

**CAMERON STATION COMMUNITY ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
DRAFT AGENDA
OCTOBER 18, 2021**

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

Link: <https://us06web.zoom.us/j/89599894140?pwd=ZlI3YWhaQ0xxdU1YNVUvSEZ2NkdrUT09>

Meeting Number (access code): 895 9989 4140

Meeting Password: 643733

Join by phone: 1 301 715 8592 US (Washington D.C)

As this is a Special Meeting of the Board, only those topics noted below are subject to discussion at this meeting, including Open Forum.

- | | | |
|-------------|-----------------------------------|-----------|
| I. | CALL TO ORDER | 7:00 P.M. |
| II. | APPROVAL OF AGENDA | |
| III. | HOMEOWNERS' FORUM | 7:05 P.M. |
| IV. | MATTERS FOR BOARD DECISION | 7:15 P.M. |
| | 1. 2022 Draft Community Budget | |
| V. | NEW BUSINESS | 7:45 P.M. |
| XVI: | ADJOURN | 8:00 P.M. |

Prepared by:

Jennifer Gilmore, CMCA, PCAM (On Site Community Manager – CAMP, LLC) & Toni Mancinelli (Asst. Community Manager)

**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.*

Cameron Community Association, Inc.
2022 Operating Budget- Draft V3 with FAC Comments

| | | 2016 | 2017 | 2018 | 2019 | 2020 | 2020 | 2021 | 2021 | 2021 | 2022 | 2022v2021 | 4 Year Avg. | CAMP NOTES | V2 Changes | V3 Changes - FAC |
|-------------------------------------|--|--------------|--------------|--------------|--------------|--------------|--------------|-------------------------|--------------|---------------|--------------|------------|--------------|---|------------|------------------|
| | | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | | | | |
| Assessment Revenue | | | | | | | | | | | | | | | | |
| Assessments - SFD/TH | | \$ 1,374,474 | \$ 1,377,898 | \$ 1,426,718 | \$ 1,440,775 | \$ 1,444,829 | \$ 1,445,410 | \$ 1,612,764 | \$ 1,074,477 | \$ 1,612,764 | \$ 1,612,764 | \$ - | \$ 1,422,700 | | | |
| TMP Assessments | | \$ 142,526 | \$ 143,923 | \$ 147,732 | \$ 150,656 | \$ 206,917 | \$ 207,039 | \$ - | | \$ - | \$ - | \$ - | \$ 162,337 | Eliminated 2021 Budget and combined with General Assessment | | |
| Bad Debt Adjustment | | \$ (4,846) | \$ (8,840) | \$ (7,069) | \$ 2,031 | \$ (7,500) | \$ (2,078) | \$ (7,500) | \$ (884) | \$ (7,300) | \$ (7,500) | \$ - | \$ (3,989) | Based on current delinquencies - 25% of those accounts at the attorney stage, 100% of Foreclosures and Bankruptcies | | |
| Total Assessment Revenue | | \$ 1,512,154 | \$ 1,512,981 | \$ 1,567,381 | \$ 1,593,462 | \$ 1,644,246 | \$ 1,650,371 | \$ 1,605,264 | \$ 1,073,593 | \$ 1,605,464 | \$ 1,605,264 | \$ - | \$ 1,581,049 | | | |
| | | | | | | | | | | | | | | | | |
| Commercial Assessments | | | | | | | | | | | | | | | | |
| Commercial Assessments | | \$ 26,210 | \$ 27,277 | \$ 27,833 | \$ 27,925 | \$ 33,109 | \$ 33,109 | \$ 34,052 | \$ 22,701 | \$ 34,052 | \$ 34,051 | \$ (1) | \$ 29,036 | Should be based upon 80% of the Regular Assessment | | |
| Total Commercial Assessments | | \$ 26,210 | \$ 27,277 | \$ 27,833 | \$ 27,925 | \$ 33,109 | \$ 33,109 | \$ 34,052 | \$ 22,701 | \$ 34,052 | \$ 34,051 | \$ (1) | \$ 29,036 | | | |
| | | | | | | | | | | | | | | | | |
| Condo Assessment | | | | | | | | | | | | | | | | |
| Condo Assessment | | \$ 832,062 | \$ 834,116 | \$ 863,675 | \$ 872,179 | \$ 874,653 | \$ 874,657 | \$ 976,306 | \$ 650,872 | \$ 976,306 | \$ 976,306 | \$ - | \$ 861,157 | | | |
| Total Condo Assessment | | \$ 832,062 | \$ 834,116 | \$ 863,675 | \$ 872,179 | \$ 874,653 | \$ 874,657 | \$ 976,306 | \$ 650,872 | \$ 976,306 | \$ 976,306 | \$ - | \$ 861,157 | | | |
| | | | | | | | | | | | | | | | | |
| Total Assessments | | \$ 2,370,426 | \$ 2,374,375 | \$ 2,458,889 | \$ 2,493,566 | \$ 2,552,008 | \$ 2,558,137 | \$ 2,615,622 | \$ 1,747,166 | \$ 2,615,822 | \$ 2,615,621 | \$ (1) | \$ 2,471,242 | | | |
| | | | | | | | | | | | | | | | | |
| Other Income | | | | | | | | | | | | | | | | |
| Late Fees & Interest | | \$ 7,459 | \$ 7,771 | \$ 7,456 | \$ 6,922 | \$ 7,400 | \$ 8,814 | \$ 4,500 | \$ 9,164 | \$ 12,500 | \$ 7,000 | \$ 2,500 | \$ 7,741 | 2021: Year end projection based off of operating history through June. 2022: Increased from 2021 due to 4 year avg. | | |
| Legal Reimbursements | | \$ 9,235 | \$ 12,359 | \$ 8,869 | \$ 9,225 | \$ 6,000 | \$ 8,768 | \$ 8,000 | \$ 5,064 | \$ 7,700 | \$ 8,000 | \$ - | \$ 9,805 | 2021: Year end projection based off of operating history through June. 2022: Maintained same amount as 2021. | | |

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2022 Operating Budget- Draft V3 with FAC Comments

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|--|----------|-----------|-----------|-----------|-----------|------------|-------------------------|-------------|---------------|-----------|------------|-------------|--|------------|--------------------------------------|
| | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | | | | |
| Newsletter Advertising | \$ 8,130 | \$ 6,300 | \$ 6,080 | \$ 3,960 | \$ 6,000 | \$ 3,720 | \$ 5,500 | \$ 2,765 | \$ 3,665 | \$ 5,500 | \$ - | \$ 5,015 | Based upon operating history with 6 newsletter publications. 2021: 2022: Maintained same amount as 2021. | | |
| Charitable Donation- Income Sponsorship Income | \$ 6,700 | \$ 11,032 | \$ 3,687 | \$ 11,000 | \$ 8,800 | \$ 4,300 | \$ 8,800 | \$ 1,000 | \$ 3,300 | \$ 8,800 | \$ - | \$ 7,505 | Income rec'd from donations to offset Social events. | | Increased from \$5,000 to \$8,800 |
| Club Cleaning Fees | \$ 6,500 | \$ 5,000 | \$ 6,600 | \$ 6,000 | \$ 6,000 | \$ 1,875 | \$ 6,000 | \$ - | \$ 1,875 | \$ 6,000 | \$ - | \$ 4,869 | Cleaning Fees related to the rental of the Great Room. 2020 and 2021: low rate due to COVID. 2022: Maintained the same rate as prior years | | |
| Website Income | \$ 1,300 | \$ 1,200 | \$ 1,700 | \$ 1,025 | \$ 1,000 | \$ 600 | \$ 1,200 | \$ 600 | \$ 1,000 | \$ 4,900 | \$ 3,700 | \$ 1,131 | Advertising Income - including Google Ads. 2021: based upon operating history and 4 year avg.To be reclassified - \$600 from Newsletter to Website - will be reflected ini August statement. | | |
| Returned Payment Fees | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 375 | \$ 400 | \$ - | \$ - | \$ - | minimal amount - not included in budget for 2022. | | |
| HOA Compliance Fees | \$ 8,683 | \$ 284 | \$ 3,075 | \$ 6,757 | \$ 5,000 | \$ (4,320) | \$ 2,500 | \$ 1,171 | \$ 2,400 | \$ 2,500 | \$ - | \$ 1,449 | Pertains to fines imposed for arch issues. 2022: Maintained same amount as 2021. | | |
| Interest Earned - Operating | | \$ 22,789 | \$ 33,899 | \$ 12,711 | \$ 12,700 | \$ 39,196 | \$ 3,714 | \$ 1,239 | \$ 1,800 | \$ 815 | \$ (2,899) | \$ 27,149 | Interest earned off of Operating Account. 2022: Projection uses \$271,000 at a rate of .3% | | |
| Interest Earned - Reserves | | \$ - | \$ - | \$ 37,043 | \$ 29,000 | \$ 1 | \$ 18,936 | \$ 17,573 | \$ 24,500 | \$ 12,140 | \$ (6,796) | \$ 9,261 | Interest earned from Reserve Account. 2022: Projection uses \$1,862,431 at a rate of .3% | | |

