

**Cameron Station Community Association
2026 Operating Budget- APPROVED 10-28-25**

| | 2025 | 2026 |
|--|---------------------|---------------------|
| | Budget | Budget |
| Assessments - SFD/TH | \$ 1,804,748 | \$ 1,854,928 |
| TMP Assessments | | |
| Bad Debt Adjustment | \$ (5,500) | \$ (2,800) |
| Total Assessment Revenue | \$ 1,799,248 | \$ 1,852,128 |
| Commercial Assessments | \$ 36,557 | \$ 37,997 |
| Total Commercial Assessments | \$ 36,557 | \$ 37,997 |
| Condo Assessment | \$ 1,092,527 | \$ 1,122,903 |
| Total Condo Assessment | \$ 1,092,527 | \$ 1,122,903 |
| Total Assessments | \$ 2,928,332 | \$ 3,013,028 |
| Late Fees & Interest | \$ 8,500 | \$ 8,500 |
| Legal Reimbursements | \$ 13,000 | \$ 10,000 |
| Newsletter Advertising | 0 | 0 |
| Sponsorship Income | 0 | 0 |
| Club Cleaning Fees | \$ 9,600 | \$ 9,600 |
| Website Income | 0 | 0 |
| Returned Payment Fees | 0 | 0 |
| HOA Compliance Fees | \$ 1,200 | \$ 2,400 |
| Interest Earned - Operating | \$ 12,750 | \$ 12,600 |
| Interest Earned - Reserves | \$ 35,000 | \$ 38,000 |
| Room Rental Fees | \$ 9,600 | \$ 9,600 |
| Facilities passes/Guest Fees | \$ 650 | \$ 650 |
| Resale Processing Fees | 0 | 0 |
| Prior Years Surplus | \$ 33,700 | 0 |
| Total Other Income | \$ 124,000 | \$ 91,350 |
| Repair & Replacement Expenses | \$ (466,920) | \$ (498,900) |
| Capital Improvement Expenses | | |
| Total Reserve Contributions | \$ (466,920) | \$ (498,900) |
| Total Revenue | \$ 2,585,412 | \$ 2,605,478 |
| Electricity | \$ 25,000 | \$ 20,000 |
| Irrigation Water | \$ 34,275 | \$ 30,674 |
| Grounds & Landscape Contract | \$ 194,965 | \$ 200,814 |
| Flower Rotation & Pocket Park Enhancements | \$ 22,000 | \$ 22,000 |
| Turf Treatment & Enhancements | \$ 20,000 | \$ 20,668 |
| General Repair & Maintenance | \$ 23,000 | \$ 20,000 |
| General Maintenance Supplies | \$ 3,000 | \$ 1,700 |
| Irrigation System Contract | \$ 16,171 | \$ 16,656 |
| Irrigation Repairs | \$ 3,000 | \$ 3,000 |
| TMP Expenses | \$ 185,277 | \$ 190,838 |
| TMP Offset | \$ (45,000) | \$ (45,000) |
| TMP Obligation | 0 | \$ 13,422 |

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| Lighting Supplies/ Repair & Maintenance | \$ 3,000 | \$ 3,000 |
| Linear Park Landscape Maintenance | \$ 19,402 | \$ 19,984 |
| Pest Control | \$ 5,880 | \$ 5,880 |
| Pet Stations | \$ 10,000 | \$ 11,500 |
| Tree & Shrub Maintenance | \$ 41,000 | \$ 42,230 |
| Street Repair & Maintenance | \$ 6,500 | \$ 6,500 |
| Fountain Maintenance | \$ 1,119 | \$ 1,153 |
| Snow Removal Services | \$ 50,000 | \$ 50,000 |
| Pride of Ownership Gift Cards | \$ 1,400 | \$ 1,400 |
| Watering Supplies | \$ 8,000 | \$ 9,000 |
| Total Common Area Maintenance & Services | \$ 627,989 | \$ 645,419 |
| Erosion Control | 0 | \$ 5,000 |
| Storm Recover Repair & Maintenance | 0 | 0 |
| Total Landscaping Repair & Maintenance | 0 | \$ 5,000 |
| Access System Repairs | 0 | 0 |
| Access System Supplies | \$ 6,500 | \$ 5,000 |
| Building Repair & Maintenance | \$ 15,000 | \$ 10,461 |
| Clubhouse Utilities | \$ 38,425 | \$ 38,425 |
| Community Center Improvements | 0 | \$ 2,000 |
| Elevator Services | \$ 6,147 | \$ 6,147 |
| Fire Prevention & Protection | \$ 3,000 | \$ 3,000 |
| Fire Suppression System | \$ 5,000 | \$ 5,000 |
| Fitness Center Supplies | \$ 8,588 | \$ 8,588 |
| Fitness Equipment Repair & Maintenance | \$ 8,500 | \$ 9,000 |
| Health Club Management/Staff | \$ 200,985 | \$ 206,229 |
| HVAC Services | \$ 8,632 | \$ 6,000 |
| Janitorial Services | \$ 45,416 | \$ 37,558 |
| Miscellaneous Expense | 0 | 0 |
| Pool Management | \$ 112,739 | \$ 122,000 |
| Pool Repair & Maintenance | \$ 6,500 | \$ 8,000 |
| Pool Supplies | \$ 3,500 | \$ 3,500 |
| Recreational Equipment | \$ 2,500 | \$ 1,800 |
| Safety & Security | \$ 8,222 | \$ 11,000 |
| Special Cleanings | \$ 11,600 | \$ 9,600 |
| Uniforms | \$ 1,000 | \$ 500 |
| Total Cameron Club Maintenance & Operations | \$ 492,254 | \$ 493,808 |
| Trash & Recycling Services For 2024, Trash Pick-up Main Only | \$ 465,288 | \$ 450,000 |
| Recycle Services | | |
| Trash - Main Street | | |
| Total Trash & Recycling | \$ 465,288 | \$ 450,000 |
| Other Expenses | 0 | 0 |
| Sign Expenses | \$ 5,000 | \$ 500 |
| Total Other Expenses | \$ 5,000 | \$ 500 |
| Total Direct Operating Expenses | \$ 1,590,531 | \$ 1,594,727 |

