



The Management Trust™
Community Management. Built Differently.

Tanglewood Hills Homeowners Association

2023 Approved Budget

Prepared: November 10, 2022
Total # Units: 158 units

Fiscal Year Start
Assessment Cycle
Assessment Amt

1-Jan
Monthly
See Assessment page

GL Account	2022 Budget	2023 Budget
Income		
40010 - Assessment General	\$ 975,380.00	\$ 989,860.00
Expenses		
60030 - Financial Review	\$ 2,450.00	\$ 2,450.00
60610 - Insurance	\$ 85,953.00	\$ 89,893.00
60640 - Website/Domain Expense	\$ 200.00	\$ 200.00
60810 - Licenses & Fees	\$ 350.00	\$ 50.00
61210 - Electricity	\$ 7,200.00	\$ 7,200.00
61410 - Gas	\$ 1,200.00	\$ 1,200.00
61600 - Water & Sewer	\$ 300,000.00	\$ 300,000.00
62410 - Trash	\$ 50,000.00	\$ 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	\$ 11,785.00	\$ 8,000.00
64210 - Pool Contract	\$ 5,200.00	\$ 10,000.00
64410 - Pool Extras	\$ 4,100.00	\$ 4,100.00
65000 - Snow Removal	\$ 2,000.00	\$ 6,000.00
66210 - Janitorial Services	\$ 48,731.00	\$ 53,251.00
66220 - Janitorial Supplies	\$ 4,200.00	\$ 2,500.00
66610 - Common Area Maintenance	\$ 24,000.00	\$ 35,000.00
66780 - Storm Cleanup	\$ 40,000.00	\$ 20,000.00
66810 - Building Maint/Repairs	\$ 36,000.00	\$ 45,000.00
66830 - Light Repair	\$ 6,000.00	\$ 6,000.00
66850 - Gutter Cleaning	\$ 15,000.00	\$ 15,000.00
66860 - Plumbing Repair	\$ 30,000.00	\$ 30,000.00
66900 - Water Damage Repair	\$ 25,000.00	\$ 10,000.00
67590 - Fire Extinguisher Testing	\$ 1,450.00	\$ 2,000.00
67810 - Pest Control	\$ 2,540.00	\$ 2,540.00
68100 - Allocation for Reserves	\$ 103,000.00	\$ 103,000.00
68610 - Professional Management	\$ 83,940.00	\$ 90,492.00
68810 - Income Tax Preparation	\$ 275.00	\$ 250.00
69010 - Professional Fees (Arch/Atty)	\$ 15,000.00	\$ 15,000.00
69110 - Printing, Postage, & Special Services	\$ 12,072.00	\$ 18,000.00
69430 - Loan Repayment	\$ -	\$ -
69810 - Bad Debt	\$ 5,000.00	\$ 10,000.00

1547 -- Tanglewood Hills Condominium

2023 Monthly Operating Expenses:

\$ 82,488

Unit No.	% Ownership	Monthly Dues	Monthly Dues, Rounded
1	0.5550%	\$457.81	\$458
2	0.5550%	\$457.81	\$458
3	0.5550%	\$457.81	\$458
4	0.5550%	\$457.81	\$458
5	0.4883%	\$402.79	\$403
6	0.4883%	\$402.79	\$403
7	0.4883%	\$402.79	\$403
8	0.4883%	\$402.79	\$403
9	0.5550%	\$457.81	\$458
10	0.5550%	\$457.81	\$458
11	0.4883%	\$402.79	\$403
12	0.4883%	\$402.79	\$403
13	0.4883%	\$402.79	\$403
14	0.4883%	\$402.79	\$403
15	0.5550%	\$457.81	\$458
16	0.5550%	\$457.81	\$458
17	0.4883%	\$402.79	\$403
18	0.4883%	\$402.79	\$403
19	0.4883%	\$402.79	\$403
20	0.4883%	\$402.79	\$403
21	0.5550%	\$457.81	\$458
22	0.5550%	\$457.81	\$458
23	0.4883%	\$402.79	\$403
24	0.4883%	\$402.79	\$403
25	0.4883%	\$402.79	\$403
26	0.4883%	\$402.79	\$403
27	0.5550%	\$457.81	\$458
28	0.5550%	\$457.81	\$458
29	0.4883%	\$402.79	\$403
30	0.4883%	\$402.79	\$403
31	0.4883%	\$402.79	\$403
32	0.4883%	\$402.79	\$403
33	0.5550%	\$457.81	\$458
34	0.5550%	\$457.81	\$458
35	0.4883%	\$402.79	\$403
36	0.4883%	\$402.79	\$403
37	0.4883%	\$402.79	\$403
38	0.4883%	\$402.79	\$403
39	0.5550%	\$457.81	\$458
40	0.5550%	\$457.81	\$458
41	0.5550%	\$457.81	\$458
42	0.5550%	\$457.81	\$458
43	0.5550%	\$457.81	\$458
87	0.6439%	\$531.14	\$531