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2022 Operating Budget- Draft V3 with FAC Comments

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|-------------------------------|-------------------|------------------|------------------|-------------------|-------------------|------------------|-------------------------|------------------|------------------|------------------|-------------------|------------------|--|---|--|
| | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | | | | |
| Room Rental Fees | \$ 8,565 | \$ 6,880 | \$ 7,570 | \$ 8,080 | \$ 8,000 | \$ 2,420 | \$ 8,000 | \$ 1,500 | \$ 2,420 | \$ 9,600 | \$ 1,600 | \$ 6,238 | Fees related to the use of the Great Room. 2021: Projection is low due to COVID. 2022: Maintained same amount as 2020. | | Changed from \$8,000 to \$9,600 which matches the expense of \$150 per cleaning. Current rate is \$125 - Board will need to approve the increase via Resolution. |
| Facilities passes/Guest Fees | \$ 250 | \$ 630 | \$ 842 | \$ 1,275 | \$ 2,000 | \$ 515 | \$ 1,000 | \$ - | \$ 500 | \$ 800 | \$ (200) | \$ 816 | Replacement for facility ID cards. 2022: Based upon 4 year avg. | | |
| Resale Processing Fees | \$ 9,838 | \$ 6,012 | \$ 5,574 | \$ 12,089 | \$ 8,800 | \$ 6,190 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 7,466 | Resale inspection income from prior management company. | | |
| Miscellaneous Income | \$ 219,836 | \$ 45 | \$ 2,133 | \$ 20 | \$ - | \$ 1,789 | \$ - | \$ 955 | \$ 1,000 | \$ - | \$ - | \$ 997 | 2021: Projection includes reimbursements of \$594.59 from American Water and a 2019 Fed Tax refund of \$355.95 2022: unpredictable, minor amounts and did not budget for 2022. Does not have significant impact on budget. | | |
| Total Other Income | \$ 286,495 | \$ 80,301 | \$ 87,486 | \$ 116,107 | \$ 100,700 | \$ 73,869 | \$ 68,150 | \$ 41,406 | \$ 63,060 | \$ 66,055 | \$ (2,095) | \$ 89,441 | | | |
| | | | | | | | | | | | | | | | |
| Reserve Contributions | | | | | | | | | | | | | | | |
| Repair & Replacement Expenses | \$ (292,215) | \$ (308,500) | \$ (320,797) | \$ (333,600) | \$ (368,482) | \$ (368,482) | \$ (382,484) | \$ (254,992) | \$ (382,484) | \$ (388,290) | \$ (5,806) | \$ (332,845) | Contribution based upon five year contribution plan. To be updated upon receipt/acceptance of new Reserve Study currently underway. | Reduced from \$397,018 to \$388,290 as noted in the updated Reserve Study Appendix B which includes Capital Components (irrigation and access system) | |

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| | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | | | | |
| Capital Improvement Expenses | \$ (45,844) | \$ (24,000) | \$ (24,000) | \$ (24,000) | \$ (24,000) | \$ (24,000) | \$ (24,000) | \$ (16,000) | \$ (24,000) | \$ - | \$ 24,000 | \$ (24,000) | 2021: Projection based on full amount budgeted. 2022: Maintains same amount. | Eliminated as the Reserve contribution is based on the contribution including capital expend. | |
| Total Reserve Contributions | \$ (338,059) | \$ (332,500) | \$ (344,797) | \$ (357,600) | \$ (392,482) | \$ (392,482) | \$ (406,484) | \$ (270,992) | \$ (406,484) | \$ (388,290) | \$ 18,194 | \$ (356,845) | | | |
| | | | | | | | | | | | | | | | |
| Total Revenue | \$ 2,318,862 | \$ 2,122,176 | \$ 2,201,578 | \$ 2,252,073 | \$ 2,260,226 | \$ 2,239,524 | \$ 2,277,288 | \$ 1,517,580 | \$ 2,272,398 | \$ 2,293,386 | \$ 16,098 | \$ 2,203,838 | | | |
| | | | | | | | | | | | | | | | |
| Expenses | | | | | | | | | | | | | | | |
| Operating Expenses | | | | | | | | | | | | | | | |
| <u>Common Area Maintenance & Services</u> | | | | | | | | | | | | | | | |
| Electricity | \$ 44,617 | \$ 42,706 | \$ 43,779 | \$ 42,368 | \$ 41,000 | \$ 41,181 | \$ 42,500 | \$ 22,140 | \$ 38,000 | \$ 42,500 | \$ - | \$ 42,508 | 2022: Based on operating history and 4 year average | Changed projection based off of operating history through Aug. | |
| Irrigation Water | \$ 26,057 | \$ 22,616 | \$ 9,931 | \$ 23,447 | \$ 20,000 | \$ 23,287 | \$ 20,000 | \$ 8,340 | \$ 20,000 | \$ 20,000 | \$ - | \$ 19,820 | 2021 YTD expense is lower than expected however, we just uncovered a meter not accounted/operational and summer irrigation invoices are expected shortly. As of Aug, bill has not yet been rec'd for noted meter. 2022: Based on operating history and 4 year average. | | |
| Grounds & Landscape Contract | \$ 149,568 | \$ 154,399 | \$ 156,066 | \$ 160,800 | \$ 155,952 | \$ 157,307 | \$ 159,060 | \$ 106,040 | \$ 159,060 | \$ 172,250 | \$ (13,190) | \$ 157,143 | 2022: Based upon contract with Lancaster Landscapes which is to expire 12/23. Renewed in 1/2021. Includes all turf areas throughout property. | | |

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| Flower Rotation & Landscape Pocket Park Enhancements | \$ 32,990 | \$ 21,082 | \$ 20,795 | \$ 22,606 | \$ 23,000 | \$ 20,814 | \$ 39,000 | \$ 8,085 | \$ 39,000 | \$ 39,000 | \$ - | \$ 21,324 | 2021 projection assumes the entire amount will be spent. 2022: Maintained same amount as requested CAC recommendation. | | Includes Pocket Park enhancements |
| Turf Treatment & Enhancements | \$ 27,415 | \$ 14,684 | \$ 22,600 | \$ 21,811 | \$ 20,000 | \$ 17,120 | \$ 20,000 | \$ 6,345 | \$ 20,000 | \$ 20,000 | \$ - | \$ 19,054 | 2021 projection assumes use of full allowance. 2022: Increase this line item based upon CAC feedback by \$5-10K as trees age and decay. Pocket Parks are focus of 2022. | | Reduced from \$25,000 to \$20,000 |
| General Repair & Maintenance | \$ 7,264 | \$ 6,252 | \$ 27,629 | \$ 22,632 | \$ 9,200 | \$ 5,514 | \$ 29,200 | \$ 23,559 | \$ 30,000 | \$ 29,200 | \$ - | \$ 15,507 | Allowance for maintenance projects in common area that are not completed in-house. No changes have been made to the 2022 budget allocation. | Adjusted projection based off of operating history through Aug | |
| General Maintenance Supplies | \$ 9,153 | \$ 9,251 | \$ 7,015 | \$ 4,989 | \$ 6,500 | \$ 2,898 | \$ 6,500 | \$ 1,846 | \$ 4,000 | \$ 4,000 | \$ 2,500 | \$ 6,038 | Allowance for small maintenance items, golf cart supplies, etc. 2022: Reduced by \$1,500 based on 2021 operating history. | | |
| Irrigation System Contract | \$ 26,724 | \$ 15,019 | \$ 13,476 | \$ 12,472 | \$ 22,150 | \$ 19,770 | \$ 15,150 | \$ 10,188 | \$ 14,000 | \$ 14,000 | \$ 1,150 | \$ 15,184 | Allowance for irrigation contract maintenance - Spring start up and Fall winterization. Any major repairs to be taken from Reserves. 2022: Based on current Lancaster contract which includes spring/winter - \$5193 plus summer inspection of \$2800. Minor repairs are accounted for in Irrigation Repair expense. | | |

