

CARDIFF GLEN SINGLE FAMILY/TOWNHOMES 2008 ANNUAL BUDGET

Income - Common Annual Assessment

Townhomes (\$103.00 x 33 Units x 12 months)	\$ 40,788.00
Single Family Homes (\$103.00 x 36 units x 12 months)	\$ 44,496.00
Total Income	\$ 85,284.00

Expenses - Common Annual Assessment

Management, Accounts Payable / Accounts Recievable	\$ 8,400.00
Accounting - Prepare Annual Tax Return	\$ 100.00
General Liab. Insurance	\$ 250.00
Directors and Officers Insurance	\$ 343.00
Legal Services	\$ 1,000.00
Landscape Maintenance-Mowing	\$ 21,875.00
Weeding Flower Beds	\$ 3,200.00
Fertilizing	\$ 1,600.00
Sprinkler Repair	\$ 7,750.00
Irrigation Start Up	\$ 2,200.00
Irrigation Winterization	\$ 2,700.00
GR Park - Common Area-Park/Mowing (Billed by HOA 1)	\$ 3,000.00
GR Park - Common Area/Park/Maint. (Billed by HOA 1)	\$ 500.00
GR Park - Common Area Sprinkler (Billed by HOA 1)	\$ 1,900.00
Irrigation Water (Billed by HOA 1)	\$ 5,000.00
GR Park - Common Area Snow Removal (Billed by HOA 1)	\$ 1,500.00
Trash Removal	\$ 15,500.00
Snow Removal Alleys SFD & TH	\$ 1,800.00
Fence Maintenance	\$ 300.00
Copy/ Postage/ Office Supplies	\$ 1,000.00
Bank - Checks	\$ 100.00
Emergency Fund	\$ 5,000.00
Total Expenses	\$ 85,018.00

Income - SFD Service Charge

Single Family Homes (\$7.00 x 36 units x 12 months)	\$ 3,024.00
Total Income	\$ 3,024.00

Expenses - SFD Service Charge

SFD Sidewalk Snow Removal	\$ 3,000.00
Total Expenses	

Income - TH Service Charge

Townhomes (\$79.00 x 33 units x 12 Months)	\$ 31,284.00
Total Income	\$ 31,284.00

Expenses - TH Service Charge

Insurance	\$ 7,400.00
TH Sidewalk Snow Removal	\$ 3,000.00
Fire Alarm Monitoring	\$ 4,000.00
Utilities - Telephone/Electric	\$ 6,700.00
Capital	\$ 10,000.00
Total Expenses	\$ 31,100.00

ANNUAL ASSESSMENT AND SERVICE CHARGE SUMMARY

	Common	Service Charge	Total	Last Year	Difference
SINGLE FAMILY	\$103 / mo	\$7 / mo	\$110 / mo	\$89 / mo	+ \$21 / mo
TOWNHOMES	\$103 / mo	\$ 79 / mo	\$182 / mo	\$179 / mo	+ \$3 / mo