

DOMINION STATION HOMEOWNERS ASSOCIATION, INC.

ADOPTED OPERATING BUDGET

January 1, 2010 - December 31, 2010

Adopted	Projected	Adopted
2009	2009	2010

HOA FEE =	\$72.28
REC FEE =	\$30.71
TOTAL FEE =	\$103.00

INCOME

Assessment Income	\$393,035	\$393,036	\$427,638
Late Fee Income	4,000	5,613	\$5,000
Legal Services Reimbursement	6,000	3,485	\$3,000
ARC Violation	1,000	900	\$900
Interest Income	9,218	9,046	\$8,907
Miscellaneous Income	300	1,764	\$500
TOTAL INCOME	\$413,553	\$413,843	\$445,945

EXPENSES

UTILITIES

Electricity	\$6,109	\$8,336	\$8,753
Water	0	0	\$750
Total Utilities	\$6,109	\$8,336	\$9,503

GENERAL & ADMINISTRATIVE

Coupons	\$1,849	\$1,849	\$1,849
Bank Charges	180	180	\$180
Postage & Mail	1,000	1,747	\$1,800
Property Insurance	4,381	4,412	\$4,554
Insurance Loss Deductible	0	0	\$0
Membership Expenses	274	264	\$275
Printing & Copying	1,500	2,316	\$2,500
Newsletter Expense	inc abv	0	inc abv
Website Expense	0	0	\$100
Income Taxes	2,000	2,000	\$2,000
Licenses, Permits & Fees	1,025	1,025	\$1,800
Miscellaneous Administrative	1,500	1,294	\$1,400
Bad Debt Expense	10,000	9,987	\$10,000
Total General & Administrative	\$23,709	\$25,074	\$26,458

MAINTENANCE & REPAIRS

Tennis Court Repairs	\$1,000	\$0	\$1,000
General Maintenance & Repairs	8,000	6,787	\$7,000
Electrical Repairs	12,000	7,560	\$9,000
Total Maintenance & Repairs	\$21,000	\$14,347	\$17,000

DOMINION STATION HOMEOWNERS ASSOCIATION, INC.

ADOPTED OPERATING BUDGET

January 1, 2010 - December 31, 2010

	Adopted 2009	Projected 2009	Adopted 2010
PROFESSIONAL & CONTRACT SERVICES			
Management	\$38,575	\$38,580	\$40,509
Audit Fees	1,980	1,900	\$2,200
Architect & Engineering Services	0	0	\$0
Grounds Upkeep	5,000	3,000	\$1,000
Grounds Improvement	20,000	20,615	\$29,523
Grounds Maintenance	40,476	40,476	\$40,476
Irrigation Improvements	0	0	\$9,700
Trash Removal	72,964	59,160	\$78,387
Snow Removal	18,000	8,958	\$15,000
Property Patrol	0	0	\$8,000
Legal Services	22,000	21,154	\$22,000
Total Professional & Contract Services	\$218,995	\$193,843	\$246,795
TOTAL OPERATING EXPENSES			
	\$269,814	\$241,600	\$299,756
RESERVE EXPENDITURES			
Reserve Expense	75,000	63,721	\$0
Total Reserve Expenditures	\$75,000	\$63,721	\$0
RESERVES CONTRIBUTIONS			
THA Replacement Reserve	68,739	68,736	\$137,230
THA Interest Contributions Reserve	0	0	\$8,960
Operating Reserve	75,000	75,000	\$0
Prior Years Surplus	0	0	\$0
THA Transfer from Reserves	(75,000)	(63,721)	\$0
Sub-total	\$68,739	\$80,015	\$146,189
TOTAL EXPENSES			
	\$413,553	\$385,336	\$445,945
SURPLUS / (DEFICIT)	\$0	\$28,507	\$0

DOMINION STATION HOMEOWNERS ASSOCIATION, INC.

