

DOMINION STATION HOMEOWNERS ASSOCIATION, INC.

ADOPTED OPERATING BUDGET

January 1, 2015 - December 31, 2015

Adopted 2014	Projected 2014	Adopted 2015
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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

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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
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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
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SURPLUS / (DEFICIT)	\$0	(\$17,553)	\$0
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DOMINION STATION HOMEOWNERS ASSOCIATION, INC.

ADOPTED SHARED MAINTENANCE OPERATING BUDGET

January 1, 2015 - December 31, 2015

Adopted	Projected	Adopted
2014	2014	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

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