

TANGLEWOOD TIMES

DECEMBER

2024

**NO
HOMEOWNERS'
MEETING
THIS MONTH**

**At the
CLUBHOUSE**

MANAGER
Glenn Wirchak
714-827-7131

**BOARD OF
DIRECTORS**

President
Barbara Davis

Vice President
Blaze Bhence

Secretary
Ann Kinsey

Member-at-Large
Younger Lee

Treasurer
Bill Bowers



HOA DUES TO INCREASE FOR 2025

The HOA Board has made the decision to increase the monthly dues by **\$25**, effective **January 1st, 2025**. This will bring the HOA dues to **\$290.00**

The increase will help cover the rising costs of insurance, landscaping, utilities, reserves, etc., and ensure that we can continue to meet the long-term financial health of the association.

If you have any questions or concerns regarding the fee increase or would like more information, please do not hesitate to contact the CTHOA manager.

Thank you for your understanding and continued support as we work together to keep our community a wonderful place to live.



NO
HOMEOWNERS'
MEETING
THIS MONTH

HAPPY
HOLIDAYS



LIGHT UP TANGLEWOOD 2024



The Judging has been Done and the Prizes will be distributed shortly. This year the winners are:

- * 1st place 4451 Larwin
- * 2nd place 4234 Larwin
- * 3rd place 4153 Elizabeth

Thank you to all those that decorated their homes this year. It is a real treat to walk through our neighborhood this time of year and seeing all the decorations and the twinkling lights.



A HUGE THANK YOU TO REALTOR
DELIGHT SITTMAN FOR ONCE AGAIN
DONATING THE PRIZES FOR OUR ANNUAL CONTEST!!!!



FOUND TURTLE

Do you recognize this fellow?

He was found trying to cross the street while he was supposed to be Hibernating. If this fellow belongs to you, please email the manager to find out how to get your missing friend.



Cypress Tanglewood Homeowners Association Budget – 2025

Revenues:

		2025 Budget	Monthly	Per Unit- Monthly
510000	Member Assessments	\$ 1,050,960.00	\$ 87,580.00	\$ 290.00
510055	Misc.	\$ -	\$ -	\$ -
591095	Interest- Operating	\$ 100.00	\$ 8.33	\$ 0.03
	Interest - Replacement	\$ 15,000.00	\$ 1,250.00	\$ 3.59
	Parking Space (29)	\$ 8,700.00	\$ 725.00	\$ 2.40
550040	Rental Income	\$ -	\$ -	\$ -
	Total Revenues	\$ 1,074,760.00	\$ 89,563.33	296.02

26,500/Month

591000	Replacement Fund Additions	\$ (318,000.00)	\$ (26,500.00)	
	Interest	\$ (15,000.00)	\$ (1,250.00)	
	Net Operating Income	\$ 741,760.00	\$ 61,813.33	

Operating Expenses:

UTILITIES

610010	Parkway Lighting			
610011	General Lighting			
610012	Total Lighting	\$ 50,000.00	\$ 4,166.67	\$ 11.04
610020	Water	\$ 95,000.00	\$ 7,916.67	\$ 24.83
610030	Gas	\$ 2,500.00	\$ 208.33	\$ 0.99
610040	Telephone	\$ 4,500.00	\$ 375.00	\$ 1.05
	Total Utilities	\$ 152,000.00	\$ 12,666.67	37.91

REPAIRS & MAINT.

620020	Roof Repair	\$ 36,000.00	\$ 3,000.00	\$ 6.90
620040	Other Repairs	\$ 33,000.00	\$ 2,750.00	\$ 9.11
620045	Pool Maintenance	\$ 2,500.00		
	Total Repairs Maint.	\$ 71,500.00	\$ 5,958.33	\$ 19.73

LANDSCAPING

625010	Tree Trimming	\$ 33,000.00	\$ 2,750.00	\$ 9.11
625020	Tree Removal/Replace	\$ 3,000.00	\$ 250.00	\$ 0.83
	Weed Control/Tree Care	\$ 1,000.00	\$ 83.33	\$ 0.28
625040	Lawn Care Supplies		\$ -	\$ -
625050	Seasonal Planting	\$ 4,000.00	\$ 333.33	\$ 1.10
	Total Landscaping	\$ 41,000.00	\$ 3,416.67	\$ 11.31

CONTRACT SERVICES

630010	Gardener	\$ 225,600.00	\$ 18,800.00	\$ 62.25
630020	Manager	\$ 50,000.00	\$ 4,166.67	\$ 13.80
630030	Pool Cleaning	\$ 10,000.00	\$ 833.33	\$ 2.76
631000	Clubhouse Cleaning	\$ 4,000.00	\$ 333.33	\$ 1.10
632000	Roof Inspection Contract	\$ 5,000.00	\$ 416.67	\$ 1.38
	Total Contract Services	\$ 294,600.00	\$ 24,550.00	\$ 81.29

Cypress Tanglewood Homeowners Association

2025 Budget

ADMINISTRATION		2025 Budget		
635010	Insurance	\$ 120,000.00	\$ 10,000.00	\$ 33.11
635020	Supplies	\$ 1,000.00	\$ 83.33	\$ 0.28
635025	Election Monitoring	\$ 3,000.00	\$ 250.00	\$ 0.83
635028	Website	\$ 500.00	\$ 41.67	\$ 0.14
635030	Dues & Subscriptions	\$ -	\$ -	\$ -
635040	Orange County Permit	\$ -	\$ -	\$ -
635060	Taxes-State	\$ 10,000.00	\$ 833.33	\$ 2.76
635070	Taxes-Property	\$ 50.00	\$ 4.17	\$ 0.01
635080	Bank Charges	\$ 500.00	\$ 41.67	\$ 0.14
635100	Newsletter	\$ 1,000.00	\$ 83.33	\$ 0.28
635110	Miscellaneous	\$ 1,000.00	\$ 83.33	\$ 0.28
	Storage	\$ -	\$ -	\$ -
Total Administration		\$ 137,050.00	\$ 11,420.83	\$ 37.82
LEGAL & CLERICAL				
640010	Board Secretary	\$ -	\$ -	\$ -
640020	Legal fees	\$ 1,000.00	\$ 83.33	\$ 0.28
640030	Accountant Expense	\$ 25,000.00	\$ 2,083.33	\$ 6.90
640040	Audit	\$ 2,000.00	\$ 166.67	\$ 0.55
640050	Reserve Study	\$ 1,500.00	\$ 125.00	\$ 0.41
640010	Bad Debts	\$ 1,000.00	\$ 83.33	\$ 0.28
635090	Computer Services	\$ 200.00	\$ 16.67	\$ 0.06
Total Legal & Clerical		\$ 30,700.00	\$ 2,558.33	\$ 8.47
Total Operating Expenses		\$ 726,850.00	\$ 60,570.83	
Increase/Decrease in Operating Fund		\$ 14,910.00	\$ 1,242.50	\$ -

Approved by CTHOA BOARD :

Date: _____

President: _____

Vice President: _____