

DOMINION STATION HOMEOWNERS ASSOCIATION, INC.
C/o SFMC, Inc.
12084 Cadet Court, Manassas, Virginia 20109
(703) 392-6006 x202 Office • (703) 392-5039 Fax
Web Site – www.dshoa.com
E-mail: ksimonovich@sfmtcinc.com

November 10, 2014

Dear Dominion Station Homeowner:

In accordance with the By-laws, please be advised that the Annual Meeting of the Dominion Station Homeowners Association will be held on Tuesday, December 9, 2014 at 7:00 p.m. (sign-in begins at 6:45 p.m.) at the Dominion Station Clubhouse, 21910 Elkins Terrace, Sterling, Virginia 20166. The Board of Directors will be hosting a dinner at 6:00 p.m. Please come and join the Board and Management.

The purpose of the Annual Meeting is to elect two (2) members to the Board of Directors and seek volunteers to serve on the Architectural Review Committee, Shared Facilities Committee, and the Communications Committee. Currently, the following individuals have indicated their intent to run for the Board of Directors: David Kesick, Mehdi Kohanbani and David Robinette. Enclosed with this mailing is information about the candidates.

If you are unable to attend the meeting, **please mail the proxy form to the Management Office, or give it to a neighbor who is attending.** It is vital that we have a quorum of owners in order to conduct Association business. Therefore, your presence at the meeting, either in person or by proxy, is extremely important. Please use your proxy so that the meeting may be held in proper order.

Additionally, the Board of Directors (BOD) recently met and adopted the following:

- 2015 Operating Budget – The monthly assessment will remain at \$110.00 per home per month. The Adopted Budget is enclosed for your information.

Please remember that the regular monthly assessments are due on the 1st of each month and are subject to a late penalty of \$25.00 if not received within ten (10) days from the due date. Assessment coupons and envelopes will be mailed shortly.

Should you have any questions concerning the Annual Meeting or the information enclosed, please do not hesitate to contact me at (703) 392-6006, extension 202 or ksimonovich@sfmtcinc.com. I look forward to seeing you at the Annual Meeting!

Sincerely,



Kathy A. Simonovich, CMCA®, AMS®, PCAM®
Community Manager

Enclosures

Please note: We are rebranding and Service First Management & Consulting, Inc. is now operating as **SFMC, Inc.** You will notice our new name and logo on all correspondence and materials going forward. We look forward to continuing to provide you with excellent service.

New name. Same great service. SFMC.



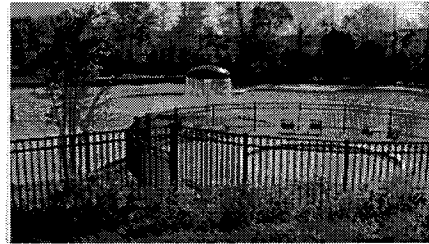
Letter from the Homeowner Association President

Hello Neighbor,

On behalf of the Home Owners Association Board, I would like to extend warm greetings to all residents of Dominion Station as we approach the holiday season! This was a year of transition and progress for our community. As many of you know, our long-time President Harry Anderson retired and relocated last December. In January, the Board humbly elected me President, and with their support, the past nine months were quite productive.

To begin, we hired Capital Painting to paint our lampposts black, a proposal initially shot down last year, but I and other board members felt it was necessary to help improve the aesthetics of our community. These lampposts, designed to mirror an old-cast-iron motif, now showcase our true namesake, Dominion Station.

This year introduced Premier Aquatics as our pool contractor. After a 2013 season that generated a number of complaints from our residence, the board listened and hired Premier Aquatics and their team of very professional, hard working staff to serve as our 2014 pool contractor. Jovana (our head lifeguard) and her team were actually recognized by the Loudoun County inspector this year as the only pool to ever pass an inspection with 100% compliancy. We are happy to have Premier Aquatics as our pool contractor and look forward to a successful 2015 season.



