CARDIFF GLEN II HOA BUDGET
MAY 2010 - APRIL 2011
MASTER

		Proposed April 2010 - May 2011	
Income			
	Single Family Homes (36)	$ 57,456.00	$135/month X 36
	Townhomes (33)	$ 53,460.00	$135/month X 33
	Non-payment	$ (3,096.00)	
	Carry-over (previous yr)	$ -	
TOTAL INCOME		$ 107,820.00	
Expenses			
Joint Cost Share Agreement			
	Overall Maintenance	$ 11,500.00	
	TOTAL	$ 11,500.00	
Snow Removal			
	Snow Removal - Alleyways	$ 2,400.00	
	TOTAL	$ 2,400.00	
Insurance			
	D & O Insurance	$ 368.00	
	Liability Insurance	$ 263.00	
	TOTAL	$ 631.00	
Landscaping			
	Monthly Contract Maintenance	$ 30,000.00	
	TOTAL	$ 30,000.00	
Sprinklers			
	Irrigation Start Up	$ 1,000.00	
	Irrigation Winterization	$ 2,700.00	
	Sprinkler Repairs	$ 11,000.00	
	TOTAL	$ 14,700.00	
Maintenance			
	Trash Removal	$ 15,750.00	
	Pooper Scooper	$ 3,000.00	
	Doggy Station Supplies	$ 1,500.00	
	TOTAL	$ 20,250.00	
Professional			
	Property Management	$ 10,800.00	
	Website Maintenance	$ 300.00	
	Legal Services	$ 4,000.00	
	Tax Returns	$ 100.00	
	Office expenses	$ 1,000.00	
	TOTAL	$ 16,200.00	
Capital Reserves			
	Capital Reserves	$ 10,000.00	
	TOTAL	$ 10,000.00	
TOTAL EXPENSES		**$ 105,681.00**	
Income less Expenses		**$ 2,139.00**	