

**Cameron Station Community Association
2025 Operating Budget- APPROVED 09-24-24**

	2024	2025
	Budget	Budget
Assessment Revenue		
Assessments - SFD/TH	\$ 1,743,381	\$ 1,804,399
TMP Assessments		
Bad Debt Adjustment	\$ (7,200)	\$ (5,000)
Total Assessment Revenue	\$ 1,736,181	\$ 1,736,181
Commercial Assessments		
Commercial Assessments	\$ 36,076	\$ 37,339
Total Commercial Assessments	\$ 36,076	\$ 36,076
Condo Assessment		
Condo Assessment	\$ 1,055,336	\$ 1,092,093
Total Condo Assessment	\$ 1,055,336	\$ 1,092,093
Total Assessments	\$ 2,827,593	\$ 2,928,831
Other Income		
Late Fees & Interest	\$ 8,500	\$ 8,500
Legal Reimbursements	\$ 10,500	\$ 13,000
Newsletter Advertising	\$ 3,000	0
Sponsorship Income	\$ 2,400	0
Club Cleaning Fees	\$ 7,800	\$ 9,600
Website Income	\$ 1,200	0
Returned Payment Fees	0	0
HOA Compliance Fees	\$ 1,200	\$ 1,200
Interest Earned - Operating	\$ 27,223	\$ 12,750
Interest Earned - Reserves	\$ 44,000	\$ 35,000
Room Rental Fees	\$ 7,800	\$ 9,600
Facilities passes/Guest Fees	\$ 650	\$ 650
Resale Processing Fees	0	0
Prior Years Surplus	0	\$ 33,040
Total Other Income	\$ 114,273	\$ 123,340
Reserve Contributions		
Repair & Replacement Expenses	\$ (424,470)	\$ (466,260)
Capital Improvement Expenses		
Total Reserve Contributions	\$ (424,470)	\$ (466,260)
Total Revenue	\$ 2,517,396	\$ 2,585,411
Expenses		
Operating Expenses		
<u>Common Area Maintenance & Services</u>		
Electricity	\$ 30,000	\$ 25,000
Irrigation Water	\$ 30,000	\$ 34,275
Grounds & Landscape Contract	\$ 185,075	\$ 194,965
Flower Rotation & Pocket Park Enhancements	\$ 22,000	\$ 22,000
Turf Treatment & Enhancements	\$ 25,000	\$ 20,000
General Repair & Maintenance	\$ 25,000	\$ 23,000
General Maintenance Supplies	\$ 4,000	\$ 3,000
Irrigation System Contract	\$ 15,700	\$ 16,171
Irrigation Repairs	\$ 3,000	\$ 3,000
TMP Expenses	\$ 235,125	\$ 185,277
TMP Offset	\$ (45,000)	\$ (45,000)
Lighting Supplies/ Repair & Maintenance	\$ 3,000	\$ 3,000
Linear Park Landscape Maintenance	\$ 18,837	\$ 19,402
Pest Control	\$ 6,500	\$ 5,880
Pet Stations	\$ 11,000	\$ 10,000
Tree & Shrub Maintenance	\$ 41,000	\$ 41,000
Street Repair & Maintenance	\$ 6,500	\$ 6,500
Fountain Maintenance	\$ 1,070	\$ 1,119