Our Shared Facilities Committee, lead by Erika Jones, hosted a number of wonderful community events in 2014, which included the 1 September dog swim. This event was the highlight of our summer pool season, and is an event we will surely host again. Unfortunately, Erika will no longer be chairing the SFC in 2015, so we are looking for a new member to take on this rewarding task. On behalf of the Board, I want to thank Erika for everything she did, and all of the hard work she and her husband Joshua put into Dominion Station.



The board voted to approve doors with window inserts. As new neighborhoods continue to rise around Dominion Station, it is important our community continually improve its aesthetics, and maintain a fresh and modern look. By approving these front doors, we hope that owners are encouraged by the additional options when deciding on a new door for their home.



Another issue the Board chose to deal with earlier this year was pet owner sanitation. There were several complaints concerning pet waste disposal. As Board Treasurer, I proposed we install pet waste stations; however, the proposal was not approved. This year; however, the Board had the support it needed to approve the installation of six pet waste stations. We have positioned them throughout the community for resident use, and we hope they have helped maintain the cleanliness and sanitation of our community.



In addition, it makes cleanup easier for all Dominion Station Townhome residence.

The resurfacing of our roads in Dominion Station is always a great undertaking, and we have to thank our management Service First Management & Consulting for all of the hard work and preparation that went into this year's three week project. The roads look great and we hope that any inconvenience to the residences was minimal.

Finally, Dominion Station has moved into the 21st Century and now offer wireless internet at the clubhouse and pool. Thankfully, this is something all residence can look forward to using next pool season, especially those of you who enjoy working from home on a beautiful summer day.

The most importantly, these community improvements did not increase your HOA dues. For the third straight year, we are keeping your monthly dues at **\$110/month**. We worked tirelessly this year to find efficiencies in our budget to maximize our spending power and do right by the community.

This was a very productive year for the Dominion Station Board, and we look forward to an even more productive 2015. Some things we are working on for 2015;

1. **Adding parking;** *I've engaged the Condominium Board about opening their unused parking spaces for Townhome residence. It is something they are considering, and after several conversations with residence, this will be a priority next year.*
2. **A Community Sign;** *I have made a proposal to the board that we have approved to create a masonry sign in our neighborhood announcing different community events and important messages. It will be a drastic improvement to our current plastic sign and help increase the aesthetics of Dominion Station.*
3. **Neighborhood Text Alerts;** *A text alert system for Dominion Station would allow the Board and Management to notify residence when a significant event occurs; such as, changes to the garbage pickup or plowing during inclement weather, neighborhood watch alerts, and community events.*

We look forward to these improvements in 2015, and hope our residence are happy with the strides we continue to make as we work tirelessly to improve our community.

~Mehdi A. Kohanbani; DSHOA President

**DOMINION STATION HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING
TUESDAY, DECEMBER 9, 2014**

**DOMINION STATION CLUBHOUSE
STERLING, VIRGINIA
7:00 P.M.**

AGENDA

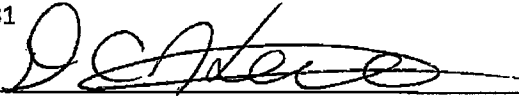
- I INTRODUCTION
- II ROLL CALL (PROOF OF QUORUM)
- III PROOF OF NOTICE OF MEETING
- IV READING OF MINUTES OF PRECEDING MEETING
- V REPORTS OF OFFICERS
 - A. President's Report
 - B. Treasurer's Report
- VI REPORTS OF COMMITTEES
 - A. Architectural Review Committee
 - B. Shared Facilities Committee
 - C. Communications Committee
- VII REPORT OF NEIGHBORHOOD WATCH PROGRAM
- VIII APPOINTMENT OF INSPECTORS OF ELECTION
- IX ELECTION OF DIRECTORS
- X OLD BUSINESS
- XI NEW BUSINESS
- XII ADJOURNMENT

David C. Kesick

45546 Whitcomb Square

Sterling, VA 20166

703 409 2231



I moved to Dominion Station just under 3 years ago after moving from Potomac Falls where I had lived for over 19 years. My over 30 year background is in International Corporate Finance having started on Wall Street in NYC, relocating to London then on to Zurich Switzerland for 6 years. I have degrees in Economics, Accounting, and International Corporate Finance.

