

TANGLEWOOD HILLS CONDOMINIUM

Association name: Tanglewood Hills Condor
 Association number: 1547
 General - Total # of Units: 158 Fiscal year end: 12/31
 Budget year: 2021
 Budget type: M **BUDGET APPROVED**

ACCT. NO.	BUDGET ITEMS	2020 PRIOR BUDGET	2021 BUDGET PER YEAR	2021 BUDGET PER MONTH	2021 BUDGET PER UNIT PER MONTH
REVENUES					
40010	Operating Income - General	\$ 769,349	\$ 835,507	\$ 69,626	\$ 440.67
41000	Reserve Income - General	93,000	103,000	8,583	54.32
TOTAL REVENUE		\$ 862,349	\$ 938,507	\$ 78,209	

GENERAL EXPENSES (158 Units)					
60030	Financial Review	\$ 2,450	\$ 2,450	\$ 204	1.29
60610	Insurance	94,677	91,759	7,647	48.40
60640	Website/Domain	200	200	17	0.11
60810	Licenses And Fees	350	350	29	0.18
61210	Electric	6,800	7,200	600	3.80
61410	Gas	1,200	1,200	100	0.63
61600	Water and Sewer	276,616	286,000	23,833	150.84
62410	Trash	42,330	45,000	3,750	23.73
63410	Landscape - Contract	49,104	49,584	4,132	26.15
63420	Irrigation Repair	2,700	3,150	263	1.66
63610	Landscape - Supplies/Extras	7,050	14,350	1,196	7.57
64210	Pool & Hot Tub - Contract	5,000	5,000	417	2.64
64410	Pool - Extras	2,900	2,900	242	1.53
65000	Snow Removal	2,000	2,000	167	1.05
66210	Site Maintenance	41,881	44,333	3,694	23.38
66220	Janitorial Supplies	700	2,000	167	1.05
66610	Common Area Maintenance/Repair	26,000	21,700	1,808	11.45
66810	Building Maintenance/Repair	20,000	20,500	1,708	10.81
66830	Light Repair	8,000	6,000	500	3.16
66850	Gutters	15,000	15,000	1,250	7.91
66860	Plumbing Repair	24,000	40,000	3,333	21.10
66900	Water Damage Repair	0	30,000	2,500	15.82
67590	Fire Extinguisher Testing	990	1,450	121	0.76
67810	Pest Control	2,540	2,540	212	1.34
68610	Professional Management	69,576	73,056	6,088	38.53
68810	Tax Preparation	275	275	23	0.15
69010	Professional Fees (Architect/Attorney)	15,000	15,000	1,250	7.91
69110	Printing, Postage, Special Services	7,000	7,500	625	3.96
69430	Loan Repayment	40,010	40,010	3,334	21.10
69810	Bad Debt	5,000	5,000	417	2.64
SUBTOTAL GENERAL EXPENSES		\$ 769,349	\$ 835,507	\$ 69,626	\$ 440.67

GENERAL RESERVE ALLOCATION (158 Units)					
68100	Allocation To Reserves	\$ 93,000	\$ 103,000	\$ 8,583	\$ 54.32
SUBTOTAL GENERAL RESERVES		\$ 93,000	\$ 103,000	\$ 8,583	\$ 54.32
TOTAL BUDGETED EXPENSES		\$ 862,349	\$ 938,507	\$ 78,209	\$ 494.99

