



The Management Trust™
Community Management. Built Differently.

Tanglewood Hills Condominium

2022 Approved Budget

Prepared: December 10, 2021
158 Units

Fiscal Year Start
Assessment Cycle
Assessment Amt

1-Jan
Monthly
See assessment page

GL Account	2021 Budget	2022 Budget
08 - Operating Funds (Count: 1)		
40010 - Assessment General	\$ 938,507.00	\$ 975,380.00
09 - General Expenses (Count: 32)		
60030 - Financial Review	\$ 2,450.00	\$ 2,450.00
60610 - Insurance	\$ 91,759.00	\$ 85,953.00
60640 - Website/Domain Expense	\$ 200.00	\$ 200.00
60810 - Licenses & Fees	\$ 350.00	\$ 350.00
61210 - Electricity	\$ 7,200.00	\$ 7,200.00
61410 - Gas	\$ 1,200.00	\$ 1,200.00
61600 - Water & Sewer	\$ 286,000.00	\$ 300,000.00
62410 - Trash	\$ 45,000.00	\$ 50,000.00
63410 - Landscape Contract	\$ 49,584.00	\$ 49,584.00
63420 - Irrigation Repair	\$ 3,150.00	\$ 3,150.00
63610 - Landscape Supplies & Extras	\$ 14,350.00	\$ 11,785.00
64210 - Pool Contract	\$ 5,000.00	\$ 5,200.00
64410 - Pool Extras	\$ 2,900.00	\$ 4,100.00
65000 - Snow Removal	\$ 2,000.00	\$ 2,000.00
66210 - Janitorial Services	\$ 44,333.00	\$ 48,731.00
66220 - Janitorial Supplies	\$ 2,000.00	\$ 4,200.00
66610 - Common Area Maintenance	\$ 21,700.00	\$ 24,000.00
66780 - Storm Cleanup	\$ -	\$ 40,000.00
66810 - Building Maint/Repairs	\$ 20,500.00	\$ 36,000.00
66830 - Light Repair	\$ 6,000.00	\$ 6,000.00
66850 - Gutter Cleaning	\$ 15,000.00	\$ 15,000.00
66860 - Plumbing Repair	\$ 40,000.00	\$ 30,000.00
66900 - Water Damage Repair	\$ 30,000.00	\$ 25,000.00
67590 - Fire Extinguisher Testing	\$ 1,450.00	\$ 1,450.00
67810 - Pest Control	\$ 2,540.00	\$ 2,540.00
68100 - Allocation for Reserves	\$ 103,000.00	\$ 103,000.00
68610 - Professional Management	\$ 73,056.00	\$ 83,940.00
68810 - Income Tax Preparation	\$ 275.00	\$ 275.00
69010 - Professional Fees (Arch/Atty)	\$ 15,000.00	\$ 15,000.00
69110 - Printing, Postage, & Special Services	\$ 7,500.00	\$ 12,000.00
69430 - Loan Repayment	\$ 40,010.00	\$ -
69810 - Bad Debt	\$ 5,000.00	\$ 5,000.00
	\$938,507.00	\$975,308.00

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2022 Monthly Assessments

\$ 81,282

Unit No.	% Ownership	Monthly Dues	Monthly Dues, Rounded
1	0.5550%	\$451.11	\$451
2	0.5550%	\$451.11	\$451
3	0.5550%	\$451.11	\$451
4	0.5550%	\$451.11	\$451
5	0.4883%	\$396.90	\$397
6	0.4883%	\$396.90	\$397
7	0.4883%	\$396.90	\$397
8	0.4883%	\$396.90	\$397
9	0.5550%	\$451.11	\$451
10	0.5550%	\$451.11	\$451
11	0.4883%	\$396.90	\$397
12	0.4883%	\$396.90	\$397
13	0.4883%	\$396.90	\$397
14	0.4883%	\$396.90	\$397
15	0.5550%	\$451.11	\$451
16	0.5550%	\$451.11	\$451
17	0.4883%	\$396.90	\$397
18	0.4883%	\$396.90	\$397
19	0.4883%	\$396.90	\$397
20	0.4883%	\$396.90	\$397
21	0.5550%	\$451.11	\$451
22	0.5550%	\$451.11	\$451
23	0.4883%	\$396.90	\$397
24	0.4883%	\$396.90	\$397
25	0.4883%	\$396.90	\$397
26	0.4883%	\$396.90	\$397
27	0.5550%	\$451.11	\$451
28	0.5550%	\$451.11	\$451
29	0.4883%	\$396.90	\$397
30	0.4883%	\$396.90	\$397
31	0.4883%	\$396.90	\$397
32	0.4883%	\$396.90	\$397
33	0.5550%	\$451.11	\$451
34	0.5550%	\$451.11	\$451
35	0.4883%	\$396.90	\$397
36	0.4883%	\$396.90	\$397
37	0.4883%	\$396.90	\$397
38	0.4883%	\$396.90	\$397
39	0.5550%	\$451.11	\$451
40	0.5550%	\$451.11	\$451
41	0.5550%	\$451.11	\$451
42	0.5550%	\$451.11	\$451
43	0.5550%	\$451.11	\$451
87	0.6439%	\$523.37	\$523