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| Irrigation Repairs | | \$ - | \$ - | \$ 20,096 | \$ 3,800 | \$ 5,098 | \$ 3,000 | \$ 1,633 | \$ 3,000 | \$ 3,000 | \$ - | \$ 6,299 | Expense over \$1,000 would be taken from Reserves as there is an allowance already included. Projection includes additional minor repairs as may be necessary. 2022: Maintain same amount as 2021. | | |
| TMP Expenses | \$ 216,280 | \$ 215,000 | \$ 212,083 | \$ 210,000 | \$ 210,000 | \$ 147,121 | \$ 210,000 | \$ 89,459 | \$ 170,230 | \$ 210,000 | \$ - | \$ 196,051 | 2022: Based upon contract with Fleet that expires 5/23 with a monthly fee of \$17,500. | | |
| Lighting Supplies/ Repair & Maintenance | \$ 43,243 | \$ 32,395 | \$ 42,538 | \$ 35,356 | \$ 38,000 | \$ 35,628 | \$ 38,000 | \$ 12,413 | \$ 18,000 | \$ 15,000 | \$ 23,000 | \$ 36,479 | Major repairs to be taken from Reserves, effective 2021. Retrofitting to LED bulbs which is a Reserve expense. Minor base repairs and light bulbs to be taken from this maintenance line item. | Adjusted projection and 2022 budget based off of operating history through Aug | |
| Linear Park Landscape Maintenance | \$ 25,629 | \$ 21,066 | \$ 14,196 | \$ 17,381 | \$ 21,668 | \$ 17,381 | \$ 21,668 | \$ 7,599 | \$ 21,668 | \$ 21,668 | \$ - | \$ 17,506 | Allowance for Linear Park landscape maintenance; includes leaf removal twice per year based upon prior year proposals. 2021: Assumes full allowance will be spent. 2022: Maintained same amount based upon current contract with Lancaster Landscapes | | |
| Pest Control | \$ 2,343 | \$ - | \$ - | \$ 2,214 | \$ 2,500 | \$ 2,800 | \$ 2,500 | \$ 2,963 | \$ 3,500 | \$ 3,500 | \$ (1,000) | \$ 1,253 | Allowance for common area pest control services. 2021: YTD Projection exceeds budget due to rat problem. 2022: Increased to \$3,500 based on 2021 operating history. | | |

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|-------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-------------------------|-------------|---------------|-----------|------------|-------------|--|------------|------------------|
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| Pet Stations | \$ 7,473 | \$ 10,727 | \$ 14,907 | \$ 10,139 | \$ 8,500 | \$ 13,235 | \$ 12,500 | \$ 3,372 | \$ 12,500 | \$ 12,500 | \$ - | \$ 12,252 | Allowance for 23 pet station supplies. 2022: Keep the same based on CAC feedback. | | |
| Tree & Shrub Maintenance | \$ 81,603 | \$ 31,482 | \$ 36,880 | \$ 52,005 | \$ 34,000 | \$ 42,295 | \$ 39,500 | \$ 28,180 | \$ 39,500 | \$ 39,500 | \$ - | \$ 40,665 | Tree trimming allowance. 2022: Maintained same amount. There is an allowance of \$25,000 in the Reserve Study (pending update) for tree replacement. | | |
| Street Repair & Maintenance | \$ 5,150 | | \$ 5,440 | \$ 4,449 | \$ 6,500 | \$ 300 | \$ 6,500 | \$ 2,556 | \$ 6,500 | \$ 6,500 | \$ - | \$ 2,547 | 2021: YTD projection anticipates full amount being spent including the street sweeping (\$5,440), minor striping/crosswalk lines. 2022: Maintained same allowance based upon CAC feedback. | | |
| Fountain Maintenance | \$ 1,980 | \$ 240 | \$ - | \$ 840 | \$ 1,000 | \$ - | \$ 1,000 | \$ - | \$ 1,000 | \$ 1,000 | \$ - | \$ 270 | Allowance for fountain repairs. 2022: Maintained same amount by CAC feedback. | | |
| Snow Removal Services | \$ 72,902 | \$ 26,371 | \$ 16,046 | \$ 30,699 | \$ 70,000 | \$ 287 | \$ 50,000 | \$ 36,773 | \$ 40,000 | \$ 50,000 | \$ - | \$ 18,351 | 2021: projection includes a small increase in anticipation of snow removal in Dec. 2022: Maintained same amount by CAC feedback. | | |
| Pride of Ownership Gift Cards | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,400 | \$ 1,400 | \$ (1,400) | \$ - | CAC requested this be included as a separate line item. | | |

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| Watering Supplies | \$ 840 | \$ - | \$ - | \$ 3,965 | \$ - | \$ - | \$ - | \$ - | \$ 2,500 | \$ 2,500 | \$ (2,500) | \$ 991 | 2021: Projection anticipates possible supplemental watering for new landscaped areas that are not irrigated. 2022: included a small allowance for supplemental watering as needed. | | |
| Total Common Area Maintenance & Services | \$ 781,231 | \$ 623,289 | \$ 643,380 | \$ 698,270 | \$ 693,770 | \$ 552,036 | \$ 716,078 | \$ 371,491 | \$ 643,858 | \$ 707,518 | \$ 8,560 | \$ 629,244 | | | |
| | | | | | | | | | | | | | | | |
| <u>Landscape Repair & Maintenance</u> | | | | | | | | | | | | | | | |
| Erosion Control | \$ - | \$ - | \$ - | \$ - | \$ 10,000 | \$ 17,323 | \$ 15,000 | \$ 1,613 | \$ 5,000 | \$ 5,000 | \$ 10,000 | \$ 4,331 | Major expenses come from Reserves. Only items in this expense are related to new, minor issues. Example: 237 Somerville - new swale created with mulch. | | |
| Storm Recover Repair & Maintenance | \$ - | \$ - | \$ - | \$ 900 | \$ 4,000 | \$ 1,160 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 515 | Reserve expense - allowance is no longer needed for operations. | | |
| Total Landscapinng Repair & Maintenance | \$ - | \$ - | \$ - | \$ 900 | \$ 14,000 | \$ 18,483 | \$ 15,000 | \$ 1,613 | \$ 5,000 | \$ 5,000 | \$ 10,000 | \$ 4,846 | | | |
| | | | | | | | | | | | | | | | |
| <u>Cameron Club Maintenance & Operation</u> | | | | | | | | | | | | | | | |
| Access System Repairs | \$ 165 | \$ - | \$ 870 | \$ 877 | \$ 2,000 | \$ - | \$ 2,000 | \$ 580 | \$ 1,000 | \$ 1,000 | \$ 1,000 | \$ 437 | Allowance for cost of repairs (service calls) to the pass and door access system. 2022: Maintained same amount. Currently in process of obtaining new upgraded system as current system is at capacity and obsolete. Major repair or replacement to come from Reserves. | Budget reduced based on CCFC feedback. Budgeted \$1,000 in case there are delays or the new system is unable to be implemented in time. | |

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| Access System Supplies | \$ 4,199 | \$ 4,954 | \$ 4,055 | \$ 1,554 | \$ 4,500 | \$ - | \$ 4,500 | \$ 1,069 | \$ 2,250 | \$ 4,500 | \$ - | \$ 2,641 | Allowance for fobs and ink cartridges for fitness badges. 2022: Maintained same amount based given that a new system is currently being researched. | Budget feedback from CCFC. We understand the new access system is being purchased using the reserve funds. While the budgeted amount is a large increase in year over year spending on the supplies, we believe it would be prudent to budget for new/additional cards and staff overtime, should those not be covered in the reserves. | |
| Building Repair & Maintenance | \$ 18,734 | \$ 10,695 | \$ 4,987 | \$ 8,563 | \$ 14,000 | \$ 9,102 | \$ 14,000 | \$ 9,198 | \$ 14,000 | \$ 12,500 | \$ 1,500 | \$ 8,337 | Allowance for small repairs to clubhouse - roofing, plumbing, electrical, etc. 2022: Maintained same amount. | Reduced by \$1,500 based on CCFC feedback. A lot of issues have been addressed and items have been fixed and we haven't been close to \$14,000 since 2016, but we're on pace to hit that number this year. Since so much has been addressed recently, our suggestion is 50% above the 4 year average | |

