58	420
10/30/2020	5404	Payment - Check #5404		210	210
10/30/2020	5405	Payment - Check #5405		210	0
10/31/2020	401918091	401918091	131		131
Total:			682	551	131

Vendor: Toni Mancinelli

			Beginning Balance:		225
Date	Document Number	Description	Charges	Payments	Balance
10/08/2020	5338	Payment - Check #5338		225	0
10/27/2020	102720	102720	225		225
Total:			225	225	225

Vendor: Trademasters Service, Inc.

			Beginning Balance:		0
Date	Document Number	Description	Charges	Payments	Balance
10/21/2020	S39055	S39055	263		263
10/22/2020	5394	Payment - Check #5394		263	0
Total:			263	263	0

Vendor: TrueShred, Inc.

			Beginning Balance:		990
Date	Document Number	Description	Charges	Payments	Balance
10/03/2020	5330	Payment - Check #5330		990	0
Total:			0	990	0

Vendor: Tyco Fire & Security Management, Inc. dba Johnson Controls Fire Protection LP

			Beginning Balance:		0
Date	Document Number	Description	Charges	Payments	Balance
10/31/2020	87046083	87046083	112		112
Total:			112	0	112

Vendor: Virginia American Water

			Beginning Balance:		0
Date	Document Number	Description	Charges	Payments	Balance
10/15/2020	1027210035412864-0920A	5182 TANCRETI LN IRRIG	270		270
10/15/2020	1027210035412932-0920A	5157 BRAWNER PL IRRIG	485		755
10/15/2020	1027210035412970-0920A	5165 BRAWNER	12		767
10/15/2020	1027210035582473-0920A	5199 BRAWNER	30		797
10/15/2020	1027210035582886-0920A	5062 MINDA CT IRRIG	207		1,004
10/15/2020	1027210036664590-0920A	5121 KNAPP	8		1,012

Cameron Station Community Association, Inc.

A/P Ledger for the Period 10/01/2020 - 10/31/2020

(Amounts rounded to nearest dollar)

10/15/2020	1027210036665067-0920A	5122 KNAPP	24	1,036
10/15/2020	1027210036728012-0920A	165 CAMERON STATION	115	1,151
10/15/2020	1027210036799007-0920A	200 CAMERON STATION	246	1,397
10/15/2020	1027210036904168-0920A	5109 KNAPP	72	1,470
10/15/2020	1027210036965835-0920A	5242 BESSLEY	103	1,573
10/15/2020	1027210036971502-0920A	120 MARTIN LN IRR	243	1,816
10/15/2020	1027210037031070-0920A	365 LIVERMORE LN	42	1,857
10/15/2020	1027210037159039-0920A	5009 DONOVAN DR	91	1,948
10/15/2020	1027210037159206-0920A	371 CAMERON STATION BLVD IRRIG	8	1,956
10/15/2020	1027210037218372-0920A	247 SOMERVILLE ST IRRIG	431	2,387
10/15/2020	1027210037432130-0920A	353 CAMERON STATION BLVD IRRIG	8	2,395
10/16/2020	5358	Payment - Check #5358	270	2,125
10/16/2020	5359	Payment - Check #5359	485	1,640
10/16/2020	5360	Payment - Check #5360	12	1,628
10/16/2020	5361	Payment - Check #5361	30	1,598
10/16/2020	5362	Payment - Check #5362	207	1,391
10/16/2020	5363	Payment - Check #5363	8	1,383
10/16/2020	5364	Payment - Check #5364	24	1,359
10/16/2020	5365	Payment - Check #5365	115	1,244
10/16/2020	5366	Payment - Check #5366	246	998
10/16/2020	5367	Payment - Check #5367	72	926
10/16/2020	5368	Payment - Check #5368	103	823
10/16/2020	5369	Payment - Check #5369	243	580
10/16/2020	5370	Payment - Check #5370	42	538
10/16/2020	5371	Payment - Check #5371	91	447
10/16/2020	5372	Payment - Check #5372	8	439
10/16/2020	5373	Payment - Check #5373	431	8
10/16/2020	5374	Payment - Check #5374	8	0
10/31/2020	1027220035234269-1020	5165 BRAWNER PL IRRIG	26	26

Total:	2,421	2,395	26
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Vendor: Washington Gas

Beginning Balance: 79

Date	Document Number	Description	Charges	Payments	Balance
10/08/2020	EFT	Payment - EFT		79	0
10/29/2020	320001529801-1020	320001529801-1020	54		54

Total:	54	79	54
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Vendors Total

167,521	160,243	31,038
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**Cameron Station Community Association, Inc.
Board Decision Request
December 1, 2020**

TOPIC: ARC Appointment

Motion:

"I move to approve the appointment of Paula Caro to serve on the Architectural Review Committee effective immediately".

2nd:

Summary:

The ARC met and has recommended the appointment of Paula Caro. Management has confirmed that she is an owner in good standing.

CAMP Recommendation

We have no issues with this recommendation and would advise the Board to accept the Committees Recommendation



CAMERON STATION COMMUNITY ASSOCIATION, INC.
Committee Member Registration Form

Please submit the completed form to the Cameron Station Management office for review by the individual Committee Chairs and the Board of Directors:

Name: Paula Caro

Home Address: 5228 Tancreti Ln. Alexandria, VA 22304

Email Address: pauli_caro@yahoo.com

Telephone Number: 303-241-4628 (Cell) N/A (Home)

Condominium Owners please check the appropriate box:

- ☐ Carlton Place Condominium
- ☐ Condominiums at Cameron Station Blvd.
- ☐ Main Street Condominium
- ☐ Oakland Hall Condominium
- ☐ Residences at Cameron Station
- ☐ Woodland Hall Condominium

1) Check the name of the Committee you would like to join (please include a 2nd choice as well):

- ☒ Architectural Review Committee
- ☐ Activities & Events Planning Committee
- ☐ Cameron Club Facilities Committee
- ☐ Common Area Committee
- ☐ Communications Committee
- ☐ Financial Advisory Committee

2) Provide a brief statement describing your qualifications (you may attach any pertinent information):

I am an architect with 17 years of experience, I get to see projects from conceptual design to construction, in a wide
range of commercial buildings, from 3,000 sf. to 4.2 million sf. Outside architecture, I have volunteered in several
organizations from translating books to braille for a Library, to read books to children hospitalized, to animal shelters.

3) State your reasons why you would like to join this committee:

Some of the reasons Cameron Station became our home is - in simple terms - because is beautiful and the
incredible sense of community. I would like to help preserve it, to ensure the culture and values remain overtime.
I believe my community interest and the architectural background will provide good value to serve this committee.

Thank you for your time and interest.



**Cameron Station Community Association, Inc.
Board Decision Request
December 1, 2020**

TOPIC: CAC Committee Appointment

Motion:

"I move to approve the appointment of Chris Alex to serve on the Common Area Committee effective immediately".
2nd:

Summary:

The CAC met and has recommended the appointment of Chris Alex. Management has confirmed that he is an owner in good standing.

CAMP Recommendation

We have no issues with this recommendation and would advise the Board to accept the Committees Recommendation



CAMERON STATION COMMUNITY ASSOCIATION, INC.
Committee Member Registration Form

Please submit the completed form to the Cameron Station Management office for review by the individual Committee Chairs and the Board of Directors:

Name: Chris Alex

Home Address: 5228 Tancreti Lane

Email Address: chrisalex00@gmail.com

Telephone Number: 202-815-5867 (Cell) _____ (Home)

Condominium Owners please check the appropriate box:

- ☐ Carlton Place Condominium
- ☐ Condominiums at Cameron Station Blvd.
- ☐ Main Street Condominium
- ☐ Oakland Hall Condominium
- ☐ Residences at Cameron Station
- ☐ Woodland Hall Condominium

1) Check the name of the Committee you would like to join (please include a 2nd choice as well):

- ☐ Architectural Review Committee
- ☐ Activities & Events Planning Committee
- ☐ Cameron Club Facilities Committee
- ☒ Common Area Committee
- ☐ Communications Committee
- ☐ Financial Advisory Committee

2) Provide a brief statement describing your qualifications (you may attach any pertinent information):

Director of sales and marketing with extensive background in operations. Familiar with budgets, contracts, RFP's's, project management and team lead in addition to work on golf courses, lawn care company and a previous HOA in the past

3) State your reasons why you would like to join this committee:

Neighborhood aesthetics really rings home and is an area of interest for me. Not having been elected to the board this would make a great option for me to still be involved

Thank you for your time and interest.



**Cameron Station Community Association, Inc.
Board Decision Request
December 1, 2020**

TOPIC: Interim Audit – July 31, 2020

Motion:

"I move to approve the interim audit through 7/31/20 as submitted."

2nd:

Summary:

Attached is the interim audit through July 31, 2020 for your review. This has been reviewed by the FAC, and aside from ensuring the auditor used the most recent Reserve Study, they did not have any issue with the audit as presented. This draft reflects the change to the Reserve Contribution on page 8 which is consistent with the contribution as approved by the Board.

As of 7/31/20, the audit shows the Association has \$2,279,698 in cash towards Reserves and \$642,697 in Unappropriated Members Equity which equates to 25% of the annual assessments, whereas 10-20% is recommended. (You will recall, the Board opted to use a portion of UME to offset the increase for 2021). There was \$72,161 in Accounts Payable which represents the amount of outstanding invoices at the time of transition.

The audit also notes that the Association's delinquency rate (before reflecting the bad debt allowance) is at 3% which is consistent with industry standards. Further, it is noted that a credit to the shuttle service is also owed due to an invoice being paid in June when service was suspended. We have followed up with Fleet and they have issued a credit invoice so that this amount will be properly reflected and deducted when the service begins.

CAMP Recommendation

It is recommended that the Board approve the interim audit as submitted. CAMP will then make the necessary audit adjustments accordingly.

Representation Letter

This letter needs to be signed by the Board President or Treasurer and management representative, if applicable, and returned to our office within 60 days.

Cameron Station Community Association, Inc.

GOLDKLANG GROUP CPAs, P.C.
1801 Robert Fulton Drive, Suite 200
Reston, Virginia 20191

Dear Auditors:

The representation letter is provided in connection with your audit of the financial statements of **Cameron Station Community Association, Inc.** which comprise the balance sheet as of **July 31, 2020**, and the related statements of income, members' equity and cash flows for the seven months then ended, and the related notes to the financial statements, for the purpose of expressing an opinion as to whether the financial statements are presented fairly, in all material respects, in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, **to the best of our knowledge and belief**, the following representations made to you during your audit:

Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter, including our responsibility for the preparation and fair presentation of the financial statements. In regard to the non-attest services outlined in our engagement letter to be performed by you, we have –
 - Assumed all management responsibilities.
 - Designated an individual with suitable skill, knowledge, or experience to oversee the services.
 - Evaluated the adequacy and results of the services performed.
 - Accepted responsibility for the results of the services.
- The financial statements referred to above are fairly presented in conformity with U.S. GAAP.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- Significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.
- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with U.S. GAAP.
- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.

- We are in agreement with the adjusting journal entries you have proposed, and they have been posted to the Association's accounts, if appropriate.
- ASU 2014-09, *Revenue from Contracts with Customers (Topic 606) Section A – Summary and Amendments that Create Revenue from Contracts with Customers (Topic 606) and Other Assets and Deferred Costs - with Customers (Subtopics 340-40)* has been appropriately accounted for and disclosed in accordance with FASB ASC 606, *Revenue from Contracts with Customers*. All contracts underlying revenue recognized in the financial statements have commercial substance and have been approved by appropriate parties. We have considered side agreements, implied promises, and unstated customary business practices in identifying performance obligations in the contracts. We have implemented the new accounting standard in accordance with the transition guidance prescribed in the ASU. We have sufficient and appropriate documentation supporting all estimates and judgements underlying the amounts recorded and disclosed in the financial statements.
- We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements in accordance with U.S. GAAP, and we have not consulted a lawyer concerning pending litigation, claims, or assessments.
- Significant estimates and material concentrations have been properly disclosed in accordance with U.S. GAAP.
- Guarantees, whether written or oral, under which the Association is contingently liable, have been properly recorded or disclosed in accordance with U.S. GAAP.
- Transfers or designations of equity balance or inter-equity borrowings have been properly authorized and approved and have been properly recorded or disclosed in accordance with U.S. GAAP.
- Uncollectible inter-equity loans have been properly accounted for and disclosed in accordance with U.S. GAAP.

Information Provided

- We have provided you with:
 - Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters.
 - Additional information that you have requested from us for the purpose of the audit.
 - Unrestricted access to persons within the Association from whom you determined it necessary to obtain audit evidence.
- We have fully disclosed to you all terms of contracts that affect the amount and timing of revenue recognized in the financial statements, including price adjustments, side agreements, implicit provisions, unstated customary business practices, or other arrangements (written or oral).
- We have provided you with minutes of meetings of the Board of Directors.
- We have provided you with communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices, if any.
- All material transactions have been recorded in the accounting records and are reflected in the financial statements.

- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have no knowledge of any fraud or suspected fraud that affects the Association and involves:
 - Management,
 - Employees who have significant roles in internal control, or
 - Others where the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud or suspected fraud affecting the Association's financial statements communicated by employees, former employees, regulators, or others.
- We have no knowledge of any instances of noncompliance or suspected noncompliance with laws and regulations whose effects should be considered when preparing financial statements.
- We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements in accordance with U.S. GAAP, and we have not consulted a lawyer concerning pending litigation, claims, or assessments.
- We have disclosed to you the identity of the Association's related parties and all the related party relationships and transactions of which we are aware.
- Except as made known to you and disclosed in the notes to the financial statements, the Association has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral. If applicable, we have reviewed our long lived assets for impairment whenever events or changes in circumstances have indicated that the carrying amount of assets might not be recoverable and have appropriately recorded the adjustment.
- Assessments receivable recorded in the financial statements represent valid claims against debtors for assessments or other charges arising on or before the balance sheet date and have been reduced to their estimated net realizable value.
- We have reviewed with our insurance agent the adequacy of our insurance coverage, including compliance with any statutory or documentary requirements.
- We acknowledge our responsibilities for presenting the required supplementary information (RSI) in accordance with U.S. GAAP. The RSI is measured and presented within prescribed guidelines, and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI. The Association had a study conducted in 2019. Amounts accumulated in the replacement reserves may or may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Board of Directors, on behalf of the Association may increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.
- We have disclosed to you all material events, if any, that would require adjustments to, or disclosure in, the financial statements. In addition, we represent that no other material events have occurred since you completed your audit fieldwork on September 29, 2020 and through the date of this letter. Examples of material events include, but are not limited to, contracts for replacement reserve expenditures, losses due to a fire, changes in ongoing litigation or new litigation and approval of special assessments. Material events that have occurred are:

Cameron Station Community Association, Inc.
July 31, 2020

Management Representative:

Signature

Printed Name

Date

President/Treasurer:

Signature

Printed Name

Date

Client ID# 1619



Principals

Howard A. Goldklang, CPA, MBA
Donald E. Harris, CPA
Anne M. Sheehan, CPA
S. Gail Moore, CPA
Jeremy W. Powell, CPA
Renee L. Watson, CPA

1801 Robert Fulton Drive, Suite 200
Reston, VA 20191

Associate Principals

Matthew T. Stiefvater, CPA
Sheila M. Lewis, CPA

Manager

Andrew T. Plaugher, CPA

October 28, 2020

Board of Directors
Cameron Station Community Association, Inc.

Dear Board Members:

Enclosed, please find the draft audit for Cameron Station Community Association, Inc. for the seven months ended July 31, 2020.

- Please sign and date the enclosed representation letter. The letter should be signed by either the President or Treasurer of the Association and the management agent representative. **This letter needs to be returned to our office before the audit can be finalized.**
- Please send the Association's most recent financial statements (which should include the balance sheet and income statement) to our office with the signed representation letter. We are requesting this information to comply with auditing standards.
- **Please return the signed representation letter and most recent financial statements to our office within 60 days from the date of this letter.** This information can be mailed, faxed or emailed to our office. Our email address is RLs@GGroupCPAs.com.

If we do not receive the above information within 60 days from the date of this letter, we may need to perform additional audit procedures to satisfy ourselves that no material events have occurred from the date that we completed our audit fieldwork through the date that we receive the signed representation letter. These additional procedures would include examining the bank statements, minutes, financial statements, general ledger and would also include inquiries of management and the board of directors. **We will bill the Association for these additional audit procedures at our hourly rates.**

Please do not hesitate to contact us if there are any questions regarding the draft audit.

Sincerely,

Goldklang Group CPAs, P.C.

GOLDKLANG GROUP CPAs, P.C.



Principals

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INFORMATION INCLUDED WITH THE AUDIT

COVER LETTER - The audit report is issued in draft for the Association to review. The cover letter explains what information must be returned to our office before the audit report (and other letters) can be finalized.

INDEPENDENT AUDITOR'S REPORT - This is our report on the Association's financial statements. Once finalized, the Association may distribute this document, along with the audited financial statements, notes to financial statements and any supplementary information in its entirety to members, potential members, etc.

MANAGEMENT LETTER - The management letter is not a required communication under auditing standards, but is a by-product of the audit. We generally issue a management letter to communicate our comments and recommendations. Use of this letter is restricted to the board of directors and management.

COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE UNDER AU-C §260 - Under the Clarified Statements of Auditing Standards AU-C §260 we are required to communicate audit matters that, in our professional judgment, may be significant and relevant to those charged with governance of the Association. Use of this letter is restricted to the board of directors and management.

COMMUNICATION OF SIGNIFICANT DEFICIENCIES AND/OR MATERIAL WEAKNESSES UNDER AU-C §265 - Under the Clarified Statements of Auditing Standards AU-C §265, we are required to communicate in writing any significant deficiencies and/or material weaknesses in the Association's internal controls. Use of this letter is restricted to the board of directors and management. If we did not note any significant deficiencies or material weaknesses, no letter will be issued.

ADJUSTED TRIAL BALANCE AND ADJUSTING JOURNAL ENTRIES - These are the proposed audit adjustments for the period under audit.

REPRESENTATION LETTER (Separate Attachment) - The representation letter is a letter from the Association to us confirming that to the best of your knowledge and belief all information was provided or disclosed to us. This letter needs to be signed by the President or Treasurer of the Association and the management agent representative. The letter needs to be returned to our office before the audit can be finalized.

Principals

Howard A. Goldklang, CPA, MBA
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Reston, VA 20191

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Matthew T. Stiefvater, CPA
Sheila M. Lewis, CPA

Manager

Andrew T. Plaugher, CPA

Independent Auditor's Report

To the Board of Directors of
Cameron Station Community Association, Inc.

Report on the Financial Statements

We have audited the accompanying financial statements of Cameron Station Community Association, Inc., which comprise the balance sheet as of July 31, 2020, and the related statements of income, members' equity and cash flows for the seven months then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Cameron Station Community Association, Inc. as of July 31, 2020, and the results of its operations and its cash flows for the seven months then ended in conformity with accounting principles generally accepted in the United States of America.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that information on future major repairs and replacements on page 11 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Reston, Virginia

CAMERON STATION COMMUNITY ASSOCIATION, INC.

BALANCE SHEET

JULY 31, 2020

ASSETS

Cash and Cash Equivalents	\$ 1,744,671
Interest-Bearing Deposits	1,622,000
Assessments Receivable - Net	48,688
Accounts Receivable - Other	59,280
Income Taxes Receivable	7,745
Accrued Interest	5,574
Prepaid Expenses	<u>49,375</u>

Total Assets	<u>\$ 3,537,333</u>
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LIABILITIES AND MEMBERS' EQUITY

Accounts Payable	\$ 72,161
Deferred Assessments	426,588
Prepaid Assessments	<u>116,189</u>
Total Liabilities	<u>\$ 614,938</u>

Replacement Reserves	\$ 2,279,698
Unappropriated Members' Equity	<u>642,697</u>
Total Members' Equity	<u>\$ 2,922,395</u>

Total Liabilities and Members' Equity	<u>\$ 3,537,333</u>
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CAMERON STATION COMMUNITY ASSOCIATION, INC.
STATEMENT OF INCOME
FOR THE SEVEN MONTHS ENDED JULY 31, 2020

INCOME:

Assessments	\$ 1,372,356
Transportation Management Plan	120,701
Interest	25,006
Newsletter	2,870
Resale Packages	5,986
Legal Fees	4,538
Other	17,252
Total Income	<u>\$ 1,548,709</u>

EXPENSES:

Management Fees	\$ 55,417
Management Reimbursements	1,352
Legal, Audit and Tax Preparation	62,819
Insurance	29,426
Community Activities	5,888
Reimbursed Payroll and Related Costs	170,103
Communications	9,361
Administrative	49,901
Trash Removal	188,769
Health Club	102,733
Shuttle Bus	70,000
Landscaping	150,077
Janitorial	18,960
Pool	50,912
Utilities	57,033
Common Area Maintenance	40,012
Income Taxes	4,877
Total Expenses	<u>\$ 1,067,640</u>
Net Income before Contribution to Reserves	\$ 481,069
Contribution to Reserves	<u>(228,948)</u>
Net Income	<u><u>\$ 252,121</u></u>

CAMERON STATION COMMUNITY ASSOCIATION, INC.
STATEMENT OF MEMBERS' EQUITY
FOR THE SEVEN MONTHS ENDED JULY 31, 2020

	<u>Replacement Reserves</u>	<u>Unappropriated Members' Equity</u>	<u>Total Members' Equity</u>
Balance as of December 31, 2019	\$ 2,107,471	\$ 390,576	\$ 2,498,047
Additions:			
Contribution to Reserves	228,948		228,948
Net Income		252,121	252,121
Deductions:			
Drainage/Erosion Control	(2,110)		(2,110)
Fitness Equipment	(12,223)		(12,223)
Landscaping	(17,356)		(17,356)
Pavers	(22,220)		(22,220)
Sound System	(2,812)		(2,812)
Balance as of July 31, 2020	<u>\$ 2,279,698</u>	<u>\$ 642,697</u>	<u>\$ 2,922,395</u>

See Accompanying Notes to Financial Statements

CAMERON STATION COMMUNITY ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
FOR THE SEVEN MONTHS ENDED JULY 31, 2020

CASH FLOWS FROM OPERATING ACTIVITIES:

Net Income	\$	252,121
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities:		
Decrease (Increase) in:		
Assessments Receivable		(29,598)
Accounts Receivable - Other		(57,213)
Income Taxes Receivable		(7,616)
Accrued Interest		(476)
Prepaid Expenses		(34,057)
Increase (Decrease) in:		
Accounts Payable		(6,967)
Income Taxes Payable		(2,107)
Deferred Assessments		426,588
Prepaid Assessments		(113,521)
Net Cash Flows from Operating Activities	\$	427,154

CASH FLOWS FROM INVESTING ACTIVITIES:

Received from Assessments (Reserves)	\$	228,948
Disbursed for Reserve Expenditures		(56,721)
Received from Interest-Bearing Deposits		750,000
Disbursed for Interest-Bearing Deposits		(768,000)
Net Cash Flows from Investing Activities	\$	154,227
Net Change in Cash and Cash Equivalents	\$	581,381
Cash and Cash Equivalents at Beginning of Period		1,163,290
Cash and Cash Equivalents at End of Period	\$	1,744,671

SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:

Cash Paid for Income Taxes	\$	14,600
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CAMERON STATION COMMUNITY ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
JULY 31, 2020

NOTE 1 - NATURE OF OPERATIONS:

The Association is organized under the laws of the Commonwealth of Virginia for the purposes of maintaining and preserving the common property of the community. The Association is located in Alexandria, Virginia. The Association's Board of Directors administers the operations of the community. The Association consists of the following types of members:

Single-family and Townhomes	1,007 members
Cameron Station Condominium	120 members
Woodland Hall Condominium	60 members
Oakland Hall at Cameron Station	92 members
Carlton Place	144 members
Main Street Condominium	198 members
Residences at Cameron Station	148 members
Commercial Units	1 member

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES:

A) Method of Accounting - The financial statements are presented on the accrual method of accounting in accordance with accounting principles generally accepted in the United States of America.

B) Member Assessments - Association members are subject to annual assessments to provide funds for the Association's operating expenses and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its assessments are satisfied over time on a daily pro-rata basis using the input method. Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from members. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are delinquent. Any excess assessments at year end are retained by the Association for use in the succeeding year. The Association treats uncollectible assessments as variable consideration. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained include consideration of past experience and susceptibility to factors outside the Association's control.

C) Common Property - Real property and common areas acquired from the declarant and related improvements to such property are not recorded in the Association's financial statements since the property cannot be disposed of at the discretion of the Board of Directors. Common property includes, but is not limited to, land, recreational facilities and site improvements.

CAMERON STATION COMMUNITY ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
JULY 31, 2020
(CONTINUED)

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)

D) Estimates - The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions. Such estimates affect the reported amounts of assets and liabilities. They also affect the disclosure of contingent assets and liabilities, at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

E) Cash Equivalents - For purposes of the statement of cash flows, the Association considers all highly liquid interest-bearing deposits and investments with an original maturity date of three months or less to be cash equivalents.

NOTE 3 - REPLACEMENT RESERVES:

The Association's governing documents require that funds be accumulated for future major repairs and replacements. Accumulated funds are generally not available for expenditures for normal operations.

The Association had a reserve study conducted by Miller Dodson Associates, Inc. during 2019. The table included in the Supplementary Information on Future Major Repairs and Replacements is based on this study.

The study recommends a contribution to reserves of \$906,678 for 2020. For the seven months ended July 31, 2020, the Association budgeted for and contributed \$228,948 to replacement reserves.

Funds are being accumulated in replacement reserves based on estimates of future needs for repair and replacement of common property components. Actual expenditures may vary from the estimated future expenditures and the variations may be material; therefore, amounts accumulated in the replacement reserves may or may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Board of Directors, on behalf of the Association may increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

As of July 31, 2020, the Association had designated \$2,279,698 for replacement reserves. These designated reserves were funded by cash and interest-bearing deposits.

CAMERON STATION COMMUNITY ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
JULY 31, 2020
(CONTINUED)

NOTE 4 - INCOME TAXES:

For income tax purposes, the Association may elect annually to file either as an exempt homeowners association or as an association taxable as a corporation. As an exempt homeowners association, the Association's net assessment income would be exempt from income tax, but its interest would be taxed. Electing to file as a corporation, the Association is taxed on its net income from all sources (to the extent not capitalized or deferred) at normal corporate rates after corporate exemption, subject to the limitation that operating expenses are deductible only to the extent of income from members.

The Association's policy is to recognize any tax penalties and interest as an expense when incurred. The Association's federal and state tax returns for the past three years remain subject to examination by the Internal Revenue Service and the Commonwealth of Virginia.

NOTE 5 - CASH AND INTEREST-BEARING DEPOSITS:

As of July 31, 2020, the Association maintained its funds in the following manner:

<u>Institution</u>	<u>Cash and Cash Equivalents*</u>	<u>Interest- Bearing Deposits</u>
Pacific Premier	\$ 735,560	\$ -
Union Bank	30,770	
Congressional	921,041	
Morgan Stanley		
(Various Institutions)	57,300	1,622,000
	<u>\$ 1,744,671</u>	<u>\$ 1,622,000</u>

*See Note 2(E) above.

Balances at banks are insured by the FDIC for up to \$250,000 per financial institution. The amount in excess of the insured limits was \$489,969 as of July 31, 2020. The Association's management agent has obtained excess insurance coverage for the Pacific Premier accounts to cover the funds in excess of the FDIC insurance limit of \$489,869 as of July 31, 2020.

Cash and securities held at a SIPC member brokerage firm are insured by the SIPC for up to \$500,000, which includes \$250,000 limit for cash. The Association maintains funds in a brokerage account which are subject to SIPC limits.