Unit No.	% Ownership	Monthly Dues	Monthly Dues, Rounded
44	0.5550%	\$457.81	\$458
45	0.4883%	\$402.79	\$403
46	0.4883%	\$402.79	\$403
47	0.4883%	\$402.79	\$403
48	0.4883%	\$402.79	\$403
49	0.5550%	\$457.81	\$458
50	0.5550%	\$457.81	\$458
51	0.4883%	\$402.79	\$403
52	0.4883%	\$402.79	\$403
53	0.4883%	\$402.79	\$403
54	0.4883%	\$402.79	\$403
55	0.5550%	\$457.81	\$458
56	0.5550%	\$457.81	\$458
57	0.5550%	\$457.81	\$458
58	0.5550%	\$457.81	\$458
59	0.5550%	\$457.81	\$458
60	0.5550%	\$457.81	\$458
61	0.7550%	\$622.79	\$623
62	0.7550%	\$622.79	\$623
63	0.6439%	\$531.14	\$531
64	0.6439%	\$531.14	\$531
65	0.7550%	\$622.79	\$623
66	0.7550%	\$622.79	\$623
67	0.6439%	\$531.14	\$531
68	0.6439%	\$531.14	\$531
69	0.7550%	\$622.79	\$623
70	0.7550%	\$622.79	\$623
71	0.6439%	\$531.14	\$531
72	0.6439%	\$531.14	\$531
73	0.7550%	\$622.79	\$623
74	0.7550%	\$622.79	\$623
75	0.6439%	\$531.14	\$531
76	0.6439%	\$531.14	\$531
77	0.7550%	\$622.79	\$623
78	0.7550%	\$622.79	\$623
79	0.6439%	\$531.14	\$531
80	0.6439%	\$531.14	\$531
81	0.7550%	\$622.79	\$623
82	0.7550%	\$622.79	\$623
83	0.6439%	\$531.14	\$531
84	0.6439%	\$531.14	\$531
85	0.7550%	\$622.79	\$623
86	0.7550%	\$622.79	\$623
123	0.7550%	\$622.79	\$623

88	0.6439%	\$531.14	\$531
89	0.7550%	\$622.79	\$623
90	0.7550%	\$622.79	\$623
91	0.6439%	\$531.14	\$531
92	0.6439%	\$531.14	\$531
93	0.7550%	\$622.79	\$623
94	0.7550%	\$622.79	\$623
95	0.6439%	\$531.14	\$531
96	0.6439%	\$531.14	\$531
97	0.7550%	\$622.79	\$623
98	0.7550%	\$622.79	\$623
99	0.6439%	\$531.14	\$531
100	0.6439%	\$531.14	\$531
101	0.8436%	\$695.87	\$696
102	0.8436%	\$695.87	\$696
103	0.7550%	\$622.79	\$623
104	0.7550%	\$622.79	\$623
105	0.6439%	\$531.14	\$531
106	0.6439%	\$531.14	\$531
107	0.7550%	\$622.79	\$623
108	0.7550%	\$622.79	\$623
109	0.6439%	\$531.14	\$531
110	0.6439%	\$531.14	\$531
111	0.7550%	\$622.79	\$623
112	0.7550%	\$622.79	\$623
113	0.6439%	\$531.14	\$531
114	0.6439%	\$531.14	\$531
115	0.7550%	\$622.79	\$623
116	0.7550%	\$622.79	\$623
117	0.6439%	\$531.14	\$531
118	0.6439%	\$531.14	\$531
119	0.7550%	\$622.79	\$623
120	0.7550%	\$622.79	\$623
121	0.6439%	\$531.14	\$531
122	0.6439%	\$531.14	\$531

124	0.7550%	\$622.79	\$623
125	0.6439%	\$531.14	\$531
126	0.6439%	\$531.14	\$531
127	0.7550%	\$622.79	\$623
128	0.7550%	\$622.79	\$623
129	0.6439%	\$531.14	\$531
130	0.6439%	\$531.14	\$531
131	0.7550%	\$622.79	\$623
132	0.7550%	\$622.79	\$623
133	0.6439%	\$531.14	\$531
134	0.6439%	\$531.14	\$531
135	0.7550%	\$622.79	\$623
136	0.7550%	\$622.79	\$623
137	0.6439%	\$531.14	\$531
138	0.6439%	\$531.14	\$531
139	0.7550%	\$622.79	\$623
140	0.7550%	\$622.79	\$623
141	0.6439%	\$531.14	\$531
142	0.6439%	\$531.14	\$531
143	0.7550%	\$622.79	\$623
144	0.7550%	\$622.79	\$623
145	0.6439%	\$531.14	\$531
146	0.6439%	\$531.14	\$531
147	0.7550%	\$622.79	\$623
148	0.7550%	\$622.79	\$623
149	0.6439%	\$531.14	\$531
150	0.6439%	\$531.14	\$531
151	0.7550%	\$622.79	\$623
152	0.7550%	\$622.79	\$623
153	0.6439%	\$531.14	\$531
154	0.6439%	\$531.14	\$531
155	0.7550%	\$622.79	\$623
156	0.7550%	\$622.79	\$623
157	0.6439%	\$531.14	\$531
158	0.6439%	\$531.14	\$531