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| Clubhouse Utilities | | \$ 38,856 | \$ 41,739 | \$ 38,677 | \$ 39,967 | \$ 38,400 | \$ 30,779 | \$ 35,400 | \$ 22,886 | \$ 33,000 | \$ 35,400 | \$ - | \$ 37,791 | Includes allowance for all utilities (ie. gas, elec, water). 2021: projection is slightly lower than budget - use of Great Room suspended due to COVID. 2022: maintained same rate as 2021. Also consistent with 4 year avg. | Maintained same amount based on CCFC feedback. | |
| Community Center Improvements | | \$ 3,598 | \$ 939 | \$ 889 | \$ 879 | \$ 2,000 | \$ 1,200 | \$ 2,000 | \$ - | \$ 2,000 | \$ 2,000 | \$ - | \$ 977 | Allowance for improvements to Community Center, misc purchases for small decorating or refurbishments. 2021 projection assumes full allowance to be spent. 2022: Maintained same amount. | Maintained same amount based on CCFC feedback. | |
| Elevator Services | | \$ 3,857 | \$ 4,234 | \$ 4,142 | \$ 5,157 | \$ 4,500 | \$ 5,011 | \$ 4,635 | \$ 2,811 | \$ 4,436 | \$ 4,700 | \$ (65) | \$ 4,636 | Allowance for quarterly payments for regular elevator maintenance service with Schindler. 2022 pending new contract, 5 years at reduced rate of \$300 mnth same service. | Increased based on CCFC Feedback. Since our 4 year average is right on the amount that is budgeted, we increased it slightly to account for possible inflation. | |
| Fire Prevention & Protection | | \$ 3,699 | \$ 1,247 | \$ 1,348 | \$ 11,007 | \$ 10,000 | \$ 8,748 | \$ 10,300 | \$ 4,654 | \$ 8,500 | \$ 10,300 | \$ - | \$ 5,587 | Allowance for annual system testing and annual backflow test by Simplexx Grinnell. 2022: Maintained same amount | Maintained same amount based on CCFC feedback. | |

Cameron Community Association, Inc.
2022 Operating Budget- Draft V3 with FAC Comments

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2020 | 2021 | 2021 | 2021 | 2022 | 2022v2021 | 4 Year Avg. | CAMP NOTES | V2 Changes | V3 Changes - FAC |
|--|------------|------------|------------|------------|------------|------------|-------------------------|-------------|---------------|------------|------------|-------------|--|--|------------------|
| | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | | | | |
| Fire Suppression System | \$ 8,128 | \$ 6,240 | \$ 7,419 | \$ 194 | \$ 6,000 | \$ 2,035 | \$ 6,000 | \$ 3,262 | \$ 5,000 | \$ 6,500 | \$ (500) | \$ 3,972 | Allowance for sprinkler fire suppression system testing, inspection and minor repairs with Tyco/Johnson Control. 2022: Maintained same amount as minor different between 2021 projection and budget amount. | Increased by \$500 based on CCFC feedback. The extra money budgeted gives cushion for when the Contract goes out to bid as that will most likely result in an increased cost | |
| Fitness Center Supplies | \$ 10,204 | \$ 6,685 | \$ 9,271 | \$ 7,779 | \$ 6,000 | \$ 9,519 | \$ 7,000 | \$ 3,771 | \$ 7,000 | \$ 7,000 | \$ - | \$ 8,313 | Allowance for fitness center cleaning supplies. 2022: Maintained same amount, specifically due to rise in COVID. | Maintained same amount based on CCFC feedback. | |
| Fitness Equipment Repair & Maintenance | \$ 8,853 | \$ 9,285 | \$ 11,739 | \$ 8,449 | \$ 9,500 | \$ 3,922 | \$ 9,500 | \$ 4,292 | \$ 9,500 | \$ 9,500 | \$ - | \$ 8,349 | Allowance for quarterly preventive maintenance service contract with Heartline. 2022: Maintained same amount | Maintained same amount based on CCFC feedback. | |
| Health Club Management/Staff | \$ 158,110 | \$ 159,720 | \$ 161,875 | \$ 166,670 | \$ 165,112 | \$ 183,004 | \$ 199,360 | \$ 115,063 | \$ 176,159 | \$ 175,216 | \$ 24,144 | \$ 167,817 | 2021 projection reflects COVID operations for 1/2 of the year, post COVID operations 2/2 of year and reflects a credit rec'd in the amount of \$18,637. 2022: based upon contract renewal with Profit and includes the noted 2% increase effective Jan 2022. | | |
| HVAC Services | \$ 7,033 | \$ 3,932 | \$ 4,604 | \$ 4,473 | \$ 6,000 | \$ 5,770 | \$ 6,180 | \$ 3,169 | \$ 6,000 | \$ 6,180 | \$ - | \$ 4,695 | Allowance for quarterly payments for HVAC services with Trademasters. 2022: Maintained same amount. | Maintained same amount based on CCFC feedback. | |

Cameron Community Association, Inc.
2022 Operating Budget- Draft V3 with FAC Comments

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2020 | 2021 | 2021 | 2021 | 2022 | 2022v2021 | | CAMP NOTES | V2 Changes | V3 Changes - FAC |
|-----------------------|-----------|-----------|-----------|-----------|-----------|-----------|-------------------------|-------------|---------------|-----------|------------|-------------|--|---|------------------|
| | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | 4 Year Avg. | | | |
| Janitorial Services | | | | | | | | | | | | | Allowance for cleaning services with National - pending current contract which looks to expire in 4/30/22. 2022 maintain same rate | Increased by \$2,080 based on CCFC feedback. COVID cleaning was probably the culprit of the increased cleaning costs in 2021. While there will probably be less intensive cleaning/products used in 2022, we still increased about 5% to account for the possibility of a new contract, and a new minimum wage in VA going into effect. | |
| | \$ 40,393 | \$ 41,043 | \$ 42,720 | \$ 43,633 | \$ 42,420 | \$ 34,585 | \$ 42,420 | \$ 28,280 | \$ 42,420 | \$ 44,500 | \$ (2,080) | \$ 40,495 | | | |
| Miscellaneous Expense | | | | | | | | | | | | | Small expenditures not included in listed categories. 2022: eliminated line item as not needed. YTD includes 3 invoices that are being reclassified to Building R & M. | Added based on CCFC feedback. We haven't spent more than 500 on this line item in over 5 years. | |
| | \$ 648 | \$ - | \$ - | \$ - | \$ 1,000 | \$ 152 | \$ 1,000 | \$ 495 | \$ - | \$ 500 | \$ 500 | \$ 38 | | | |
| Pool Management | | | | | | | | | | | | | Allowance for pool management service with American Pools through 2023. 2022: Based upon current contract rate and includes soft opening and two extended weekends. | Maintained same amount based on CCFC feedback. | |
| | \$ 55,200 | \$ 55,000 | \$ 62,319 | \$ 68,788 | \$ 66,340 | \$ 46,345 | \$ 76,590 | \$ 55,438 | \$ 76,590 | \$ 76,590 | \$ - | \$ 58,113 | | | |

Cameron Community Association, Inc.
2022 Operating Budget- Draft V3 with FAC Comments