CAMERON STATION COMMUNITY ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
JULY 31, 2020
(CONTINUED)

NOTE 6 - ASSESSMENTS RECEIVABLE - NET:

The Association utilizes the allowance method of accounting for bad debt. Individual receivables are written off as a loss when a determination is made that they are non-collectible. Under the allowance method, collection efforts may continue and recoveries of amounts previously written off are recognized as income in the year of collection.

Assessments Receivable	\$ 83,821
Less: Allowance for Doubtful Assessments	<u>(35,133)</u>
Assessments Receivable - Net	<u>\$ 48,688</u>

NOTE 7 - RELATED PARTY TRANSACTIONS:

The Association was managed by Community Management Corporation (CMC) through July 31, 2020. CMC is owned by Associa. Officers of Associa are stockholders in Pacific Premier Bank. In addition, the President/Chief Executive Officer of Associa serves on the bank's board of directors. The Association maintains funds at Pacific Premier Bank.

NOTE 8 - PAYROLL AND RELATED COSTS:

The Association's management agent utilizes a central management payroll system, whereby payroll returns were filed under the management agent's name and federal identification number. In addition to the payment of management fees, the Association reimbursed management for wages, payroll taxes, workers' compensation and health insurance for employees that performed work for the Association.

NOTE 9 - CHANGE IN MANAGEMENT:

Effective August 1, 2020, Community Association Management Professionals became the new management agent.

NOTE 10 - SUBSEQUENT EVENTS:

In preparing these financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through [date to be inserted upon finalization], the date the financial statements were available to be issued.

CAMERON STATION COMMUNITY ASSOCIATION, INC.
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR
REPAIRS AND REPLACEMENTS
JULY 31, 2020
(UNAUDITED)

The Association had a replacement reserve study review conducted by Miller Dodson Associates, Inc. during 2019 to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. The estimated replacement costs presented below do not take into account the effects of inflation between the date of the study and the date the components will require repair or replacement; however, the Association's replacement reserve study does take inflation into consideration when evaluating future expenditures and recommended contribution to reserves.

The following has been extracted from the Association's replacement reserve study and presents significant information about the components of common property.

<u>Component</u>	<u>2019 Estimated Remaining Useful Life (Years)</u>	<u>2019 Estimated Replacement Cost</u>
Site Components	0-41	\$ 7,072,407
Clubhouse	0-41	169,413
Clubhouse Interiors	0-11	331,227
Building Systems	0-41	376,540
Swimming Pool	0-41	571,286
Fitness Center Equipment	1-10	335,000

Principals

Howard A. Goldklang, CPA, MBA
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Jeremy W. Powell, CPA
Renee L. Watson, CPA

1801 Robert Fulton Drive, Suite 200
Reston, VA 20191

Associate Principals

Matthew T. Stiefvater, CPA
Sheila M. Lewis, CPA

Manager

Andrew T. Plaughter, CPA

Management Letter

This communication is intended solely for the information and use of management and the board of directors and is not intended to be and should not be used by anyone other than these specified parties.

October 28, 2020

Board of Directors
Cameron Station Community Association, Inc.

Dear Board Members:

In planning and performing our audit of the financial statements of Cameron Station Community Association, Inc. as of July 31, 2020 and for the seven months then ended, in accordance with auditing standards generally accepted in the United States of America, we considered the Association's internal control over financial reporting (internal control) as a basis for designing auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, we do not express an opinion on the effectiveness of the Association's internal control.

However, during our audit, we became aware of matters that are opportunities for strengthening internal controls and improving operating efficiency. This letter summarizes our comments and suggestions regarding those matters.

Association Specific Comments

Financial Analysis

Associations budget their income evenly over a twelve-month period. When assessments become delinquent, cash flow problems develop and the Association may have problems paying its monthly expenses. Assessments receivable at a level of 3% or less of annual assessments indicates good collection procedures and has a positive impact on cash flow, whereas a balance of more than 3% of annual assessments suggests the Association may have future cash flow problems. As of July 31, 2020, the Association's assessments receivable balance of \$83,821 (before deducting the allowance for doubtful assessments of \$35,133) was equal to 3% of annual assessments (including TMP assessments). We recommend the Association continue to aggressively pursue all delinquent accounts.

As of July 31, 2020, the Association had a surplus of \$642,697 in unappropriated members' equity (excess operating funds). This represents 25% of annual assessments (including TMP assessments). We recommend the Association maintain excess operating funds at a level of 10% to 20% of annual assessments. Any funds in excess of 20% may be transferred to replacement reserves.

The designated replacement reserves of \$2,279,698 as of July 31, 2020 were funded by cash and interest-bearing deposits.

Shuttle Service

The Association did not have shuttle bus service from May until October 2020. The Association was invoiced and paid approximately \$11,000 for service from June 11 to June 30, 2020.

During 2019, the Association made 12 payments for shuttle service. In 2020, the Association made a payment of \$17,500 for December 2019 service, totaling 13 payments for 2019 service.

We have proposed an adjusting journal entry to reclassify these amounts to accounts receivable – other as of July 31, 2020. Management has been informed of these payments. We recommend the Association contact the vendor to see if they were invoiced correctly and pursue a refund/credit, if applicable.

Industry Standard Comments

The comments below are industry standard recommendations that we believe provide important guidance to all associations, especially since the volunteers serving on the Association's Board of Directors change periodically. The comments listed below do not imply that the Association is not in compliance with these industry standard recommendations, but rather serve as reminders.

Insurance

We recommend the Association meet with its insurance agent at least annually to discuss insurance coverage. The Association should make sure the insurance policies provide the necessary and appropriate protection. In addition to all of the standard coverage that is usually recommended, the Association should maintain appropriate crime and directors & officers (D&O) coverage. At a minimum, the Association should maintain crime coverage that equals or exceeds the total of its funds or as required by state law. It should be structured to include a defalcation or misappropriation committed by a Board member, an employee of the Association, or employees of the management company, including principals.

Investment Policy

The Association should have a conservative investment policy, which is structured around three elements, in order of importance 1) safety, 2) liquidity and 3) yield. Because safety and liquidity are of prime importance to any association, we recommend investments be limited to instruments of the federal government, which are backed by its full faith and credit, and money market accounts and certificates of deposit at insured institutions.

Periodically, the Association should monitor its accounts for FDIC and SIPC coverage. The FDIC insurance limit is \$250,000 per financial institution. Cash and securities held at a SIPC member

brokerage firm are insured by the SIPC for up to \$500,000, which includes \$250,000 limit for cash. The Association should also periodically check the ratings for all financial institutions used by the Association.

Monitoring Activities

The Board of Directors is an integral part of the Association's internal controls. Each month the individual board members should be performing monitoring activities. When performed routinely, these monitoring activities strengthen the Association's internal controls and are essential to ensuring the financial security of the Association's resources.

The Board of Directors should obtain and read the monthly financial statements as prepared and presented by management. At a minimum, the financial statements should include a balance sheet, income statement with budget to actual comparisons, a check register, a general ledger, and bank statements with reconciliations. Variances and unusual transactions should be discussed with management and resolved in a timely manner.

The Board of Directors should consider periodically reviewing randomly selected copies of paid invoices to ensure that the appropriate level of approval has occurred and that the approval is appropriately documented. The Board of Directors should also consider selecting invoices from vendors not recognized or not used on a regular basis.

We shall be pleased to discuss our comments and recommendations in greater detail and we are always available to give advice on any financial matter. Please do not hesitate to contact us if there are any questions regarding proper accounting procedures or the implementation of our suggested changes.

Very truly yours,

GOLDKLANG GROUP CPAs, P.C.

Principals

Howard A. Goldklang, CPA, MBA
Donald E. Harris, CPA
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Jeremy W. Powell, CPA
Renee L. Watson, CPA

1801 Robert Fulton Drive, Suite 200
Reston, VA 20191

Associate Principals

Matthew T. Stiefvater, CPA
Sheila M. Lewis, CPA

Manager

Andrew T. Plaughter, CPA

Communication with Those Charged with Governance under AU-C §260

This communication is intended solely for the information and use of management and the board of directors and is not intended to be and should not be used by anyone other than these specified parties.

October 28, 2020

Board of Directors

Cameron Station Community Association, Inc.

Dear Board Members:

We have audited the financial statements of Cameron Station Community Association, Inc. as of July 31, 2020 and for the seven months then ended and have issued our report thereon. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter. Professional standards also require that we communicate to you the following information related to our audit.

Our Responsibility under U.S. Generally Accepted Auditing Standards

As stated in our engagement letter, our responsibility, as described by professional standards, is to express an opinion about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities.

Our responsibility for the supplementary information required by the Financial Accounting Standards Board, as described by professional standards, is to apply certain limited procedures to the information about management's methods of preparing the information; however, we will not express an opinion or any assurance on the information.

Planned Scope and Timing of the Audit

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested.

Our audit will include obtaining an understanding of the Association and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Material misstatements may result from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Association or to acts by management or employees acting on behalf of the Association. We will generally communicate our significant findings at the conclusion of the audit. However, some matters could be communicated sooner, particularly if significant difficulties are encountered during the audit where assistance is needed to overcome the difficulties or if the difficulties may lead to a modified opinion. We will also communicate any internal control related matters that are required to be communicated under professional standards.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Association are described in Note 2 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the period. We noted no transactions entered into by the Association during the period for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. There were no significant accounting estimates for the period under audit.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. There were no significant disclosures to the financial statements for the period under audit.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The adjusting journal entries have been provided to the Association and will be posted to the Association's accounts, if appropriate. The journal entries are material, either individually or in the aggregate, to the financial statements.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Association's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Association's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Required Supplementary Information

With respect to the supplementary information required by the Financial Accounting Standards Board, we applied certain limited procedures to the information, including inquiring of management about their methods of preparing the information; comparing the information for consistency with management's responses to the foregoing inquiries, the basic financial statements, and other knowledge obtained during the audit of the basic financial statements; and obtaining certain representations from management, including about whether the required supplementary information is measured and presented in accordance with prescribed guidelines.

Very truly yours,

GOLDKLANG GROUP CPAs, P.C.

**Principals**

Howard A. Goldklang, CPA, MBA
Donald E. Harris, CPA
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1801 Robert Fulton Drive, Suite 200
Reston, VA 20191

Associate Principals

Matthew T. Stiefvater, CPA
Sheila M. Lewis, CPA

Manager

Andrew T. Plaughner, CPA

Communication of Significant Deficiencies and/or Material Weaknesses under AU-C §265

This communication is intended solely for the information and use of management and the board of directors and is not intended to be and should not be used by anyone other than these specified parties.

October 28, 2020

Board of Directors and Management
Cameron Station Community Association, Inc.

Dear Board of Directors and Management:

In planning and performing our audit of the financial statements of Cameron Station Community Association, Inc. as of July 31, 2020 and for the seven months then ended, in accordance with auditing standards generally accepted in the United States of America, we considered the Association's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, we do not express an opinion on the effectiveness of the Association's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. In addition, because of inherent limitations in internal control, including the possibility of management override of controls, misstatements due to error or fraud may occur and not be detected by such controls. However, as discussed below, we identified certain deficiencies in internal control that we consider to be material weaknesses or other deficiencies that we consider to be significant deficiencies.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Association's financial statements will not be prevented, or detected and corrected, on a timely basis. We consider the following deficiencies in the Association's internal control to be material weaknesses or significant deficiencies:

Exclusively serving Homeowners, Condominiums and Cooperative Associations in MD, DC and VA since 1974.

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Accounts Payable

We proposed an adjustment in the amount of approximately \$55,000 to record additional accounts payable as of July 31, 2020. This adjustment corrects a material misstatement in the Association's financial statements and is considered a material weakness. If the Association does not have controls in place to ensure that accounts payable is properly stated, then a material misstatement of the financial statements could occur that would not be prevented, or detected and corrected, by the Association's internal control.

Very truly yours,

GOLDKLANG GROUP CPAs, P.C.

Draft

1619-120		Cameron Station Community Association, Inc.				Prepared by_____	
10/27/2020		Adjusted Trial Balance				Reviewed by_____	
07:10 AM		for the period ended December 31, 2020				Page 1	
Account # / Description		Prior Period (Adjusted) 12/31/2019	Unadjusted Balance Dr (Cr)	Ref #	Adjustments Dr (Cr)	Adjusted Balance Dr (Cr)	Workpaper Reference
1013	PPB Operating	390,604.57	735,559.70			735,559.70	B-1
1098	Transfer to New Management		25,000.00	AJE-3	5,769.94	30,769.94	B-1B
1302	Congressional Bank - MM 5485	715,404.33	921,041.44			921,041.44	B-3
1330	Smith Barney Money Fund	57,281.24	57,299.69			57,299.69	B-2
1353	Smith Barney Investments (CDs)	1,604,000.00	1,622,000.00			1,622,000.00	B-2
1500	A/R Residential Assessments	54,222.68	84,577.46	AJE-3	(756.40)	83,821.06	E-1
1520	Escrow Receivable		20,000.00			20,000.00	E-2
1530	Allowance for Doubtful Accounts	(35,132.60)	(35,132.60)			(35,132.60)	F-1
1600	Prepaid Insurance	6,816.35	33,869.16	AJE-5	(4,435.95)	29,433.21	G-1
1640	Prepaid Expense	8,502.11	19,942.01			19,942.01	G-2
1730	Interest Receivable	5,097.51	5,574.40			5,574.40	B-2
1735	A/R Other	2,067.00		AJE-9	28,636.36	28,636.36	E-3
1736	A/R Other - Pool Credit			AJE-10	10,644.00	10,644.00	E-4
1745	A/R Taxes	129.00	129.00	AJE-8	7,616.00	7,745.00	T-1
2000	A/P Trade	(6,455.98)	4,589.34	AJE-6	(6,814.58)	(2,225.24)	N-1
2025	Transfer Fee Payable		(880.31)			(880.31)	
2050	Resident Refunds	(731.86)	(1,538.26)			(1,538.26)	
2200	A/P Income Taxes	(2,107.00)	493.00	AJE-8	(493.00)		
2300	Accrued Expenses	(52,814.82)	(10,498.01)	AJE-7	(54,774.30)	(65,272.31)	N-2
2400	Accrued Payroll	(19,125.00)	(10,221.58)	AJE-4 AJE-6	1,161.00 6,814.58	(2,246.00)	N-3
2550	Prepaid Residential Assessments	(229,710.14)	(111,175.34)	AJE-3	(5,013.54)	(116,188.88)	E-1
2560	Future Months Assessments		(426,587.72)			(426,587.72)	Y-1
3000	Prior Year Owner's Equity	(432,003.75)	(390,577.14)			(390,577.14)	***
3015	Capital Reserve Beg Balance	(18,966.50)	(18,966.50)	AJE-2	1,746.00	(17,220.50)	R-1

