

DOMINION STATION HOMEOWNERS ASSOCIATION, INC.

ADOPTED OPERATING BUDGET

January 1, 2011 - December 31, 2011

| | | |
|------------------------|--------------------------|------------------------|
| Adopted 2010 | Projected 2010 | Adopted 2011 |
|------------------------|--------------------------|------------------------|

HOA FEE = \$72.41
 REC FEE = \$30.59
TOTAL FEE = \$103.00

INCOME

| | | | |
|------------------------------|------------------|------------------|------------------|
| Assessment Income | \$427,638 | \$427,662 | \$428,404 |
| Late Fee Income | 5,000 | 6,543 | 6,000 |
| Legal Services Reimbursement | 3,000 | 7,068 | 5,000 |
| ARC Violation | 900 | 2,967 | 0 |
| Interest Income | 8,907 | 11,140 | 7,798 |
| Parking Income | 0 | 610 | 0 |
| Miscellaneous Income | 500 | 3,353 | 1,000 |
| TOTAL INCOME | \$445,945 | \$459,344 | \$448,201 |

EXPENSES

UTILITIES

| | | | |
|------------------------|----------------|----------------|----------------|
| Electricity | \$8,753 | \$5,702 | \$7,000 |
| Water | 750 | 607 | 700 |
| Total Utilities | \$9,503 | \$6,309 | \$7,700 |

GENERAL & ADMINISTRATIVE

| | | | |
|-------------------------------------------|-----------------|-----------------|-----------------|
| Coupons | \$1,849 | \$1,750 | \$1,850 |
| Bank Charges | 180 | 0 | 0 |
| Postage & Mail | 1,800 | 1,607 | 1,800 |
| Property Insurance | 4,554 | 5,765 | 6,696 |
| Insurance Loss Deductible | 0 | 0 | 0 |
| Membership Expenses | 275 | 275 | 275 |
| Printing & Copying | 2,500 | 4,172 | 3,000 |
| Website Expense | 100 | 100 | 100 |
| Income Taxes | 2,000 | 2,046 | 2,000 |
| Licenses, Permits & Fees | 1,800 | 375 | 800 |
| Miscellaneous Administrative | 1,400 | 950 | 1,000 |
| Bad Debt Expense | 10,000 | 33,478 | 13,749 |
| Total General & Administrative | \$26,458 | \$50,518 | \$31,270 |

MAINTENANCE & REPAIRS

| | | | |
|----------------------------------------|-----------------|-----------------|-----------------|
| Tennis Court Repairs | \$1,000 | \$0 | \$1,000 |
| General Maintenance & Repairs | 7,000 | 4,937 | 5,000 |
| Electrical Repairs | 9,000 | 5,080 | 7,000 |
| Total Maintenance & Repairs | \$17,000 | \$10,017 | \$13,000 |

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| Adopted 2010 | Projected 2010 | Adopted 2011 |
|------------------------|--------------------------|------------------------|
|------------------------|--------------------------|------------------------|

| PROFESSIONAL & CONTRACT SERVICES | | | |
|---------------------------------------------------|------------------|------------------|------------------|
| Management | \$40,509 | \$40,552 | \$42,576 |
| Audit Fees | 2,200 | 1,900 | 2,000 |
| Architect & Engineering Services | 0 | 0 | 0 |
| Grounds Upkeep | 1,000 | 3,885 | 4,000 |
| Grounds Improvement | 29,521 | 11,854 | 11,480 |
| Maintenance Inspection Services | 0 | 3,397 | 3,400 |
| Grounds Maintenance | 40,476 | 40,470 | 41,640 |
| Irrigation Improvements | 9,700 | 9,700 | 0 |
| Trash Removal | 78,387 | 78,387 | 78,384 |
| Snow Removal | 15,000 | 44,182 | 20,000 |
| Property Patrol | 8,000 | 4,388 | 10,000 |
| Legal Services | 22,000 | 25,075 | 24,000 |
| Total Professional & Contract Services | \$246,793 | \$263,789 | \$237,480 |

| | | | |
|---------------------------------|------------------|------------------|------------------|
| TOTAL OPERATING EXPENSES | \$299,755 | \$330,633 | \$289,450 |
|---------------------------------|------------------|------------------|------------------|

| RESERVE EXPENDITURES | | | |
|-----------------------------------|------------|------------|------------|
| Reserve Expense | 0 | 0 | \$0 |
| Total Reserve Expenditures | \$0 | \$0 | \$0 |

| RESERVES CONTRIBUTIONS | | | |
|------------------------------------|------------------|------------------|------------------|
| THA Replacement Reserve | 137,230 | 137,230 | \$150,953 |
| THA Interest Contributions Reserve | 8,960 | 11,140 | 7,798 |
| Operating Reserve | 0 | 0 | 0 |
| Prior Years Surplus | 0 | 0 | 0 |
| THA Transfer from Reserves | 0 | 0 | 0 |
| Sub-total | \$146,190 | \$148,370 | \$158,751 |

| | | | |
|-----------------------|------------------|------------------|------------------|
| TOTAL EXPENSES | \$445,945 | \$479,004 | \$448,201 |
|-----------------------|------------------|------------------|------------------|

| | | | |
|----------------------------|-----|------------|-----|
| SURPLUS / (DEFICIT) | \$0 | (\$19,660) | \$0 |
|----------------------------|-----|------------|-----|

DOMINION STATION HOMEOWNERS ASSOCIATION, INC.

