

# DOMINION STATION HOMEOWNERS ASSOCIATION, INC.

## ADOPTED OPERATING BUDGET

January 1, 2009 - December 31, 2009

Adopted	Projected	Adopted
<b>2008</b>	<b>2008</b>	<b>2009</b>

HOA FEE = \$66.44

REC FEE = \$33.56

TOTAL FEE = \$100.00

### INCOME

Assessment Income	\$378,648	\$378,624	\$393,035
Late Fee Income	2,000	6,845	4,000
Legal Services Reimbursement	7,500	7,940	6,000
ARC Violation	1,500	3,250	1,000
Interest Income	12,394	7,971	9,217
Miscellaneous Income	0	436	300
<b>TOTAL INCOME</b>	<b>\$402,042</b>	<b>\$405,066</b>	<b>\$413,553</b>

### EXPENSES

#### UTILITIES

Electricity	\$6,000	\$5,313	\$6,109
<b>Total Utilities</b>	<b>\$6,000</b>	<b>\$5,313</b>	<b>\$6,109</b>

#### GENERAL & ADMINISTRATIVE

Checks & Coupons	\$1,849	\$1,849	\$1,849
Bank Charges	180	180	180
Postage & Mail	5,059	2,501	1,000
Property Insurance	3,089	3,767	4,381
Insurance Loss Deductible	0	0	0
Membership Expenses	300	274	274
Printing & Copying	6,483	3,705	1,500
Newsletter Expense	inc abv	0	inc abv
Website Expense	0	95	0
Income Taxes	100	1,500	2,000
Licenses, Permits & Fees	50	50	1,025
Miscellaneous Administrative	1,600	1,488	1,500
Bad Debt Expense	8,000	14,511	10,000
<b>Total General &amp; Administrative</b>	<b>\$26,709</b>	<b>\$29,920</b>	<b>\$23,709</b>

#### MAINTENANCE & REPAIRS

Tennis Court Repairs	\$1,000	\$1,000	\$1,000
General Maintenance & Repairs	8,000	6,051	8,000
Striping	0	0	0
Electrical Repairs	8,000	9,240	12,000
<b>Total Maintenance &amp; Repairs</b>	<b>\$17,000</b>	<b>\$16,291</b>	<b>\$21,000</b>

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January 1, 2009 - December 31, 2009

	Adopted <b>2008</b>	Projected <b>2008</b>	Adopted <b>2009</b>
<b>PROFESSIONAL &amp; CONTRACT SERVICES</b>			
Management	\$36,738	\$36,738	\$38,575
Audit Fees	1,900	1,800	1,980
Architect & Engineering Services	0	0	0
Grounds Upkeep	5,000	4,400	5,000
Grounds Improvement	31,575	27,604	20,000
Grounds Maintenance	40,470	40,476	40,476
Trash Removal	59,160	59,160	72,964
Snow Removal	18,000	5,230	18,000
Pet Waste	0	0	0
Minutes	0	0	0
Legal Services	22,000	21,470	22,000
<b>Total Professional &amp; Contract Services</b>	<b>\$214,843</b>	<b>\$196,878</b>	<b>\$218,995</b>
<b>TOTAL OPERATING EXPENSES</b>			
	<b>\$264,552</b>	<b>\$248,401</b>	<b>\$269,814</b>
<b>RESERVE EXPENDITURES</b>			
Reserve Expense	0	94,584	\$75,000
<b>Total Reserve Expenditures</b>	<b>\$0</b>	<b>\$94,584</b>	<b>\$75,000</b>
<b>RESERVES CONTRIBUTIONS</b>			
THA Replacement Reserve	62,490	62,490	\$68,739
Operating Reserve	75,000	75,000	75,000
Prior Years Surplus	0	0	0
THA Transfer from Reserves	0	(94,584)	(75,000)
<b>Sub-total</b>	<b>\$137,490</b>	<b>\$42,906</b>	<b>\$68,739</b>
<b>TOTAL EXPENSES</b>			
	<b>\$402,042</b>	<b>\$385,891</b>	<b>\$413,553</b>
<b>SURPLUS / (DEFICIT)</b>	<b>\$0</b>	<b>\$19,175</b>	<b>\$0</b>