Account # / Description		Prior Period (Adjusted) 12/31/2019	Unadjusted Balance Dr (Cr)	Ref #	Adjustments Dr (Cr)	Adjusted Balance Dr (Cr)	Workpaper Reference
3102	Repair & Repl Reserve Beginning Balance	(2,088,503.75)	(2,088,503.75)	AJE-2	(173,973.05)	(2,262,476.80)	R-1
3276	Repair & Repl Reserve Contributions		(214,947.81)	AJE-2	214,947.81		
3280	Repair & Repl Reserve Expenditures		40,974.76	AJE-2	(40,974.76)		
3362	Capital Reserves Contribution		(14,000.00)	AJE-2	14,000.00		
3364	Capital Reserve Expenditure		15,746.00	AJE-2	(15,746.00)		
(Profit) Loss		41,426.61	(263,766.94)		11,645.89	(252,121.05)	
		<u>0.00</u>	<u>0.00</u>		<u>0.00</u>	<u>0.00</u>	
		<u><u>0.00</u></u>	<u><u>0.00</u></u>		<u><u>0.00</u></u>	<u><u>0.00</u></u>	

1619-120		Cameron Station Community Association, Inc.				Prepared by_____	
10/27/2020		Adjusted Trial Balance				Reviewed by_____	
07:10 AM		for the period ended December 31, 2020				Page 3	
Account # / Description		Prior Period (Adjusted) 12/31/2019	Unadjusted Balance Dr (Cr)	Ref #	Adjustments Dr (Cr)	Adjusted Balance Dr (Cr)	Workpaper Reference
4001	Residential Assessments - SFD/TH	(1,440,775.32)	(1,083,632.70)	AJE-1	240,807.26	(842,825.44)	Y-1
4002	Assessments - Condo	(872,179.08)	(655,992.84)	AJE-1	145,776.18	(510,216.66)	Y-1
4016	Future Assessments - SFD/TH		240,807.26	AJE-1	(240,807.26)		
4017	Future Assessments - CONDO		145,776.18	AJE-1	(145,776.18)		
4018	Future Assessments - COMMERCIAL		5,518.18	AJE-1	(5,518.18)		
4019	Future Assessments - TMP		34,486.10	AJE-1	(34,486.10)		
4130	Assessments - Commercial	(27,924.80)	(24,831.84)	AJE-1	5,518.18	(19,313.66)	Y-1
4135	TMP Assessments	(150,655.68)	(155,187.45)	AJE-1	34,486.10	(120,701.35)	Y-1
4245	Newsletter Advertising	(3,960.00)	(2,870.00)			(2,870.00)	
4250	Facilities Passes/Guest Fees	(1,275.00)	(515.00)			(515.00)	
4260	Resale Processing Fees	(12,089.11)	(5,985.87)			(5,985.87)	
4265	Website Income	(1,025.00)	(600.00)			(600.00)	
4295	Charitable Donations Income	(11,000.00)	(3,300.00)			(3,300.00)	
4400	Room Rental Fees	(8,080.00)	(2,420.00)			(2,420.00)	
4405	Club Cleaning Fees	(6,000.00)	(1,875.00)			(1,875.00)	
4710	Late Fees	(6,922.27)	(8,878.16)			(8,878.16)	
4720	Legal Fees	(9,224.97)	(4,538.30)			(4,538.30)	
4805	HOA Compliance Fees	(6,756.80)	420.00			420.00	
4825	Bad Debt Recovery	(2,030.65)					
4835	Miscellaneous Income	(20.03)	(84.06)			(84.06)	
4900	Interest Income - Operating	(12,710.63)	(6,511.11)			(6,511.11)	Y-2
4910	Interest Income - Reserves	(37,043.33)	(18,495.34)			(18,495.34)	Y-2
5015	Bank Charges	282.09	(682.08)	AJE-7	66.00	(616.08)	
5020	Board/Committee Expenses	8,713.62	5,442.60			5,442.60	
5025	Cost of Collections	2,257.80	4,291.00			4,291.00	

Account # / Description		Prior Period (Adjusted) 12/31/2019	Unadjusted Balance Dr (Cr)	Ref #	Adjustments Dr (Cr)	Adjusted Balance Dr (Cr)	Workpaper Reference
5030	Acct Setup/DD/Coupouns	9,873.50	6,523.00			6,523.00	
5035	Architechrtural Comprehensives	3,891.77					
5040	Computer Network/C3	20,628.60	9,197.81	AJE-7	3,387.08	12,584.89	
5070	Parking Enforcement	9,112.50					
5080	Annual Meeting Expenses	750.00					
5085	Office Equipment Lease	7,703.22	3,880.42	AJE-7	415.49	4,295.91	
5090	Office Supplies	10,721.54	2,038.61	AJE-7	1,356.41	3,395.02	
5105	Reserve Study	4,819.66					
5115	Website Maintenance	2,594.40	877.65			877.65	
5195	Miscellaneous	1,015.00	110.00	AJE-8	50.80	160.80	
5200	Events & Awards	33,878.18	5,887.61			5,887.61	
5210	Printing/Copying	19,034.85	3,104.08			3,104.08	
5215	Postage	16,864.27	3,425.51			3,425.51	
5220	Courier/Delivery Service	390.46	109.40			109.40	
5225	Newsletter	8,659.13	7,621.61			7,621.61	
5302	Administrative Payroll	305,779.50	138,562.35	AJE-4	(832.00)	137,730.35	X-2
5316	Other Communications	3,544.51	699.69	AJE-7	161.48	861.17	
5318	Health Club Management/Staff	166,670.03	71,137.92	AJE-7	10,687.90	81,825.82	X-1
5320	Temp Desk Coverage	4,779.99	0.50			0.50	
5340	Payroll Taxes/Benefits/Costs	91,668.43	32,702.13	AJE-4	(329.00)	32,373.13	X-2
5390	Fidelity/Workman's Comp	1,694.19	728.27			728.27	G-1
5408	Crime Protection Coverage		2,100.00			2,100.00	G-1
5415	D & O Insurance	5,122.00	3,054.51			3,054.51	G-1
5420	Umbrella Insurance	10,160.50	7,752.29	AJE-5	4,435.95	12,188.24	G-1
5438	Cyber Liability \$3 Million Coverage		2,038.75			2,038.75	G-1

Account # / Description		Prior Period (Adjusted) 12/31/2019	Unadjusted Balance Dr (Cr)	Ref #	Adjustments Dr (Cr)	Adjusted Balance Dr (Cr)	Workpaper Reference
5445	Liability/Property Insurance	15,072.36	9,315.92			9,315.92	G-1
6000	Electric Service	42,367.95	24,186.60			24,186.60	
6025	Water Service	23,447.47	14,143.93			14,143.93	
6035	Trash and Recycling Service	315,339.28	188,769.19			188,769.19	X-1
6040	Bundled Telecom Services	11,201.90	6,813.42			6,813.42	
6055	Internet Service	13.96					
6075	Clubhouse Utilities	39,967.10	18,702.04			18,702.04	
6100	Grounds & Landscaping - Contract	160,800.00	92,327.00			92,327.00	X-1
6135	Erosion Control		9,305.00			9,305.00	
6150	Flower Rotation & Landscape Enhancements	22,605.50	6,979.10			6,979.10	
6155	Turf Treatment and Enhancements	21,810.50	12,120.00			12,120.00	
6160	Tree and Shrub Maintenance	52,005.00	22,842.50			22,842.50	
6199	Irrigation Repairs	20,096.00	3,166.00			3,166.00	
6200	Watering & Supplies	3,965.00					
6299	Irrigation System Contract	12,472.00	5,193.00			5,193.00	
6300	Permits and Licenses	500.20	110.40			110.40	
6305	TMP Expenses	210,000.00	98,636.36	AJE-9	(28,636.36)	70,000.00	X-1
6315	Uniforms	571.26					
6408	Elevator Contract	5,157.34	2,572.64			2,572.64	
6414	Fire Prevention & Protection	11,007.17	6,109.97			6,109.97	
6422	Decals & Parking Passes	3,744.78	264.76			264.76	
6424	HVAC Contract	4,473.25	2,970.93	AJE-7	1,478.14	4,449.07	
6430	Janitorial Services	43,632.70	13,197.88	AJE-7	3,711.76	16,909.64	
6434	Pest Control Contract	2,214.00	1,392.85			1,392.85	
6436	Special Cleanings	8,700.00	2,050.00			2,050.00	

Account # / Description		Prior Period (Adjusted) 12/31/2019	Unadjusted Balance Dr (Cr)	Ref #	Adjustments Dr (Cr)	Adjusted Balance Dr (Cr)	Workpaper Reference
6438	Pool Management Contract	68,788.00	56,989.00	AJE-10	(10,644.00)	46,345.00	X-1
6440	Safety & Security	3,192.94	385.05	AJE-7	259.66	644.71	
6442	Snow Removal Contract	30,699.00	287.36			287.36	
6500	Fire Supression System	193.82					
6515	Building Repair/Maint	8,563.11	296.30	AJE-7	279.20	575.50	
6525	Community Center Improvement	878.54					
6570	Fintess Equipment Repair & Maintenance	8,448.76	1,846.06			1,846.06	
6575	Fitness Center Supplies	7,779.38	2,417.92	AJE-7	692.44	3,110.36	
6585	Fountain/Pond/Lake Repair & Maintenance	840.00					
6590	Access System Supplies	1,554.47					
6595	Access System Repairs	877.08					
6600	General Repairs/Maint	22,632.32	1,826.88			1,826.88	
6605	General Maintenance Supplies	4,988.96	135.62	AJE-7	1,360.02	1,495.64	
6640	Lighting Supplies/Repair & Maintenance	35,355.69	12,911.04			12,911.04	
6685	Linear Park Landscape Maintenance	17,381.49	7,449.21			7,449.21	
6690	Pet Stations	10,139.40	3,504.71	AJE-7	5,372.85	8,877.56	
6700	Pool Equipment Repair/Maint	3,540.00	4,146.99			4,146.99	
6710	Pool Supplies	8,746.67	(41.80)	AJE-7	461.87	420.07	
6755	Storm Recovery Repair & Maintenance	900.00	1,160.00			1,160.00	
6760	Street/Curb/Gutter Repair & Maint	4,449.34	300.00			300.00	
7000	Audit/Tax Returns	6,700.00	6,352.00	AJE-7	500.00	6,852.00	X-1
7005	Consulting Services	2,610.00					
7015	Management Reimbursements	2,757.50	1,352.00			1,352.00	
7020	Legal Services	3,800.00	1,200.00	AJE-7	500.00	1,700.00	X-1
7025	Legal Fees - Collections	30,367.74	11,948.70	AJE-7	5,374.08	17,322.78	X-1

Account # / Description		Prior Period (Adjusted) 12/31/2019	Unadjusted Balance Dr (Cr)	Ref #	Adjustments Dr (Cr)	Adjusted Balance Dr (Cr)	Workpaper Reference
7030	Legal Fees - General Counsel	52,447.50	19,831.00	AJE-7	17,112.95	36,943.95	X-1
7040	Management Fees	160,679.32	55,416.69			55,416.69	X-1
9000	Income Taxes	10,107.00	12,050.80	AJE-8	(7,173.80)	4,877.00	T-1
9106	Capital Improvements Reserve	24,000.00	14,000.00			14,000.00	R-1
9800	Repair/Repl Reserves	333,600.00	214,947.81			214,947.81	R-1
9934	Recreation Equipment	1,610.87	924.71	AJE-7	673.63	1,598.34	
9946	Signs Expenses	695.92	1,531.84	AJE-7	923.34	2,455.18	
(Profit) Loss		41,426.61	(263,766.94)		11,645.89	(252,121.05)	

10/27/2020
07:10 AMAdjusting Journal Entries
for the period ended December 31, 2020

Page 1

Account #	Account Name / Description	Debits	Credits
12/31/2020	AJE 1		
4001	Residential Assessments - SFD/TH	240,807.26	
4002	Assessments - Condo	145,776.18	
4130	Assessments - Commercial	5,518.18	
4135	TMP Assessments	34,486.10	
4016	Future Assessments - SFD/TH		240,807.26
4017	Future Assessments - CONDO		145,776.18
4018	Future Assessments - COMMERCIAL		5,518.18
4019	Future Assessments - TMP		34,486.10

To combine accounts for financial statement presentation.

12/31/2020	AJE 2		
3276	Repair & Repl Reserve Contributions	214,947.81	
3280	Repair & Repl Reserve Expenditures		40,974.76
3362	Capital Reserves Contribution	14,000.00	
3364	Capital Reserve Expenditure		15,746.00
3015	Capital Reserve Beg Balance	1,746.00	
3102	Repair & Repl Reserve Beginning Balance		173,973.05

To combine reserve accounts for financial statement presentation.

12/31/2020	AJE 3		
1098	Transfer to New Management	5,769.94	
1500	A/R Residential Assessments		756.40
2550	Prepaid Residential Assessments		5,013.54

To record deposits received into Union Bank operating account during July 2020 by new management.

12/31/2020	AJE 4		
2400	Accrued Payroll	1,161.00	
5302	Administrative Payroll		832.00
5340	Payroll Taxes/Benefits/Costs		329.00

To adjust accrued payroll as of 7/31/20.