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2020 | 2021 | 2021 | 2021 | 2022 | 2022v2021 | 4 Year Avg. | CAMP NOTES | V2 Changes | V3 Changes - FAC |
|---------------------------|-----------|----------|----------|----------|----------|----------|-------------------------|-------------|---------------|-----------|------------|-------------|---|--|------------------|
| | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | | | | |
| Pool Repair & Maintenance | \$ 5,980 | \$ 1,460 | \$ 2,751 | \$ 3,540 | \$ 4,000 | \$ 5,437 | \$ 4,000 | \$ 827 | \$ 2,500 | \$ 4,000 | \$ - | \$ 3,297 | Allowance for minor pool equipment repair. Major expenses to be taken from Reserves. 2022: Reduced by \$1000 based on operating expense for 2021 and 3 year avg. | Changed initial budget amount by \$1,000 - maintained same budget amount based on CCFC feedback. | |
| Pool Supplies | \$ 16,465 | \$ 4,411 | \$ 4,507 | \$ 8,747 | \$ 5,000 | \$ 1,408 | \$ 5,000 | \$ 1,795 | \$ 2,500 | \$ 5,000 | \$ - | \$ 4,768 | Allowance for chemicals and other supplies needed for pool. 2022: Maintained same amount. | Maintained same amount based on CCFC feedback. | |
| Recreational Equipment | \$ - | \$ 3,051 | \$ 1,672 | \$ 1,611 | \$ 4,000 | \$ 1,598 | \$ 4,000 | \$ 141 | \$ 2,000 | \$ 2,500 | \$ 1,500 | \$ 1,983 | Allowance for recreational supplies (ie. basketballs, nets, jump ropes, etc). 2022: Maintained same amount. | Reduced by \$1,500 based on CCFC feedback. | |
| Safety & Security | \$ 6,755 | \$ 2,385 | \$ 4,037 | \$ 3,193 | \$ 5,500 | \$ 2,180 | \$ 5,500 | \$ 1,119 | \$ 2,040 | \$ 5,500 | \$ - | \$ 2,948 | Allowance for alarm monitoring with SETEC at \$170 per month and includes a small repairs. 2021: Maintained same amount based on current contract with no increase. | Increased from initial budget draft (V1) by \$2500 to same amount as 2021 budget based on CCFC feedback. | |
| Special Cleanings | \$ 12,945 | \$ 4,425 | \$ 7,425 | \$ 8,700 | \$ 7,000 | \$ 2,400 | \$ 10,000 | \$ - | \$ 800 | \$ 10,000 | \$ - | \$ 5,737 | Allowance to clean meeting rooms after rentals/parties. Usage non existant in 2020 and 2021 due to COVID. 2022: Decrease to \$7,000.00 | Increased from initial budget draft (V1) by \$3000 to same amount as 2021 budget based on CCFC feedback. | |
| Uniforms | \$ 266 | \$ - | \$ 89 | \$ 571 | \$ 800 | \$ - | \$ 800 | \$ - | \$ 800 | \$ 250 | \$ 550 | \$ 165 | Allowance for Maint Tech uniforms. 2021 anticipates new uniform order in fall. 2022: Maintained same rate. | Reduced by \$550 based on CCFC feedback. The 4 year average is \$165 and the Committee can't justify budgeting \$800 given the historical costs. | |

Cameron Community Association, Inc.
2022 Operating Budget- Draft V3 with FAC Comments

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2020 | 2021 | 2021 | 2021 | 2022 | 2022v2021 | 4 Year Avg. | CAMP NOTES | V2 Changes | V3 Changes - FAC |
|--|------------|------------|------------|------------|------------|------------|-------------------------|-------------|---------------|------------|-------------|-------------|---|---|------------------|
| | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | | | | |
| Total Cameron Club Maintenance & Operations | \$ 403,923 | \$ 361,445 | \$ 375,394 | \$ 394,352 | \$ 404,072 | \$ 353,193 | \$ 450,185 | \$ 258,850 | \$ 398,495 | \$ 423,636 | \$ 26,549 | \$ 370,659 | | | |
| | | | | | | | | | | | | | | | |
| Trash & Recycling | | | | | | | | | | | | | | | |
| Trash & Recycling Services For 2022, Trash Pick-up Main Only | | | | | | | | | | | | | Based on contract with Bates for all sub associations except Main Street - through 12/25 of \$312,797.16/\$26,066 per month. 2022 budget includes a 2% landfill increase on base contract effective July 1 = \$26,587. Avg recycling fees: \$2700 per month/\$32,462 annual. Main Street uses Republic Services with an avg cost of \$15,956 plus 2% landfill increase = \$16,275 | updated projection based off of Aug statement | |
| | \$ 267,188 | \$ 285,172 | \$ 306,425 | \$ 315,339 | \$ 323,759 | \$ 323,158 | \$ 323,759 | \$ 242,395 | \$ 363,595 | \$ 365,168 | \$ (41,409) | \$ 307,524 | | | |
| Recycle Services | \$ - | \$ - | \$ - | \$ - | | \$ - | \$ - | \$ - | | | \$ - | | | | |
| Trash - Main Street | \$ - | \$ - | \$ - | \$ - | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | |
| Total Trash & Recycling | \$ 267,188 | \$ 285,172 | \$ 306,425 | \$ 315,339 | \$ 323,759 | \$ 323,158 | \$ 323,759 | \$ 242,395 | \$ 363,595 | \$ 365,168 | \$ (41,409) | \$ 307,524 | | | |
| | | | | | | | | | | | | | | | |
| Other Expenses | | | | | | | | | | | | | | | |
| Other Expenses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,603 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 651 | | | |
| Sign Expenses | | | | | | | | | | | | | Allowance to replace various signs throughout community. 2021: Projection includes anticipation of new signs for trash cans, visitor parking and no parking. 2022: Maintained same amount. | | |
| | \$ - | \$ - | \$ 24 | \$ 696 | \$ 2,500 | \$ 2,481 | \$ 2,500 | \$ 273 | \$ 2,500 | \$ 2,500 | \$ - | \$ 800 | | | |
| Total Other Expenses | \$ - | \$ - | \$ 24 | \$ 696 | \$ 2,500 | \$ 5,084 | \$ 2,500 | \$ 273 | \$ 2,500 | \$ 2,500 | \$ - | \$ 1,451 | | | |
| | | | | | | | | | | | | | | | |

Cameron Community Association, Inc.
2022 Operating Budget- Draft V3 with FAC Comments

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2020 | 2021 | 2021 | 2021 | 2022 | 2022v2021 | 4 Year Avg. | CAMP NOTES | V2 Changes | V3 Changes - FAC |
|--|--------------|--------------|--------------|--------------|--------------|--------------|-------------------------|-------------|---------------|--------------|-------------|--------------|--|---|--|
| | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | | | | |
| Total Direct Operating Expenses | | | | | | | | | | | | | | | |
| | \$ 1,452,342 | \$ 1,269,906 | \$ 1,325,224 | \$ 1,409,557 | \$ 1,438,101 | \$ 1,251,953 | \$ 1,507,522 | \$ 874,622 | \$ 1,413,448 | \$ 1,503,822 | \$ 3,700 | \$ 1,313,723 | | | |
| General and Administrative Expenses | | | | | | | | | | | | | | | |
| Professional Services | | | | | | | | | | | | | | | |
| Audit & Tax Services | | | | | | | | | | | | | Allowance for completion of annual audit and tax and taxes. 2022: Based upon engagement letter pending Board approval (\$6,500 audit, \$550 taxes and \$26 bank confirm). | | Changed from \$7,500 to \$7,200 which includes small allowance for bank confirmations. |
| | \$ 6,485 | \$ 6,500 | \$ 6,600 | \$ 6,700 | \$ 6,800 | \$ 12,456 | \$ 7,000 | \$ 7,153 | \$ 7,153 | \$ 7,200 | \$ (200) | \$ 8,064 | | | |
| Reserve Studies | | | | | | | | | | | | | 2021: Reserve Study being updated. No allowance included for 2022 as an other Update will not be necessary until 2023 or 2024. | | |
| | \$ 1,775 | \$ - | \$ - | \$ 4,820 | \$ 1,500 | \$ - | \$ 4,900 | \$ 4,900 | \$ 4,900 | \$ - | \$ 4,900 | \$ 1,205 | | | |
| Legal Services - General Counsel | | | | | | | | | | | | | Allowance for legal consultation. 2021: YTD exceeds budget. Included remaining allowance of \$13k for balance of 2021. 2022: Based on 4 year avg. | Adjusted to \$40,000 based on 4 year avg. | |
| | \$ 20,527 | \$ 16,000 | \$ 25,871 | \$ 52,448 | \$ 30,000 | \$ 64,520 | \$ 30,000 | \$ 53,977 | \$ 60,000 | \$ 40,000 | \$ (10,000) | \$ 39,710 | | | |
| Legal Services | | | | | | | | | | | | | Allowance for legal retainer for phone consultation at \$300 per month and includes Board training as well as Annual Registered Agent fee of \$200. | | |
| | \$ 3,375 | \$ 6,260 | \$ 4,056 | \$ 3,800 | \$ 4,000 | \$ 3,500 | \$ 3,600 | \$ 2,600 | \$ 3,800 | \$ 4,000 | \$ (400) | \$ 4,404 | | | |
| Legal Services - Collections | | | | | | | | | | | | | Allowance for costs to pursue delinquencies. 2021: Projection is based on mid year average. 2022: Increased to \$25k taking into account 4 year average and costs of 2021. | | |
| | \$ 31,829 | \$ 31,500 | \$ 18,751 | \$ 30,368 | \$ 21,000 | \$ 29,597 | \$ 23,000 | \$ 22,273 | \$ 25,000 | \$ 25,000 | \$ (2,000) | \$ 27,554 | | | |
| Consulting Services | \$ 908 | \$ 3,521 | \$ - | \$ 2,610 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,533 | | | |

Cameron Community Association, Inc.
2022 Operating Budget- Draft V3 with FAC Comments