ADOPTED SHARED MAINTENANCE OPERATING BUDGET

January 1, 2010 - December 31, 2010

Adopted	Projected	Adopted
2009	2009	2010

FEE = **\$33.56** FEE = **\$30.71**

INCOME

Assessment Income	\$283,959	<i>inc below</i>	\$259,812
Pool Pass Income	2,000	1,916.00	\$2,000
Shared Maint. Income TH	<i>inc abv</i>	198,576.00	<i>inc abv</i>
Shared Maint. Income Condo	<i>inc abv</i>	85,392.00	<i>inc abv</i>
Rec Facility Interest	8,064	5,108	\$5,296
Pool Membership-Sales Income	600	750	\$600
Clubhouse Rental Income	750	800	\$250
Miscellaneous Income	0	0	\$0
TOTAL INCOME	\$295,372	\$292,542	\$267,959

EXPENSES

SHARED MAINTENANCE EXPENSES			
Rec Electricity	\$12,464	\$11,957	\$12,500
Rec Water & Sewer	25,000	23,139	\$24,000
Rec Gas	1,278	1,838	\$2,100
Rec Telephone	3,000	2,757	\$3,000
Rec Pool Management	47,480	47,480	\$51,540
Rec Grounds Maintenance	32,630	32,630	\$32,630
Rec Grounds Upkeep	0	0	\$2,000
Rec Grounds Improvements	21,300	25,454	\$8,173
Rec Irrigation Improvements	37,800	28,350	\$0
Rec Irrigation Contract	3,130	3,130	\$4,020
Rec HVAC Services	400	400	\$400
Rec Management	17,331	17,328	\$18,194
Rec Cleaning Services	1,343	720	\$780
Rec Extermination	500	450	\$600
Rec Pond Services	4,500	4,500	\$4,500
Rec Snow Removal	450	87	\$1,000
Rec Pool Repairs	2,000	2,360	\$4,000
Rec HVAC Repairs	300	471	\$500
Rec General Bldg Repairs	2,500	2,474	\$3,500
Rec Plumbing Repairs	1,000	782	\$1,000
Rec Electrical Repairs	10,000	7,500	\$10,000
Rec Irrigation Repairs	3,000	2,691	\$3,000
Rec Flagpole Repairs	2,000	2,134	\$300
Rec Pool Supplies	1,500	3,099	\$3,500
Rec Postage	750	290	\$500
Rec Printing & Copying	500	1,243	\$1,500
Rec Security System Monitor	794	680	\$768
Rec Security System Improvements	0	0	\$0
Rec Bldg Improvements	0	0	\$0
Rec Community Events	3,000	3,000	\$3,000
Rec Miscellaneous Expenses	750	459	\$500
Rec Insurance	3,402	3,407	\$3,509
Rec Permits and Licenses	350	470	\$1,200
Rec Architects & Engineers Services	0	0	\$0
TOTAL OPERATING EXPENSES	\$240,453	\$231,280	\$202,215

DOMINION STATION HOMEOWNERS ASSOCIATION, INC.
ADOPTED SHARED MAINTENANCE OPERATING BUDGET
January 1, 2010 - December 31, 2010

Adopted 2009	Projected 2009	Adopted 2010
------------------------	--------------------------	------------------------

RESERVE EXPENDITURES			
Rec Reserve Expense	\$0	\$11,089	\$31,000
Total Reserve Expenditures	\$0	\$11,089	\$31,000

RESERVES CONTRIBUTIONS			
Rec Replacement Reserve	\$54,920	\$54,924	\$60,416
Rec Interest Contributions Reserve	\$0	\$0	\$5,328
Rec Transfer from Reserves	0	(11,089)	(\$31,000)
Total Reserve Contributions	\$54,920	\$43,835	\$34,744

TOTAL EXPENSES	\$295,372	\$286,204	\$267,959
-----------------------	------------------	------------------	------------------

SURPLUS / (DEFICIT)	\$0	\$6,338.36	\$0
----------------------------	------------	-------------------	------------