12/31/2020	AJE 5		
5420	Umbrella Insurance	4,435.95	
1600	Prepaid Insurance		4,435.95

To adjust prepaid insurance as of 7/31/20.

10/27/2020
07:10 AM

Adjusting Journal Entries
for the period ended December 31, 2020

Page 2

Account #	Account Name / Description	Debits	Credits
12/31/2020	AJE 6		
2400	Prepaid Insurance	6,814.58	
2000	A/P Trade		6,814.58

To eliminate accrued payroll amount and tie A/P to client schedule.

12/31/2020		AJE	7
5318	Health Club Management/Staff	10,687.90	
5040	Computer Network/C3	3,387.08	
5085	Office Equipment Lease	415.49	
6690	Pet Stations	5,372.85	
6430	Janitorial Services	3,711.76	
6605	General Maintenance Supplies	1,360.02	
6575	Fitness Center Supplies	692.44	
6440	Safety & Security	259.66	
5090	Office Supplies	1,356.41	
5316	Other Communications	161.48	
5015	Bank Charges	66.00	
6424	HVAC Contract	1,478.14	
6515	Building Repair/Maint	279.20	
6710	Pool Supplies	461.87	
9934	Recreation Equipment	673.63	
9946	Signs Expenses	923.34	
7000	Audit/Tax Returns	500.00	
7030	Legal Fees - General Counsel	17,112.95	
7020	Legal Services	500.00	
7025	Legal Fees - Collections	5,374.08	
2300	Accrued Expenses		54,774.30

To record additional accounts payable as of 7/31/20 per auditor's search.

12/31/2020		AJE	8	
1745	A/R Taxes		7,616.00	
9000	Income Taxes			7,173.80
5195	Miscellaneous		50.80	
2200	A/P Income Taxes			493.00

To record income tax expense through 7/31/20.

12/31/2020			AJE	9	
1735	A/R Other				28,636.36
6305	TMP Expenses				28,636.36

To reclassify June 2020 pro-rated payment and extra 2019 payment made to receivable.

Account #	Account Name / Description	Debits	Credits
12/31/2020	AJE 10		
1736	A/R Other - Pool Credit	10,644.00	
6438	Pool Management Contract		10,644.00
To record credit due from pool vendor per management.			
Totals		777,184.46	777,184.46



Cameron Station Community Association, Inc.
Board Decision Request
December 1, 2020

TOPIC: Pool Filter Repairs

Motion:

"I move to approve the pool filter repairs as outlined by American Pools for a cost of \$4,916.53 to be taken from Reserves."

2nd.

Summary:

You may recall the CCFC recommended and management authorized a diagnostic test be completed to the filtration system for the pool. As a result, the attached proposal was received from American Pools to replace the aged black filter and to recharge the filter media and the wading pool filter. CAMP inquired further as to the specific details of the filter replacements and below is additional information we received from American Pools for your reference.

With regard to the filters, the manufacturer (Pentair) has been fairly consistent in its line-up of commercial filter models: The tan models are generally the newest 3rd generation less than 10 years old, and the black models are the second generation which is are 10-30 years old and have been discontinued. We initially noticed a fair amount of sand in the pool, and upon diagnosis noticed that the black filter had much of its sand missing. This typically indicates a broken lateral at the bottom of the filter. Because this model is discontinued, we aren't able to repair the lateral in the filter, but would rather have to replace the entire filter with the manufacturer's most current model.

Additionally, since your other filters are the latest model (tan model), we don't feel it's necessary to replace them but are rather recommending recharging of the filter media because of the state we found the sand. Typically, sand is replaced every 3-5 years depending upon the condition of the sand. When we looked at your sand, we noticed the top layer of sand in some areas has hardened and other areas are clumped together. This indicates to us that the sand has lost its "sharpness" and is no longer effectively filtering the water, but rather water that comes into the filter would channel around the sand. Replacing the sand in all of the filters at once best helps keep your filtration system "in rhythm" so to speak, allowing all the sand to age at the same time allowing for the best filtration.

One of the concerns I would have on not recharging the sand and replacing the filter that needs to be replaced is the effect it would have on the water quality. In other similar scenarios I have encountered where the property had chosen to operate the pool past the sand's lifetime and limitations, they had experienced issues with cloudy & green water, especially on busier and hotter days, because the water couldn't receive the filtration it needed.

The Reserve Study also shows filter replacement for the pool at a cost of \$1,420. The total cost is \$4,916.53 which would be taken from the Reserves.

CAMP Recommendation

The CCFC reviewed the proposals and recommend approval as does CAMP. If the Board does not move forward with the filter replacement, this will likely have an impact on the operation of 2021.

VIRGINIA
4114 Legato Road, Suite 200
Fairfax, Virginia 22033

MARYLAND
209 West Street, Suite 302
Annapolis, Maryland 21401



Cameron Station Community Recommended Fall Repairs

October 16, 2020

SOQ0408964

Item Description	Ext Price	Initial Approval
Replace Aged Black Filter <i>Note: The existing black filter is well outside the manufacturers suggested life span. New designs are much more efficient.</i>	\$2,981.16	_____
Recharge Filter Media <i>Note: Commercial filter media should be replaced every three to five years.</i>	\$1,448.06	_____
Recharge Wading Pool Filter <i>Note: Commercial filter media should be replaced every three to five years</i>	\$487.31	_____

Total : \$4,916.53

**Delivery and installation are included (applicable sales tax will be charged when invoiced). By signing below the customer indicates that he/she has read and accepted the attached Terms and Conditions.*

This proposal will expire on January 16, 2021

CONTRACTOR:

Print Name: _____

Signature: _____

Date: _____

Owner/Agent Approval:

Print Name: _____

Signature: _____

PO Number: _____

Date: _____

9305 Gerwig Lane, Suite E; Columbia, MD 21046 * Phone: 410-363-6800 * Fax: 410-363-9959

TERMS AND CONDITIONS

Liability / Workers compensation insurance: CONTRACTOR will maintain a \$10,000,000.00 liability property damage insurance policy. It is expressly agreed and understood that the CONTRACTOR will not be liable or responsible to any person for loss, injury and/or damage sustained by said persons as a result of the use of the pool or its facilities, save and expecting that caused by the gross negligence of the CONTRACTOR or its employees. The CONTRACTOR is also exempt from liability due to mechanical failure of equipment or damage to the pool due to faulty construction not included in this agreement, defective workmanship by others or hydrostatic conditions.

The CONTRACTOR will obtain the necessary Workman's Compensation certificates.

Access to site: The Owner will provide and designate sufficient and proper access to the pool site for the movement of trucks and other equipment and materials to and from the pool site. CONTRACTOR will not be responsible for the damage to lawns, shrubbery, trees, curbs, sidewalks, driveways, sewage systems, or to any real or personal property caused by CONTRACTOR'S equipment within the access way and the work area.

Utilities: Owner agrees to furnish electric power and water to the construction site for use by the CONTRACTOR during the repair work.

Permits: Permits, plans, and any associated fees required by State, County, or Local agencies will be billed in addition to the agreed amount.

Payment / Change order: Work and materials, in addition to that expressly provided for in this Contract, will be billed separately by the CONTRACTOR to the Owner. All change orders are due within fifteen (15) days of receipt. If OWNER is beyond 30 days past due of invoice CONTRACTOR may cease any and all services to the OWNER until the time OWNER becomes current. If paying by credit card for an invoice, a 2.5% convenience fee will be charged where applicable at the time of processing the credit card payment.

Finance charges: There will be a 1 1/2% finance charge per month on all accounts past due. The undersigned agrees to pay all cost of collection, including attorney's fees, if placed in the hands of attorney after default.

Site softscape: Unless otherwise provided in this contract, no sodding, seeding, fine grading, and/or landscaping are to be provided by the CONTRACTOR. CONTRACTOR'S obligation, in that regard, consists of returning pool area to rough grade and broom cleaning site so that it is free of all debris and excess materials upon completion.

Site irregularities: CONTRACTOR will not be liable for loss or damage of any kind attributable to delay caused by unexpected sub-surface conditions discovered during excavation, weather conditions, labor difficulties, accidents, acts of civil or military authorities, or other conditions or causes beyond CONTRACTOR'S control.

CONTRACTOR has assumed the excavation site to be free and clear of sub-soil obstructions, natural or unnatural, which would impede the progress of normal excavation. There is no provision in this contract to allow for expenses associated with the use of mechanical breakers, explosives or the removal or disposal of unsuitable soils, waste materials or other objects or the costs of repairing/replacing unmarked, mismarked or unknown underground utility lines or conduits of any nature. Further, there is no allowance for expenses associated with installation of suitable replacement materials. The owner, at its own expense, utilizing CONTRACTOR or other qualified contractor, shall remedy the situation before CONTRACTOR proceeds with additional excavation.

Hazardous materials onsite: CONTRACTOR specifically reserves the right to halt excavation, demolition or construction processes, without penalty under contract or incurring financial or legal responsibility for, the discovery or exposure of any and all hazardous materials including, but not limited to lead, asbestos, petroleum products, medical waste and any other hazardous material that has a natural or unnatural origin, and their disposal, abatement or remediation. The owner agrees to, at its own expense, remedy any such discovered defect, and provide a hazardous material free site prior to the reentry of CONTRACTOR'S personnel. Owner shall be responsible for providing and paying for all independent testing agencies for soils and concrete tests if required.

Breach of contract: In the event the Owner breaches any of the terms or conditions of this contract, CONTRACTOR may, without waiving any rights it may have as a result of said breach, continue to do work pursuant to this contract, or it may stop work without further obligation or liability to Owner. In that latter event, the Owner forfeits all monies previously paid to CONTRACTOR from damages caused by said breach and all costs incurred by CONTRACTOR up to the time that CONTRACTOR stopped work.

Construction Specifications

Guarantee: CONTRACTOR'S warranties do not include and CONTRACTOR will not be responsible for any damages resulting from or caused by surface drainage, acts of God, or the draining or emptying of the pool, other than draining under the supervision and direction of the CONTRACTOR'S authorized representative. It is specifically agreed that no claims may be made and no actions commenced upon this CONTRACTOR and any warranty arising, therefore, until CONTRACTOR has had a reasonable opportunity to substantially complete the work and until the contract price, including any extras, have been paid in full.

CONTRACTOR warrants that all materials used in completing the installation contracted for herein, will be made of high quality, that all work will be done in a competent and workmanlike manner, that any substantial defect appearing in the workmanship or



Cameron Station Community Association, Inc.
Board Decision Request
December 1, 2020

TOPIC: Snow Removal Proposal

Motion:

"I move to approve the snow removal proposal submitted by Lancaster Landscapes for the 2020 – 2021 winter season."
2nd:

Summary:

Attached is the snow removal proposal received from Lancaster Landscapes for your approval. The CAC indicated that they do not typically review the snow removal proposal. Additional proposals were not solicited as this is typically handled by the landscape company. That being said, the rates provided by Lancaster Landscapes are competitive with other firms.

CAMP Recommendation

It is recommended that the Board approve the snow removal proposal submitted by Lancaster Landscapes for the 2020 – 2021 season. Given that the Board recently approved a renewal with Lancaster Landscapes, it is also recommended that the Board consider renewing the contract for the duration of the landscape services contract which is set to expire in 12/31/2023.

CORPORATE HEADQUARTERS
5019-B Backlick Rd., VA 22003
(703) 846-0944 – Fax: (703) 846-0952
www.lancasterlandscapes.com



PROUDLY SERVING
WASHINGTON – MARYLAND – VIRGINIA
SINCE 1962

**WINTER MAINTENANCE SERVICE AGREEMENT
CAMERON STATION**

PROPERTY LOCATION: 200 CAMERON STATION BLVD., ALEXANDRIA, VA 22304

DATE OF SERVICE(S): NOVEMBER 15, 2020 THROUGH MARCH 15, 2021

Lancaster Landscapes, Inc., will provide the undersigned with all necessary labor, equipment and materials required to perform Winter Maintenance services throughout the above referenced Property, to include Common Streets, Walkways, Paved Areas, etc.

EQUIPMENT USED	SERVICE TYPE	RATE	CUSTOMER INITIALS	SPECIAL INSTRUCTIONS
Truck with 8' plow, 2 hour minimum	Plowing	\$ 128.00 / hour		
Salt/Sand spreader, 2 hour minimum	Salt/Sand	\$ 110.00 / hour		
Bobcat , on-site; set up & delivery \$200.00, limited availability; 2 hour minimum	Snow Piling	\$ 155.00 / hour		
All-Terrain Vehicle	Sidewalk clearing /snow piling	\$105.00/ hour		

MANUAL SERVICES, (With Hand-held Equipment & Material)	RATE	CUSTOMER INITIALS	SPECIAL INSTRUCTIONS
Hand Shoveling, 2 hour minimum	\$ 48.00 / hour		
Hand Application of Material, 2 hour minimum	\$ 48.00 / hour		
Snow Blower, 2 hour minimum	\$ 72.00 / hour		

MATERIALS	RATE	CUSTOMER INITIALS	SPECIAL INSTRUCTIONS
Sand Bag/50 lbs	\$ 18.00 per bag		
Salt Bulk	\$150.00 per ton		
Salt Bag	\$ 21.00 per bag		
Other Mats./Bag Only (Ice Melter, Magnesium Chloride, etc.)	\$ 28.00 per bag		
Customer to Supply Materials			
Automatic Ice/Snow Follow-up Service	Billed according to time & materials Used		

DATE: 10.22.2020

CONTRACTING OFFICER:
REPRESENTATIVE FOR:

DATE: _____

BY: 
Adrienne Zaleski
LANCASTER LANDSCAPES, INC.

CAMERON STATION HOA SIGNED BY: _____

*** Winter Contract must accompany an executed landscape maintenance contract and will not be accepted as a standalone contract ***



Winter Maintenance Service Agreement
CAMERON STATION
Date of Service(s): 11/15/2020 – 3/15/2021
Page 2 of 2

EXPLANATION OF SERVICES: Please initial all services requested and list any special instructions in the spaces provided or on second page of proposed agreement. Work will begin on either 2" accumulation, (as recorded by the National Weather Service at area Airports), or per Customer Call-out, (see G.C. No. 4). If call-out service is requested, response will be based on order in which call is received. All services and charges thereof will be based on a two hour minimum.

