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=ZII3YWhaQ0xxdU1YNVUvSEZ2NkdrUT09

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.
н.	APPROVAL OF AGENDA	
III.	HOMEOWNERS' FORUM	7:05 P.M.
IV.	MATTERS FOR BOARD DECISION 1. 2022 Draft Community Budget	7:15 P.M.
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.

1				022 Op		<u> </u>	<u> </u>		-						1								-		l	1	0	
		2016	<u> </u>	2017		2018		2019		2020		2020		2021		2021		2021	2	2022	2022	2v2021	╡.		CAMP NOTES	V2 (Changes	V3 Changes - FA
														Budget									4	Year Avg.				
		Audit		Audit		Audit		Audit		Budget		Audit	684	98 Deficit	8 M	onthsYTD	YE I	Projection	B	udget	Net	Change						
ssessment 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	1,074,477	\$	1,612,764	\$ 1,	612,764	\$	-	\$	1,422,700				
TMP Assessments																									Eliminated 2021 Budget and			
																									combined with General			
	\$	142,526	\$	143,923	\$	147,732	\$	150,656	\$	206,917	\$	207,039	\$	-			\$	-	\$	-	\$	-	\$	162,337	Assessment			
Bad Debt Adjustment																									Based on current			
																									delinguencies - 25% of those			
																									accounts at the attorney			
																									stage, 100% of Foreclosures			
																									and Bankruptcies			
	Ś	(4,846)	s	(8,840)	Ś	(7,069)	Ś	2,031	Ś	(7,500)	Ś	(2,078)	Ś	(7,500)	s	(884)	Ś	(7,300)	s	(7,500)	s	-	\$	(3,989)	and burning toles			1
Total Assessment		(+,0+0)	,	(0,0+0)	Ŷ	(7,005)	<i>γ</i>	2,031	<u> </u>	(7,500)	Ŷ	(2,070)	, ,	(7,500)	۲,	(004)	Ŷ	(7,500)	۲, –	(1,500)	۲, –		Ľ	(3,333)		+		
Revenue	ć	1 512 154	¢	1 512 991	ć	1 567 281	¢.	1 593 462	¢	1 644 246	¢	1,650,371	¢ .	1 605 264	¢ 1	1 073 502	¢	1 605 464	6 1	605 264	l c		c	1,581,049				1
Revenue	7	1,512,154	7	1,512,501	Ş	1,507,501	<u>ې</u> .	1,333,402	3	1,044,240	Ş	1,030,371	<u>ې</u>	1,005,204	<u>ر د</u>	1,073,393	Ş	1,005,404	, 1,	005,204	3	-	,	1,501,045				
l ommercial Assessment																							-			-		
	<u>IS</u>																						-			-		
Commercial																									Should be based upon 80%			
Assessments			Ι.						Ι.						Ι.				Ι.		Ι.		Ι.		of the Regular Assessment			
	\$	26,210	Ş	27,277	Ş	27,833	Ş	27,925	Ş	33,109	Ş	33,109	Ş	34,052	Ş	22,701	Ş	34,052	Ş	34,051	Ş	(1)	Ş	29,036				
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				
ondo 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	2,493,566	\$:	2,552,008	\$	2,558,137	\$ 3	2,615,622	\$ 1	1,747,166	\$	2,615,822	\$2,	615,621	\$	(1)	\$	2,471,242				
ther Income																												
Late Fees & Interest																									2021: Year end projection			
																									based off of operating			
																									history through June. 2022:			
																									Increased from 2021 due to			1
	Ś	7 450	4	7 774	ċ	7 450	ć	6.022	l é	7 400	ċ	0.014	ć	4 500	4	0.100	ć	12 500	<u>.</u>	7 000	l é	2 500	1	7 744	4 year avg.			1
11	Ş	7,459	Ş	7,771	Ş	7,456	Ş	6,922	>	7,400	Ş	8,814	Ş	4,500	<u>}</u>	9,164	Ş	12,500	>	7,000	>	2,500		7,741	2024. Versional and and a still	+		
Legal																									2021: Year end projection			
Reimbursements																									based off of operating			
																									history through June. 2022:			
																									Maintained same amount as			
																									2021.			1
	Ś	9,235	\$	12,359	\$	8,869	\$	9,225	\$	6,000	\$	8,768	\$	8,000	\$	5,064	\$	7,700	\$	8,000	\$	-	\$	9,805				

	1	2016		2017		2018		2019		2020		2020		2021		2021		2021	20	22	202	22v2021			CAMP NOTES	V2 (Changes	V3 Changes - FAC
	1													udget									4	Year Avg.				
		Audit		Audit		Audit		Audit	в	udget		Audit		0	8 M	onthsYTD	YEI	Projection	Buc	dget	Net	t Change	·					
Newsletter										-										-					Based upon operating			
Advertising																									history with 6 newsletter			
-																									publications. 2021: 2022:			
																									Maintained same amount as			
	Ś	8,130	Ś	6,300	Ś	6,080	Ś	3,960	Ś	6,000	Ś	3,720	Ś	5,500	Ś	2,765	Ś	3,665	Ś	5,500	Ś	-	\$	5,015	2021.			
Charitable Donation			<u> </u>	,					<u> </u>			,			<u> </u>	,		,			<u> </u>		Ĺ	,	Income rec'd from donations	s		
Income																									to offset Social events.			
Sponsorship Income																												Increased from
	Ś	6,700	Ś	11,032	Ś	3,687	\$	11,000	Ś	8,800	Ś	4,300	Ś	8,800	Ś	1,000	Ś	3,300	Ś	8,800	Ś	-	\$	7,505				\$5,000 to \$8,800
Club Cleaning Fees	+	-,	Ť		+	-,	- T	,	-	-,	+	.,	Ŧ	-,	-	_,	Ŧ	-,	-	-,	1		Ŧ	.,	Cleaning Fees related to the			+-,
5																									rental of the Great Room.			
																									2020 and 2021: low rate due			
																									to COVID. 2022:			
																									Maintained the same rate as			
	s	6,500	l c	5,000	¢	6,600	Ś	6,000	l c	6,000	¢	1,875	¢	6,000	¢	_	\$	1,875	4	6,000	4	_	Ś	4 869	prior years	,		
Website Income		0,500	Ļ	3,000	ļ ,	0,000	Ļ	0,000	<u> ~</u>	0,000	Ŷ	1,075	Ŷ	0,000	۲,		<u> </u>	1,075	 ≁	0,000	Ľ		۲,	4,005	Advertising Income -			
website income																									including Google Ads. 2021:			
																									based upon operating			
																									history and 4 year avg.To be			
																									reclassed - \$600 from			
																									Newsletter to Website - will			
																									be reflected ini August			
																									statement.			
	\$	1,300	\$	1,200	\$	1,700	\$	1,025	\$	1,000	\$	600	\$	1,200	\$	600	\$	1,000	\$	4,900	\$	3,700	\$	1,131				_
Returned Payment																									minimal amount - not			
Fees																									included in budget for 2022.			
			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	375	\$	400	\$	-	\$	-	\$	-				
HOA Compliance Fees																									Pertains to fines imposed for	r		
																									arch issues. 2022:			
																									Maintained same amount as	;		
	\$	8,683	\$	284	\$	3,075	\$	6,757	\$	5,000	\$	(4,320)	\$	2,500	\$	1,171	\$	2,400	\$	2,500	\$	-	\$	1,449				
Interest Earned -																									Interest earned off of			
Operating																									Operating Account. 2022:			
																									Projection uses \$271,000 at			
																									a rate of .3%			
			\$	22,789	Ś	33,899	Ś	12,711	Ś	12,700	Ś	39,196	Ś	3,714	s	1,239	Ś	1,800	s	815	s	(2,899)	Ś	27,149				
Interest Earned -			Ţ	22,7.35	Ŷ	00,000	Ť	,/	Ť	12,7.00	Ŧ	00,200	-	-,	1 T	_,	Ļ	2,000	1		<u> </u> Ť−	(_,000)	Ļ		Interest earned from			
Reserves																									Reserve Account. 2022:			
																									Projection uses \$1,862,431			
																									at a rate of .3%			
							6	27.042		20,000	ć	1		10.020		17 572		24 500		12 140				0.264	al a Idle UI .5%			
			\$	-	\$	-	\$	37,043	Ş	29,000	Ş	1	\$	19,930	ļŞ	17,573	ļŞ	24,500	>	12,140	ļŞ	(6,796)	ļŞ	9,261				