Previous to my move to Dominion Station, I had served on my HOA BOD for 18 years, as either member at large, VP, or Treasurer. Before that I had been on another HOA board for 4 ½ years as Treasurer. In the course of my career, I have been elected to be on the Board of Directors of 9 Publicly traded companies both US and European based. My duties on each Board consisted of heading the compensation, International Expansion, and/or corporate governance committees with specialization in tax structures. My history has provided me the unique opportunity to bring worldwide experience and perspective to everything I do including analyzing HOA financial structures to see where we can look to save money.

Since moving to DS, I have been pleased to see how well the BOD and SFMC have worked together to ensure the community is run well, looks good, and to be sure rules are followed throughout the property. We spend a lot of money on landscaping, and it looks great; however I know that by drilling down in the landscaping scope of work we should find some savings. During my walks around the property I have seen the landscaping company maintaining pieces of property that look to be on homeowner's property which always seemed odd. Unless the owner is paying for this directly, it seems to be an easy place to reduce our costs. Another issue I hear about is dog owner's failure to clean up after their pet; we can work to address this concern as well.

There seems to always be concerns about parking, or the lack thereof. Apparently there used to be street parking on Magnolia between Church and Manning but has since been taken away. One project I would take on would be to work with VDOT to start the process to open that back up again for resident parking and also to determine what can be done to get a 4 way stop sign at the corner of Blossom and Manning to slow down traffic and deter larger trucks passing thru as a short cut. I will happily volunteer to take on this project on as part of the HOA BOD.

I look forward to your support and to serve the community as part of the BOD.

Mehdi A. Kohanbani
45607 Grand Central Square
Sterling, VA 20166
(201) 663-1692

Dear Dominion Station Residence:

I have proudly served on our Board of Directors for three years, and I ask that you re-elect me to a second term. I was first elected in the fall of 2011, four months after purchasing my home in Dominion Station. Moving to Dominion Station was one of the best decisions. As an Army Officer I've taken it upon myself to serve in leadership roles throughout my life and career. I attended the Loudoun County Sheriffs citizen's academy in 2012, which provided an understanding of our local law enforcement and their role in our community and schools. In 2012, I spoke in favor of the new Silver Line expansion that will further develop Loudoun County and help increase Dominion Station property values. I currently serve as a Loudoun County Elections Officer, working as a rover on Election Day, helping maintain a number of precincts throughout the county.

After my election to the board in 2011, I was selected to serve as treasurer. At the time, I was working as a Resource Manager for the Army National Guard Bureau managing a \$400M yearly budget. I stepped into my role as treasurer, which helped me quickly learn our budget and how to keep Dominion Station fiscally solvent. In my two years as treasurer we maintained our solvency and only raised HOA fee by \$2 in 2013, and I am happy to say for the second straight year, fees will remain \$110 per month.

After our long time President Harry Anderson lost his re-election bid last year, the board elected new officers, and I was chosen by my peers to be the new President. As a board member and resident of Dominion Station, I charged head on and sought out some significant improvements to our community:

1. **Develop a greater sense of community:**

- a. **I've worked to bridge the divide between the Townhome and Condo's. I attended the Condo annual meeting last year and informed them of changes to the shared facilities particularly the new pool contractor that was actually recognized by the Loudoun County inspector this year as the first and only pool to have passed its inspection 100% compliant.**
- b. **I helped reinvigorate our Shared Facilities Committee and put them front and center in our neighborhood to assist in offering our residence both family and adult oriented events throughout the year.**
- c. *If re-elected in 2015 I will approve a community sign that will sit outside our clubhouse to announce upcoming events, and community information.*
- d. *I would also like to establish a text alert for Dominion Station that would notify residence of events in the community, neighborhood watch alerts, updates or changes to garbage pick-up, road treatment, or plowing during inclement weather.*