General Conditions

1. **Snow Removal Contracts are valid only if accompanied and/or performed in conjunction with a signed/approved Landscape Maintenance Agreement encompassing the year 2020-2021. Terms of Agreement shall be valid beginning November 15, 2020 through and until March 15, 2021.**
2. Signed/Approved Snow Removal Contracts must be received within Thirty (30) days of the Date of the Agreement as stated above, to allow for scheduling, ordering and securing of necessary materials and equipment. **Invoicing will occur within five (5) business days of service and will be due in full within (30) days of Client's receipt of the invoice, or this contract will become null and void and all collection charges and legal fees (if necessary) will be added.**
3. Services performed will be recorded on forms similar to the one presented on the previous page, as presented as an attachment to this agreement, which will list: a) the name of the Lancaster representative performing the service; b) the Property where services were performed; c) the dates and times of services; and d) the type(s) of equipment and/or material quantities used during each particular service. **Note:** Sales Tax will be added for all materials used for services. Clients with Properties located in Washington, D.C. will need to add applicable D.C. Sales Tax to all equipment, labor, and material costs for services performed.
4. Due to the potential volatile price of fuel, a fuel surcharge may be added to the hourly plowing rate.
5. Lancaster Landscapes reserves the right to assess a surcharge and increase pricing by 20% on bobcat services for snowfall greater than 18 inches in any one event.
6. For those Winter Maintenance Services requested to be initiated by "Customer Call-Out – Only", the following applies:
 - a. Service(s) will be performed in order of the "Call-out" request.
 - b. No guarantee of Crew arrival time can be made.
 - c. Under normal conditions – (snows not exceeding 3-4") – calls should be placed at least 4-6 hours before work is to begin.

SUBMITTED BY:

LANCASTER LANDSCAPES, INC.

DATE: 10.22.2020

BY: 
Adrienne Zaleski, President

ACCEPTED BY:

DATE: _____

Company Name

BY: _____
Contracting Officer/Rep.
(Printed Name and Signature)

Additional Instructions: _____

Please sign both pages, keep one for your records and return a copy to Lancaster Landscapes, Inc. for our files



Cameron Station Community Association, Inc.
Board Decision Request
December 1, 2020

TOPIC: Tree Replacement Proposal

Motion:

"I move to approve the tree replacement proposal submitted by Lancaster Landscapes in the amount of \$4,896.00 to be taken from Reserves."

2nd:

Summary:

Attached is a tree replacement proposal received from Lancaster Landscapes with the various locations notated throughout the Community. This was reviewed by the CAC and is recommended for approval.

CAMP inquired with Lancaster Landscapes regarding the timing for plantings to ensure this remains an appropriate timeframe for installation and below is a copy of the response received from Adrienne Zaleski, President of Lancaster Landscapes.

Thank you for your email. No, this is still a perfect time to plant. The average ground temps for Alexandria are in the 50s and will be rising with the warmer weather that is moving in. The river birch trees (Medlock) are going in on Friday. The crew is also scheduled to install some other trees throughout the community. All plant material is warrantied for the length of our lawn maintenance contract. If anything should happen...I will be happy to replace.

CAMP Recommendation

CAMP concurs with the recommendation of the CAC.

LANCASTER LANDSCAPES, INC.
5019-B Backlick Rd ♦ Annandale, VA 22003
Phone: 703-846-0944 ♦ Fax: 703-846-0952



PROPOSAL NO.
30469

June 1, 2020

CUSTOMER # 229

Cameron Station Community Association
200 Cameron Station Blvd.
Alexandria, VA 22304

Thank you for giving Lancaster Landscapes an opportunity to bid on your current job at the Cameron Station. Lancaster Landscapes, Inc. offers to perform the following services:

TREE INSTALLATION/REPLACEMENTS

At 241 Medlock

Installation of (1) 2" Eastern Redbud "Forest Pansy"\$375.00

At 250 Medlock

Installation of (1) 2" Eastern Redbud "Forest Pansy"\$375.00

At 252 Medlock

Installation of (1) 2" Eastern Redbud "Forest Pansy"\$375.00

At 395 Cameron Station Blvd

Installation of (1) 2-3" Caliper European Hornbeam.....\$675.00

At Common Area Near 414 Ferdinand Day

Install (1) 7-8" 'little gem' Magnolia.....\$625.00

At Park Between 5156 and 5170 Brawner

Installation of (2) 2" Caliper Yoshino Cherry @ \$625.00 each.....\$1250.00

At Rear of 238-244 Murtha (Common Area)

Installation of (2) 5-6' Crape Myrtles @ \$545.00 each.....\$1090.00

5174-5190 Brawner Parking Area

Installation of (1) 2-3" Caliper European Hornbeam.....\$675.00

SUBTOTAL: \$5440.00
LESS 10% BULK DISCOUNT

TOTAL PROPOSAL: \$4896.00

Payment terms: All payments are due within 30 days of invoice date unless otherwise specified. A 1.5% per month late charge will be applied to payments not made within 30 days of their due date. In the event that this contract is placed in the hands of an attorney, whether or not suit is instituted, the client agrees to pay all reasonable attorneys fees involved in such collection efforts.

Lancaster Landscapes, Inc. offers a one year warranty on all newly installed plant materials and trees, excluding annuals and sod. The warranty period commences upon date of installation through and until one year from that date. Warranty is not valid if plants have (1) not been properly maintained (watered) (2) are damaged due to incidents not precipitated by contractor or its forces such as weather conditions, pedestrian traffic, animal damage, etc. (3) if invoice for services rendered has not been paid in full within the 30 day time allowance. Properties requiring re-installations will be inspected. Plant materials meeting warranty requirements will be listed and replaced, in mass, at the end of the warranty period, unless agreed to otherwise by contractor and client. This will ensure that all plants requiring replacements are installed under the best possible conditions and in compliance with current industry standards. Subsurface obstructions are not covered by proposal.

Disclaimer. Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made by Lancaster Landscapes are intended to minimize or reduce hazardous conditions that may be associated with trees. However, there is and there can be no guarantee or certainty that efforts to correct unsafe conditions will prevent breakage or failure of the tree. Our recommendations should reduce the risk of tree failure but they cannot eliminate such risk, especially in the event of a storm or any act of God. Some hazardous conditions in landscapes are apparent while others require detailed inspection and evaluation. There can be no guarantee or certainty that all hazardous conditions will be detected.

All material is guaranteed to be as specified. All work is to be completed in a

ACCEPTANCE OF PROPOSAL:

workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance.

Authorized Signature: Carlos Rios
This proposal may be withdrawn by us if not accepted within 30 Days.

The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

DATE OF ACCEPTANCE: _____

SIGNATURE: _____

EUROPEAN HORNBEAM



DYNAMITE CRAPE MYRTLE



EASTERN REDBUD



YOSHINO CHERRY



'LITTLE GEM' MAGNOLIA



CAMERON STATION COMMUNITY ASSOCIATION – December 1, 2020

MATTERS FOR BOARD INFORMATION/DISCUSSION:**1. Fleet Shuttle Services Credit:**

In May, prior management paid an invoice to Fleet Shuttle Services in the amount of \$11,136.36 for June service; however, as you will recall, the service was suspended. This was noted in the audit and we have reached out to Fleet who will reflect this as a credit to be used when services resume. We have received a credit statement and this will be properly reflected on the Association's Balance Sheet as a prepaid expense.

ATTACHMENT(S): None

2. Owner Feedback - Shuttle Service:

For your reference, attached is an email we received from an owner regarding resuming the shuttle bus services. At this time, the shuttle bus is expected to resume in January unless otherwise determined by the Board.

ATTACHMENT(S): Email

3. CSCA Annual Meeting Election Feedback:

For your information, attached are the comments included in the online voting process for the Annual Meeting.

ATTACHMENT(S): Online Voting Comments

4. Draft Resolution: Recording of Board Meetings and Access via Telephone/Video Conference Technology:

Attached is a draft Resolution provided by Greg Hillson for the Board's consideration regarding the recording and access of Board meetings. If the Board is interested in moving forward with this Resolution, it is recommended that the Association's legal counsel review for additional feedback.

ATTACHMENT(S): Draft Resolution

5. Resolution Regarding Board/Committee/Management Expenditures:

The Board adopted a motion in June 2015 to authorize the Board President to incur any expenses on behalf of the Association not to exceed \$5,000 and Committee expenditures in the amount of \$1,500 provided it was already noted in the Reserve and/or Operating budget. See below for the motion captured in the June meeting minutes. If the Board is still acceptable of this policy, we would like to suggest that it be outlined in a formal Resolution that will establish parameters and documentation accordingly. Please advise accordingly.

07

i. Authorize Presidential Approval for Committee Purchases

Move To: "Authorize the President to have the authority to execute/approve any Committee recommended contract/purchases for more than \$1,500 and less than \$5,000 already authorized under the operating or reserve budget."

Moved by: Brian Sundin

Seconded: Donna Kenley

For: All

Against: None

Abstain: Mike Johnson

MOTION PASSED

ATTACHMENT(S):

None

6. Action Item List:

Attached is a copy of the Action Item list – both pending and completed items. This is a continual work in progress and is updated accordingly. Management is in the process of completing the Annual Calendar and will forward a copy for your reference asap.

From: CAMSTATI@CiraMail.com
Sent: Monday, November 9, 2020 10:36 AM
To: patrickl.dunn@gmail.com; managers@cameronstation.org
Cc: Heather Graham
Subject: Re: Shuttle

Hi Patrick,

Thank you for taking the time to send this email with your feedback regarding the shuttle service. We will relay this information to the Board for their next meeting. If you have any questions or if we can be of further assistance, please feel free to let us know.

Thank you,

Heather Graham
Executive Vice President
CAMP, LLC

On Friday, November 6, 2020 7:53:14 PM, Patrick Dunn , wrote:

From: patrickl.dunn@gmail.com
To: managers@cameronstation.org
Date: Fri, 6 Nov 2020 20:53:14 -0500
Subject: Shuttle

To Whom It May Concern,

The continued shuttle shutdown is ridiculous. More so is the continued roll despite now two different dates being offered as the restart timeline. There are multiple other shuttles running from different complexes in the area and COVID mitigations are available and employed everywhere else.

The decision to delay, yet again, the shuttle's return is foolish and was poorly executed. That is certainly one of the benefits that brought my family to this neighborhood and it has been so poorly managed (changed at the 72 hour mark for two months in a row) that I have no faith it will ever return.

I am extremely disappointed in this decision since it appears not to be based on COVID but fear and budget with COVID as a guise. The shuttle is part of HOA dues, as are extended hours for the fitness center, and those have yet to return as well.

Please bring back the shuttle or refund the money that's used to pay for it.

Respectfully,

Patrick Dunn

Cameron Station Community Association 2020 Election

Please rate your**voting experience:****Please enter any additional comments below:**

Very Satisfied	Would love to see/read more information about the Board and Mngt on our website
Very Satisfied	We should ALWAYS vote this way.
Very Satisfied	Quick, concise, and user-friendly. All information easily accessible. Productive use of time. Full marks!!
Very Satisfied	This is how we should vote going forward. Electronic voting is the way to go.
Very Satisfied	extremely easy. My only question is I wasn't sure where to obtain the candidate statements online. I reviewed them on paper and then cast my electronic vote. If I could avoid the paper entirely I would have liked that. Thank you for setting this up.
Very Satisfied	Thank you for offering online voting! I hope we can continue having an online option even after the current pandemic crisis has ended.
Very Satisfied	Very easy process for voting!
Very Satisfied	Thank you for the professional coordination.
Very Satisfied	This is my first time voting for members of the board, but if this is the first time that votes are able to be submitted electronically, this should become the norm even when we emerge from this pandemic. Thank you
Very Satisfied	So glad we finally have a virtual voting process.
Very Satisfied	Thank you for creating on-line voting and meetings.
Very Satisfied	Do not use 0 in pass codes or usernames. Too easily confused with capital O.
Very Satisfied	Thank you for providing us with a virtual ballot. I hope this continues post-COVID.
Very Satisfied	Nice and simple
Very Satisfied	-Online voting is great!! Let's keep this up even when pandemic over ☐
Very Satisfied	Great job; very secure and organized!
Very Satisfied	Thank you!
Very Satisfied	it was quick and simple
Very Satisfied	Great way to engage homeowners from afar. Like this format.
Very Satisfied	Thank you.
Very Satisfied	Thank you for hosting the virtual meet the candidates.

Very Satisfied	Please continue the opportunity to vote electronically in the future. It is very important for residents' access to this process. Thank you.
Very Satisfied	Easy and quick process
Very Satisfied	very easy process
Very Satisfied	Thank you!
Very Satisfied	Please consider simplifying the website address and username!
Very Satisfied	this was a million times better then the paper proxies.
Very Satisfied	This is much more convenient than mailing a ballot or hoping to be available on the night of the annual meeting to hand deliver same. Please continue this internet voting option going forward.
Satisfied	Why spend \$1.40 per package to mail when this could have been done online. Thanks
Satisfied	Will submit details at a later date/time. In my status as a 19 year resident, I can say this is the best managed election process to date - in my view. Can improvements be made - yes.
Satisfied	Please make sure that my name is registered in the system as owner of 5185 Brawner Place, Alexandria Va 22304. I did not receive the ballot until now.
Satisfied	I would have preferred a link to the election ballot from the CSCA owner login area. The website URL and user name on the ballot were both ridiculously long and involved.
Satisfied	QR code to scan and access the page would make it easier.
Satisfied	It would be nice to see written bios and platforms of candidates. I did not find any.
Satisfied	Nice platform. User name through me off R0 not RO. Third time the charm. BTW - 3 Neighbors parked in visitor parking all weekend. Maybe I should start leaving my 3rd vehicle there, too. If you can't beat them join them? Sad but. Hope you all do something about parking.
Satisfied	Dang, a long username. Russians and hackers could be targeting our HOA. - not really
Satisfied	I appreciate the online option.
Satisfied	I question the need for such long gibberish alphanumeric user names and passwords.
Satisfied	glad to see this election go on-line. looking forward to the annual meeting tomorrow.
Satisfied	Website credentials to get to the site are incredibly lengthy - I would think there would be a better web address to access the site and difficult in user name to tell the difference from letter o and the number 0
Satisfied	I would like to see a report at the end of the election. Thanks, Antonio & Amity
Satisfied	We never got an email from "noreply@directvote.net"; Were we supposed to do something to set that up? We live in Woodland Hall and pay our monthly dues through Richter Management, so we have never established a profile with CAMP. Is that the glitch?
Neutral	There should either have been a link sent to our email address or a scan code on the paper ballot.

