

	DPHOA 2013 Annual Budget	Income	Expenses	Actual YTD	Notes
Assumptions:	Cash flow basis				Initial Budget for year 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				
Income					
	45 lots @ \$396.00	\$17,820.00			\$396 dues + \$54 road fund = \$450.00 payment
	Dues increase 7%				
					Road Fund to cover annual crack filling on upper road (\$2500 in 2012)
Expenses					
	Fixed costs				
	Gate Maintenance		\$848.00		Plan on quarterly maint., \$212 per visit
	Gate Phone		\$520.00		
	Insurance		\$762.00		Single policy (State Farm), due Nov.
	Landscaping Monthly Maintenance		\$7,152.00		Overcast Lawn @ \$596/mo (incl. tax)
	Landscaping Fertilizer Service		\$434.00		Custom Insect and Weed, quarterly
	Postage/Envelops/Supplies		\$50.00		
	Property Management		\$4,200.00		
	Taxes		\$202.00		
	Electric Company		\$1,536.00		
	Water		\$1,300.00		can be reduced with watering schedule
	Total Fixed Costs		\$17,004.00	0	
	Variable Costs				
	Misc Repairs		\$300.00		
	Entryway Lights/Street Light Repairs		\$150.00		Bulbs
	Fence Maintenance		\$500.00		Several sections need repaired
	Gate Repairs		\$500.00		
	Landscaping		\$1,200.00		3 year average \$1202
	Legal		\$400.00		
	Total Variable Costs		\$3,050.00	\$0.00	
	Total	\$17,820.00	\$20,054.00	\$0	-\$2234
					Budget income less budget expenses
					Collection of past dues to cover variable costs