2. **Improvements to the value and aesthetics of our community:**

- a. **One of my first orders of business was to bring before the board a proposal to repaint lampposts to a more traditional, aesthetically pleasing color that best suits our community and historic Dominion Station namesake. The improvement was so significant that I received e-mails from various HOA Presidents inquiring about the make and model of our lampposts.**
- b. **I also reintroduced and helped approve a motion to allow a wider selection of front doors with glass inserts. The new doors will improve the face of our community, which gives our neighborhood a modern look and allows Dominion Station to compete with newer communities developing around us.**
- c. **In 2012 I suggested the installation of pet waste stations throughout our community but it was immediately shot down. However, I'm glad to announce six pet waste stations were installed throughout the community to address the constant complaints about pet owners not cleaning up after their pets. The complaints have ceased as a result of this cost effective solution.**

3. **Parking:**

- a. *I've engaged the Condominium board about opening their unused parking spaces for our residents. If re-elected I will further pursue these options that would open a number of parking spaces for residence of the Townhomes.*

4. **Other Community Improvements:**

- a. **We have recently installed wireless internet in the clubhouse and pool areas, saving money in the process. Unfortunately, we weren't able to have it installed for this pool season but those services will be available next year.**

As a member of the board, whether I was serving as your Treasurer or President, I make our neighborhood a top priority. I look forward to continuing my mission to improve our community. I've been blessed to live in a safe, clean, and conveniently located neighborhood, and I will do everything in my power to maintain our community's value and prominence in the region.

Thank you in advance for your support.

Sincerely,

E-Signed by KOHANBANI, MEHDI, ALEX.1235405829
VERIFY authenticity with ApproveIt
KOHANBANI, MEHDI, ALEX

Mehdi A. Kohanbani

Nominee:

David Robinette
45642 Whitcomb Sq

Qualifications:

I have been a resident of Dominion Station for 8+ years. In the past, I served on the Dominion Station HOA Board of Directors in the capacities of a voting member as well as served as BoD President for 4 years. In addition, I previously volunteered as a member of the Neighborhood Watch as well as Parking Committee and Architectural Review Committee.

As HOA President I represented our community interests in an advisory capacity on the Rt. 28 Corridor Planning Committee as well as worked closely with the County Supervisors and State officials to protect parking on Magnolia and adjust the Atlantic Avenue expansion plans to include a crosswalk and additional noise abatement measures adjacent to our community, when none existed in the previous plans.

A few of the issues that I feel are important to all of us and which I want to address are:

- Standardization and updating of the many dated and sometimes absent architectural guidelines, to reflect current materials and design trends
- Contract review and negotiation to protect the current HOA fee levels
- Increase community awareness and representation of our community on County and State issues which affect the community today and in the future
- Determine how to reverse the trend of decreased upkeep and maintenance of the State roads around our community
- Reverse the trend of increased spending for beautification and pedestrian safety in other County districts, while areas around our community have seen minimal to no spending allocations to address pedestrian safety or enhancements
- Develop more effective ways to ensure that rental or empty properties are maintained to current standards in order to protect resident financial interests
- Re-energize the Dominion Station Neighborhood Watch program

I am running for a seat on the Board in order to serve the community and support protection of our home values and families. I have heard from many folks in the community who have expressed various concerns and ideas. My hope is to bring all those items to the table and determine how best to address them.

Thank you for your time and consideration.

Respectfully,
David Robinette

**DOMINION STATION HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING
TUESDAY, DECEMBER 9, 2014**

PROXY

SECTION I – Select one and follow the instructions indicated next to your selection.

 INSTRUCTED PROXY - Register my proxy and vote as indicated in Section III below.
MUST COMPLETE SECTION III AND IV ONLY.