Audit Audit Audit Audit Budget Budget Budget 8 MonthsYTD YE Projection Budget 4 Year Avg.	1				<u> </u>			100	et-Drait							-				-	2022						1/2 Cl	
one dent for solution Muite Muite Muite Search S			2016	2	.017		2018		2019		2020		2020				2021		2021		2022	202	2v2021			CAMP NOTES	V2 Changes	V3 Changes - FAC
x x			Audit	A	udit		Audit		Audit	в	Budget		Audit		-	8 N	IonthsYTD	YE P	rojection	E	Budget	Net	Change	4 10	ear Avg.			
k k	Room Rental Fees																									the Great Room. 2021:		
s s																										-		· · · · · · · · · · · · · · · · · · ·
s s																												
s s																										same amount as 2020.		
acliles s </td <td></td>																												
s s																												
s 8,565 9 6,808 5 7,70 5 8,000 5 1,000 5<																												
adilities sex-fixes frees s																Ι.												
asses/Guer Fies s		Ş	8,565	Ş	6,880	Ş	7,570	Ş	8,080	Ş	8,000	Ş	2,420	Ş	8,000	Ş	1,500	Ş	2,420	Ş	9,600	Ş	1,600	Ş	6,238			via Resolution.
S 250 5 630 5 1275 5 200 5 5 500 5 800 5 610 7 7 6000000000000000000000000000000000000																												
esale Processing ees s 9,838 \$ 6,012 \$ 5,574 \$ 12,089 \$ 8,800 \$ 6,190 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$																												
ees s		Ş	250	Ş	630	Ş	842	Ş	1,275	Ş	2,000	Ş	515	Ş	1,000	Ş	-	Ş	500	Ş	800	Ş	(200)	Ş	816	, ,		
\$ 9,838 \$ 6,012 \$ 0,574 \$ 12,089 \$ 8,800 \$ 6,190 \$ -	-																											
Initialization of the series of the serie	Fees	~	0.020		6.012	<u>,</u>	4		43,000		0.000		6 4 9 9												7 466			
Image: bit with the state with state with state with state with the state with the state with t	N 41	Ş	9,838	\$	6,012	Ş	5,574	<u>Ş</u>	12,089	\$	8,800	Ş	6,190	Ş	-	<u>ې</u>	-	Ş	-	\$	-	Ş	-	Ş	7,466			
Image: bit im	Miscellaneous Income																											
Image: state Image: state <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>																												
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s z19,836 s 45 s 2,133 s 20 s s 1,789 s - s 95 s 1,000 s - s 97 budget. Total Other Income s 286,495 s 80,301 s 87,486 s 100,700 s 7.8 955 s 1,000 s - s 97 budget. - - - s 975 s 1,000 s - s 97 budget. - - - s - s 97 budget. - - - s - s 97 budget. - - - s - s 63,050 s 64,055 s (2,095) s 89,441 - - s - s 66,055 s (2,095) <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>																												
s 219,836 s <td></td> <td>, i i i i i i i i i i i i i i i i i i i</td> <td></td> <td></td>																										, i i i i i i i i i i i i i i i i i i i		
s 219,836 \$ 45 \$ 2,133 \$ 20 \$ 1,789 \$ 975 \$ 1,000 \$ \$ 997 budget. budget. 1 <																												
Total Other Income s		÷	210.020		45	¢.	2 1 2 2		20			4	1 700	÷			055	ć	1 000			÷			007			
\$ 286,995 \$ 80,301 \$ 87,486 \$ 116,107 \$ 100,700 \$ 73,690 \$ 68,150 \$ 41,406 \$ 66,055 \$ (2,095) \$ 89,441 Include <		\$	219,836	\$	45	\$	2,133	Ş	20	\$	-	Ş	1,789	Ş	-	>	955	Ş	1,000	Ş	-	Ş	-	>	997	budget.		
erve Contributions image: second		ć	296 40F	ć	90 201	ć	07 400	6	116 107	ć	100 700	ć	72 960	ć	69 150	ċ	41 406	ć	62.060	ć		ć	(2.005)	e la	90 441			
lepair & leplacement xpenses keplacement x		Ş	200,495	Ş	80,501	Ş	07,400	Ş	110,107	Ş	100,700	Ş	75,009	Ş	06,150	,	41,400	Ş	05,000	>	00,055	Ş	(2,095)	,	09,441			
lepair & leplacement xpenses keplacement x	serve Contributions																											
replacement																										Contribution based upon		
xpenses k </td <td></td> <td>Reduced from</td> <td></td>																											Reduced from	
Image: state of the state																												
Reserve Study currently updated Reserve underway. Study Appendix B which includes Capital Components	2.190.1909																											
underway. Study Appendix B which includes Capital Components																												
which includes Capital Components																												
Capital Components																												
\$ (292,215) \$ (308,500) \$ (320,797) \$ (333,600) \$ (368,482) \$ (368,482) \$ (368,482) \$ (382,484) \$ (254,992) \$ (382,484) \$ (388,290) \$ (332,845) \$ (332,845) \$ system)		Ś	(292,215)	\$ (308,500)	Ś	(320,797)	Ś	(333.600)	Ś	(368,482)	Ś	(368,482)	Ś	(382,484)	s	(254.992)	Ś	(382,484)	Ś	(388,290)	Ś	(5,806)	Ś	(332,845)			

			· ·	<u> </u>	uue	get- Drait															-		
	2016	5	2017	2018		2019	2	020	2	2020		2021		2021		2021	2022		2022v2021		CAMP NOTES	V2 Changes	V3 Changes - FAC
											B	Budget								4 Year Avg			
	Audit	t	Audit	Audit		Audit	Bu	Idget	A	Audit	6849	98 Deficit	81	MonthsYTD	YE	Projection	Budge	t	Net Change				
Capital Improvement																-					2021: Projection based on		
Expenses																					full amount budgeted.	Eliminated as the	
																					2022: Maintains same	Reserve contribution	
																					amount.	is based on the	
																					uniount.	contribution	
																						including capital	
	Ś (45.	,844)	5 (24,000)	\$ (24,00		\$ (24,000)	ć	(24,000)	ć	(24,000)	ć	(24,000)	ė	(16,000)	ć	(24,000)	ć		\$ 24,000	\$ (24,00	n l	expend.	
Total Reserve	Ş (45,	,044) ;	5 (24,000)	Ş (24,00	,0) ş	\$ (24,000)	Ş	(24,000)	Ş	(24,000)	Ş	(24,000)	,	(10,000)	Ş	(24,000)	Ş		\$ 24,000	\$ (24,00	,, ,,	expend.	
Contributions	¢ (220		(222 500)	¢ (244.70		\$ (357,600)	¢ /3	202 402	e i	(202 402)	ć	(100 101)	l é	(270.002)	ć	(106 101)	¢ (200	2001	ć 19.10 <i>1</i>	\$ (356,84			
Contributions	Ş (550,	,059) ;	5 (552,500)	ə (544,73	·/) 3	\$ (357,600)	Ş (3	592,402)	\$ ((392,402)	Ş	(400,464)	,	(270,992)	ş	(400,404)	ə (500,	290)	\$ 10,194	Ş (550,64	>/		
Total Revenue	\$ 2,318,	,862 \$	\$ 2,122,176	\$ 2,201,57	'8 \$	\$ 2,252,073	\$ 2,2	260,226	\$2,	,239,524	\$ 2	2,277,288	\$	1,517,580	\$	2,272,398	\$ 2,293,	386	\$ 16,098	\$ 2,203,83	3		
l																							
(penses)perating Expenses					_								-										
Common Area Mainter													-										
	lance & Se	rvices			_																		
Electricity																					2022: Based on operating		
																					history and 4 year average	Changed projection	
																						based off of	
																						operating history	
	\$ 44	,617 \$	\$ 42,706	\$ 43,77	′9 \$	\$ 42,368	\$	41,000	\$	41,181	\$	42,500	\$	22,140	\$	38,000	\$ 42,	500	\$-	\$ 42,50		through Aug.	
Irrigation Water																					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.		
																					and year average.		
	\$ 26	,057 \$	22,616	\$ 9,93	31 \$	\$ 23,447	\$	20,000	\$	23,287	\$	20,000	\$	8,340	\$	20,000	\$ 20,	000	\$ -	\$ 19,82			
Grounds & Landscape																					2022: Based upon contract		
Contract																					with Lancaster Landscapes		
																					which is to expire 12/23.		
																					Renewed in 1/2021.		
																					Includes all turf areas		
																					throughout property.		
	\$ 149	568	15/ 200	\$ 156.04	6	\$ 160,800	\$ 1	155 952	Ś	157 307	Ś	159 060	¢	106 040	¢	159 060	\$ 177	250	\$ (13 100)	\$ 157,14			
1	- 149	,000 ;	1,539	,00,00	,0 Ç	, 100,000	د ب	133,352	Ļ	137,307	<u>ب</u>	100,000	13	100,040	د ا	100,000	γ 1/Z,	~	(UE1,C1) ب	1,14 ب	'		