Reserve Study -- 158 Units

ITEM	RESERVE FUNDS PER YEAR	BOARD REVISED RESERVE FUNDS PER YEAR
GENERAL RESERVES (158 Units)		
Roofs - Composition	\$ 12,750	\$ 7,224
Bark dust	\$ 8,000	\$ 4,533
Building - concrete waterproof sub grade	\$ 636	\$ 360
Building - Decks & Guardrail (I)	\$ 8,111	\$ 4,596
Building - Decks & Guardrail (II)	\$ 7,435	\$ 4,213
Building - Front Elevation Concrete Piers (I)	\$ 547	\$ 310
Building - Front Elevation Concrete Piers (II)	\$ 95	\$ 54
Building - Non -Skid Coating (II)	\$ 0	\$ 0
Building - Non-Skid Coating (I)	\$ 4,849	\$ 2,747
Building - Non-Skid Coating (III)	\$ 0	\$ 0
Building - Non-Skid Coating (IV)	\$ 0	\$ 0
Building - Non-Skid Coating (VI)	\$ 0	\$ 0
Building - Patios, Concrete - partial replacement	\$ 792	\$ 449
Building - Siding Wood - Repairs/Partial Replacement	\$ 1,491	\$ 845
Building - Tile Wall Pool Building	\$ 140	\$ 79
Building: Decks - Moss Treatment/Maintenance (I)	\$ 541	\$ 307
Building: Exterior Maintenance	\$ 357	\$ 202
Building: Siding, Wood - Replacement (I)	\$ 43,728	\$ 24,776
Building: Siding, Wood - Replacement (II)	\$ 18,949	\$ 10,737
Building: Siding, Wood - Replacement (III)	\$ 17,764	\$ 10,065
Building: Wood Entry Deck Repairs	\$ 122	\$ 69
Buildings - Stairs & Handrails, wood replacement (I)	\$ 12,277	\$ 6,956
Buildings - Stairs & Handrails, wood replacement (II)	\$ 0	\$ 0
Doors/Windows - doors, wood - Replacement common are	\$ 180	\$ 102
Doors/Windows - Replacement: Common areas	\$ 108	\$ 61
Doors/Windows - Sliding Glass - Replacement : Common a	\$ 54	\$ 31
Equipment - fire extinguishers	\$ 959	\$ 543
Equipment - Shower - Replacement: Pool Building	\$ 84	\$ 48
Equipment - Washer & Dryers	\$ 374	\$ 212
Equipment - Water Heater Replacement	\$ 17	\$ 10
Fencing - fence, chain link: garbage encl.	\$ 199	\$ 113
Fencing - fence, wood - Partial Replacement	\$ 129	\$ 73
Fencing - fence, wrought iron: pool building	\$ 404	\$ 229
Fire Extinguisher - Enclosure Replacement	\$ 102	\$ 58
Grounds Components - concrete walkways - Partial Replac	\$ 765	\$ 433
Grounds Components - Curbs Partial Replacement	\$ 357	\$ 202
Grounds Components - handrails, metal - Partial Replacerr	\$ 205	\$ 116
Grounds Components - irrigation repairs/upgrades	\$ 700	\$ 397
Grounds Components - pathway: asphalt seal coat	\$ 108	\$ 61
Grounds Components - Plumbing	\$ 1,021	\$ 578
Gutters & Downspouts - Partial Replacement	\$ 1,034	\$ 586
Insurance Deductible	\$ 510	\$ 289
Interior Furnishings - Stone Flooring - Replacement: Pool B	\$ 79	\$ 45
Lighting - Exterior	\$ 2,115	\$ 1,198
Lighting - Exterior: Pole	\$ 784	\$ 444
Lights - Interior	\$ 47	\$ 27
Painting - Exterior	\$ 19,784	\$ 11,210
Painting - Fence, Wrought Iron, Pool Building	\$ 213	\$ 121
Painting - Handrails, Metal	\$ 311	\$ 176
Painting - Handrails, Metal (II)	\$ 29	\$ 16
Painting - Interior	\$ 95	\$ 54
Recreation/Pool - pool deck	\$ 180	\$ 102
Recreation/Pool - pool deck epoxy recoat (I)	\$ 123	\$ 70
Recreation/Pool - pool deck epoxy recoat (II)	\$ 0	\$ 0
Recreation/Pool - pool deck epoxy recoat (III)	\$ 0	\$ 0
Recreation/Pool - pool filter	\$ 164	\$ 93
Recreation/Pool - pool furniture	\$ 45	\$ 25
Recreation/Pool - pool heater	\$ 162	\$ 92
Recreation/Pool - pool pump	\$ 73	\$ 41
Recreation/Pool - pool re-plaster	\$ 2,155	\$ 1,221
Roof Maintenance: Moss Treatment	\$ 82	\$ 46
Sewer Line Repairs	\$ 408	\$ 231
Site Drainage - Installation	\$ 408	\$ 231
Streets/Asphalt - Overlay	\$ 6,594	\$ 3,736
Streets/Asphalt - Seal Coat (I)	\$ 2,041	\$ 1,156
Streets/Asphalt - Seal Coat (II)	\$ 0	\$ 0