 UNINSTRUCTED PROXY - The person named in this proxy may cast (my) (our) votes for any two (2) candidates for the Board of Directors he or she chooses. ***MUST COMPLETE SECTION II AND IV ONLY.***

SECTION II

I (We) _____ and _____ Owner(s) of _____, Sterling, Virginia, being a Member (s) in good standing of the Dominion Station Homeowners Association, under the provisions of the By-laws, do hereby grant my (our) proxy to _____, for the purpose of voting at the Annual Meeting, Tuesday, December 9, 2014 or any continuances thereof.

SECTION III

There is two (2) open Board of Director positions. Please indicate your vote by checking the box next to the candidate's name. ***Please vote for ONLY TWO (2).***

 David Kesick

 David Robinette

 Mehdi Kohanbani

SECTION IV (Must be completed for both Instructed and Uninstructed Proxies)

Owner's Signature

Date

Owner's Address

Owner's Signature

Date

Owner's Address

PLEASE MAIL TO THE ADDRESS SHOWN ON THE BACK OF THIS PROXY

Postage

Dominion Station Homeowners Association, Inc.
c/o SFMC, Inc.
12084 Cadet Court
Manassas, VA 20109

DOMINION STATION HOMEOWNERS ASSOCIATION, INC.

ADOPTED OPERATING BUDGET January 1, 2015 - December 31, 2015

| | | |
|------------------------|--------------------------|------------------------|
| Adopted 2014 | Projected 2014 | Adopted 2015 |
|------------------------|--------------------------|------------------------|

| | |
|--------------------|-----------------|
| HOA FEE = | \$70.72 |
| REC FEE = | \$39.28 |
| TOTAL FEE = | \$110.00 |

INCOME

| | | | |
|------------------------------|------------------|------------------|------------------|
| Assessment Income | \$443,030 | \$443,049 | \$418,376 |
| Late Fee Income | 4,000 | 2,925 | 3,000 |
| Legal Services Reimbursement | 1,000 | 707 | 1,000 |
| ARC Violation | 0 | 600 | 0 |
| Interest Income | 5,000 | 7,700 | 5,000 |
| Miscellaneous Income | 0 | 0 | 0 |
| TOTAL INCOME | \$453,030 | \$454,982 | \$427,376 |

EXPENSES

UTILITIES

| | | | |
|------------------------|----------------|----------------|----------------|
| Electricity | \$6,000 | \$6,058 | \$6,000 |
| Water | 1,200 | 1,200 | 1,200 |
| Total Utilities | \$7,200 | \$7,258 | \$7,200 |

GENERAL & ADMINISTRATIVE

| | | | |
|---|-----------------|-----------------|-----------------|
| Coupons | \$1,750 | \$1,750 | \$1,750 |
| Postage & Mail | 1,000 | 991 | 1,000 |
| Property Insurance | 7,101 | 6,935 | 7,289 |
| Insurance Loss Deductible | 0 | 0 | 0 |
| Printing & Copying | 1,000 | 1,517 | 1,000 |
| Website Expense | 150 | 0 | 150 |
| Income Taxes | 2,000 | 2,700 | 2,000 |
| Licenses, Permits & Fees | 504 | 521 | 521 |
| Miscellaneous Administrative | 2,000 | 701 | 2,000 |
| Bad Debt Expense | 3,000 | 0 | 0 |
| Total General & Administrative | \$18,505 | \$15,114 | \$15,710 |

MAINTENANCE & REPAIRS

| | | | |
|--|-----------------|----------------|----------------|
| Tennis Court Repairs | \$1,000 | \$0 | \$1,000 |
| General Maintenance & Repairs | 2,500 | 545 | 2,500 |
| Electrical Repairs | 7,000 | 4,715 | 6,000 |
| Street Light Painting | 2,268 | 2,268 | 0 |
| Total Maintenance & Repairs | \$12,768 | \$7,528 | \$9,500 |

DOMINION STATION HOMEOWNERS ASSOCIATION, INC.

