	DPHOA 2011 Annual Budget	Income	Expenses	Actual YTD	Notes
Assumptions:	Cash flow basis				Updated for expenses thru Dec 31
	Dues paid by 44 lots (47 total)				Approved by Board of Directors: 1/16/2011
	Utilities increase 3%				
	Repairs based on historical data				
Income					
	44 lots @ $371.50	$16,346.00		15974	$371.50 dues + $54 road fund = $425.50 payment
Expenses					
	Fixed costs				
	Gate Maintenance		$848.00	212	Plan on quarterly maint., $212 per visit
	Gate Phone		$507.00	544	
	Insurance		$711.00	762	Single policy (State Farm), due Nov.
	Landscaping Monthly Maintenance		$6,510.00	6504	Overcast Lawn @ $542/mo (incl. tax)
	Landscaping Fertilizer Service		$422.00	427	Custom Insect and Weed, quarterly
	Postage/Envelops		$90.00	56	
	Printing/Office Supplies		$220.00	79	new software not purchased
	Taxes		$200.00	202	
	Electric Company		$1,586.00	1491	
	Water		$1,004.00	990	
	Total Fixed Costs		**$12,098.00**	**11267**	
	Variable Costs				
	Misc Reparis		$200.00	224	Plexiglass for entry signs
	Entryway Lights/Street Light Repairs		$1,800.00	1421	All streetlight bulbs/sensors replaced
	Fence Maintenance		$300.00		Fence painted in '09
	Gate Repairs		$500.00		Spent $412 in '10
	Landscaping		$1,440.00	1268	Spent $884 in '10, historical avg. $1680
	PayPal			258	Credit card fees
	Legal fees			570	Past due lot
	Total Variable Costs		**$4,240.00**	**$3,741.00**	
	Total	**$16,346.00**	**$16,338.00**	**$15008**	**$8**
					Budget income less budget expenses