

	DPHOA 2009 Annual Budget	Income	Expenses	Actual YTD	Notes
Assumptions:	Cash flow basis				FINAL as of 12/31/09
	15% increase in dues				
	Utilities increase 5%				
	Repairs based on historical data				
Income					
	47 lots @ \$371.50	\$17,460.00		\$16606	\$371.50 dues + \$54 road fund = \$425.50 payment
Expenses					
	Fixed costs				
	Bank Charge		\$25.00		
	Gate Maintenance		\$1,919.00		2 yr FenceCo contract, due Sept '09, '07 price
	Gate Phone		\$580.00	\$553	
	Insurance		\$691.00	692	New single policy (State Farm), due Nov.
	Landscaping Monthly Maintenance		\$6,156.00	\$6748	Overcast Lawn @ \$475/mo (extra due to tax)
	Landscaping Fertilizer Service		\$421.00	\$421	Custom Insect and Weed, quarterly
	Postage		\$90.00	\$88	
	Printing/Office Supplies		\$220.00	\$95	
	Taxes		\$130.00	\$190	
	Electric Company		\$1,411.00	\$1262	
	Water		\$920.00	\$975	
	Water, Tract B 'Empty Lot'		\$125.00		
	Total Fixed Costs		\$12,688.00	\$11024	
	Variable Costs				
	Misc Reparis		\$350.00	\$18	
	Entryway Lights/Street Light Repairs		\$2,000.00		based on \$2,384 repair in '04
	Fence Maintenance		\$300.00	\$1178	repaired and painted in Sept.
	Gate Repairs		\$1,000.00	\$1205	control board, service calls
	Landscaping		\$1,680.00	\$1456	includes work party added \$386 sprinkler repair 7/15, \$75 tree on 11/27
	Total Variable Costs		\$5,330.00	\$3,857.00	
	Total	\$17,460.00	\$18,018.00	\$14881	-\$558
					Budget income less budget expenses
	Sidewalk repair - from road fund			\$3230	Road fund now \$6,707 / General Fund \$9,341
					Total Funds = \$16,048
			Total Spent 2009=	\$18111	