ADOPTED OPERATING BUDGET January 1, 2015 - December 31, 2015

| | | |
|------------------------|--------------------------|------------------------|
| Adopted 2014 | Projected 2014 | Adopted 2015 |
|------------------------|--------------------------|------------------------|

| PROFESSIONAL & CONTRACT SERVICES | | | |
|---|------------------|------------------|------------------|
| Management | \$49,282 | \$49,281 | \$51,746 |
| Audit Fees | 2,250 | 2,250 | 2,250 |
| Grounds Upkeep | 10,000 | 5,565 | 5,000 |
| Grounds Improvement | 13,353 | 14,552 | 14,600 |
| Maintenance Inspection Services | 3,886 | 3,930 | 3,250 |
| Grounds Maintenance | 44,820 | 44,820 | 44,820 |
| Trash Removal | 66,730 | 65,261 | 63,952 |
| Snow Removal | 25,000 | 62,692 | 26,780 |
| Property Patrol | 10,000 | 8,118 | 0 |
| Legal Services | 12,000 | 6,230 | 8,000 |
| Arch & Engineering Services | 0 | 0 | 0 |
| Total Professional & Contract Services | \$237,321 | \$262,698 | \$220,398 |

| | | | |
|---------------------------------|------------------|------------------|------------------|
| TOTAL OPERATING EXPENSES | \$275,794 | \$292,598 | \$252,808 |
|---------------------------------|------------------|------------------|------------------|

| RESERVE EXPENDITURES | | | |
|-----------------------------------|------------|------------------|------------|
| Reserve Expense | 0 | 262,818 | \$0 |
| Total Reserve Expenditures | \$0 | \$262,818 | \$0 |

| RESERVES CONTRIBUTIONS | | | |
|------------------------------------|------------------|-------------------|------------------|
| THA Replacement Reserve | 172,236 | 172,236 | \$169,568 |
| THA Interest Contributions Reserve | 5,000 | 7,700 | 5,000 |
| Operating Reserve | 0 | 0 | 0 |
| Prior Years Surplus | 0 | 0 | 0 |
| THA Transfer from Reserves | 0 | (262,818) | 0 |
| Sub-total | \$177,236 | (\$82,882) | \$174,568 |

| | | | |
|-----------------------|------------------|------------------|------------------|
| TOTAL EXPENSES | \$453,030 | \$472,535 | \$427,376 |
|-----------------------|------------------|------------------|------------------|

| | | | |
|----------------------------|-----|------------|-----|
| SURPLUS / (DEFICIT) | \$0 | (\$17,553) | \$0 |
|----------------------------|-----|------------|-----|

DOMINION STATION HOMEOWNERS ASSOCIATION, INC.

ADOPTED SHARED MAINTENANCE OPERATING BUDGET

January 1, 2015 - December 31, 2015

| Adopted 2014 | Projected 2014 | Adopted 2015 |
|------------------------|--------------------------|------------------------|
|------------------------|--------------------------|------------------------|

FEE = \$35.11 FEE = \$39.28

INCOME

| | | | |
|----------------------------|------------------|------------------|------------------|
| Assessment Income | \$297,070 | <i>inc below</i> | \$332,329 |
| Pool Pass Income | 500 | 325.00 | \$500 |
| Shared Maint. Income TH | <i>inc abv</i> | 207,710.76 | <i>inc abv</i> |
| Shared Maint. Income Condo | <i>inc abv</i> | 89,319.84 | <i>inc abv</i> |
| Rec Facility Interest | 3,000 | 5,873 | \$4,000 |
| Clubhouse Rental Income | 2,000 | 1,835 | \$2,000 |
| Miscellaneous Income | 0 | 0 | \$0 |
| TOTAL INCOME | \$302,570 | \$305,064 | \$338,829 |

