

	DPHOA 2013 Annual Budget	Income	Expenses	Actual YTD	Notes
<b>Assumptions:</b>	Cash flow basis				Final year end, Dec 31, 2013
	Dues paid by 45 lots (47 total)				Approved by Board of Directors: 1/12/2013
	7% dues increase. Last increase 2009 (15%)				
	Repairs based on historical data				
<b>Income</b>					
	45 lots @ \$396.00	\$17,820.00		16770	\$396 dues + \$54 road fund = \$450.00 payment
	Dues increase 7%				Road Fund to cover annual crack filling on upper road (\$2500 in 2012)
<b>Expenses</b>					
	<b>Fixed costs</b>				
	Gate Maintenance		\$848.00	828	Plan on quarterly maint., \$212 per visit
	Gate Phone		\$520.00	483	
	Insurance		\$762.00	743	Single policy (State Farm), due Nov.
	Landscaping Monthly Maintenance		\$7,152.00	7121	Overcast Lawn @ \$596/mo (incl. tax)
	Landscaping Fertilizer Service		\$434.00	433	Custom Insect and Weed, quarterly
	Postage/Envelops/Supplies		\$50.00	59	
	Property Management		\$4,200.00	4200	
	Taxes		\$202.00	148	
	Electric Company		\$1,536.00	1540	
	Water		\$1,300.00	1861	can be reduced with watering schedule
	<b>Total Fixed Costs</b>		<b>\$17,004.00</b>	<b>17416</b>	
	<b>Variable Costs</b>				
	Misc Repairs		\$300.00		
	Entryway Lights/Street Light Repairs		\$150.00	765	Wiring at entry way repaired. \$271 Pt fosdick sign
	Fence Maintenance		\$500.00	2792	Repair and paint - May 2013
	Gate Repairs		\$500.00	188	Fix alignment after chain repair
	Landscaping		\$1,200.00	192	3 year average \$1202
	Legal		\$400.00	900	3 liens
	<b>Total Variable Costs</b>		<b>\$3,050.00</b>	<b>\$4,837.00</b>	
	<b>Total</b>	<b>\$17,820.00</b>	<b>\$20,054.00</b>	<b>\$22253</b>	<b>-\$2234</b>
					Budget income less budget expenses
					Collection of past dues to cover variable costs