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2020 | 2021 | 2021 | 2021 | 2022 | 2022v2021 | 4 Year Avg. | CAMP NOTES | V2 Changes | V3 Changes - FAC |
|------------------------------------|-----------|-----------|-----------|------------|-----------|------------|-------------------------|-------------|---------------|-----------|------------|-------------|---|---|------------------|
| | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | | | | |
| Total Professional Services | \$ 64,899 | \$ 63,780 | \$ 55,278 | \$ 100,745 | \$ 63,300 | \$ 110,073 | \$ 68,500 | \$ 90,903 | \$ 100,853 | \$ 76,200 | \$ (7,700) | \$ 82,469 | | | |
| | | | | | | | | | | | | | | | |
| Activities | | | | | | | | | | | | | | | |
| Events and Awards | | | | | | | | | | | | | Allowance for social events. Pending Committee feedback. Increased to allow for permits and fee costs. | | |
| | \$ 38,893 | \$ 30,885 | \$ 64,783 | \$ 33,878 | \$ 37,500 | \$ 11,383 | \$ 28,125 | \$ 16,735 | \$ 28,125 | \$ 30,000 | \$ (1,875) | \$ 35,232 | | | |
| Activity Charges | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | |
| Total Activities | \$ 38,893 | \$ 30,885 | \$ 64,783 | \$ 33,878 | \$ 37,500 | \$ 11,383 | \$ 28,125 | \$ 16,735 | \$ 28,125 | \$ 30,000 | \$ (1,875) | \$ 35,232 | | | |
| | | | | | | | | | | | | | | | |
| Communications | | | | | | | | | | | | | | | |
| Other Communications | | | | | | | | | | | | | Allowance for DMS updates, smaller mailings, postcards and reminders. Also includes costs for monitoring Social Media of \$395 per month. 2021: Projection assumes full amount to be spent. 2022: Maintained same amount. | Reduced by \$3,000 based on Comm Com feedback. This includes the costs to get badges for volunteer Photographers and new photos for CamClub (we already have the frames). Small budget added for the potential use of signage. Committee would like to get a logo/branding package for community for all marketing materials. | |
| | \$ 4,251 | \$ 2,540 | \$ 839 | \$ 3,544 | \$ 6,000 | \$ 961 | \$ 6,000 | \$ 2,173 | \$ 6,000 | \$ 3,000 | \$ 3,000 | \$ 1,971 | | | |

Cameron Community Association, Inc.
2022 Operating Budget- Draft V3 with FAC Comments

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2020 | 2021 | 2021 | 2021 | 2022 | 2022v2021 | 4 Year Avg. | CAMP NOTES | V2 Changes | V3 Changes - FAC |
|-----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-------------------------|-------------|---------------|-----------|------------|-------------|---|---|------------------|
| | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | | | | |
| Newsletter Services | \$ 14,170 | \$ 13,237 | \$ 15,024 | \$ 8,659 | \$ 15,500 | \$ 14,259 | \$ 15,500 | \$ 8,709 | \$ 15,500 | \$ 15,300 | \$ 200 | \$ 12,795 | Allowance for bi-monthly newsletter at avg \$2618 per issue - 5 issues (no summer issue) in total and includes postage. Drop box allowance of \$80 per month = \$960. 2022: Maintained same amount. | Reduced by \$200 based on Comm Com feedback. Committee would like to add Flipbook service to electronic newsletter for easier reading and user tracking. | |
| Web Site Maintenance | \$ 1,367 | \$ 810 | \$ 932 | \$ 2,594 | \$ 3,500 | \$ 1,552 | \$ 3,500 | \$ 482 | \$ 3,500 | \$ 4,900 | \$ (1,400) | \$ 1,472 | Allowance for website maintenance, Constant Contact. 2021: Projection assumes full amount to be spent. 2022: Maintained same amount as 2021. | Increased by \$1,400 based on Comm Com feedback. Includes allowance to update website. | |
| Social Media (new) | | | | | | | | | | | | | | | |
| | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,000 | \$ (6,000) | | | New line item specific to Social Media based on Comm Com feedback. Expense was previously captured under Other Communications. Now segregated to better track expenses. This budget includes both a third party social media management company and Hootsuite for 3 users, if we would like to add this service to get more messages on Social Media. | |
| Total Communications | \$ 19,787 | \$ 16,586 | \$ 16,796 | \$ 14,798 | \$ 25,000 | \$ 16,772 | \$ 25,000 | \$ 11,364 | \$ 25,000 | \$ 29,200 | | \$ 16,238 | | | |

Cameron Community Association, Inc.
2022 Operating Budget- Draft V3 with FAC Comments

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2020 | 2021 | 2021 | 2021 | 2022 | 2022v2021 | 4 Year Avg. | CAMP NOTES | V2 Changes | V3 Changes - FAC |
|--------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------------|------------------|------------------|------------------|------------------|------------------|--|------------|------------------|
| | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | | | | |
| Insurance | | | | | | | | | | | | | | | |
| D&O Premiums | \$ 4,841 | \$ 4,843 | \$ 4,714 | \$ 5,122 | \$ 5,500 | \$ 5,255 | \$ 5,546 | \$ 3,306 | \$ 4,895 | \$ 5,050 | \$ 496 | \$ 4,984 | 2021 Projection: Policy exp 4/15/22, reflects monthly amortization of premium of \$4,765. 2022: Includes an increase of 5%. | | |
| General Liability Insurance | \$ 10,650 | \$ 10,483 | \$ 12,512 | \$ 15,072 | \$ 17,000 | \$ 18,495 | \$ 13,600 | \$ 7,510 | \$ 10,482 | \$ 9,360 | \$ 4,240 | \$ 14,141 | 2021 Projection: Policy exp 4/15/22 and reflects monthly amortization of annual premium of \$8,914. 2021: Included 5% increase | | |
| Umbrella Insurance | \$ 13,222 | \$ 9,553 | \$ 9,539 | \$ 10,161 | \$ 11,150 | \$ 14,898 | \$ 13,300 | \$ 5,823 | \$ 7,371 | \$ 4,900 | \$ 8,400 | \$ 11,038 | 2021: Policy exp 4/15/22 and reflects the monthly amortization of the annual premium of \$4,644 2022: Includes increase of 5% | | |
| Worker's Compensation | \$ 1,835 | \$ 2,073 | \$ 1,585 | \$ 1,694 | \$ 600 | \$ 653 | \$ 670 | \$ 420 | \$ 627 | \$ 650 | \$ 20 | \$ 1,501 | 2021: Policy exp 04/15/22 and reflects the monthly amortization of the annual premium of \$620. 2022: includes an increase of 5% | | |
| Crime Protection Coverage | \$ - | \$ - | \$ - | \$ - | \$ 3,700 | \$ 3,600 | \$ 3,780 | \$ 2,400 | \$ 3,600 | \$ 3,780 | \$ - | \$ 900 | 2020 Projection: Policy exp 01/01/22 and reflects monthly amortization of annual premium of \$3600. 2022: Includes an increase of 5%. | | |
| Cyber Liability \$3 Million Coverage | \$ - | \$ - | \$ - | \$ - | \$ 3,900 | \$ 3,495 | \$ 3,670 | \$ 2,330 | \$ 3,496 | \$ 3,670 | \$ - | \$ 874 | 2021 Projection; Policy exp 01/01/22 and reflects monthly amortization of annual premium of \$3,495. 2022: Includes an increase of 5%. | | |
| Total Insurance | \$ 30,547 | \$ 26,953 | \$ 28,349 | \$ 32,049 | \$ 41,850 | \$ 46,396 | \$ 40,566 | \$ 21,789 | \$ 30,471 | \$ 27,410 | \$ 13,156 | \$ 33,437 | | | |
| Management Services | | | | | | | | | | | | | | | |