Reserve Study -- 158 Units

ITEM	RESERVE FUNDS PER YEAR	BOARD REVISED RESERVE FUNDS PER YEAR
SUBTOTAL GENERAL RESERVES	\$ 181,786	\$ 103,000
TOTAL GENERAL RESERVES	\$ 181,786	\$ 103,000

Reserve Study by: Schwindt & Co. Dated 2015 Version #1

NOTE: Reserve Allocation Revised by Board

1547 -- Tanglewood Hills Condominium

2021 Monthly Assessments

\$ 78,209

Unit No.	% Ownership	Monthly Dues	Monthly Dues, Rounded	Unit No.	% Ownership	Monthly Dues	Monthly Dues, Rounded
1	0.5550%	\$434.06	\$434	44	0.5550%	\$434.06	\$434
2	0.5550%	\$434.06	\$434	45	0.4883%	\$381.89	\$382
3	0.5550%	\$434.06	\$434	46	0.4883%	\$381.89	\$382
4	0.5550%	\$434.06	\$434	47	0.4883%	\$381.89	\$382
5	0.4883%	\$381.89	\$382	48	0.4883%	\$381.89	\$382
6	0.4883%	\$381.89	\$382	49	0.5550%	\$434.06	\$434
7	0.4883%	\$381.89	\$382	50	0.5550%	\$434.06	\$434
8	0.4883%	\$381.89	\$382	51	0.4883%	\$381.89	\$382
9	0.5550%	\$434.06	\$434	52	0.4883%	\$381.89	\$382
10	0.5550%	\$434.06	\$434	53	0.4883%	\$381.89	\$382
11	0.4883%	\$381.89	\$382	54	0.4883%	\$381.89	\$382
12	0.4883%	\$381.89	\$382	55	0.5550%	\$434.06	\$434
13	0.4883%	\$381.89	\$382	56	0.5550%	\$434.06	\$434
14	0.4883%	\$381.89	\$382	57	0.5550%	\$434.06	\$434
15	0.5550%	\$434.06	\$434	58	0.5550%	\$434.06	\$434
16	0.5550%	\$434.06	\$434	59	0.5550%	\$434.06	\$434
17	0.4883%	\$381.89	\$382	60	0.5550%	\$434.06	\$434
18	0.4883%	\$381.89	\$382	61	0.7550%	\$590.48	\$590
19	0.4883%	\$381.89	\$382	62	0.7550%	\$590.48	\$590
20	0.4883%	\$381.89	\$382	63	0.6439%	\$503.59	\$504
21	0.5550%	\$434.06	\$434	64	0.6439%	\$503.59	\$504
22	0.5550%	\$434.06	\$434	65	0.7550%	\$590.48	\$590
23	0.4883%	\$381.89	\$382	66	0.7550%	\$590.48	\$590
24	0.4883%	\$381.89	\$382	67	0.6439%	\$503.59	\$504
25	0.4883%	\$381.89	\$382	68	0.6439%	\$503.59	\$504
26	0.4883%	\$381.89	\$382	69	0.7550%	\$590.48	\$590
27	0.5550%	\$434.06	\$434	70	0.7550%	\$590.48	\$590
28	0.5550%	\$434.06	\$434	71	0.6439%	\$503.59	\$504
29	0.4883%	\$381.89	\$382	72	0.6439%	\$503.59	\$504
30	0.4883%	\$381.89	\$382	73	0.7550%	\$590.48	\$590
31	0.4883%	\$381.89	\$382	74	0.7550%	\$590.48	\$590
32	0.4883%	\$381.89	\$382	75	0.6439%	\$503.59	\$504
33	0.5550%	\$434.06	\$434	76	0.6439%	\$503.59	\$504
34	0.5550%	\$434.06	\$434	77	0.7550%	\$590.48	\$590
35	0.4883%	\$381.89	\$382	78	0.7550%	\$590.48	\$590
36	0.4883%	\$381.89	\$382	79	0.6439%	\$503.59	\$504
37	0.4883%	\$381.89	\$382	80	0.6439%	\$503.59	\$504
38	0.4883%	\$381.89	\$382	81	0.7550%	\$590.48	\$590
39	0.5550%	\$434.06	\$434	82	0.7550%	\$590.48	\$590
40	0.5550%	\$434.06	\$434	83	0.6439%	\$503.59	\$504
41	0.5550%	\$434.06	\$434	84	0.6439%	\$503.59	\$504
42	0.5550%	\$434.06	\$434	85	0.7550%	\$590.48	\$590
43	0.5550%	\$434.06	\$434	86	0.7550%	\$590.48	\$590
87	0.6439%	\$503.59	\$504	123	0.7550%	\$590.48	\$590
88	0.6439%	\$503.59	\$504	124	0.7550%	\$590.48	\$590