Unit No.	% Ownership	Monthly Dues	Monthly Dues, Rounded
44	0.5550%	\$451.11	\$451
45	0.4883%	\$396.90	\$397
46	0.4883%	\$396.90	\$397
47	0.4883%	\$396.90	\$397
48	0.4883%	\$396.90	\$397
49	0.5550%	\$451.11	\$451
50	0.5550%	\$451.11	\$451
51	0.4883%	\$396.90	\$397
52	0.4883%	\$396.90	\$397
53	0.4883%	\$396.90	\$397
54	0.4883%	\$396.90	\$397
55	0.5550%	\$451.11	\$451
56	0.5550%	\$451.11	\$451
57	0.5550%	\$451.11	\$451
58	0.5550%	\$451.11	\$451
59	0.5550%	\$451.11	\$451
60	0.5550%	\$451.11	\$451
61	0.7550%	\$613.68	\$614
62	0.7550%	\$613.68	\$614
63	0.6439%	\$523.37	\$523
64	0.6439%	\$523.37	\$523
65	0.7550%	\$613.68	\$614
66	0.7550%	\$613.68	\$614
67	0.6439%	\$523.37	\$523
68	0.6439%	\$523.37	\$523
69	0.7550%	\$613.68	\$614
70	0.7550%	\$613.68	\$614
71	0.6439%	\$523.37	\$523
72	0.6439%	\$523.37	\$523
73	0.7550%	\$613.68	\$614
74	0.7550%	\$613.68	\$614
75	0.6439%	\$523.37	\$523
76	0.6439%	\$523.37	\$523
77	0.7550%	\$613.68	\$614
78	0.7550%	\$613.68	\$614
79	0.6439%	\$523.37	\$523
80	0.6439%	\$523.37	\$523
81	0.7550%	\$613.68	\$614
82	0.7550%	\$613.68	\$614
83	0.6439%	\$523.37	\$523
84	0.6439%	\$523.37	\$523
85	0.7550%	\$613.68	\$614
86	0.7550%	\$613.68	\$614
123	0.7550%	\$613.68	\$614

88	0.6439%	\$523.37	\$523
89	0.7550%	\$613.68	\$614
90	0.7550%	\$613.68	\$614
91	0.6439%	\$523.37	\$523
92	0.6439%	\$523.37	\$523
93	0.7550%	\$613.68	\$614
94	0.7550%	\$613.68	\$614
95	0.6439%	\$523.37	\$523
96	0.6439%	\$523.37	\$523
97	0.7550%	\$613.68	\$614
98	0.7550%	\$613.68	\$614
99	0.6439%	\$523.37	\$523
100	0.6439%	\$523.37	\$523
101	0.8436%	\$685.69	\$686
102	0.8436%	\$685.69	\$686
103	0.7550%	\$613.68	\$614
104	0.7550%	\$613.68	\$614
105	0.6439%	\$523.37	\$523
106	0.6439%	\$523.37	\$523
107	0.7550%	\$613.68	\$614
108	0.7550%	\$613.68	\$614
109	0.6439%	\$523.37	\$523
110	0.6439%	\$523.37	\$523
111	0.7550%	\$613.68	\$614
112	0.7550%	\$613.68	\$614
113	0.6439%	\$523.37	\$523
114	0.6439%	\$523.37	\$523
115	0.7550%	\$613.68	\$614
116	0.7550%	\$613.68	\$614
117	0.6439%	\$523.37	\$523
118	0.6439%	\$523.37	\$523
119	0.7550%	\$613.68	\$614
120	0.7550%	\$613.68	\$614
121	0.6439%	\$523.37	\$523
122	0.6439%	\$523.37	\$523

124	0.7550%	\$613.68	\$614
125	0.6439%	\$523.37	\$523
126	0.6439%	\$523.37	\$523
127	0.7550%	\$613.68	\$614
128	0.7550%	\$613.68	\$614
129	0.6439%	\$523.37	\$523
130	0.6439%	\$523.37	\$523
131	0.7550%	\$613.68	\$614
132	0.7550%	\$613.68	\$614
133	0.6439%	\$523.37	\$523
134	0.6439%	\$523.37	\$523
135	0.7550%	\$613.68	\$614
136	0.7550%	\$613.68	\$614
137	0.6439%	\$523.37	\$523
138	0.6439%	\$523.37	\$523
139	0.7550%	\$613.68	\$614
140	0.7550%	\$613.68	\$614
141	0.6439%	\$523.37	\$523
142	0.6439%	\$523.37	\$523
143	0.7550%	\$613.68	\$614
144	0.7550%	\$613.68	\$614
145	0.6439%	\$523.37	\$523
146	0.6439%	\$523.37	\$523
147	0.7550%	\$613.68	\$614
148	0.7550%	\$613.68	\$614
149	0.6439%	\$523.37	\$523
150	0.6439%	\$523.37	\$523
151	0.7550%	\$613.68	\$614
152	0.7550%	\$613.68	\$614
153	0.6439%	\$523.37	\$523
154	0.6439%	\$523.37	\$523
155	0.7550%	\$613.68	\$614
156	0.7550%	\$613.68	\$614
157	0.6439%	\$523.37	\$523
158	0.6439%	\$523.37	\$523