Cameron Community Association, Inc.
2022 Operating Budget- Draft V3 with FAC Comments

| | | 2016 | 2017 | 2018 | 2019 | 2020 | 2020 | 2021 | 2021 | 2021 | 2022 | 2022v2021 | 4 Year Avg. | CAMP NOTES | V2 Changes | V3 Changes - FAC |
|----------------------------------|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------------|-------------------|-------------------|-------------------|--------------------|-------------------|--|------------|------------------|
| | | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | | | | |
| Administrative Salaries | | \$ 286,993 | \$ 264,706 | \$ 266,148 | \$ 305,780 | \$ 338,091 | \$ 261,405 | \$ 343,000 | \$ 218,948 | \$ 343,000 | \$ 356,000 | \$ (13,000) | \$ 274,510 | 2021: Based on existing salary structure. 2022: Includes small allowance for annual increases. | | |
| Payroll Taxes/Benefits/Costs | | \$ 80,875 | \$ 71,516 | \$ 75,314 | \$ 91,668 | \$ 90,796 | \$ 44,722 | \$ 62,985 | \$ 30,472 | \$ 62,985 | \$ 69,385 | \$ (6,400) | \$ 70,805 | 2021: Projection reflects taxes, etc in accordance with management agreement. 2022: Same. | | |
| Management Reimbursements | | \$ 4,101 | \$ 3,089 | \$ 2,090 | \$ 2,758 | \$ 3,000 | \$ 361 | \$ - | \$ (156) | \$ - | \$ - | \$ - | \$ 2,074 | 2021: Amounts incorporated into management agreement. 2022: same | | |
| Management Fees | | \$ 160,603 | \$ 160,823 | \$ 160,446 | \$ 160,679 | \$ 95,000 | \$ 116,622 | \$ 147,797 | \$ 98,109 | \$ 147,797 | \$ 149,984 | \$ (2,187) | \$ 149,643 | 2021: Projection reflects contracted amounts with CAMP and renewal rates effective August 1. 2021: Based upon approved management agreement. | | |
| Total Management Services | | \$ 532,571 | \$ 500,134 | \$ 503,997 | \$ 560,885 | \$ 526,887 | \$ 423,110 | \$ 553,782 | \$ 347,373 | \$ 553,782 | \$ 575,369 | \$ (21,587) | \$ 497,031 | | | |
| | | | | | | | | | | | | | | | | |
| <u>Administration</u> | | | | | | | | | | | | | | | | |
| Bank Charges | | \$ 236 | \$ 45 | \$ 68 | \$ 282 | \$ 240 | \$ (637) | \$ 240 | \$ 171 | \$ 240 | \$ 240 | \$ - | \$ (60) | 2021: Assumes full amount to be spent. Projection includes fees from PMC due to transition. 2022: Maintained same amount. Includes monthly service charge from Congressional Bank. | | |

Cameron Community Association, Inc.
2022 Operating Budget- Draft V3 with FAC Comments

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2020 | 2021 | 2021 | 2021 | 2022 | 2022v2021 | 4 Year Avg. | CAMP NOTES | V2 Changes | V3 Changes - FAC |
|-----------------------------------|-----------|----------|-----------|-----------|-----------|-----------|-------------------------|-------------|---------------|-----------|------------|-------------|---|------------|--|
| | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | | | | |
| Board Support Meeting Expense | \$ 10,581 | \$ 8,666 | \$ 9,634 | \$ 8,714 | \$ 10,000 | \$ 7,551 | \$ 10,000 | \$ 5,785 | \$ 8,500 | \$ 10,000 | \$ - | \$ 8,641 | Allowance for meeting expenses (ie. food - NTE \$75 per Committee, name plates, board meetings minutes, etc). 2021: Projection is a bit less than the full budget and 2022 allowance has been reduced to be consistent with 4 year avg. | | Changed name to Meeting Expense. Increased from \$8,500 to \$10,000 based on discussion at Committee and includes a small allowance of approximately \$250 - \$300 for staff appreciation lunches, as well as description noted in column O. |
| Acct Setup/DD/Coupons | \$ 9,762 | \$ 9,435 | \$ 10,157 | \$ 9,874 | \$ 10,000 | \$ 6,523 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 8,997 | 2021: No expense anticipated due to change in Management Company. | | |
| Collection Charges | \$ 4,606 | \$ 3,689 | \$ 3,290 | \$ 2,258 | \$ 3,000 | \$ 8,814 | \$ 4,000 | \$ 2,367 | \$ 4,000 | \$ 4,000 | \$ - | \$ 4,513 | Allowance for cost of collections, delinquency notices, etc. 2021: Projection is based on operating history. 2022: Based upon operating history. | | |
| IT SUPPORT Computers & Network | \$ 11,950 | \$ 6,865 | \$ 19,719 | \$ 20,629 | \$ 10,000 | \$ 18,841 | \$ 10,000 | \$ 11,919 | \$ 17,000 | \$ 18,000 | \$ (8,000) | \$ 16,513 | 2021: Projection includes new IT contract with GRS at \$1,500 per month. 2022: reflects annualized contract costs with GRS, includes comprehensive coverage for small trouble shooting as needed. | | |
| Licenses and Permits | \$ 4,665 | \$ 2,122 | \$ 2,097 | \$ 500 | \$ 4,000 | \$ 639 | \$ 2,200 | \$ 345 | \$ 2,200 | \$ 2,200 | \$ - | \$ 1,340 | Allowance for permits (elevator, fire, pool, registered agent fee, SCC, hydrant fee). 2021: Projection assumes full amount to be spent. 2022: Maintained same amount. | | |

Cameron Community Association, Inc.
2022 Operating Budget- Draft V3 with FAC Comments

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2020 | 2021 | 2021 | 2021 | 2022 | 2022v2021 | 4 Year Avg. | CAMP NOTES | V2 Changes | V3 Changes - FAC |
|---------------------------------|-----------|-----------|----------|-----------|-----------|-----------|-------------------------|-------------|---------------|-----------|------------|-------------|---|------------|------------------|
| | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | | | | |
| Architectural Comprehensives | \$ 4,871 | \$ 3,696 | \$ 1,036 | \$ 3,892 | \$ 6,880 | | \$ 6,880 | \$ - | \$ - | \$ 4,000 | \$ 2,880 | \$ 2,156 | Allowance for ARC Comprehensive process to be completed. 2021: Projection does not reflect any expense as this will be handled internally with ARC Administrator 2022: Maintained small allowance for supplemental assistance, if needed. | | |
| Office Supplies | \$ 8,693 | \$ 2,977 | \$ 5,694 | \$ 10,722 | \$ 3,500 | \$ 5,256 | \$ 6,000 | \$ 3,614 | \$ 5,500 | \$ 5,500 | \$ 500 | \$ 6,162 | Allowance for misc office supplies. 2021: Based on monthly operating history. 2022: Reduced based on 2021 operating history and 4 year avg. | | |
| Postage | \$ 10,952 | \$ 10,976 | \$ 8,019 | \$ 16,864 | \$ 10,000 | \$ 10,948 | \$ 10,000 | \$ 2,840 | \$ 10,000 | \$ 10,000 | \$ - | \$ 11,702 | Allowance for mass mailings and misc letters. 2021: Projection is based off of year to date history and anticipation of large annual meeting mailer. 2022: Maintained same amount. | | |
| Printing & Copying | \$ 12,763 | \$ 14,161 | \$ 8,574 | \$ 19,035 | \$ 7,500 | \$ 12,846 | \$ 5,500 | \$ 2,876 | \$ 5,500 | \$ 5,500 | \$ - | \$ 13,654 | Allowance for Welcome Packages, stationary, business cards, gov doc booklets, etc. 2021: Projection assumes full amount to be spent. 2022: Maintained same amount. May need to update projection once additional info is known about Annual Meeting Mailer. | | |

Cameron Community Association, Inc.
2022 Operating Budget- Draft V3 with FAC Comments

| | | 2016 | 2017 | 2018 | 2019 | 2020 | 2020 | 2021 | 2021 | 2021 | 2022 | 2022v2021 | | CAMP NOTES | V2 Changes | V3 Changes - FAC |
|--------------------------|--|----------|-----------|----------|-----------|-----------|-----------|-------------------------|-------------|---------------|-----------|------------|-------------|--|------------|------------------|
| | | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | 4 Year Avg. | | | |
| Office Equipment Lease | | \$ 5,493 | \$ 5,792 | \$ 6,618 | \$ 7,703 | \$ 7,000 | \$ 6,586 | \$ 7,000 | \$ 3,950 | \$ 5,700 | \$ 6,000 | \$ 1,000 | \$ 6,675 | Allowance for copier through Arrow Technology and postage meter through Pitney Bowes. 2021: Projection based on 2021 operating history and avg monthly costs. 2022: Reduced slightly based on 2021 operating costs. Also reflects reduction in hard copy Board and Committee packages as all are electronic. | | |
| Bundled Telecom Services | | \$ 9,389 | \$ 11,105 | \$ 7,861 | \$ 11,216 | \$ 13,218 | \$ 11,991 | \$ 13,218 | \$ 6,414 | \$ 10,000 | \$ 10,500 | \$ 2,718 | \$ 10,543 | Allowance for Comcast services at cost of \$750 plus \$118 for VOIP through GRS per month, which includes 5 office phone lines. Comcast includes internet, cable, TV equipment rentals and all phone lines. 2021 Projection reflects recent change effective August 1. | | |