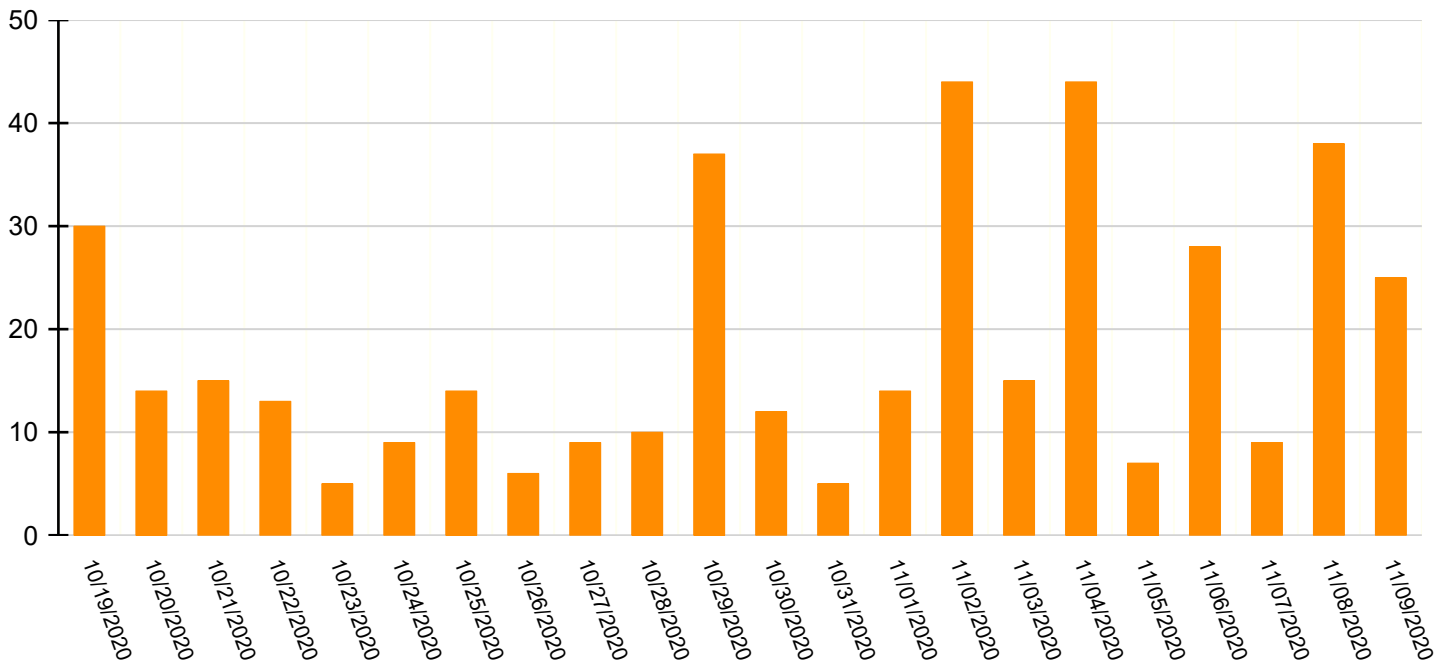
Neutral	Not sure....I did not have to enter my username or election passcode ...unless the link used was a private link with that informtion
Neutral	As usual, instructions for voting, submitting a proxy, what does 'quorum only' mean are poorly written and unnecessarily confusing.
Neutral	Had a lot of trouble getting it to confirm and take vote but it finally did.
Neutral	PROXY INSTRUCTIONS WERE INACCURATE AND DO NOT REFELCT THE BYLAWS.
Dissatisfied	Typing in the URL was a pain, and the first time I tried to submit my vote, it said that I hadn't met all requirements, but when I went back and then went forward again, there was no problem.
Dissatisfied	Simplify the url - create a tiny url or similar redirect-way too much chance to screw that up when entering Username contains mystery characters - are they ZEROs? Or 'o' s. If you know that they are all numbers, or letters, or have other guidance, provide it next time
Very Dissatisfied	It's 2020. There are more convenient ways for folks to vote online while remaining completely secure. Sending out long usernames and passwords by mail is ridiculous and unnecessary.

Cameron Station Community Association 2020 Election

Open From: 10/15/2020 12:01:00 AM Eastern Time (UTC -5) to 11/9/2020 12:30:00 PM Eastern Time (UTC -5)

<u>Date</u>	<u>Eligible Voters</u>	<u>Count of Voters</u>	<u>Percent of Eligible</u>	<u>Percent of Voters</u>
10/19/2020	1,770	30	1.69 %	7.44 %
10/20/2020	1,770	14	0.79 %	3.47 %
10/21/2020	1,770	15	0.85 %	3.72 %
10/22/2020	1,770	13	0.73 %	3.23 %
10/23/2020	1,770	5	0.28 %	1.24 %
10/24/2020	1,770	9	0.51 %	2.23 %
10/25/2020	1,770	14	0.79 %	3.47 %
10/26/2020	1,770	6	0.34 %	1.49 %
10/27/2020	1,770	9	0.51 %	2.23 %
10/28/2020	1,770	10	0.56 %	2.48 %
10/29/2020	1,770	37	2.09 %	9.18 %
10/30/2020	1,770	12	0.68 %	2.98 %
10/31/2020	1,770	5	0.28 %	1.24 %
11/01/2020	1,770	14	0.79 %	3.47 %
11/02/2020	1,770	44	2.49 %	10.92 %
11/03/2020	1,770	15	0.85 %	3.72 %
11/04/2020	1,770	44	2.49 %	10.92 %
11/05/2020	1,770	7	0.40 %	1.74 %
11/06/2020	1,770	28	1.58 %	6.95 %
11/07/2020	1,770	9	0.51 %	2.23 %
11/08/2020	1,770	38	2.15 %	9.43 %
11/09/2020	1,770	25	1.41 %	6.20 %
<u>Totals</u>	1,770	403	22.77 %	

Voters by Day



CAMERON STATION COMMUNITY ASSOCIATION, INC.

POLICY RESOLUTION NO. 20-XX

(Recording of Board Meetings and Access via Telephone/Video Conference Technology)

WHEREAS, Article III, Section 3.4 of the Amended Bylaws grants the Board of Directors (“the Board”) with all of the powers necessary for the administration of the affairs of the Association in accordance with applicable law and the Project Documents, except for those matters which the applicable law or Project Documents require the Association’s membership to approve; and

WHEREAS, Section 55.1-1816(A) of the Virginia Property Owners’ Association Act (“Act”) requires that all meetings of the Board and any subcommittee or other committee thereof, shall be open to all members of record; and

WHEREAS, Sections 55.1-1816(B) of the Act states that notice of the time, date, and place of each meeting of the Board or of any subcommittee or other committee of the Board shall be published where it is reasonably calculated to be available to a majority of the lot owners; and

WHEREAS, Sections 55.1-1807(3) and 55.1-1816(B) of the Act states that any member may record any portion of a meeting required to be open by audio or visual means; and

WHEREAS, the Board wishes to create an inclusive and transparent environment and ensure that all members of the Association have the ability to easily access, participate in, and observe meetings of the Board and any subcommittee or other committee thereof; and

WHEREAS, the Board deems it in the best interest of the Association to establish and publish policies and procedures concerning the use of telephone-conference and video-conference technology by members to access meetings of the Board (including any subcommittee or other committee thereof) and the audio recording of such meetings.

NOW THEREFORE, BE IT RESOLVED THAT the Board duly adopts the following policies and procedures governing meetings of the Board and any subcommittee or other committee thereof:

- A. The Association shall ensure that all meetings of the Board, including any subcommittee or other committee of the Board, where the business of the association is discussed or transacted, are accessible in real-time to all members of the Association via telephone-conference or video-conference technology.
 - 1. The Community Manager shall procure and, prior to each meeting, arrange the necessary telephone-conference or video-conference technology and equipment to ensure access to the meetings by members. The Community Manager, in its reasonable discretion, is authorized to expend up to \$5,000 per year from the Association’s “Board Support” budget to procure such technology and equipment, without additional approval by the Board.

2. Instructions for accessing such meetings via telephone-conference or video-conference technology shall be included in the notice of the time, date, and place of each meeting.
- B. The audio of all meetings of the Board (including any subcommittee or committee thereof), except those portions held in executive session, shall be recorded by the Community Manager or its designee.
1. The Community Manager, in its reasonable discretion, is authorized to expend up to \$2,000 per year from the Association's "Board Support" budget to procure any equipment and technology necessary to record the audio of the meetings, without additional approval by the Board.
 2. At no time shall executive sessions of Board meetings be recorded.
 3. The notice of the time, date, and place of each meeting of the Board shall state that the meeting will be audio recorded. The officer or chair presiding over the meeting shall also announce to attendees at the beginning of each meeting that the meeting is being audio recorded.
 4. The Community Manager shall ensure that an electronic copy of the recordings is made available to all members of the Association by placing the recordings on the Association's portal or website within five days of the meeting that was recorded.
 5. The recordings of meetings shall not constitute the official record of the meetings. Only the written minutes, as approved by the Board or any subcommittee or committee thereof, shall constitute the legal documentation of meetings. However, the recording secretary of any meeting may use the audio recording of the meeting to assist in the preparation of the official record of the meeting.
 6. All recordings of a Board meeting shall remain the property of the Association. The Community Manager shall be the custodian of the recordings.
 7. Nothing in this Resolution shall be interpreted to restrict or affect the right of members to record, by audio or visual means, any portion of a meeting required to be open.

The effective date of this Resolution shall be XXXXX, 2020.

CAMERON STATION COMMUNITY
ASSOCIATION, INC.

By: _____
[Board President]

CAMERON STATION COMMUNITY ASSOCIATION, INC.

POLICY RESOLUTION NO. 20- XX

(Recording of Board Meetings and Access via Telephone/Video Conference Technology)

Duly adopted at a meeting of the Board of Directors held XXXX,2020.

Motion by: XXX

Seconded by: XXXX

VOTE:	YES	NO	ABSTAIN	ABSENT
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XXXX, President				
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XXXX, Vice President				
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XXXX, Secretary				
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XXXX, Treasurer				
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XXXX, Director				
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XXXX, Director				
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XXXX, Director				
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CERTIFICATE OF MAILING OR DELIVERY

I hereby attest that this Policy Resolution was mailed and/or hand-delivered to the addresses of record of the Unit Owners on this _____ day of _____, 2020.

Date

Managing Agent
CAMERON STATION COMMUNITY
ASSOCIATION, INC.

**CAMERON STATION COMMUNITY ASSOCIATION
ACTION ITEM LIST - NOV 2020**

Item	Description	Status	Responsible	Due
Parking Enforcement	Parking enforcement for Cameron Station enforcement parking policy. 11/02 - obtained bids for parking enforcement. Questions need to be addressed about areas and limitations. At direction of Board Pres, inquired about survey of property lines with Condos - determined Assoc has maps on file - need to locate Phase Plats. Work in progress. 11/24/20 Upon verification of valid pricing, confirmed scope of work/number of hours per week - all vendors declined as it does not meet their minimum. Solicited 3 additional bids - all declined for same reasons. Working on individual person for parking enforcement.	Pending	Architectural Committee	1/31/2021
Solicit Bids for Fitness Equip Prev Maint	A contract is not in place for the preventive maintenance of the fitness equipment. Soliciting bids and will present at the January Committee meeting.	Pending	CCFC	1/31/2021
Pool Winterization	Signed proposal for anchors related to cover installation - \$119.40 Signed proposal for winterization - \$947	Pending	CCFC	11/30/2020
Solicit Bids for Pool	Janeva is creating a RFP for pool based on previous contractual agreement and CAMERON STATION POOL OPERATION PLAN AND RULES. RFP is in the process of being completed, we hope to have proposals to the Committee for the December meeting.	Pending	CCFC	12/30/2020
Fitness Center RFP/ Proposals	Janeva sent CCFC RFP and Exhibit One for review and will set up a bidders conference with contractors based on committees edits to the RFP we will set deadline for proposal submissions from the vendors. 11/24/20 bidders conference was held and proposals are in the process of being submitted. Expect to have this for the December Committee meeting.	Pending	CCFC	12/31/2020
Clubhouse HVAC/ roof Leaks	HVAC leaks throughout office and gym. Approved repair \$1250 Approved. Unable to secure commitment from original vendor. Received bids form NV Roofing and Chris Cicotello on 10/20. Getting third and final bid from Joe Spagnola on 10/21. Leak temporarily resolved - pending roof repair/replacement issue.	Pending	CCFC	1/31/2021

