



Tanglewood Times

December 2007

Board of Directors

President

Barbara Davis
484-9250

Vice President

Charles Bates
229-0333

Secretary

Judy Kenny
209-2746

Treasurer

Beverly Russell
995-2875

Member at Large

Bill Bowers
827-2490

Manager

Office: 827-7131
Home: 527-6928
CTHOA Office Hours
Mon: 9:00-Noon
Tues: 2:00-5:00
Wed: Closed
Thur, Fri & Sat:
2:00-5:00

So Cal Edison

800-655-4555

Water Company

800-999-4033

AT&T Telephone

800-310-2355

Consolidated Disposal

800-299-4898

Animal Control

714 935-6848

714 935-7158

Cypress Tanglewood Homeowners Association Newsletter/

HOMEOWNERS MEETING MONDAY, DECEMBER 17 AT 7:30 P.M.

www.cypresstanglewood.org

**MERRY CHRISTMAS
AND
HAPPY NEW YEAR!!!!**

CHRISTMAS TREE RECYCLING

Consolidated Disposal will be picking up Christmas trees beginning December 28th through January 19th. Please remove stand/stakes, ornaments, garland and lights before placing tree in the alley for pick-up.

**TREES SHOULD BE PLACED NEXT TO YOUR TRASH
CONTAINERS ON YOUR REGULAR TRASH PICK-UP DAY.**

CHRISTMAS LIGHTS & DECORATIONS

All exterior lights and decorations are to be removed by January 13, 2008

2008 PAYMENT BOOKLETS & ENVELOPES

Assessment Booklets and envelopes will be placed in your mail box the latter part of December and will be mailed to absentee owners.

Dues remain at \$200.00 per month.

2008 BUDGET

All homeowners were mailed the 2008 budget. If you did not receive a budget, please call the office at 714 827-7131. If you have any questions regarding the 2008 budget, please attend the December 17th Homeowners meeting at 7:30 p.m. at the Clubhouse 4437 Larwin Ave.

TREASURER'S REPORT
RESERVE ACCOUNT
MONTH ENDING 11/30/2007

CTHOA
OPERATING ACCOUNT EXPENSES
MONTH ENDING 11/30/2007

BANK BALANCE 11/30/2007	58,502.53
DEPOSIT IN TRANSIT	0.00
OUTSTANDING CHECKS	<u>0.00</u>
ADJUSTED BALANCE	58,502.53
BEGINNING BALANCE PER G/L	58,183.15
DEPOSITS	<u>54,785.00</u>
TOTAL	112,968.15
TRANSFER FROM CHECKING	0.00
INTEREST	134.31
OTHER CHARGES	-67.20
BANK CHARGES	0.00
EXPENSES	<u>(54,532.73)</u>
ENDING BALANCE PER G/L	58,502.53

TREASURER'S REPORT
RESERVE ACCOUNT
MONTH ENDING 11/30/2007

<u>MONEY MARKET</u>	
BEGINNING BALANCE PER G/L	156,267.61
TRANSFER FROM CHECKING	26,800.00
CHECKS OUTSTANDING	0.00
DEPOSIT	0.00
INTEREST	370.84
BANK CHARGES	(0.70)
NET REDEMPTION OF CD	0.00
EXPENSES	(3,500.00)

Sub-Total **179,937.75**

CERTIFICATES OF DEPOSIT (A1 COST)	
BALANCE AT BEGINNING OF PERIOD	940,000.00
CD PURCHASES	0.00
REDEMPTIONS	0.00
	=====
TOTAL REPLACEMENT FUND	1,119,937.75

EXPENSES -
Federal Tax **\$3,500.00**

<u>EXPENSES - Y-T-D</u>	
Sheeler Bros.	14,460.00
Income Tax	9,731.36
GM Roofing	127,390.00
Leahy's Pool Service	2,375.00
Statewide Coating	6,620.00
Franchise Tax Board	2,420.00
Slumpstone Wall	976.00
	=====
	163,972.36

UTILITIES	MO.	Y-T-D	ANNUAL BUDGET
Parkway Lighting	2,073	20,216	23,260
General Lighting	880	11,540	10,760
Irrigation Elect.	155	1,537	1,850
Water	0	32,544	45,500
Gas	1,195	5,477	5,950
Telephone	87	956	950
REPAIRS & MAINT.			
Roof Repair	550	550	1,000
Pool Maintenance	813	7,927	8,500
Other Repairs	500	10,402	15,000
LANDSCAPING			
Tree Remove/Trim	0	10,700	12,000
Tree Replacement	0	0	1,200
Lawn Care Supplies	0	919	5,000
Plant Replacement	0	0	3,000
Seasonal Planting	0	13,915	8,790
CONTRACT SERVICES			
Gardener	11,788	129,443	141,210
Manager	2,700	29,700	32,400
Pool Cleaning	695	7,645	8,775
Clubhouse Cleaning	275	3,025	3,400
Roof Maint. Contract	0	4,950	4,000
Handyman	0	0	0
ADMINISTRATION			
Insurance	5,154	68,393	98,125
Supplies	410	4,187	3,200
Dues & Subscriptions	0	35	800
Orange County Permit	0	864	834
Taxes - Property	0	21	21
Taxes - Federal	0	0	0
Taxes - State	0	0	10
Bank Charges	67	1,080	1,475
Election Monitoring	0	2,287	1,800
Newsletter	88	1,168	1,500
Miscellaneous	43	418	400
Storage	0	336	625
LEGAL & CLERICAL			
Board Secretary	75	775	900
Legal Fees	0	1,343	1,000
Accountant	1,051	6,317	6,000
Audit	0	805	800
Reserve Study	0	850	1,000
Computer Services	0	275	300
Bad Debts	0	0	500
TOTAL EXPENSES	28,576	380,578	451,835
TO RESERVE ACCOUNT	26,800	294,800	321,600
TOTALS	55,376	675,378	773,435