1									1								1						-		1		
		2016		2017		2018		2019		2020		2020		2021		2021		2021	20	22	20	22v2021	-		CAMP NOTES	V2 Changes	V3 Changes - FAC
				•		• •			_					udget										rear Avg.			
		Audit		Audit		Audit		Audit	В	udget		Audit	6849	98 Deficit	8 M	onthsYTD	YEI	Projection	Buc	lget	Ne	t Change	_				
Flower Rotation &																									2021 projection assumes the		
Landscape Pocket																									entire amount will be spent.		
Park Enhancements																									2022: Maintained same		
																									amount as requested CAC		
																									recommendation.		Includes Pocket Parl
	\$	32,990	\$	21,082	\$	20,795	\$	22,606	\$	23,000	\$	20,814	\$	39,000	\$	8,085	\$	39,000	\$ 3	39,000	\$	-	\$	21,324			enhancements
Turf Treatment &																									2021 projection assumes use		
Enhancements																									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
	\$	27,415	\$	14,684	\$	22,600	\$	21,811	\$	20,000	\$	17,120	\$	20,000	\$	6,345	\$	20,000	\$ 2	20,000	\$	-	\$	19,054			\$25,000 to \$20,000
General Repair &																									Allowance for maintenance		
Maintenance																									projects in common area		
																									that are not completed in-		
																									house. No changes have	Adjusted projection	
																									been made to the 2022	based off of	
																									budget allocation.	operating history	
	\$	7,264	\$	6,252	\$	27,629	\$	22,632	\$	9,200	\$	5,514	\$	29,200	\$	23,559	\$	30,000	\$ 2	29,200	\$	-	\$	15,507		through Aug	
General Maintenance																									Allowance for small		
Supplies																									maintenance items, golf cart		
																									supplies, etc. 2022:		
																									Reduced by \$1,500 based on		
																									2021 operating history.		
	\$	9,153	\$	9,251	\$	7,015	\$	4,989	\$	6,500	\$	2,898	\$	6,500	\$	1,846	\$	4,000	\$	4,000	\$	2,500	\$	6,038			
Irrigation System									<u> </u>																Allowance for irrigation		
Contract																									contract maintenance -		
																									Spring start up and Fall		
																									winterization. Any major		
																									repairs to be taken from		
																					1				Reserves. 2022: Based on		
																									current Lancaster contract		
																									which includes		
																					1				spring/winter - \$5193 plus		
																									summer inspection of		
																					1				\$2800. Minor repairs are		
																					1				accounted for in Irrigation		
																									Repair expense.		
																					1				nepali expense.		
	Ś	26,724	Ś	15,019	Ś	13,476	Ś	12,472	Ś	22,150	Ś	19,770	¢	15,150	l c	10,188	6	14,000	۰ م	14,000	6	1,150	4	15,184			
	Ļ	20,724	۲ ۲	13,019	Ŷ	13,470	Ŷ	12,472	۲ ا	22,130	Ļ	19,110	Ŷ	13,130	ب ا	10,100	ب ا	14,000	, או	14,000	ب ا	1,150	12	10,104	1		

				2017		2018		2019	20	020	- 20	020	20	021	🤈	021	20)21	202	2	2022v	2021	1		CAMP NOTES	V2 Changes	V3 Changes - FAC
		016	-			2010		2015	20	,20	21	020		dget		021	20		202	-	LULLU	2021	4 Ye	ar Avg.	CAMP NOTES		V5 changes TAC
	Α	udit	А	Audit	4	Audit		Audit	Buc	dget	Au	udit		-	8 Mo	nthsYTD	YE Pro	iection	Budg	et	Net Ch	nange					
Irrigation Repairs																						. 0.			Expense over \$1,000 would		
0																									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.		
			\$	-	\$	-	\$	20,096	\$	3,800	\$	5,098	\$	3,000	\$	1,633	\$	3,000	\$ 3	8,000	\$	-	\$	6,299			
TMP Expenses																									2022: Based upon contract		
																									with Fleet that expires 5/23		
																									with a monthly fee of		
	\$ 3	216,280	\$	215,000	\$	212,083	\$	210,000	\$ 2	10,000	\$ 1	147,121	\$ 2	210,000	\$	89,459	\$ 2	70,230	\$ 210	,000	\$	-	\$	196,051	\$17,500.		
Lighting Supplies/																									Major repairs to be taken		
Repair &																									from Reserves, effective		
Maintenance																									2021. Retrofitting to LED		
																									bulbs which is a Reserve	Adjusted projection	
																									expense. Minor base repairs	and 2022 budget	
																									and light bulbs to be taken	based off of	
																									from this maintenance line	operating history	
	\$	43,243	\$	32,395	\$	42,538	\$	35,356	\$	38,000	\$	35,628	\$	38,000	\$	12,413	\$	18,000	\$ 15	i,000	\$2	3,000	\$	36,479	item.	through Aug	
Linear Park Landscape																									Allowance for Linear Park		
Maintenance																									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	\$	25,629	Ş	21,066	Ş	14,196	Ş	17,381	Ş	21,668	Ş	17,381	Ş	21,668	Ş	7,599	Ş	21,668	Ş 21	,668	Ş	-	\$	17,506	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		
																									histsory.		
																									1113C3ULY.		
			\$																							1	1

		2016		2017		2018	2	019	20	020	2020)	2021	ιſ	20	021	20	21	20)22	2022v2021			CAMP NOTES	V2 Changes	V3 Changes - FAC
													Budg	et									4 Year Avg.		0	
		Audit		Audit		Audit	A	udit	Bud	dget	Audi	t e	-		8 Mon	nthsYTD	YE Pro	ection	Buc	dget	Net Change					
Pet Stations																								Allowance for 23 pet station		
																								supplies. 2022: Keep the		
																								same based on CAC		
	\$	7,473	\$	10,727	\$	14,907	\$	10,139	\$	8,500	\$ 13	,235	\$ 12	,500	\$	3,372	\$	12,500	\$	12,500	\$	- \$	12,252	feedback.		
Tree & Shrub																								Tree trimming allowance.		
Maintenance																								2022: Maintained same		
																								amount. There is an		
																								allowance of \$25,000 in the		
																								Reserve Study (pending		
																								update) for tree		
																								replacement.		
	\$	81,603	\$	31,482	\$	36,880	\$	52,005	\$	34,000	\$ 42	,295	\$ 39	,500	\$	28,180	\$	39,500	\$	39,500	Ś	- \$	40,665			
Street Repair &			Ľ	,		,		,						<u> </u>				,		,		1	,	2021: YTD projection		
Maintenance																								anticipates full amount		
																								being spent including the		
																								street sweeping (\$5,440),		
																								minor striping/crosswalk		
																								lines. 2022: Maintained		
																								same allowance based upon		
																								CAC feedback.		
	\$	5,150			Ś	5,440	Ś	4,449	Ś	6,500	Ś	300	Ś 6	,500	Ś	2,556	Ś	6,500	s	6,500	s	- \$	2,547			
Fountain						,		,						·				,				1	,	Allowance for fountain		
Maintenance																								repairs. 2022: Maintained		
																								same amount by CAC		
																								feedback.		
	\$	1,980	\$	240	\$	-	\$	840	\$	1,000	\$		\$1	,000	\$	-	\$	1,000	\$	1,000	\$	- \$	270			
Snow Removal			<u> </u>										-	·					·			Ť	-	2021: projection includes a		
Services																								small increase in		
																								anticipation of snow		
																								removal in Dec. 2022:		
																								Maintained same amount by		
																								CAC feedback.		
	Ś	72,902	Ś	26,371	Ś	16,046	Ś	30,699	Ś	70,000	Ś	287	Ś 50	,000	Ś	36,773	Ś	40,000	Ś	50,000	Ś	- \$	18,351			
Pride of Ownership	7	,	1		+		,		,	.,				,			•	.,	<u> </u>	,		Ť	,501	CAC requested this be		
																								included as a separate line		
Gift Cards																										

	2016	2017	2018	2019	2020	2020	2021	2021	2021	2022	2022v2021	1	CAMP NOTES	V2 Changes	V3 Changes - FAC
	2010	2017	2018	2013	2020	2020	Budget	2021	2021	2022	202202021	4 Year Avg.	CAMP NOTES		V5 Changes - FAC
	Audit	Audit	Audit	Audit	Budget	Audit		8 MonthsYTD	YE Projection	Budget	Net Change				
Watering Supplies													2021: Projection anticipates possible supplemental watering for new landscaped areas that are not irrigated. 2022: included a small allowance for		
	\$ 840	\$-	\$	- \$ 3,96	5 \$	- \$	- \$ -	\$-	\$ 2,500	\$ 2,500	\$ (2,500)	\$ 991	supplemental watering as needed.		
Total Common Area Maintenance & Services	\$ 781,231	\$ 623,289	\$ 643,38	30 \$ 698,27	0 \$ 693,770) \$ 552,03	6 \$ 716,078	\$ 371,491	\$ 643,858	\$ 707,518	\$ 8,560	\$ 629,244			
	• •														
<u>Landscape Repair & Ma</u> Erosion Control	intenance												Major expenses come from Reserves. Only items in this expense are related to new, minor issues. Example: 237 Somervelle - new swale created with mulch.		
	\$-	\$-	\$	- \$	- \$ 10,000) \$ 17,32	3 \$ 15,000	\$ 1,613	\$ 5,000	\$ 5,000	\$ 10,000	\$ 4,331			
Storm Recover Repair & Maintenance	Ś -	\$ -	Ś	- \$ 90	0 \$ 4,000		0 \$ -	\$ -	Ś-	\$ -	s -	\$ 515	Reserve expense - allowance is no longer needed for operations.		
Total Landscapinng Repair &	\$ -	\$ -	\$	- \$ 90					- -						
Cameron Club Mainten	ance & Onerati	 on													
Access System Repairs	\$ 165				7 \$ 2,000				\$ 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	