# DOMINION STATION HOMEOWNERS ASSOCIATION, INC.

## ADOPTED SHARED MAINTENANCE OPERATING BUDGET

January 1, 2009 - December 31, 2009

Adopted <b>2008</b>	Projected <b>2008</b>	Adopted <b>2009</b>
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FEE = \$26.00 FEE = \$33.56

### INCOME

Assessment Income	\$219,960	<i>inc below</i>	\$283,958.63
Pool Pass Income	500	2,490.00	2,000.00
Shared Maint. Income TH	<i>inc abv</i>	153,816.00	<i>inc abv</i>
Shared Maint. Income Condo	<i>inc abv</i>	66,144.00	<i>inc abv</i>
Rec Facility Interest	11,621	6,732	8,063.78
Pool Membership-Sales Income	2,000	300	600.00
Clubhouse Rental Income	0	1,200	750.00
Miscellaneous Income	0	0	0.00
<b>TOTAL INCOME</b>	<b>\$234,081</b>	<b>\$230,682</b>	<b>\$295,372.41</b>

### EXPENSES

<b>SHARED MAINTENANCE EXPENSES</b>			
Rec Electricity	\$10,662	\$10,838	\$12,463.70
Rec Water & Sewer	17,086	18,441	25,000.00
Rec Gas	4,008	1,162	1,278.20
Rec Telephone	2,200	2,854	3,000.00
Rec Pool Management	46,100	46,100	47,480.00
Rec Grounds Maintenance	32,630	32,630	32,630.04
Rec Grounds Upkeep	0	0	0.00
Rec Grounds Improvements	12,050	10,522	21,300.00
Rec Irrigation Improvements	0	0	37,800.00
Rec Irrigation Contract	2,681	1,670	3,130.00
Rec HVAC Services	400	400	400.00
Rec Management	16,506	16,506	17,330.92
Rec Cleaning Services	1,380	720	1,343.40
Rec Extermination	420	500	500.00
Rec Pond Services	3,720	3,865	4,500.00
Rec Snow Removal	2,000	250	450.00
Rec Pool Repairs	5,000	785	2,000.00
Rec HVAC Repairs	500	175	300.00
Rec General Bldg Repairs	2,500	7,915	2,500.00
Rec Plumbing Repairs	1,000	300	1,000.00
Rec Electrical Repairs	10,000	4,412	10,000.00
Rec Irrigation Repairs	3,000	4,189	3,000.00
Rec Flagpole Repairs	0	0	2,000.00
Rec Pool Supplies	2,000	1,474	1,500.00
Rec Office Supplies	300	0	0.00
Rec Postage	698	684	750.00
Rec Printing & Copying	500	1,090	500.00
Rec Security System Monitor	480	518	794.14
Rec Security System Improvements	0	0	0.00
Rec Bldg Improvements	0	0	0.00
Rec Community Events	2,000	1,700	3,000.00
Rec Miscellaneous Expenses	500	1,019	750.00
Rec Insurance	3,534	3,303	3,402.31
Rec Permits and Licenses	300	345	350.00
Rec Architects & Engineers Services	0	0	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$184,154</b>	<b>\$174,367</b>	<b>\$240,452.71</b>

**DOMINION STATION HOMEOWNERS ASSOCIATION, INC.**  
**ADOPTED SHARED MAINTENANCE OPERATING BUDGET**  
**January 1, 2009 - December 31, 2009**

Adopted <b>2008</b>	Projected <b>2008</b>	Adopted <b>2009</b>
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<b>RESERVE EXPENDITURES</b>			
Rec Reserve Expense	\$0	\$122,179	\$0.00
<b><i>Total Reserve Expenditures</i></b>	<b>\$0</b>	<b>\$122,179</b>	<b>\$0.00</b>

<b>RESERVES CONTRIBUTIONS</b>			
Rec Replacement Reserve	\$49,927	\$49,927	\$54,919.70
Rec Transfer from Reserves	0	(122,179)	0.00
<b><i>Total Reserve Contributions</i></b>	<b>\$49,927</b>	<b>(\$72,252)</b>	<b>\$54,919.70</b>

<b>TOTAL EXPENSES</b>	<b>\$234,081</b>	<b>\$224,294</b>	<b>\$295,372</b>
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<b>SURPLUS / (DEFICIT)</b>	<b>\$0</b>	<b>\$6,387.68</b>	<b>\$0.00</b>
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