89	0.7550%	\$590.48	\$590	125	0.6439%	\$503.59	\$504
90	0.7550%	\$590.48	\$590	126	0.6439%	\$503.59	\$504
91	0.6439%	\$503.59	\$504	127	0.7550%	\$590.48	\$590
92	0.6439%	\$503.59	\$504	128	0.7550%	\$590.48	\$590
93	0.7550%	\$590.48	\$590	129	0.6439%	\$503.59	\$504
94	0.7550%	\$590.48	\$590	130	0.6439%	\$503.59	\$504
95	0.6439%	\$503.59	\$504	131	0.7550%	\$590.48	\$590
96	0.6439%	\$503.59	\$504	132	0.7550%	\$590.48	\$590
97	0.7550%	\$590.48	\$590	133	0.6439%	\$503.59	\$504
98	0.7550%	\$590.48	\$590	134	0.6439%	\$503.59	\$504
99	0.6439%	\$503.59	\$504	135	0.7550%	\$590.48	\$590
100	0.6439%	\$503.59	\$504	136	0.7550%	\$590.48	\$590
101	0.8436%	\$659.77	\$660	137	0.6439%	\$503.59	\$504
102	0.8436%	\$659.77	\$660	138	0.6439%	\$503.59	\$504
103	0.7550%	\$590.48	\$590	139	0.7550%	\$590.48	\$590
104	0.7550%	\$590.48	\$590	140	0.7550%	\$590.48	\$590
105	0.6439%	\$503.59	\$504	141	0.6439%	\$503.59	\$504
106	0.6439%	\$503.59	\$504	142	0.6439%	\$503.59	\$504
107	0.7550%	\$590.48	\$590	143	0.7550%	\$590.48	\$590
108	0.7550%	\$590.48	\$590	144	0.7550%	\$590.48	\$590
109	0.6439%	\$503.59	\$504	145	0.6439%	\$503.59	\$504
110	0.6439%	\$503.59	\$504	146	0.6439%	\$503.59	\$504
111	0.7550%	\$590.48	\$590	147	0.7550%	\$590.48	\$590
112	0.7550%	\$590.48	\$590	148	0.7550%	\$590.48	\$590
113	0.6439%	\$503.59	\$504	149	0.6439%	\$503.59	\$504
114	0.6439%	\$503.59	\$504	150	0.6439%	\$503.59	\$504
115	0.7550%	\$590.48	\$590	151	0.7550%	\$590.48	\$590
116	0.7550%	\$590.48	\$590	152	0.7550%	\$590.48	\$590
117	0.6439%	\$503.59	\$504	153	0.6439%	\$503.59	\$504
118	0.6439%	\$503.59	\$504	154	0.6439%	\$503.59	\$504
119	0.7550%	\$590.48	\$590	155	0.7550%	\$590.48	\$590
120	0.7550%	\$590.48	\$590	156	0.7550%	\$590.48	\$590
121	0.6439%	\$503.59	\$504	157	0.6439%	\$503.59	\$504
122	0.6439%	\$503.59	\$504	158	0.6439%	\$503.59	\$504