Cameron Community Association, Inc.
2022 Operating Budget- Draft V3 with FAC Comments

| | | 2016 | 2017 | 2018 | 2019 | 2020 | 2020 | 2021 | 2021 | 2021 | 2022 | 2022v2021 | 4 Year Avg. | CAMP NOTES | V2 Changes | V3 Changes - FAC |
|------------------------|--|----------|----------|----------|----------|----------|----------|-------------------------|-------------|---------------|----------|------------|-------------|--|------------|------------------|
| | | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | | | | |
| Annual Meeting Expense | | | | | | | | | | | | | | Allowance for costs related to Annual Meeting (ie. food, school reservations, etc). 2021: Projection assumes on line voting in the amount of \$5,732 based on proposal which includes allowance for Dec. Amendment process plus a small allowance for refreshments for in person meeting. 2022: Increased by \$1500 to account for refreshments and increase in on line voting expense. This does not include the cost of printing the first Annual Meeting notice or the Candidate Statements which are covered under Printing/Copying expense. | | |
| | | \$ 2,467 | \$ 1,939 | \$ 1,915 | \$ 750 | \$ 2,500 | \$ 3,341 | \$ 3,500 | \$ - | \$ 6,200 | \$ 5,000 | \$ (1,500) | \$ 1,986 | | | |
| Temp Desk Coverage | | | | | | | | | | | | | | Allowance for Saturday office coverage. 9 a.m. - 1 p.m. 2021: Half of the year impacted by COVID limitations and it has not been necessary to add a person to Saturday at this time. 2022: Maintained same amount to allow Board flexiblty to offer this if desired. | | |
| | | \$ 3,878 | \$ 4,751 | \$ 3,579 | \$ 4,780 | \$ 6,000 | \$ 4,336 | \$ 6,000 | \$ - | \$ 6,000 | \$ 6,000 | \$ - | \$ 4,361 | | | |

Cameron Community Association, Inc.
2022 Operating Budget- Draft V3 with FAC Comments

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2020 | 2021 | 2021 | 2021 | 2022 | 2022v2021 | 4 Year Avg. | CAMP NOTES | V2 Changes | V3 Changes - FAC |
|-------------------------|----------|-----------|-----------|----------|-----------|----------|-------------------------|-------------|---------------|-----------|-------------|-------------|--|------------|------------------|
| | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | | | | |
| Parking Enforcement | \$ 8,367 | \$ 14,060 | \$ 20,970 | \$ 9,113 | \$ 15,000 | \$ - | \$ 19,000 | \$ - | \$ 8,400 | \$ 31,200 | \$ (12,200) | \$ 11,036 | Allowance for parking enforcement. Based on proposal rec'd from B & B Security at \$25 per hour rate for 24 hours per WEEK (minimum) - 1,248 total hours annually. 2021: Projection assumes Board reach a decision at September meeting to implement services with B & B Security which would cover 14 remaining weeks for a cost of \$9507. 2022: Based on annual contract with B & B Security for 52 weeks per year. | | |
| Courier Service | \$ 717 | \$ 500 | \$ 890 | \$ 390 | \$ 750 | \$ 462 | \$ 750 | \$ 35 | \$ 300 | \$ 400 | \$ 350 | \$ 561 | Allowance for courier service as needed. 2021: Projection assumes small amount spent. 2022: Reduced amount from \$750 to \$400. | | |
| Software Licenses | \$ - | \$ - | \$ - | \$ - | \$ 500 | \$ 422 | \$ 500 | \$ 259 | \$ 447 | \$ 500 | \$ - | \$ 106 | Allowance for licenses as needed. Website Domain Renewal renewed in 9/2020 for 5 years at a cost of \$185. Host Gator renews in 5/22 at cost of \$203.40 2021: Projection includes renewal of google suite emails, adobe, etc. 2022: Maintained same amount. | | |
| Decals & Parking Passes | \$ 5,621 | \$ 858 | \$ 2,934 | \$ 3,745 | \$ 7,500 | \$ 2,179 | \$ 7,500 | \$ 8,933 | \$ 7,500 | \$ 7,500 | \$ - | \$ 2,429 | Allowance for parking passes, annual visitor passes and annual decals. 2021: Assumes the full amount will be spent. 2022: Maintained same amount. | | |

Cameron Community Association, Inc.
2022 Operating Budget- Draft V3 with FAC Comments

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2020 | 2021 | 2021 | 2021 | 2022 | 2022v2021 | 4 Year Avg. | CAMP NOTES | V2 Changes | V3 Changes - FAC |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-------------------------|---------------------|---------------------|---------------------|--------------------|---------------------|--|------------|------------------|
| | Audit | Audit | Audit | Audit | Budget | Audit | Budget 68498 Deficit | 8 MonthsYTD | YE Projection | Budget | Net Change | | | | |
| Miscellaneous | \$ 1,010 | \$ 595 | \$ 872 | \$ 1,015 | \$ - | | \$ - | \$ 376 | \$ - | \$ - | \$ - | \$ 621 | To be reclassified. | | |
| Total Administrative | \$ 116,021 | \$ 102,232 | \$ 113,928 | \$ 131,480 | \$ 117,588 | \$ 100,097 | \$ 112,288 | \$ 49,884 | \$ 97,487 | \$ 126,540 | \$ (14,252) | \$ 111,935 | | | |
| | | | | | | | | | | | | | | | |
| Total General and Administrative | \$ 802,719 | \$ 740,571 | \$ 783,132 | \$ 873,835 | \$ 812,125 | \$ 707,831 | \$ 828,261 | \$ 538,048 | \$ 835,718 | \$ 864,719 | \$ (32,258) | \$ 776,342 | | | |
| | | | | | | | | | | | | | | | |
| Income Taxes | | | | | | | | | | | | | | | |
| Income Tax | | | | | | | | | | | | | 2021 projection based off of estimated tax payments received from the auditor of \$2250 per quarter. 2022: Based on 21.6% of interest income (\$24,500 + \$16k as noted above) | | |
| | \$ 58,811 | \$ 2,725 | \$ 6,352 | \$ 10,107 | \$ 10,000 | \$ 7,204 | \$ 10,000 | \$ 4,500 | \$ 9,000 | \$ 10,000 | \$ - | \$ 6,597 | | | |
| Total Income Taxes | \$ 58,811 | \$ 2,725 | \$ 6,352 | \$ 10,107 | \$ 10,000 | \$ 7,204 | \$ 10,000 | \$ 4,500 | \$ 9,000 | \$ 10,000 | \$ - | \$ 6,597 | | | |
| | | | | | | | | | | | | | | | |
| Total Expenses | \$ 2,313,872 | \$ 2,013,202 | \$ 2,114,707 | \$ 2,293,499 | \$ 2,260,226 | \$ 1,966,988 | \$ 2,345,783 | \$ 1,417,170 | \$ 2,258,166 | \$ 2,378,541 | \$ (28,558) | \$ 2,096,662 | | | |
| | | | | | | | | | | | | | | | |
| NET SURPLUS (Deficit) | \$ 4,990 | \$ 108,974 | \$ 86,871 | \$ (41,426) | \$ - | \$ 272,537 | \$ (68,495) | \$ 100,410 | \$ 14,232 | \$ (85,155) | \$ (16,660) | \$ 107,176 | | | |

| Assessment Options | | | |
|---|---|--------------------|-----------------------------|
| | Full Increase Funding approx 3.5% increase | TMP Funding Option | Prior Year's Equity Funding |
| Assessment Income | \$2,700,776 | \$2,655,227 | \$2,681,011 |
| Subsidy Income | \$0 | \$45,549 | \$19,765 |
| Other Income | \$66,055 | \$66,055 | \$66,055 |
| Reserves | -\$388,290 | -\$388,290 | -\$388,290 |
| Total Income | \$2,378,541 | \$2,378,541 | \$2,378,541 |
| General Expenses | \$2,378,541 | \$2,378,541 | \$2,378,541 |
| Net | \$0 | \$0 | \$0 |
| | | | |
| Difference Between '20 and '21 assessments | \$85,154 | \$39,605 | \$65,389 |
| Increase Proposed | 3.26% | 1.51% | 2.50% |
| | | | |
| *TMP funding is based upon the amount included in the budget of \$210,000 less the minimum required of \$164,451. | | | |
| ** PYE Funding is based upon an increase between the full amount proposed and the minimum with TMP Funding. | | | |