ADOPTED SHARED MAINTENANCE OPERATING BUDGET

January 1, 2011 - December 31, 2011

| | | |
|------------------------|--------------------------|------------------------|
| Adopted 2010 | Projected 2010 | Adopted 2011 |
|------------------------|--------------------------|------------------------|

FEE = **\$30.71**

FEE = **\$30.59**

INCOME

| | | | |
|------------------------------|------------------|------------------|------------------|
| Assessment Income | \$259,813 | <i>inc below</i> | \$258,774 |
| Pool Pass Income | 2,000 | 2,100.00 | \$2,000 |
| Shared Maint. Income TH | <i>inc abv</i> | 181,685.76 | <i>inc abv</i> |
| Shared Maint. Income Condo | <i>inc abv</i> | 78,126.24 | <i>inc abv</i> |
| Rec Facility Interest | 5,296 | 6,340 | \$4,637 |
| Pool Membership-Sales Income | 600 | 300 | \$300 |
| Clubhouse Rental Income | 250 | 1,660 | \$2,000 |
| Miscellaneous Income | 0 | 0 | \$0 |
| TOTAL INCOME | \$267,959 | \$270,212 | \$267,710 |

EXPENSES

| SHARED MAINTENANCE EXPENSES | | | |
|------------------------------------|----------|---------|----------|
| Rec Electricity | \$12,500 | \$9,230 | \$11,000 |
| Rec Water & Sewer | 24,000 | 23,932 | 24,000 |
| Rec Gas | 2,100 | 2,264 | 2,300 |
| Rec Telephone | 3,000 | 2,797 | 2,940 |
| Rec Pool Management | 51,540 | 51,540 | 51,540 |
| Rec Grounds Maintenance | 32,630 | 32,630 | 33,770 |
| Rec Grounds Upkeep | 2,000 | 2,160 | 2,000 |
| Rec Grounds Improvements | 8,174 | 0 | 6,000 |
| Rec Irrigation Improvements | 0 | 0 | 0 |
| Rec Irrigation Contract | 4,020 | 4,020 | 4,020 |
| Rec HVAC Services | 400 | 400 | 586 |
| Rec Management | 18,194 | 18,194 | 19,104 |
| Rec Cleaning Services | 780 | 845 | 1,300 |
| Rec Extermination | 600 | 1,025 | 600 |
| Rec Pond Services | 4,500 | 4,500 | 4,620 |
| Rec Snow Removal | 1,000 | 1,569 | 1,000 |
| Rec Pool Repairs | 4,000 | 2,742 | 2,824 |
| Rec HVAC Repairs | 500 | 267 | 500 |
| Rec General Bldg Repairs | 3,500 | 2,293 | 3,000 |
| Rec Plumbing Repairs | 1,000 | 225 | 500 |
| Rec Electrical Repairs | 10,000 | 7,278 | 10,000 |
| Rec Irrigation Repairs | 3,000 | 4,008 | 3,098 |
| Rec Flagpole Repairs | 300 | 0 | 350 |
| Rec Pool Supplies | 3,500 | 674 | 1,500 |
| Rec Postage | 500 | 0 | 500 |
| Rec Printing & Copying | 1,500 | 665 | 1,500 |

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January 1, 2011 - December 31, 2011

| | Adopted 2010 | Projected 2010 | Adopted 2011 |
|-------------------------------------|------------------------|--------------------------|------------------------|
| Rec Security System Monitor | 768 | 654 | 654 |
| Rec Security System Improvements | 0 | 0 | 0 |
| Rec Bldg Improvements | 0 | 0 | 0 |
| Rec Community Events | 3,000 | 2,999 | 4,000 |
| Rec Miscellaneous Expenses | 500 | 0 | 500 |
| Rec Insurance | 3,509 | 2,802 | 2,348 |
| Rec Permits and Licenses | 1,200 | 545 | 561 |
| Rec Architects & Engineers Services | 0 | 0 | 0 |
| TOTAL OPERATING EXPENSES | \$202,215 | \$180,257 | \$196,615 |

| RESERVE EXPENDITURES | | | |
|-----------------------------------|-----------------|-----------------|------------|
| Rec Reserve Expense | \$31,000 | \$88,578 | \$0 |
| Total Reserve Expenditures | \$31,000 | \$88,578 | \$0 |

| RESERVES CONTRIBUTIONS | | | |
|------------------------------------|-----------------|-------------------|-----------------|
| Rec Replacement Reserve | \$60,416 | \$60,416 | \$66,459 |
| Rec Interest Contributions Reserve | \$5,328 | \$6,340 | \$4,637 |
| Rec Transfer from Reserves | (31,000) | (88,578) | \$0 |
| Total Reserve Contributions | \$34,744 | (\$21,822) | \$71,095 |

| | | | |
|-----------------------|------------------|------------------|------------------|
| TOTAL EXPENSES | \$267,959 | \$247,013 | \$267,710 |
|-----------------------|------------------|------------------|------------------|

| | | | |
|----------------------------|------------|--------------------|------------|
| SURPLUS / (DEFICIT) | \$0 | \$23,199.23 | \$0 |
|----------------------------|------------|--------------------|------------|