EXPENSES

| SHARED MAINTENANCE EXPENSES | | | |
|------------------------------------|----------|----------|----------|
| Rec Electricity | \$13,000 | \$10,591 | \$13,000 |
| Rec Water & Sewer | 35,000 | 33,815 | 35,000 |
| Rec Gas | 1,500 | 2,292 | 2,000 |
| Rec Telephone | 3,200 | 3,416 | 2,244 |
| Rec Pool Management | 56,540 | 54,900 | 61,395 |
| Rec Grounds Maintenance | 35,880 | 35,880 | 35,880 |
| Rec Grounds Upkeep | 2,500 | 1,430 | 2,500 |
| Rec Grounds Improvements | 0 | 0 | 8,000 |
| Rec Irrigation Improvements | 0 | 0 | 0 |
| Rec Irrigation Contract | 4,220 | 4,220 | 4,420 |
| Rec HVAC Services | 656 | 660 | 625 |
| Rec Pet Waste Stations | 0 | 5,268 | 3,978 |
| Rec Management | 22,121 | 22,121 | 23,227 |
| Rec Cleaning Services | 2,000 | 1,165 | 2,000 |
| Rec Extermination | 600 | 875 | 600 |
| Rec Pond Services | 6,240 | 6,240 | 6,360 |
| Rec Snow Removal | 1,250 | 1,647 | 1,250 |
| Rec Pool Repairs | 4,000 | 13,329 | 4,000 |
| Rec HVAC Repairs | 1,000 | 689 | 1,000 |
| Rec General Bldg Repairs | 2,500 | 8,094 | 2,500 |
| Rec Plumbing Repairs | 500 | 0 | 500 |
| Rec Electrical Repairs | 10,000 | 7,207 | 8,000 |
| Rec Irrigation Repairs | 1,000 | 1,297 | 1,250 |
| Rec Flagpole Repairs | 350 | 0 | 350 |
| Rec Street Light Painting | 6,692 | 6,692 | 0 |
| Rec Pool Supplies | 0 | 445 | 23,600 |
| Rec Postage | 400 | 345 | 400 |
| Rec Printing & Copying | 1,500 | 1,446 | 1,500 |

DOMINION STATION HOMEOWNERS ASSOCIATION, INC.
ADOPTED SHARED MAINTENANCE OPERATING BUDGET
January 1, 2015 - December 31, 2015

| | Adopted 2014 | Projected 2014 | Adopted 2015 |
|----------------------------------|------------------|-------------------|------------------|
| Rec Security System Monitor | 660 | 705 | 660 |
| Rec Security System Improvements | 0 | 0 | 0 |
| Rec Bldg Improvements | 0 | 0 | 0 |
| Rec Community Events | 4,000 | 4,000 | 4,000 |
| Rec Miscellaneous Expenses | 600 | 444 | 600 |
| Rec Insurance | 2,441 | 2,430 | 2,604 |
| Rec Insurance Loss Deductible | 0 | 0 | 0 |
| Rec Permits and Licenses | 590 | 90 | 180 |
| Rec Arch & Engineering Services | 0 | 0 | 0 |
| TOTAL OPERATING EXPENSES | \$220,940 | \$231,735 | \$253,623 |

| RESERVE EXPENDITURES | | | |
|-----------------------------------|------------|------------------|------------|
| Rec Reserve Expense | \$0 | \$118,325 | \$0 |
| Total Reserve Expenditures | \$0 | \$118,325 | \$0 |

| RESERVES CONTRIBUTIONS | | | |
|------------------------------------|-----------------|-------------------|-----------------|
| Rec Replacement Reserve | \$78,630 | \$78,630 | \$81,206 |
| Rec Interest Contributions Reserve | \$3,000 | \$5,873 | \$4,000 |
| Rec Transfer from Reserves | 0 | (118,325) | \$0 |
| Total Reserve Contributions | \$81,630 | (\$33,822) | \$85,206 |

| | | | |
|-----------------------|------------------|------------------|------------------|
| TOTAL EXPENSES | \$302,570 | \$316,238 | \$338,829 |
|-----------------------|------------------|------------------|------------------|

| | | | |
|----------------------------|------------|----------------------|------------|
| SURPLUS / (DEFICIT) | \$0 | (\$11,174.19) | \$0 |
|----------------------------|------------|----------------------|------------|