Clubhouse Flat Roof- Condition Assessment	Assess the current condition of the flat roof on the clubhouse as it is at the end of its life according to the 2019 Reserve Study. Sent follow up email to C2 10/19/20. 11/24/20 Reviewed all bids - conflicting opinions regarding replacement vs. repair. Reserve Study calls for useful life is 0 -1 year remaining. Suggesting to Committee use of an engineer to have a 3rd party opinion and specs accordingly.	Pending	CCFC	1/31/2021
Replace Sprinkler Cage BBall court	One sprinkler head cage is missing. Contacted 2 companies for estimate. Waiting to hear back from Tyco. Mark obtained price for lift at \$465 to do the bird cage install. Will work on this over the next 2 - 3 week0s, weather permitting.	Pending	CCFC	12/31/2020
Pool Filter Tanks	Investigate issue (?) with pool filter tanks at end of pool season. 08/25/20 Received pool filter proposals from American Pool. To be forwarded to the CCFC for their September meeting. 10/14/20 - Returned signed proposal for diagnostic test of main pool. \$420.00. 11/24/20 Pool Filter Replacement on Board agenda for Dec meeting.	Pending	CCFC	1/31/2021
New Water Fountain - Fitness Center	Purchase/install the new water fountain for the fitness center. 08/26/20 Submitted check request for Thomas Somerville Company to replace the water fountain at a cost of \$1,194.06. Received bids from Dynasty and Home Advisor. Waiting on third and final bid from All Plumbing. 11/02/20 Water Fountain has not yet been received. Installation will be coordinated upon receipt.	Pending	CCFC	12/31/2020
Fix tile and drywall issues - Men's Locker Room	Caused by water damage under far left sink and near handicap shower. 08/25/20 Stall has been blocked off for use and due to COVID. 2 contractors have inspected but they are not able to address. May combine with the proposal for remodeling the entire locker rooms. Meeting with Ultra on 10/23 to discuss options. 11/24/20 Based on feedback from CCFC, this will be handled separately from locker room reno. Solicited bids from 3 contractors for repairs. Expect to have this on the Jan agenda for Committee.	Pending	CCFC	2/28/2021

Update Resident Computer Registration System	The current system is at capacity for issuing passes. Alternative options need to be investigated to include use of current system (upgrade) and new systems. Oct 2020 - bids were solicited from 5 companies. Following up on responses - anticipate December Committee Meeting. 11/24/20 Proposals under review - Juana has been able to purge system (minimally) to allow for new entries; delaying this project until early Spring.	Pending	CCFC	4/30/2021
Evaluate HVAC systems compared to notes in Reserve Study	Several Clubhouse HVAC units have been identified as 0 life in RS2019. Need independent eval to confirm remaining life. Oct 2020 - HG reached out to Trademasters to inquire if any issues had been reported re: HVAC units. Plan to solicit bids for preventative maintenance as contract has been auto renew and is due to expire 5/21. Also requested inspection report from last visit on 09/23/20. 11/24/20 Rec'd info from Trademasters that two systems were 19 yrs old and at end of useful life. Requested proposals for replacement and will solicit additional bids for CCFC review. Jan/Feb timeline.	Pending	CCFC	2/28/2021
Rotten trim ext kitchen door & openings	Replace rotten trim around kitchen door. Door needs to be replaced. Received bid from Williamson Home Repair and Southern Specialty. Meeting with Exterior Medics on 10/23 for third and final bid. 11/24/20 Proposals have been received - all noting replacement of door. Will forward to CCFC for Dec meeting.	Pending	CCFC	1/31/2021
Basketball Court Replacement	On going - need to check status. 08/26/20 1 bid received under CMC. Confirming proposal cost as bid is dated 5/20. Received one additional proposal and soliciting 2 more for October Committee meeting. 11/02/20 - Board approved Precision Floors. Working on final contract language. 11/24/20 provided final contract for signature to Precision.	Pending	CCFC	1/31/2021
1 Tree Pruning Day	11/24/20 Rec'd email from Lancaster re: additional trees requiring pruning. After confirmation with R. Burns, management approved additional day for \$1,400. Pending scheduled date.	Pending	Common Area Committee	12/31/2020

Tree Removal - Woodland Hall area	Removal of dead pines behind fence area at Woodland Hall. Provided signed proposal to LL on 10/30/20 in the amount of \$1,400 to be taken from Trees and Shrubs. Also requested proposal for replacement trees. 11/02 - proposal of \$1,400 was only for trimming. Confirmed with S. Richter (Woodland Hall manager) that they would like them removed. Working with Lancaster for new costs and replacement proposal. 11/24/20 Board agenda item for Dec meeting.	Pending	Common Area Committee	1/31/2021
Light Pole	Light Pole at 5024 Grimm was cracked at the bottom. It has been removed and will be replaced. \$2,984.15- board approved, Reserve Line Item	Pending	Common Area Committee	12/31/2020
Gazebo	A few posts along the bottom are beginning to rot. Received quotes from Bernuy Painting and Dynasty Community Services. Scheduled to meet with Ultra on Friday for third and final bid. 11/24/20 Bids have been received, under review for consistency and will forward to Committee for Dec meeting.	Pending	Common Area Committee	1/31/2021
ADA Ramp Proposal - Curb Cut	Proposal to reinstall pavers onto ADA ramp received 8/26. Needs to be reviewed by mgmt, Common Area Committee and Board. Received two bids from Brothers and Portugal. Waiting on third and final bid from Finley. Rec'd final bids - Management authorized Portugal at a cost of \$2,490 to be taken from Street Repairs. Pending install date.	Pending	Common Area Committee	12/7/2020
Benches and Trash Cans	Inspect and inventory to replace rotted wood on benches and trash can lids. Mark conducted an inspection and is the process of repairing two benches. Will follow up on trash can lids. 09/11/20 33 lids are needed; found vendor and will order a few to ensure proper fitting. Cost to repair two benches is \$929.56. Replacement slats have been ordered for the benches. Waiting on delivery. 11/24/20 Trash can lids fit properly - may order additional lids as needed. Waiting for slats for bench.	Pending	Common Area Committee	12/31/2020
Exterior Cleaning - Clubhouse	Solicit bids for power washing of the clubhouse. 11/02/20 Will solicit bids in the Spring of 2021.	Pending	Common Area Committee	5/31/2021
Fence Evaluation	Inspect fenced areas and identify repairs needed. Working on securing appropriate vendors for bids. 11/24/20 Proposals have been received and will be presented at Committee Dec meeting.	Pending	Common Area Committee	12/31/2020

Pot Hole Repairs	Repair various pot holes in a temp fashion until paving proposals are finalized. 10/30/20 Filler ordered from Home Depot. 11/24/20 Mark has completed various pot holes. Will continue to inspect and address as needed.	Pending	Common Area Committee	12/31/2020
Street Sweeping Proposals	Obtain street sweeping proposals - coordinate with Committee as to timing. Spring 2021 project.	Pending	Common Area Committee	5/31/2021
Fountain Repair	Investigate fountain repairs needed. Reached out to multiple vendors regarding repairs. Received proposals from Cascades and Harmony Ponds. Waiting on third and final proposal from Virginia Water Gardens. General consensus is complete replacement.	Pending	Common Area Committee	1/31/2021
Trash Proposals	Under review by CAC. Will follow up accordingly. 09/11/20 Working with J. Lampe and R. Burns regarding negotiations with new trash company - working to coordinate with the multiple Condos. Also reviewed all billing for Master Association and pursuing refund for July/Aug retail and rental fees to Main Street. At Oct Board Meeting - Board approved Bates Trucking - working on final contract language. 11/24/20 provided final contract to Bates for signature on 11/23/20. Conducted conference call with ADS to coordinate transition. 2 sub-associations have not provided notice accordingly. ADS will follow up. H. Graham previously sent notices advising condo's to provide notice accordingly. Waiting for delivery date for new toters to finalize coordination efforts.	Pending	Common Area Committee	12/31/2020
Paving Proposals	Proposals to be received by 7/31 for paving project. Need to be reviewed by mgmt, Committee and Board. 10/09/20 spoke to Robert and Joan regarding engaging an engineering firm to review specs, proposals and project oversight. 10/14/20 Reached out to SRG, ETC and Becht Engineering for costs. 11/24/20 Dec Committee Agenda item.	Pending	Common Area Committee	4/30/2021
Update Website	11/24/20 Com Comm identified changes to website. Management will address minor revisions (ie. typos, content changes) and will forward remaining changes to L. Keyser.	Pending	Communications Committee	12/31/2020
2021 ID Stickers	Past inventory was reviewed, and a quote is yet to be received for the quantity/ colors.	Pending	Communications Committee	12/31/2020

Social Media - Facebook/Twitter	<p>Work with Committee to identify and address ideas to improve Social Media and Website. 10/30/20 Sent email to New Media Horizons and copied Tricia to coordinate information exchange. Also, working on various changes to current website that is within Management's authority to change.</p> <p>11/23/2020- CAMP has evaluated the responsibilities of an "in-house" social media position, which we do not currently have and would require 20 hours per week as a part-time content creator for Cameron Station's social media. Committee pursuing discussions with New Media Horizons.</p>	Pending	Communications Committee	12/31/2020
New Owner Information	Provide to Communications Committee new conveyance details on the 2nd Tuesday of each month. 11/24/20 Ongoing.	Pending	Communications Committee	1/31/2021
Newsletter Delivery Alternatives	<p>Pursue electronic options for delivery of the newsletter. 11/02/20 to be discussed at upcoming Committee meeting. Plan for rolling out electronic version only - beginning emailing for those that need a hard copy to plan accordingly for Jan 1 implementation.</p> <p>11/23/2020- CAMP will contact GAM to create postcards to send out in mid December to residents, letting them that the newsletter will be electronic permanently, unless they still want a hardcopy.</p>	Pending	Communications Committee	12/31/2020
Locker Room Renovation	11/24/20 based upon feedback from Committee, CAMP is soliciting bids for architectural design services for locker room renovation. Expect to have this for Jan Committee meeting.	Pending	Heather Graham	4/30/2021
Woodland Hall Condo Boundaries	Boundary lines confirmed from Association's attorney and engineer. Pending further discussion at Board meeting re: services to Sub-Associations.	Pending	Heather Graham	1/31/2021
Fleet Transportation Extension	Revisit extension that is to expire to extend each month. 08/26/20 Board APPROVED at August meeting - extension through 10/12/20 - J. Lampe to forward Addendum to Fleet. 09/09/20 - confirmation of signed Addendum by both parties. Will need to revisit this issue at the Sept meeting for October services. 10/06/20 Board approved continued suspension of services through 11/9/20. Will be on Oct agenda for further review. 11/02/20 Board voted at Oct meeting to suspend service through end of Dec. 11/24/20 Dec Board agenda item.	Pending	Heather Graham	1/31/2021

Life Guard door lock	Not latching properly	Pending	Mark Bondurant	11/26/2020
Pool Storage Container	Hinge broken on storage container	Pending	Mark Bondurant	12/1/2020

CAMERON STATION COMMUNITY ASSOCIATION
COMPLETED ACTION ITEMS - NOV 2020

Item	Status	Responsible	Due
Management Inventory 10x13 Envelopes	Completed	Communications Committee	12/4/2020
Shopping Cart Relocation	Completed	Common Area Committee	11/19/2020
Soap Dispenser in Men's Locker Room	Completed	CCFC	11/17/2020
Soap Dispenser	Completed	CCFC	11/16/2020
Street Sign repair/install	Completed	CCFC	11/13/2020
Power Bars order and install	Completed	CCFC	11/6/2020
Damaged Drywall	Completed	CCFC	11/10/2020
TV in Fitness Area	Completed	CCFC	11/10/2020
Landscape Rocks	Completed	Common Area Committee	11/10/2020
Stop Line painting	Completed	Common Area Committee	11/6/2020
Storm Drains clean out	Completed	Common Area Committee	11/4/2020
Photography Waiver Form	Completed	Communications Committee	11/6/2020
Tree Removal - 3 days	Completed	Common Area Committee	12/31/2020
Curb Cut install at Gardner Pocket Park	Cancelled	Common Area Committee	12/31/2020
Trash Shed	Completed	Common Area Committee	10/28/2020
Faulty Light Switch	Completed	CCFC	10/27/2020
Pool Chairs inspection	Completed	CCFC	10/23/2020
Light Bulbs replacement	Completed	CCFC	10/21/2020
Switch Plate repair	Completed	CCFC	10/21/2020
Cracked Baseboard	Completed	Common Area Committee	10/21/2020
Monthly Night Inspection Part 2	Completed	Common Area Committee	10/31/2020
Monthly Night Inspection Part 1	Completed	Common Area Committee	10/31/2020
Landscape Enhancement - Duke Street	Completed	Common Area Committee	11/30/2020
Guest Parking Sign	Completed	Common Area Committee	10/13/2020
Drainage - Medlock Lane	Completed	Common Area Committee	11/30/2020
Parking decals order for 2021	Completed	Juana Michel	11/30/2020
Light Pole - Donovan - PSE repair	Completed	Common Area Committee	10/9/2020
Light Pole - 5002 Barbour - PSE repair	Completed	Common Area Committee	10/8/2020
Visitor Parking Sign re: Voting	Completed	Common Area Committee	10/8/2020
Clock post painting	Completed	Common Area Committee	10/20/2020
Great Room prep for voting	Completed	CCFC	11/3/2020
Pool Deck clean up	Completed	CCFC	10/9/2020
Drain on Knapp PL. - clean out	Completed	Common Area Committee	9/28/2020
Pool Benches	Completed	CCFC	9/25/2020
Switch Plate	Completed	CCFC	9/25/2020
Trash Shed	Completed	Common Area Committee	9/28/2020
Brick Stoop damage-@ BBall emerg & sprinkler	Completed	CCFC	10/31/2020
2 street lights out - PSE	Completed	Common Area Committee	10/7/2020
Review Comcast Phone Lines, Etc	Completed	Finance Committee	12/31/2020
Condo Landscape Violations - replacement	Completed	Common Area Committee	10/31/2020
Update Community Map	Completed	Communications Committee	10/30/2020
Repair Damaged Brick - Basketball Court	Completed	CCFC	10/30/2020
Budget Review	Completed	Finance Committee	9/30/2020

Review/Reconciliation of all Resolutions	Completed	Heather Graham	9/30/2020
Update all internal systems to CS Office	Completed	Susan Cassell	8/31/2020
Signature Cards	Completed	James Orlick	10/9/2020
Annual Meeting Notices	Completed	Heather Graham	11/10/2020
Landscape Proposals and new contract	Completed	Common Area Committee	10/31/2020