	DPHOA 2010 Annual Budget	Income	Expenses	Actual YTD	Notes
Assumptions:	Cash flow basis				Initial Budget for year 2010
	Dues paid by 46 lots (47 total)				Approved by Board of Directors: 1/17/2010
	Utilities increase 3%				
	Repairs based on historical data				
Income					
	46 lots @ $371.50	$17,089.00			$371.50 dues + $54 road fund = $425.50 payment
Expenses					
	Fixed costs				
	Gate Maintenance		$848.00		Plan on quarterly maint., $212 per visit
	Gate Phone		$560.00		Same as 2009
	Insurance		$692.00		Single policy (State Farm), due Nov.
	Landscaping Monthly Maintenance		$6,510.00		Overcast Lawn @ $542/mo (incl. tax)
	Landscaping Fertilizer Service		$422.00		Custom Insect and Weed, quarterly
	Postage/Envelops		$70.00		
	Printing/Office Supplies		$220.00		includes software if required
	Taxes		$190.00		
	Electric Company		$1,300.00		
	Water		$1,004.00		
	Total Fixed Costs		**$11,816.00**	**0**	
	Variable Costs				
	Misc Reparis		$200.00		Only $18 in 2009
	Entryway Lights/Street Light Repairs		$2,000.00		Includes bulb inventory, repair entry lights
	Fence Maintenance		$300.00		Fence painted in '09
	Gate Repairs		$1,170.00		Spent $1200 in '09, no service contract in place '10
	Landscaping		$1,570.00		Spent $1456 in '09, historical avg. $1680
	Total Variable Costs		**$5,240.00**	**$0.00**	
	Total	**$17,089.00**	**$17,056.00**	**$0**	**$33**
					Budget income less budget expenses