	2016	2017		2018	2019		2020	202	20	2021		2021	2021		2022	2022v2021		CAMP NOTES	V2 Changes	V3 Changes - FAC
										Budget	:						4 Year Avg.			
	Audit	Audit		Audit	Audit		Budget	Au	dit	68498 Def	ficit	8 MonthsYTD	YE Projection	r I	Budget	Net Change				
Access System																		Allowance for fobs and ink		
Supplies																		cartridges for fitness badges.		
																		2022: Maintained same		
																		amount based given that a	Budget feedback	
																		new system is currently	from CCFC. We	
																		being researched.	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	
	\$ 4,199	\$ 4,9	954	\$ 4,055	\$ 1,5	54 \$	4,500	\$	-	\$ 4,5	500	\$ 1,069	\$ 2,250) \$	4,500	\$-	\$ 2,641		reserves.	
uilding Repair &				· · ·			· · · ·	<u> </u>		· · ·								Allowance for small repairs		
laintenance																		to clubhouse - roofing,	Reduced by \$1,500	
																		plumbing, electrical, etc.	based on CCFC	
																		2022: Maintained same	feedback. A lot of	
																		amount.	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	
	\$ 18,734	Ś 104	695 \$	\$ 4,987	¢ or	53 \$	14,000	ć	9,102	\$ 14,0		\$ 9,198	\$ 14,000		12,500	\$ 1,500	\$ 8,337		average	

		2016	2	2017	2	2018	2	2019	2	2020		2020		2021		2021		2021	2022	T	2022v2021			CAMP NOTES	V2 Changes	V3 Changes - FAC
														udget								1 4 Y	ear Avg.			
		Audit	A	Audit	A	Audit	4	Audit	Bu	udget		Audit		-	8 M	IonthsYTD	YE P	rojection	Budget		Net Change					
Clubhouse Utilities																								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	
	Ś	38,856	Ś	41,739	Ś	38,677	Ś	39,967	Ś	38,400	Ś	30,779	Ś	35,400	Ś	22,886	Ś	33,000	\$ 35,4	00	s -	\$	37,791		CCFC feedback.	
Community Center	Ŧ	,	τ 	,	Ŧ		+		+		+		7		1	,	Ŧ	,	+,		7	1		Allowance for		
mprovements																								improvements to		
nprovements																								Community Center, misc		
																								purchases for small		
																								decorating or		
																								refurbishments. 2021		
																								projection assumes full		
																								allowance to be spent.	Maintained same	
																								2022: Maintained same	amount based on	
	s	3,598	ė	939	ć	889	\$	879	e e	2,000	l c	1,200	ć	2,000	6		\$	2,000	¢ 20	00	ć	\$	977		CCFC feedback.	
levator Services	Ş	3,390	ې ا	335	Ş	009	Ş	075	ې ا	2,000	ې ا	1,200	ş	2,000	3	-	ې ا	2,000	Ş 2,0		- ب		577	amount. Allowance for guarterly		
levalor services																								payments for regular		
																								elevator maintenance	Increased based on	
																								service with Schindler. 2022		
																								pending new contract, 5	our 4 year average is	
																								years at reduced rate of	right on the amount	
																								\$300 mnth same service.	that is budgeted, we	
																									increased it slightly to	
																									account for possible	
	\$	3,857	Ş	4,234	Ş	4,142	Ş	5,157	Ş	4,500	Ş	5,011	Ş	4,635	Ş	2,811	Ş	4,436	ş 4,7	00	\$ (65	<u> Ş</u>	4,636		inflation.	
ire Prevention &																								Allowance for annual system		
rotection																								testing and annual backflow		
																								test by Simplexx Grinnell.		
																								2022: Maintained same	Maintained same	
															Ι.							.		amount	amount based on	
	\$	3,699	\$	1,247	\$	1,348	\$	11,007	\$	10,000	\$	8,748	\$	10,300	\$	4,654	\$	8,500	\$ 10,3	00	ş -	\$	5,587		CCFC feedback.	

		2016		2017		2018	. <u> </u>	2019	202		202	1	202	1	20	21	202	1	2022	1	2022v2021	1		CAMP NOTES	V2 Changes	V3 Changes - FAC
		2016		2017		2010	- 4	2019	202		2020	,	Budg		20	21	202	- I	2022		202272021	1,	Year Avg.	CAMP NOTES		V5 Changes - FAC
		Audit		Audit	4	Audit	4	Audit	Budg	et	Audi	t	68498 D		8 Mont	thsYTD	YE Proj	ection	Budget	N	let Change		real Avg.			
Fire Suppression																								Allowance for sprinkler fire		
System																								suppression system testing,	Increased by \$500	
																								inspection and minor repairs		
																								with Tyco/Johnson Control.	feedback. The extra	
																								2022: Maintained same	money budgeted	
																								amount as minor different	gives cushion for	
																								between 2021 projection	when the Contract	
																								and budget amount.	goes out to bid as	
																									that will most likely	
																									result in an increased	
	\$	8,128	\$	6,240	\$	7,419	\$	194	\$ 6	5,000	\$ 2	,035	\$ E	6,000	\$	3,262	\$	5,000	\$ 6,50) \$	(500)	\$	3,972		cost	
Fitness Center																								Allowance for fitness center		
Supplies																								cleaning supplies. 2022:		
																								Maintained same amount,	Maintained same	
																								specifically due to rise in	amount based on	
	\$	10,204	\$	6,685	\$	9,271	\$	7,779	\$ 6	5,000	\$ 9	,519	\$ 7	,000	\$	3,771	\$	7,000	\$ 7,00) \$	-	\$	8,313	COVID.	CCFC feedback.	
itness Equipment															-					<u> </u>		1		Allowance for quarterly		
Repair &																								preventive maintenance		
Maintenance																								service contract with		
																								Heartline. 2022: Maintained	Maintained same	
																								same amount	amount based on	
	\$	8,853	Ś	9,285	Ś	11,739	Ś	8,449	\$ g	9,500	\$ 3	,922	\$ 9	,500	Ś	4,292	Ś	9,500	\$ 9,50) s	-	Ś	8,349		CCFC feedback.	
Health Club		,	<u> </u>	-,		,		-, -		/	,	7-						- /	,	+		†	-/	2021 projection reflects		
Management/Staff																								COVID operations for 1/2 of		
0																								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.		
	Ś	158,110	l c	159,720	¢	161,875	¢	166,670	\$ 165	5,112	\$ 183	,004	\$ 190	,360	\$ 11	15,063	\$ 17	6 159	\$ 175,21	5 6	24 144	4	167,817			
IVAC Services	Ŷ	100,110	, v	100,720	Ŷ	101,075	Ý	100,070	÷ 10.	,	÷ 100	,501	, 193	,	γ <u>1</u>		~ 1/	5,135	+ 1,5,21	- *		Ť	107,017	Allowance for guarterly		
																						1		payments for HVAC services		
																						1		with Trademasters. 2022:		
																						1		Maintained same amount.	Maintained same	
																						1		initianieu saine anount.	amount based on	
																						1		1	amount based off	1

	20	16	2017	2018		2019	2020	2020	2021	2021	2021	2022	2022v2021	1	CAMP NOTES	V2 Changes	V3 Changes - FAC
	20	10	2017	2018	5	2019	2020	2020	Budget	2021	2021	2022	202202021	4 Year Avg.	CAMPNOTES	vz changes	V3 Changes - FAC
	Au	udit	Audit	Audi	it	Audit	Budget	Audit	-	8 MonthsYTD	YE Projection	Budget	Net Change	4 fear Avg.			
Janitorial Services															Allowance for cleaning		
															services with National -		
															pending current contract		
															which looks to expire in	Increased by \$2,080	
															4/30/22. 2022 maintian	based on CCFC	
															same rate	feedback. COVID	
																cleaning was	
																probably the culprit	
																of the increased	
																cleaning costs in	
																2021. While there wil	
																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	
	\$.	40,393	\$ 41,043	\$ 42	2,720	\$ 43,633	\$ 42,420	\$ 34,585	\$ 42,420	\$ 28,280	\$ 42,420	\$ 44,500	\$ (2,080)	\$ 40,495		going into effect.	
Miscellaneous			+,	7	,	+,	<i>+</i> ,	+	•		· · · · · · · · · · · · · · · · · · ·	+ .,	<u>+ (-,,</u>	+,	Small expenditures not		
Expense															included in listed categories.		
															2022: eliminated line item as		
																Added based on CCFC	
															invoices that are being	feedback. We	
															reclassed to Building R & M.		
																than 500 on this line	
	\$	648	Ś -	\$	-	\$ -	\$ 1,000	\$ 152	\$ 1,000	\$ 495	s -	\$ 500	\$ 500	\$ 38		item in over 5 years.	
Pool Management			-			•	, 2,000				·				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	
															two extended weekellus.	amount based on	
	¢	55,200	\$ 55,000	\$ 67	2,319	\$ 68,788	\$ 66,340	\$ 46,345	\$ 76,590	\$ 55,438	\$ 76,590	\$ 76,590	l e	\$ 58,113		CCFC feedback.	
	Ş :	55,200	ə 55,000	ع ج	.,319	٥٥,/8٥ Ç	Ş 00,340	÷ 40,345	۶ /0,590 د	ې ک ,438	ر در مر	90,590 ڊ	- ڊ _ا	^{211,06} د		CCFC REGUDACK.	