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| Audit & Tax Services | \$ 8,765 | \$ 9,020 |
| Reserve Studies | \$ 6,000 | 0 |
| Legal Services - General Counsel | \$ 35,000 | \$ 27,000 |
| Legal Services | \$ 4,000 | \$ 4,000 |
| Legal Services - Collections | \$ 20,000 | \$ 20,000 |
| Consulting Services | 0 | 0 |
| Total Professional Services | \$ 73,765 | \$ 60,020 |
| | | |
| Events and Awards | \$ 33,000 | \$ 33,000 |
| Activity Charges | | |
| Total Activities | \$ 33,000 | \$ 33,000 |
| | | |
| Other Communications | \$ 4,620 | \$ 4,620 |
| Newsletter Services | \$ 8,000 | \$ 10,400 |
| Web Site Maintenance | \$ 6,000 | \$ 6,000 |
| Social Media | \$ 6,682 | \$ 6,682 |
| Total Communications | \$ 25,302 | \$ 27,702 |
| | | |
| D&O Premiums | \$ 6,933 | \$ 7,626 |
| General Liability Insurance | \$ 11,999 | \$ 13,200 |
| Umbrella Insurance | \$ 4,894 | \$ 5,383 |
| Worker's Compensation | \$ 750 | \$ 825 |
| Crime Protection Coverage | \$ 4,257 | \$ 4,683 |
| Cyber Liability \$1 Million Coverage | \$ 3,460 | \$ 3,806 |
| Insurance Expenses for Reimbursement | \$ 32,293 | \$ 35,523 |
| Total Insurance | | |
| | | |
| Administrative Salaries | \$ 447,000 | \$ 469,350 |
| Payroll Taxes/Benefits/Costs | \$ 74,740 | \$ 78,477 |
| Management Reimbursements | | |
| Management Fees | \$ 158,890 | \$ 161,457 |
| Total Management Services | \$ 680,630 | \$ 709,284 |
| | | |
| Bank Charges | \$ 500 | \$ 100 |
| Meeting Expense | \$ 10,500 | \$ 10,500 |
| Acct Setup/DD/Coupons | \$ - | |
| Collection Charges | \$ 2,000 | \$ 1,000 |
| IT SUPPORT Computers & Network | \$ 21,600 | \$ 21,600 |
| Licenses and Permits | \$ 1,100 | \$ 1,000 |
| Architectural Comprehensives | \$ - | |
| Office Supplies | \$ 3,500 | \$ 3,500 |
| Postage | \$ 6,000 | \$ 6,000 |
| Printing & Copying | \$ 6,000 | \$ 7,400 |
| Office Equipment Lease | \$ 2,698 | \$ 2,698 |
| Bundled Telecom Services | \$ 11,430 | \$ 13,000 |
| Annual Meeting Expense | \$ 6,500 | \$ 6,500 |
| Temp Desk Coverage | \$ 3,000 | 0 |
| Parking Enforcement | \$ 44,434 | \$ 47,385 |
| Courier Service | \$ 150 | 0 |

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| Software Licenses | \$ 2,129 | \$ 2,000 |
| Decals & Parking Passes | \$ 3,000 | \$ 3,000 |
| Miscellaneous | | |
| Total Administrative | \$ 124,541 | \$ 125,683 |
| | | |
| Total General and Administrative | \$ 969,531 | \$ 991,212 |
| | | |
| Income Tax | \$ 25,350 | \$ 19,539 |
| Total Income Taxes | \$ 25,350 | \$ 19,539 |
| | | |
| Total Expenses | \$ 2,585,412 | \$ 2,605,478 |
| | | |
| NET SURPLUS (Deficit) | \$ - | |