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Snow Removal Services	\$ 50,000	\$ 50,000
Pride of Ownership Gift Cards	\$ 1,400	\$ 1,400
Watering Supplies	\$ 3,500	\$ 8,000
Total Common Area Maintenance & Services	\$ 672,707	\$ 627,989
<u>Landscape Repair & Maintenance</u>		
Erosion Control	\$ 6,000	0
Storm Recover Repair & Maintenance	0	0
Total Landscaping Repair & Maintenance	\$ 6,000	0
<u>Cameron Club Maintenance & Operation</u>		
Access System Repairs	\$ 1,000	0
Access System Supplies	\$ 4,500	\$ 6,500
Building Repair & Maintenance	\$ 15,000	\$ 15,000
Clubhouse Utilities	\$ 38,425	\$ 38,425
Community Center Improvements	\$ 2,000	0
Elevator Services	\$ 5,242	\$ 6,147
Fire Prevention & Protection	\$ 6,500	\$ 3,000
Fire Suppression System	\$ 5,000	\$ 5,000
Fitness Center Supplies	\$ 8,388	\$ 8,588
Fitness Equipment Repair & Maintenance	\$ 8,500	\$ 8,500
Health Club Management/Staff	\$ 189,120	\$ 200,985
HVAC Services	\$ 8,632	\$ 8,632
Janitorial Services	\$ 44,862	\$ 45,416
Miscellaneous Expense	\$ 500	0
Pool Management	\$ 99,315	\$ 112,739
Pool Repair & Maintenance	\$ 6,500	\$ 6,500
Pool Supplies	\$ 5,000	\$ 3,500
Recreational Equipment	\$ 2,500	\$ 2,500
Safety & Security	\$ 5,482	\$ 8,222
Special Cleanings	\$ 9,800	\$ 11,600
Uniforms	\$ 1,000	\$ 1,000
Total Cameron Club Maintenance & Operations	\$ 467,266	\$ 492,254
<u>Trash & Recycling</u>		
Trash & Recycling Services For 2024, Trash Pick-up Main Only	\$ 396,233	\$ 465,288
Recycle Services		
Trash - Main Street		
Total Trash & Recycling	\$ 396,233	\$ 465,288
<u>Other Expenses</u>		
Other Expenses	0	0
Sign Expenses	\$ 5,000	\$ 5,000
Total Other Expenses	\$ 5,000	\$ 5,000
Total Direct Operating Expenses	\$ 1,547,206	\$ 1,590,531
<u>General and Administrative Expenses</u>		
<u>Professional Services</u>		
Audit & Tax Services	\$ 7,724	\$ 8,765
Reserve Studies	0	\$ 6,000
Legal Services - General Counsel	\$ 45,000	\$ 35,000
Legal Services	\$ 4,000	\$ 4,000
Legal Services - Collections	\$ 25,000	\$ 20,000
Consulting Services	0	0
Total Professional Services	\$ 81,724	\$ 73,765
<u>Activities</u>		
Events and Awards	\$ 33,000	\$ 33,000
Activity Charges		

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Total Activities	\$ 33,000	\$ 33,000
Communications		
Other Communications	\$ 3,000	\$ 4,620
Newsletter Services	\$ 13,000	\$ 8,000
Web Site Maintenance	\$ 4,900	\$ 6,000
Social Media	\$ 4,882	\$ 6,682
Total Communications	\$ 25,782	\$ 25,302
Insurance		
D&O Premiums	\$ 6,303	\$ 6,933
General Liability Insurance	\$ 10,908	\$ 11,999
Umbrella Insurance	\$ 4,449	\$ 4,894
Worker's Compensation	\$ 682	\$ 750
Crime Protection Coverage	\$ 3,870	\$ 4,257
Cyber Liability \$1 Million Coverage	\$ 3,145	\$ 3,460
Insurance Expenses for Reimbursement	\$ 29,357	\$ 32,293
Total Insurance		
Management Services		
Administrative Salaries	\$ 428,923	\$ 447,000
Payroll Taxes/Benefits/Costs	\$ 71,723	\$ 74,740
Management Reimbursements		
Management Fees	\$ 153,511	\$ 158,890
Total Management Services	\$ 654,157	\$ 680,630
Administration		
Bank Charges	\$ 500	\$ 500
Meeting Expense	\$ 10,500	\$ 10,500
Acct Setup/DD/Coupons	\$ -	\$ -
Collection Charges	\$ 2,000	\$ 2,000
IT SUPPORT Computers & Network	\$ 21,600	\$ 21,600
Licenses and Permits	\$ 2,200	\$ 1,100
Architectural Comprehensives	\$ -	\$ -
Office Supplies	\$ 6,000	\$ 3,500
Postage	\$ 6,000	\$ 6,000
Printing & Copying	\$ 6,000	\$ 6,000
Office Equipment Lease	\$ 2,562	\$ 2,698
Bundled Telecom Services	\$ 10,800	\$ 11,430
Annual Meeting Expense	\$ 5,000	\$ 6,500
Temp Desk Coverage	\$ 3,000	\$ 3,000
Parking Enforcement	\$ 46,440	\$ 44,434
Courier Service	\$ 150	\$ 150
Software Licenses	\$ 1,200	\$ 2,128
Decals & Parking Passes	\$ 3,000	\$ 3,000
Miscellaneous	\$ 126,952	\$ 124,540
Total Administrative		
Total General and Administrative	\$ 950,972	\$ 969,530
Income Taxes		
Income Tax	\$ 19,218	\$ 25,350
Total Income Taxes	\$ 19,218	\$ 25,350
Total Expenses	\$ 2,517,396	\$ 2,585,411
NET SURPLUS (Deficit)	\$ -	\$ (0)