		2010	-	2017		2018	1	2019		020		2020		2021	1	2021	-	2021		2022	20	222024	I		CAMP NOTES	V2 Changes	V3 Changes - FAC
		2016		2017		2018		2019	20	020		2020		udget	-	2021	- 4	021		2022	20/	22v2021	4 10	ar Avg.	CAMPNOTES	V2 Changes	V3 Changes - FAC
		Audit		Audit		Audit		Audit	Bu	dget	Ι,	Audit		-	g M	IonthsYTD		ojection	в	udget	Not	t Change	4 16	ai Avg.			
Pool Repair &		Auun	-	Audit	· · ·	Audit	-	Auun	Du	uget	<u> </u>	luun	0043	o Denen		IonthisTib		ojection		uuget		change			Allowance for minor pool		
Maintenance																									equipment repair. Major		
																									expenses to be taken from	Changed initial	
																									Reserves. 2022: Reduced by	•	
																									\$1000 based on operating	\$1,000 - maintained	
																									expense for 2021 and 3 year	same budget amount	
																									avg.	based on CCFC	
	\$	5,980	\$	1,460	\$	2,751	\$	3,540	\$	4,000	\$	5,437	\$	4,000	\$	827	\$	2,500	\$	4,000	\$	-	\$	3,297		feedback.	
Pool Supplies																									Allowance for chemicals and		
																									other supplies needed for		
																									pool. 2022: Maintained	Maintained same	
																									same amount.	amount based on	
	\$	16,465	\$	4,411	\$	4,507	\$	8,747	\$	5,000	\$	1,408	\$	5,000	\$	1,795	\$	2,500	\$	5,000	\$	-	\$	4,768		CCFC feedback.	
Recreational																									Allowance for recreational		
Equipment																									supplies (ie. basketballs,		
																									nets, jump ropes, etc).		
																									2022: Maintained same	Reduced by \$1,500	
																									amount.	based on CCFC	
	Ş	-	\$	3,051	Ş	1,672	Ş	1,611	Ş	4,000	Ş	1,598	Ş	4,000	Ş	141	Ş	2,000	Ş	2,500	Ş	1,500	Ş	1,983		feedback.	
Safety & Security																									Allowance for alarm		
																									monitoring with SETEC at	Increased from initial	
																									\$170 per month and	budget draft (V1) by	
																									includes a small repairs. 2021: Maintained same	\$2500 to same	
																									amount based on current	amount as 2021	
																									contract with no increase.	budget based on	
	Ś	6,755	s	2,385	\$	4,037	\$	3,193	\$	5,500	Ś	2,180	Ś	5,500	s	1,119	s	2,040	Ś	5,500	s	-	Ś	2,948	contract with no increase.	CCFC feedback.	
Special Cleanings	Ŷ	0,700	Ť	2,000	Ŷ.	.,	Ť	0,100	Ŷ	5,500	ļ Ţ	2,200	Ŧ	0,000	1Ť	_,	, v	2,010	•	-,	 •		ļ,	2,5 10	Allowance to clean meeting		
																									rooms after rentals/parties.	Increased from initial	
																										budget draft (V1) by	
																									and 2021 due to COVID.	\$3000 to same	
																									2022: Decrease to \$7,000.00	amount as 2021	
																										budget based on	
	\$	12,945	\$	4,425	\$	7,425	\$	8,700	\$	7,000	\$	2,400	\$	10,000	\$	-	\$	800	\$	10,000	\$	-	\$	5,737		CCFC feedback.	
Uniforms																									Allowance for Maint Tech		
																									uniforms. 2021 anticipates	Reduced by \$550	
																									new uniform order in fall.	based on CCFC	
																									2022: Maintained same rate.	feedback. The 4 year	
																										average is \$165 and	
															1											the Committee can't	
																										justify budgeting	
															Ι.		Ι.				Ι.		Ι.			\$800 given the	
	\$	266	\$	-	\$	89	\$	571	\$	800	\$	-	\$	800	\$	-	\$	800	\$	250	\$	550	\$	165		historical costs.	

1		2010		2017		2018	7	2019						2021		2021	1	2021			202	22v2021	1		CAMP NOTES	V2 Changes	V3 Changes - FAC
		2016	+	2017		2018		2019		2020		2020				2021		2021	2	2022	202	2202021	Ι.	Year Avg.	CAMP NOTES	vz Changes	V3 Changes - FAC
		Audit		Audit		Audit		Audit		Budget		Audit		Budget 198 Deficit	8 1	VonthsYTD	YFF	Projection	В	udget	Net	t Change	4	Tear Avg.			
Total Cameron Club										244801							· - ·	. ojection									
Maintenance &																											
Operations	Ś	403.923	Ś	361,445	Ś	375.394	4	\$ 394,352	Ś	404.072	Ś	353.193	Ś	450.185	Ś	258,850	Ś	398,495	Ś.	423.636	Ś	26.549	s	370,659			
	1	,	Ť	,	7			+	Ť		T	,	Ŧ	,	Ť		Ŧ	,	T	,	Ŧ		1 T	,			
Trash & Recycling																											
Trash & Recycling																									Based on contract with		
Services For 2022,																									Bates for all sub associations		
Trash Pick-up Main																									except Main Street - through		
Only																									12/25 of		
																									\$312,797.16/\$26,066 per		
																									month. 2022 budget		
l																									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	
	\$	267,188	\$	285,172	\$	306,425	ç	\$ 315,339	\$	323,759	\$	323,158	\$	323,759	\$	242,395	\$	363,595	\$	365,168	\$	(41,409)	\$	307,524		statement	
Recycle Services	\$	-	\$		\$	-	ç	Ŧ			\$	-	\$	-	\$	-					\$	-					
Trash - Main Street	\$	-	\$	-	\$	-	Ş	\$-			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	_				
Total Trash &		267.400		205 472		206 425		÷ 245 220		222 750		222.450	~	222 750		242 205		262 505		205 4 60	~	(44, 400)		207 524			
Recycling	>	267,188	>	285,172	Ş	306,425	÷	\$ 315,339	>	323,759	Ş	323,158	Ş	323,759	>	242,395	>	363,595	\$	365,168	\$	(41,409)	>	307,524			
Other Expenses																											
Other Expenses	\$	-	\$	-	\$	-	Ş	\$-	\$	-	\$	2,603	\$	-	\$	-	\$	-	\$	-	\$	-	\$	651			
Sign Expenses																									Allowance to replace various		
																									signs throughout		
																									community. 2021: Projection		1
																									includes anticipation of new		
																									signs for trash cans, visitor		
																									parking and no parking.		1
																									2022: Maintained same		1
																									amount.		1
	\$	-	\$	-	\$	24	ç	\$ 696	\$	2,500	\$	2,481	\$	2,500	\$	273	\$	2,500	\$	2,500	\$	-	\$	800			
Total Other Expenses																											
	\$	-	\$	-	\$	24	ç	\$ 696	\$	2,500	\$	5,084	\$	2,500	\$	273	\$	2,500	\$	2,500	\$	-	\$	1,451			
			1																								

		2016		2017		2018		2019	2	2020		2020		2021		2021		2021	2	2022	20	22v2021			CAMP NOTES	V2 Changes	V3 Changes - FAC
														udget	1		1						4 Ye	ear Avg.			
		Audit		Audit		Audit		Audit	Bu	udget		Audit	6849	8 Deficit	8 N	IonthsYTD	YEF	rojection	Bu	udget	Ne	t Change		-			
Total Direct																				-							
Operating Expenses																											
	\$:	1,452,342	\$ 1	,269,906	\$ 1	,325,224	\$	1,409,557	\$ 1,	,438,101	\$ 1	L,251,953	\$ 1	,507,522	\$	874,622	\$	1,413,448	\$ 1,	,503,822	\$	3,700	\$1,	313,723			
			<u> </u>			, ,		, ,			<u> </u>				<u> </u>	,	<u> </u>		<u> </u>		· ·		. ,				
General and Administra	ativbe	Expenses																									
Professional Services																											
Audit & Tax Services																									Allowance for completion of		
																									annual audit and tax and		
																									taxes. 2022: Based upon		
																									engagement letter pending		Changed from \$7,50
																									Board approval (\$6,500		to \$7,200 which
																									audit, \$550 taxes and \$26		includes small
																									bank confirm).		allowance for bank
	Ś	6,485	Ś	6,500	Ś	6,600) Ś	6,700	Ś	6,800	Ś	12,456	Ś	7,000	Ś	7,153	Ś	7,153	Ś	7,200	Ś	(200)	Ś	8,064	,-		confirmations.
Reserve Studies		-,		-,		-,	Ţ,	-,	,	-,		,	<u> </u>	,	<u> </u>	,	<u>'</u>	,			<u> </u>			-,	2021: Reserve Study being		
																									updated. No allowance		
																									included for 2022 as an		
																									other Update will not be		
																									necessary until 2023 or		
	Ś	1,775	l c	_	\$	_	. \$	4,820	¢	1,500	l c		\$	4,900	l c	4,900	4	4,900	¢	_	Ś	4,900	¢	1,205			
Legal Services -	Y	1,775	<u> </u>		Ţ		- -	4,020		1,500			,	4,500	ľ	4,500	l Ý	4,500	<u>۲</u>	_	<u> </u>	4,500	Ŷ	1,205	Allowance for legal		
General Counsel																									consultation. 2021: YTD		
General counser																									exceeds budget. Included		
																									remaining allowance of \$13k		
																									for balance of 2021. 2022:	•	
																									Based on 4 year avg.	Adjusted to \$40,000	
	Ś	20,527	4	16,000	ć	25,871	6	52,448	ć	30,000	4	64,520	ć	30,000	6	53,977	4	60,000	s	40,000	ċ	(10,000)	ć	39,710	based off 4 year avg.	based on 4 y ear avg.	
	Ş	20,527	<u>ې</u>	10,000	Ş	25,671		52,440	Ş	50,000	Ş	04,520	<u>ې</u>	50,000	<u>,</u>	55,977	Ş	60,000	>	40,000	>	(10,000)	Ş	59,710	Allowance for legal retainer	Daseu oli 4 y edi avg.	
Legal Services																											
																									for phone consultation at		
																									\$300 per month and		
																									includes Board training as		
																									well as Annual Registered		
		2 275		6 260	~	4.050		2 000		4 000		2 500		2 600		2 600		2 000		4 000		(400)	÷	4 40 4	Agent fee of \$200.		
l a se l Cami	\$	3,375	Ş	6,260	Ş	4,056	; \$	3,800	\$	4,000	Ş	3,500	>	3,600	>	2,600		3,800	>	4,000	>	(400)	Ş	4,404			
Legal Services -															1										Allowance for costs to		
Collections															1										pursue delinquencies. 2021:		
															1										Projection is based on mid		
															1										year average. 2022:		
															1										Increased to \$25k taking into		
																									account 4 year average and		
															1.		I.				۱.				costs of 2021.		
	\$	31,829		31,500		18,751				21,000		29,597		23,000		22,273		25,000		25,000		(2,000)		27,554			
Consulting Services	\$	908	\$	3,521	Ş	-	- \$	2,610	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,533		1	

