

# DOMINION STATION HOMEOWNERS ASSOCIATION, INC.

## ADOPTED SHARED MAINTENANCE OPERATING BUDGET

January 1, 2012 - December 31, 2012

Adopted	Projected	Adopted
<b>2011</b>	<b>2011</b>	<b>2012</b>

FEE = **\$30.59**                      FEE = **\$37.57**

### INCOME

Assessment Income	\$258,774	<i>inc below</i>	\$317,833
Pool Pass Income	2,000	1,730.00	\$1,600
Shared Maint. Income TH	<i>inc abv</i>	180,952.04	<i>inc abv</i>
Shared Maint. Income Condo	<i>inc abv</i>	77,820.96	<i>inc abv</i>
Rec Facility Interest	4,637	5,251	\$4,659
Pool Membership-Sales Income	300	300	\$300
Clubhouse Rental Income	2,000	2,700	\$2,700
Miscellaneous Income	0	0	\$0
<b>TOTAL INCOME</b>	<b>\$267,710</b>	<b>\$268,754</b>	<b>\$327,092</b>

### EXPENSES

<b>SHARED MAINTENANCE EXPENSES</b>			
Rec Electricity	\$11,000	\$10,638	\$11,000
Rec Water & Sewer	24,000	28,256	34,500
Rec Gas	2,300	1,478	2,000
Rec Telephone	2,940	3,021	3,042
Rec Pool Management	51,540	51,540	51,540
Rec Grounds Maintenance	33,770	33,770	33,770
Rec Grounds Upkeep	2,000	0	2,000
Rec Grounds Improvements	6,000	2,629	26,493
Rec Irrigation Improvements	0	0	17,200
Rec Irrigation Contract	4,020	4,020	4,020
Rec HVAC Services	586	604	634
Rec Management	19,104	19,104	20,059
Rec Cleaning Services	1,300	1,380	1,440
Rec Extermination	600	600	600
Rec Pond Services	4,620	4,620	4,620
Rec Snow Removal	1,000	1,160	1,000
Rec Pool Repairs	2,824	3,769	3,882
Rec HVAC Repairs	500	0	500
Rec General Bldg Repairs	3,000	2,003	3,000
Rec Plumbing Repairs	500	401	500
Rec Electrical Repairs	10,000	11,653	12,000
Rec Irrigation Repairs	3,098	826	851
Rec Flagpole Repairs	350	350	350
Rec Pool Supplies	1,500	533	1,000
Rec Postage	500	345	500
Rec Printing & Copying	1,500	1,488	1,500

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**ADOPTED SHARED MAINTENANCE OPERATING BUDGET**

January 1, 2012 - December 31, 2012

	Adopted 2011	Projected 2011	Adopted 2012
Rec Security System Monitor	654	583	600
Rec Security System Improvements	0	0	0
Rec Bldg Improvements	0	0	1,000
Rec Community Events	4,000	5,495	4,000
Rec Miscellaneous Expenses	500	455	500
Rec Insurance	2,348	2,201	2,082
Rec Permits and Licenses	561	560	577
<b>TOTAL OPERATING EXPENSES</b>	<b>\$196,615</b>	<b>\$193,481</b>	<b>\$246,759</b>

<b>RESERVE EXPENDITURES</b>			
Rec Reserve Expense	\$0	\$47,122	\$14,523
<b>Total Reserve Expenditures</b>	<b>\$0</b>	<b>\$47,122</b>	<b>\$14,523</b>

<b>RESERVES CONTRIBUTIONS</b>			
Rec Replacement Reserve	\$66,459	\$66,459	\$75,674
Rec Interest Contributions Reserve	\$4,637	\$5,251	\$4,659
Rec Transfer from Reserves	0	(47,122)	(\$14,523)
<b>Total Reserve Contributions</b>	<b>\$71,095</b>	<b>\$24,588</b>	<b>\$65,810</b>