1				022 Op		<u> </u>	196									2024		2024				1			110.01	
		2016		2017		2018		2019		2020		2020		2021		2021		2021	2022	-	2022v2021			CAMP NOTES	V2 Changes	V3 Changes - FAC
1									_					udget								4)	'ear Avg.			
		Audit		Audit		Audit		Audit	E	Budget		Audit	6849	98 Deficit	8 N	/lonthsYTD	YEF	Projection	Budget		Vet Change					
Total Professional															Ι.							Ι.				
Services	\$	64,899	\$	63,780	\$	55,278	\$	100,745	\$	63,300	\$	110,073	\$	68,500	\$	90,903	\$	100,853	\$ 76,200	<u> </u>	(7,700)	\$	82,469			
Activities																										
Events and Awards																								Allowance for social events.		
																								Pending Committee		
																								feedback. Increased to allow	1	
																								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	5 \$	(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	D \$	(1,875)	\$	35,232			
						· · · · ·			-																	
Communications																										
Other																								Allowance for DMS updates,		
Communications																								smaller mailings, postcards		
communications																								and reminders. Also	Reduced by \$3,000	
																								includes costs for	based on Comm Com	
																								monitoring Social Media of	feedback. This	
																								\$395 per month. 2021:	includes the costs to	
																									get badges for	
																								Projection assumes full		
																								amount to be spent. 2022:	volunteer	
																								Maintained same amount.	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	
	\$	4,251	ć	2,540	ć	839	ć	3,544	ć	6 000	ċ	961	ć	6,000	6	2,173	ć	6,000	\$ 3,000	. e	3,000	ė	1,971		marketing materials.	
	Ş	4,251	Ş	2,540	Ş	839	Ş	3,544	Ş	6,000	Ş	901	Ş	6,000	ļŞ	2,1/3	ļ	0,000	ຸຈ 3,000	• >	3,000	ļŞ	1,971		marketing materials.	

		2016	2022 0 0	201	·	2019	2020	2020		2021	2021	2021		2022	2022v202	21		CAMP NOTES	V2 Changes	V3 Changes - FAC
		2010	2017	201	•	2019	2020	2020		udget	2021	2021		2022	2022020	~	4 Year Avg.	CAIVIP NOTES		VS Changes - FAC
		Audit	Audit	Aud	it	Audit	Budget	Audit			8 MonthsYTE	YE Proiec	tion	Budget	Net Chan	nge				
Newsletter Services	-																	Allowance for bi-monthly		
																		newsletter at avg \$2618 per		
																		issue - 5 issues (no summer	Reduced by \$200	
																		issue) in total and includes	based on Comm Com	
																		postage. Drop box	feedback. Committee	
																		allowance of \$80 per month	would like to add	
																		= \$960. 2022: Maintained	Flipbook service to	
																		same amount.	electronic newsletter	
																			for easier reading and	
	\$	14,170	\$ 13,237	\$ 15	5,024	\$ 8,659	\$ 15,500	\$ 14,2	59 \$	15,500	\$ 8,709	\$ 15	,500	\$ 15,300	\$ 2	200	\$ 12,795		user tracking.	
Web Site																		Allowance for website		
Maintenance																		maintenance, Constant		
																		Contact. 2021: Projection	Increased by \$1,400	
																		assumes full amount to be	based on Comm Com	
																		spent. 2022: Maintained	feedback. Includes	
																		same amount as 2021.	allowance to update	
	\$	1,367	\$ 810	\$	932	\$ 2,594	\$ 3,500	\$ 1,5	52 \$	3,500	\$ 482	\$ 3	,500	\$ 4,900	\$ (1,4	400)	\$ 1,472		website.	
Social Media (new)																				
																			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	
	Ś		\$ -	\$		\$ -	\$ -	\$	- \$		\$ -	Ś		\$ 6,000	\$ (6,0				Social Media.	
Total	Ş	-	۔ ب	ç	-	- ڊ	- ڊ	Ş	- >	-	ب -	>	-	ə 0,000	ə (b,l	500)				
Communications	s	19,787	\$ 16,586	\$ 10	5,796	\$ 14,798	\$ 25,000	\$ 167	2 \$	25,000	\$ 11,364	6 75	.000	\$ 29,200			\$ 16,238			
ommunications	9	19,/0/	10,560	19 IC	5,190	- 14,/98	÷ 25,000	J,010,/	<u>د</u>	∠3,000	, דע _{ן 1} , אין	<u>ا</u> ب 25	000	, ∠9,∠00	1		γ 10,∠3δ	1	1	1

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		2016		2017		2018		2019	2	2020		2020		2021		2021	20	021	2022	2	2022	2v2021	l	CAMP NOTES	V2 Changes	V3	Changes - FAC
									_					udget									4 Year A	g.			
		Audit		Audit	4	Audit		Audit	Βι	udget	1	Audit	6849	8 Deficit	8 Mc	onthsYTD	YE Pro	jection	Budg	et	Net	Change					
1																									_		
<u>nsurance</u>																											
D&O Premiums																								2021 Projection: Policy exp			
																								4/15/22, reflects monthly			
																								amortization of premium of			
																								\$4,765. 2022: Includes an			
																								increase of 5%.			
	\$	4,841	\$	4,843	\$	4,714	\$	5,122	\$	5,500	\$	5,255	\$	5,546	\$	3,306	\$	4,895	\$5	,050	\$	496	\$ 4,	84			
General Liability																								2021 Projection: Policy exp			
nsurance																								4/15/22 and reflects			
																								monthly amortization of			
																								annual premium of \$8,914.			
																								2021: Included 5% increase			
	\$	10,650	\$	10,483	\$	12,512	\$	15,072	\$	17,000	\$	18,495	\$	13,600	\$	7,510	\$	10,482	\$ 9	,360	\$	4,240	\$ 14,				
Umbrella Insurance		, -	1	,						,,		,	L.		†.		1					, -	1,	2021: Policy exp 4/15/22			
																								and reflects the monthly			
																								amortization of the annual			
																								premium of \$4,644 2022:			
																								Includes increase of 5%			
	Ś	13,222	5	9,553	Ś	9,539	\$	10,161	Ś	11,150	Ś	14,898	s	13,300	s	5,823	s	7,371	ς Δ	,900	Ś	8,400	\$ 11,				
Worker's	Ŷ	10)111	, v	5,555	Ŷ	5,505	Ť	10,101	ļ -	11)100	, ÷	1,000	•		1 T	0,010	Ŷ	.,0.1	,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	¥	0,100	· · · · · · · ·	2021: Policy exp 04/15/22			
Compensation																								and reflects the monthly			
compensation																								amortization of the annual			
																								premium of \$620. 2022:			
																								includes an increase of 5%			
	\$	1,835	6	2,073	ć	1,585	4	1,694	6	600	L.	653	ć	670	e la	420	l c	627	¢.	650	ć	20	\$ 1,	01			
Crime Protection	Ş	1,055		2,075	Ş	1,565	->	1,094	<u>ې</u>	600	Ş	055	>	670	>	420	ې ا	027	Ş	050	Ş	20	Ş 1,	2020 Projection: Policy exp	-		
																								01/01/22 and reflects			
Coverage																											
																								monthly amortization of			
																								annual premium of \$3600.			
																								2022: Includes an increase			
																								of 5%.			
0 1 1 1 1 1 1 4 0	\$	-	\$	-	\$	-	\$	-	\$	3,700	Ş	3,600	Ş	3,780	Ş	2,400	Ş	3,600	<u> </u>	,780	Ş	-	\$	00			
Cyber Liability \$3																								2021 Projection; Policy exp			
Million Coverage																								01/01/22 and reflects			
																								monthly amortization of			
																								annual premium of \$3,495.			
																								2022: Includes an increase			
																								of 5%.			
	\$	-	\$	-	\$	-	\$	-	\$	3,900		3,495		3,670		2,330		3,496		,670		-		74			
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,	37			
lanagement Services																											

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		2016	2017	 2018		2019	 2020	2020	2021		2021		2021	2	022	2022v2021	4	CAMP NOTES	V2	Changes	V3 Changes - FAC
		Audit	Audit	Audit		Audit	Budget	Audit	Budget 198 Deficit	8 N	MonthsYTD	YE	Projection	Bu	ıdget	Net Change	4 Year Avg.				
Administrative																		2021: Based on existing			
Salaries																		salary structure. 2022:			
																		Includes small allowance for	r		
	\$	286,993	\$ 264,706	\$ 266,148	\$	305,780	\$ 338,091	\$ 261,405	\$ 343,000	\$	218,948	\$	343,000	\$ 3	356,000	\$ (13,000	\$ 274,510	annual increases.			
Payroll																		2021: Projection reflects			
Taxes/Benefits/Costs																		taxes, etc in accordance with	h		
																		management agreement.			
	\$	80,875	\$ 71,516	\$ 75,314	\$	91,668	\$ 90,796	\$ 44,722	\$ 62,985	\$	30,472	\$	62,985	\$	69,385	\$ (6,400	\$ 70,805	2022: Same.			
Management																		2021: Amounts incorporated	d		
Reimbursements																		into management			
																		agreement. 2022: same			
	\$	4,101	\$ 3,089	\$ 2,090	\$	2,758	\$ 3,000	\$ 361	\$ -	\$	(156)	\$	-	\$	-	\$-	\$ 2,074				
Management Fees																		2021: Projection reflects			
																		contracted amounts with			
																		CAMP and renewal rates			
																		effective August 1. 2021:			
																		Based upon approved			
																		management agreement.			
	\$	160,603	\$ 160,823	\$ 160,446	\$	160,679	\$ 95,000	\$ 116,622	\$ 147,797	\$	98,109	\$	147,797	\$ 1	149,984	\$ (2,187	\$ 149,643				
Total Management																					
Services																					
	\$	532,571	\$ 500,134	\$ 503,997	\$	560,885	\$ 526,887	\$ 423,110	\$ 553,782	\$	347,373	\$	553,782	\$ 5	575,369	\$ (21,587	\$ 497,031				
																-					
dministration																					
Bank Charges																		2021: Assumes full amount			
																		to be spent. Projection			
																		includes fees from PMC due	2		
																		to transition. 2022:			
																		Maintained same amount.			
																		Includes monthly service			
																		charge from Congressional			
																		Bank.			
	Ś	236	\$ 45	\$ 68	\$	282	\$ 240	\$ (637)	\$ 240	\$	171	\$	240	\$	240	\$ -	\$ (60)				

Audit Audit Audit Audit Budget Audit Budget Audit Budget Audit Start			2016		2017		2018	<u> </u>	2019		2020		2020		2021	1	2021	20	21	2022		2022v2021			CAMP NOTES	V2 Changes	V3 Changes - FAC
india india <th< th=""><th></th><th></th><th>2010</th><th></th><th>2017</th><th></th><th>2010</th><th></th><th>2015</th><th><u> '</u></th><th>2020</th><th></th><th>2020</th><th></th><th></th><th></th><th>2021</th><th>20</th><th></th><th>2022</th><th></th><th>LULLVLULI</th><th>4</th><th>Year Avg.</th><th></th><th></th><th>vo changes TAC</th></th<>			2010		2017		2010		2015	<u> '</u>	2020		2020				2021	20		2022		LULLVLULI	4	Year Avg.			vo changes TAC
Non-topped Non-topped Allowance for metric			Audit		Audit		Audit		Audit	В	udget	4	Audit			8 M	onthsYTD	YE Pro	iection	Budge	t	Net Change					
Weeting Expense V	Board Support																				-				Allowance for meeting		
Kett S 10.581 5 8.666 5 9.70 5 7.50 5 7.50 5 8.600 5 7.600 5 7.800 5 8.600 6 6 6 6	Meeting Expense																										
Act S 10.50 5 6.50 5 7.50																									per Committee, name		Changed name to
ket s																											Meeting Expense.
kart kart s u,s																									minutes, etc). 2021:		
x cd x s s. s																									Projection is a bit less than		\$8,500 to \$10,000
Arct S 9,062 5 9,686 5 9,687 5 0,000 5 5,785 5 8,800 5 5 6,800 5 8,861 10,000 5 7,581 5 10,000 5 5,785 5 8,800 5 0,000 5 5,785 5 8,800 5 0,000 5 5,785 5 8,800 5 0,000 5 5 8,800 5 0,000 5 5,785 5 8,800 5 0,000 5																									the full budget and 2022		based on discussion
Act: S 0.581 S 8.666 S 9.694 S 7.551 S 10.000 S 5.785 S 8.000 S 5 8.641 2021 Neepense integration lumb participation lumb participation lumb 2021 Neepense integration lumb 2021 Pipetion induces integration lumb 2021 Pipetion induces integration lumb 2021 Pipetion induces integration lumb 2021 Pipet																									allowance has been reduced		at Committee and
s 10.38 5 8.666 5 9,674 5 10,000 5 7.57 5 10,000 5 7.57 5 10,000 5 7.57 5 10,000 5 7.57 5 10,000 5 7.57 5 10,000 5 7.57 5 10,000 5 7.57 5 10,000 5 7.57 5 10,000 5 7.57 5 10,000 5 7.57 5 10,000 5 7.57 5 10,000 5 5 7.57 5 10,000 5 7.57 5 10,000 5 7.57 5																									to be consistent with 4 year		
x vot x vot <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>avg.</td><td></td><td></td></td<>																									avg.		
No. N																											
x x																											
1 0.58 0.58 0.58 0.58 0.58 0.000 5 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>																											
Acct S 9,762 S 9,435 S 10,157 S 9,874 S 10,000 S 6,523 S S S S S S S S B S 9,762 S 9,435 S 10,157 S 9,874 S 10,000 S 6,523 S <td></td>																											
Setup/DD/Coupon S 9,762 S 9,763 S 10,157 S 10,870 <		Ş	10,581	Ş	8,666	Ş	9,634	Ş	8,714	Ş	10,000	Ş	7,551	Ş	10,000	Ş	5,785	Ş	8,500	Ş 10,	000	ş -	Ş	8,641			noted in column O.
s 9,762 9,7																											
S 9,762 S 9,483 S 10,157 S 6 S	Setup/DD/Coupons																										
Collection Charges S 4,606 S 3,689 S 3,290 S 2,258 S 3,000 S 8,814 S 4,000 S 2,367 S 4,000 S 4		ć	0 762	l c	0 /25	ć	10 157	ć	0 974	l é	10.000	ć	6 5 2 2	ć		l c		ć		ć		ć	6	8 007	Management Company.		
s 4.606 5 3.689 5 3.209 5 2.258 5 3.000 5 4.000 5	Collection Charges	Ş	9,702	<u>ې</u>	9,435	Ş	10,137	<u>ې</u>	9,074	<u>ې</u>	10,000	Ş	0,525	Ş	-	3	-	Ş	-	ş	-	, - ,		8,997	Allowance for cost of		
x x	concetion enarges																										
x x																											
x x x x x x x x x x x y																											
x x																											
s 4,666 5 3,689 5 3,290 5 2,258 5 3,000 5 4,000 5																											
Computers & Network s 11,950 s 10,950 s 10,950 s 10,910 s 10,950 s 10,910 s 10,950 s 10,910 s 10,950 s 10,910 s 10,900 s 10,910 s 10,910 s 10,900 s 10,910 s 10		\$	4,606	\$	3,689	\$	3,290	\$	2,258	\$	3,000	\$	8,814	\$	4,000	\$	2,367	\$	4,000	\$ 4,	000	\$-	\$	4,513			
Image: second permits s	IT SUPPORT																								2021: Projection includes		
Image: second permits Image: second per	Computers & Network	<																							new IT contract with GRS at		
Image: s s<																									\$1,500 per month. 2022:		
Image: series and Permits Image:																											
s 11,950 s 6,865 s 19,719 s 20,629 s 10,000 s 11,919 s 16,513 small trouble shooting as needed. small trouble shooting as needed. Licenses and Permits Licenses and Permits Licenses																											
Image: solution in the solutine the solutin the solution in the solution in the solution in the																											
\$ 11,90 \$ 6,865 \$ 19,70 \$ 20,20 \$ 10,00																											
Licenses and Permits here here here here here here here here																						* *****			needed.		
Image: set of the set of	Liconoco or d Down ''	Ş	11,950	\$	6,865	Ş	19,/19	Ş	20,629	Ş	10,000	Ş	18,841	\$	10,000	`	11,919	\$	17,000	ş 18,	000	ə (8,000	<u>15</u>	16,513			
registered agent fee, SCC, hydrant fee). 2021: Projection assumes full amount to be spent. 2022: Maintained same amount.	Licenses and Permits																										
hydrant fee). 2021: Projection assumes full amount to be spent. 2022: Maintained same amount.																											
Projection assumes full amount to be spent. 2022: Maintained same amount.																											
amount to be spent. 2022: Maintained same amount.																											
Maintained same amount.																									1 '		
		Ś	4,665	Ś	2,122	Ś	2.097	Ś	500	Ś	4,000	Ś	639	Ś	2,200	s	345	Ś	2,200	\$ 2	200	\$ -	s	1.340			