<b>TOTAL EXPENSES</b>	<b>\$267,710</b>	<b>\$265,191</b>	<b>\$327,092</b>
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<b>SURPLUS / (DEFICIT)</b>	<b>\$0</b>	<b>\$3,563.02</b>	<b>\$0</b>
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## ADOPTED OPERATING BUDGET

January 1, 2012 - December 31, 2012

Adopted <b>2011</b>	Projected <b>2011</b>	Adopted <b>2012</b>
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HOA FEE = **\$70.43**  
 REC FEE = **\$37.57**  
**TOTAL FEE = \$108.00**

### INCOME

Assessment Income	\$428,398	\$428,396	\$416,671
Late Fee Income	6,000	7,525	6,000
Legal Services Reimbursement	5,000	8,106	5,000
ARC Violation	0	1,200	0
Interest Income	7,798	8,571	7,835
Parking Income	0	0	0
Miscellaneous Income	1,000	4,935	1,000
<b>TOTAL INCOME</b>	<b>\$448,196</b>	<b>\$458,733</b>	<b>\$436,507</b>

### EXPENSES

#### UTILITIES

Electricity	\$7,000	\$4,879	\$5,000
Water	700	525	600
<b>Total Utilities</b>	<b>\$7,700</b>	<b>\$5,404</b>	<b>\$5,600</b>

#### GENERAL & ADMINISTRATIVE

Coupons	\$1,850	\$1,850	\$1,850
Postage & Mail	1,800	1,079	1,500
Property Insurance	6,696	6,524	6,354
Insurance Loss Deductible	0	0	0
Membership Expenses	275	275	0
Printing & Copying	3,000	1,441	2,000
Website Expense	100	100	100
Income Taxes	2,000	2,000	2,000
Licenses, Permits & Fees	800	504	504
Miscellaneous Administrative	1,000	912	1,000
Bad Debt Expense	13,743	10,535	10,000
<b>Total General &amp; Administrative</b>	<b>\$31,265</b>	<b>\$25,221</b>	<b>\$25,308</b>

#### MAINTENANCE & REPAIRS

Tennis Court Repairs	\$1,000	\$306	\$1,000
General Maintenance & Repairs	5,000	495	2,000
Electrical Repairs	7,000	6,800	7,000
<b>Total Maintenance &amp; Repairs</b>	<b>\$13,000</b>	<b>\$7,601</b>	<b>\$10,000</b>

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<b>PROFESSIONAL &amp; CONTRACT SERVICES</b>			
Management	\$42,576	\$42,576	\$44,705
Audit Fees	2,000	2,000	2,200
Grounds Upkeep	4,000	1,675	4,000
Grounds Improvement	11,480	8,028	0
Maintenance Inspection Services	3,400	2,920	3,000
Grounds Maintenance	41,640	41,640	41,640
Trash Removal	78,384	66,185	63,341
Snow Removal	20,000	27,159	25,000
Property Patrol	10,000	7,263	10,000
Legal Services	24,000	26,218	26,000
<b>Total Professional &amp; Contract Services</b>	<b>\$237,480</b>	<b>\$225,664</b>	<b>\$219,885</b>

<b>TOTAL OPERATING EXPENSES</b>	<b>\$289,445</b>	<b>\$263,889</b>	<b>\$260,793</b>
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<b>RESERVE EXPENDITURES</b>			
Reserve Expense	0	63,492	\$53,303
<b>Total Reserve Expenditures</b>	<b>\$0</b>	<b>\$63,492</b>	<b>\$53,303</b>

<b>RESERVES CONTRIBUTIONS</b>			
THA Replacement Reserve	150,953	150,953	\$167,878
THA Interest Contributions Reserve	7,798	8,571	7,835
Operating Reserve	0	0	0
Prior Years Surplus	0	0	0
THA Transfer from Reserves	0	(63,492)	(53,303)
<b>Sub-total</b>	<b>\$158,751</b>	<b>\$96,032</b>	<b>\$122,410</b>

<b>TOTAL EXPENSES</b>	<b>\$448,196</b>	<b>\$423,413</b>	<b>\$436,507</b>
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<b>SURPLUS / (DEFICIT)</b>	\$0	\$35,320	\$0
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