	_			122 Ope		-																			1		1
		2016	2	2017	2	2018	2	2019	2	2020		2020		021		2021	20)21	20	22	202	2v2021	1		CAMP NOTES	V2 Changes	V3 Changes - FAC
														dget										ear Avg.			
		Audit	A	Audit	A	Audit	A	Audit	Βι	udget		Audit	68498	B Deficit	8 Mo	onthsYTD	YE Pro	jection	Buo	lget	Net	Change					
Architectural																									Allowance for ARC		
Comprehensives																									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.		
l																									in needed.		
	\$	4,871	s	3,696	Ś	1,036	Ś	3,892	s	6,880			\$	6,880	s	_	\$	-	\$	4,000	s	2,880	s	2,156			
Office Supplies	Ţ	.,0.1	-	0,000	7	2,000	Ŷ	0,002	–	0,000			*	0,000	<u>۲</u>		7		-	.,	+ -	_,	Ť	2,200	Allowance for misc office		
onice supplies																									supplies. 2021: Based on		
																									monthly operating history.		
																									2022: Reduced based on		
																									2021 operating history and 4		
	Ś	8,693	ć	2,977	ć	5,694	ć	10,722	ė	3,500	ć	5,256	ć	6,000	ć	3,614	ć	5,500	ć	5,500	6	500	6	6,162	year avg.		
Postage	Ş	8,093	ې ا	2,977	Ş	5,094	Ş	10,722	<u>ې</u>	3,300	Ş	5,250	Ş	0,000	3	3,014	Ş	3,300	\$	3,300		500		0,102	Allowance for mass mailings		
rustage																									and misc letters. 2021:		
																									Projection is based off of		
																									year to date history and		
																									anticipation of large annual		
																									meeting mailer. 2022:		
																									Maintained same amount.		
		40.050		40.076	~	0.040		46.064		40.000		10.010						10.000						44 700			
D · · · · D D · · ·	\$	10,952	Ş	10,976	Ş	8,019	\$	16,864	<u>ې</u>	10,000	\$	10,948	Ş	10,000	\$	2,840	Ş	10,000	\$	10,000	<u> </u>	-	\$	11,702			
Printing & Copying																									Allowance for Welcome		
																									Packages, stationary,		
																									business cards, gov doc		
																									booklets, etc. 2021:		
																							1		Projection assumes full		
																									amount to be spent. 2022:		
																							1		Maintained same amount.		
																									May need to update		
																							1		projection once additional		
																									info is known about Annual		
																							1		Meeting Mailer.		
	\$	12,763	\$	14,161	\$	8,574	\$	19,035	\$	7,500	\$	12,846	\$	5,500	\$	2,876	\$	5,500	\$	5,500	\$	-	\$	13,654			1

	2016	2017	2018	2019	2020	2020	2021	2021	2021	2022	2022v2021		CAMP NOTES	V2 Changes	V3 Changes - FAC
							Budget					4 Year Avg.			
	Audit	Audit	Audit	Audit	Budget	Audit	68498 Deficit	8 MonthsYTD	YE Projection	Budget	Net Change				
Office Equipment													Allowance for copier		
Lease													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.		
	\$ 5,493	\$ 5,792	\$ 6,618	\$ 7,703	\$ 7,000	\$ 6,586	\$ 7,000	\$ 3,950	\$ 5,700	\$ 6,000	\$ 1,000	\$ 6,675			
Bundled Telecom													Allowance for Comcast		
Services													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	1	
													reflects recent change		
													effective August 1.		
							l .	.							
	\$ 9,389	\$ 11,105	\$ 7,861	\$ 11,216	\$ 13,218	\$ 11,991	\$ 13,218	\$ 6,414	\$ 10,000	\$ 10,500	\$ 2,718	\$ 10,543			

1	-					-	iget- Dian											1			
	20	016	20	017	20	018	2019	20	20	2020		2021	2021	2021		2022	2022v2021		CAMP NOTES	V2 Changes	V3 Changes - FAC
												Budget						4 Year Avg.			
	Au	ıdit	Αι	udit	Αι	udit	Audit	Bud	get	Audit	6	8498 Deficit	8 MonthsYTD	YE Projecti	on	Budget	Net Change				
Annual Meeting																			Allowance for costs related		
Expense																			to Annual Meeting (ie. food	,	
																			school reservations, etc).		
																			2021: Projection assumes of	n	
																			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		
																				1	
																			are covered under		
																			Printing/Copying expense.		
								1.													
	\$	2,467	Ş	1,939	Ş	1,915	\$ 750	Ş	2,500	Ş 3,3	41 \$	3,500	ş -	\$ 6,2	00 \$	\$ 5,000	\$ (1,500)\$ 1,986			
emp 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 Boar	d	
																			flexibilty to offer this if		
																			desired.		
	\$	3,878	Ś	4,751	Ś	3,579	\$ 4,780	Ś	6,000	\$ 4.3	36 \$	6,000	s -	\$ 6,0	00 \$	\$ 6,000	Ś.	\$ 4,361			

	2016		2017		018	2019 2019	2020	2020		2021		2021	2021	202	2	2022v2021		CAMP NOTES	V2 Changes	V3 Changes - FAC
									-	Budget					-		4 Year Av			
	Audit		Audit	Au	udit	Audit	Budget	Audi	t		t 8 M	onthsYTD	YE Projection	Budg	et	Net Change				
Parking Enforcement																		Allowance for parking		
																		enforcement. Based on		
																		proposal rec'd from B & B		
																		Security at \$25 per hour rate	2	
																		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 8		
																		B Security which would		
l																		cover 14 remaining weeks		
1																		for a cost of \$9507. 2022:		
																		Based on annual contract		
																		with B & B Security for 52		
	\$ 8.3	367	5 14,060	ć ·	20,970	\$ 9,113	\$ 15,000	ć	-	\$ 19,000			\$ 8,40		1,200	\$ (12,20	0) \$ 11,0	weeks per year.		
Courier Service	φ 0,3	307 2	5 14,000	. د	20,970	Ş 9,113	\$ 15,000	Ş	-	\$ 19,000	, ,	-	\$ 8,40	, , , ,	1,200	Ş (12,20		Allowance for courier		
Courier service																		service as needed. 2021:		
																		Projection assumes small		
																		amount spent. 2022:		
	<u>ن</u>		500	ć	000	ć 200	ć 750		462	<u>م</u>		25	ć ao			¢ 25		Reduced amount from \$750		
Coffware Licensee	\$	717 \$	500	\$	890	\$ 390	\$ 750	\$	462	\$ /5	D \$	35	\$ 30) \$	400	\$ 35	0 \$ 5	61 to \$400.		
Software Licenses																		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 a	t	
																		cost of \$203.40 2021:		
																		Projection includes renewal		
																		of google suite emails,		
																		adobe, etc. 2022:		
																		Maintained same amount.		
Decels & Dealting	\$	- \$		\$	-	\$-	\$ 500	\$	422	ş 50	D \$	259	Ş 44	7 \$	500	\$	- \$ 1	06		
Decals & Parking																		Allowance for parking		
Passes																		passes, annual visitor passes	5	
																		and annual decals. 2021:		
																		Assumes the full amount wi		
																		be spent. 2022: Maintained		
																	.	same amount.		
	\$ 5,6	621 \$	858	\$	2,934	\$ 3,745	\$ 7,500	\$ 2	2,179	\$ 7,500) \$	8,933	\$ 7,50) \$:	7,500	\$	- \$ 2,4	29		

														-			τ											
		2016		2017		2018		2019		2020		2020		2021		2021		2021		2022	20	022v2021			CAMP NOTES	V2 (Changes	V3 Changes - FAC
		Audit		Audit		Audit		Audit	E	Budget		Audit		Budget 198 Deficit	8 Ma	onthsYTD	YE	Projection	E	Budget	Ne	et Change		4 Year Avg.				
Miscellaneous	\$	1,010	\$	595	\$	872	\$	1,015	\$	-			\$	-	\$	376	\$	-	\$	-	\$	-	\$	621	To be reclassed.			
Total Administrative																												
	Ş	116,021	Ş	102,232	Ş	113,928	Ş	131,480	Ş	117,588	Ş	100,097	Ş	112,288	Ş	49,884	Ş	97,487	Ş	126,540	Ş	(14,252)	Ş	5 111,935		-		
Total General and Administrative	ć	802,719	ć	740,571	ć	783,132	ć	873,835	ć	812,125	¢	707,831	ć	828,261	¢	538,048	ć	835,718	ć	864,719	¢	(32 258)	¢	776,342				
Administrative	•	002,715	, ,	,40,571	Ŷ	,03,132	ļ	07 3,833	Ŷ	012,123	Ŷ	707,831	7	020,201	<i>,</i>	330,040	Ŷ	555,718	<i>,</i>	004,715	,	(32,230)	ļ	, ,,0,342				
Income Taxes																												
Income Tax	\$	58,811	Ś	2,725	¢	6,352	\$	10,107	Ś	10,000	Ś	7,204	Ś	10,000	s	4,500	Ś	9,000	s	10,000	\$	_	Ś		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)			
Total Income Taxes	\$	58,811		2,725		6,352	_			10,000		7,204		10,000		4,500		9,000		10,000		-	\$	6,597				
						· · · ·																	Ē					
Total Expenses	\$	2,313,872	\$	2,013,202	\$	2,114,707	\$	2,293,499	\$ 2	2,260,226	\$	1,966,988	\$	2,345,783	\$ 1	,417,170	\$	2,258,166	\$ 2	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)	\$	5 107,176				

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.											