

# Tanglewood Hills Condominium Association

## 2025 Annual Budget

|                                          | Annual       | Monthly   | Per Unit* (158)                                  |  |
|------------------------------------------|--------------|-----------|--------------------------------------------------|--|
| Income                                   |              |           |                                                  |  |
| Operating Funds                          |              |           |                                                  |  |
| 40010 - Assessment General               | 1,175,467.00 | 97,955.58 |                                                  |  |
| Total Operating Funds                    | 1,175,467.00 | 97,955.58 |                                                  |  |
| Total Income                             | 1,175,467.00 | 97,955.58 | *Please see assessment page for individual rates |  |
| Expense                                  |              |           |                                                  |  |
| General Expenses                         |              |           |                                                  |  |
| 60030 - Financial Review                 | 2,450.00     | 204.17    | 1.29                                             |  |
| 60610 - Insurance                        | 236,181.00   | 19,681.75 | 124.57                                           |  |
| 60640 - Website/Domain Expense           | 468.00       | 39.00     | .25                                              |  |
| 60810 - Licenses & Fees                  | 429.00       | 35.75     | .23                                              |  |
| 61210 - Electricity                      | 8,500.00     | 708.33    | 4.48                                             |  |
| 61410 - Gas                              | 2,200.00     | 183.33    | 1.16                                             |  |
| 61600 - Water & Sewer                    | 310,000.00   | 25,833.33 | 163.50                                           |  |
| 62410 - Trash                            | 51,500.00    | 4,291.67  | 27.16                                            |  |
| 63410 - Landscape Contract               | 37,404.00    | 3,117.00  | 19.73                                            |  |
| 63420 - Irrigation Repair                | 3,150.00     | 262.50    | 1.66                                             |  |
| 63610 - Landscape Supplies & Extras      | 8,000.00     | 666.67    | 4.22                                             |  |
| 64210 - Pool Contract                    | 10,000.00    | 833.33    | 5.27                                             |  |
| 64410 - Pool Extras                      | 4,100.00     | 341.67    | 2.16                                             |  |
| 65000 - Snow Removal                     | 6,000.00     | 500.00    | 3.16                                             |  |
| 66210 - Janitorial Services              | 57,511.00    | 4,792.58  | 30.33                                            |  |
| 66220 - Janitorial Supplies              | 2,500.00     | 208.33    | 1.32                                             |  |
| 66610 - Common Area Maintenance          | 15,000.00    | 1,250.00  | 7.91                                             |  |
| 66780 - Storm Cleanup                    | 10,000.00    | 833.33    | 5.27                                             |  |
| 66810 - Building Maint/Repairs           | 20,000.00    | 1,666.67  | 10.55                                            |  |
| 66830 - Light Repair                     | 4,000.00     | 333.33    | 2.11                                             |  |
| 66840 - Electrical Repair                | 3,000.00     | 250.00    | 1.58                                             |  |
| 66850 - Gutter Cleaning                  | 15,000.00    | 1,250.00  | 7.91                                             |  |
| 66860 - Plumbing Repair                  | 60,000.00    | 5,000.00  | 31.65                                            |  |
| 66900 - Water Damage Repair              | 2,500.00     | 208.33    | 1.32                                             |  |
| 67590 - Fire Extinguisher Testing        | 2,500.00     | 208.33    | 1.32                                             |  |
| 67810 - Pest Control                     | 2,540.00     | 211.67    | 1.34                                             |  |
| 68100 - Allocation for Reserves          | 130,000.00   | 10,833.33 | 68.57                                            |  |
| 68610 - Professional Management          | 101,784.00   | 8,482.00  | 53.68                                            |  |
| 68810 - Income Tax Preparation           | 250.00       | 20.83     | .13                                              |  |
| 69010 - Professional Fees (Arch/Atty)    | 25,000.00    | 2,083.33  | 13.19                                            |  |
| 69110 - Reimbursable Operating Expenses  | 21,000.00    | 1,750.00  | 11.08                                            |  |
| 69320 - Reserve Study Update and Summary | 2,500.00     | 208.33    | 1.32                                             |  |
| 69810 - Bad Debt                         | 20,000.00    | 1,666.67  | 10.55                                            |  |
| Total General Expenses                   | 1,175,467.00 | 97,955.58 | 619.97                                           |  |
| Total Expense                            | 1,175,467.00 | 97,955.58 | 619.97                                           |  |

( Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)\*

## 1547 -- Tanglewood Hills Condominium

2025 Monthly Operating Expenses:

\$ 97,956

| Unit No. | % Ownership | Monthly Dues | Monthly Dues, Rounded |
|----------|-------------|--------------|-----------------------|
| 1        | 0.5550%     | \$543.65     | \$544                 |
| 2        | 0.5550%     | \$543.65     | \$544                 |
| 3        | 0.5550%     | \$543.65     | \$544                 |
| 4        | 0.5550%     | \$543.65     | \$544                 |
| 5        | 0.4883%     | \$478.32     | \$478                 |
| 6        | 0.4883%     | \$478.32     | \$478                 |
| 7        | 0.4883%     | \$478.32     | \$478                 |
| 8        | 0.4883%     | \$478.32     | \$478                 |
| 9        | 0.5550%     | \$543.65     | \$544                 |
| 10       | 0.5550%     | \$543.65     | \$544                 |
| 11       | 0.4883%     | \$478.32     | \$478                 |
| 12       | 0.4883%     | \$478.32     | \$478                 |
| 13       | 0.4883%     | \$478.32     | \$478                 |
| 14       | 0.4883%     | \$478.32     | \$478                 |
| 15       | 0.5550%     | \$543.65     | \$544                 |
| 16       | 0.5550%     | \$543.65     | \$544                 |
| 17       | 0.4883%     | \$478.32     | \$478                 |
| 18       | 0.4883%     | \$478.32     | \$478                 |
| 19       | 0.4883%     | \$478.32     | \$478                 |
| 20       | 0.4883%     | \$478.32     | \$478                 |
| 21       | 0.5550%     | \$543.65     | \$544                 |
| 22       | 0.5550%     | \$543.65     | \$544                 |
| 23       | 0.4883%     | \$478.32     | \$478                 |
| 24       | 0.4883%     | \$478.32     | \$478                 |
| 25       | 0.4883%     | \$478.32     | \$478                 |
| 26       | 0.4883%     | \$478.32     | \$478                 |
| 27       | 0.5550%     | \$543.65     | \$544                 |
| 28       | 0.5550%     | \$543.65     | \$544                 |
| 29       | 0.4883%     | \$478.32     | \$478                 |
| 30       | 0.4883%     | \$478.32     | \$478                 |
| 31       | 0.4883%     | \$478.32     | \$478                 |
| 32       | 0.4883%     | \$478.32     | \$478                 |
| 33       | 0.5550%     | \$543.65     | \$544                 |
| 34       | 0.5550%     | \$543.65     | \$544                 |
| 35       | 0.4883%     | \$478.32     | \$478                 |
| 36       | 0.4883%     | \$478.32     | \$478                 |
| 37       | 0.4883%     | \$478.32     | \$478                 |
| 38       | 0.4883%     | \$478.32     | \$478                 |
| 39       | 0.5550%     | \$543.65     | \$544                 |
| 40       | 0.5550%     | \$543.65     | \$544                 |
| 41       | 0.5550%     | \$543.65     | \$544                 |
| 42       | 0.5550%     | \$543.65     | \$544                 |
| 43       | 0.5550%     | \$543.65     | \$544                 |
| 87       | 0.6439%     | \$630.74     | \$631                 |

| Unit No. | % Ownership | Monthly Dues | Monthly Dues, Rounded |
|----------|-------------|--------------|-----------------------|
| 44       | 0.5550%     | \$543.65     | \$544                 |
| 45       | 0.4883%     | \$478.32     | \$478                 |
| 46       | 0.4883%     | \$478.32     | \$478                 |
| 47       | 0.4883%     | \$478.32     | \$478                 |
| 48       | 0.4883%     | \$478.32     | \$478                 |
| 49       | 0.5550%     | \$543.65     | \$544                 |
| 50       | 0.5550%     | \$543.65     | \$544                 |
| 51       | 0.4883%     | \$478.32     | \$478                 |
| 52       | 0.4883%     | \$478.32     | \$478                 |
| 53       | 0.4883%     | \$478.32     | \$478                 |
| 54       | 0.4883%     | \$478.32     | \$478                 |
| 55       | 0.5550%     | \$543.65     | \$544                 |
| 56       | 0.5550%     | \$543.65     | \$544                 |
| 57       | 0.5550%     | \$543.65     | \$544                 |
| 58       | 0.5550%     | \$543.65     | \$544                 |
| 59       | 0.5550%     | \$543.65     | \$544                 |
| 60       | 0.5550%     | \$543.65     | \$544                 |
| 61       | 0.7550%     | \$739.56     | \$740                 |
| 62       | 0.7550%     | \$739.56     | \$740                 |
| 63       | 0.6439%     | \$630.74     | \$631                 |
| 64       | 0.6439%     | \$630.74     | \$631                 |
| 65       | 0.7550%     | \$739.56     | \$740                 |
| 66       | 0.7550%     | \$739.56     | \$740                 |
| 67       | 0.6439%     | \$630.74     | \$631                 |
| 68       | 0.6439%     | \$630.74     | \$631                 |
| 69       | 0.7550%     | \$739.56     | \$740                 |
| 70       | 0.7550%     | \$739.56     | \$740                 |
| 71       | 0.6439%     | \$630.74     | \$631                 |
| 72       | 0.6439%     | \$630.74     | \$631                 |
| 73       | 0.7550%     | \$739.56     | \$740                 |
| 74       | 0.7550%     | \$739.56     | \$740                 |
| 75       | 0.6439%     | \$630.74     | \$631                 |
| 76       | 0.6439%     | \$630.74     | \$631                 |
| 77       | 0.7550%     | \$739.56     | \$740                 |
| 78       | 0.7550%     | \$739.56     | \$740                 |
| 79       | 0.6439%     | \$630.74     | \$631                 |
| 80       | 0.6439%     | \$630.74     | \$631                 |
| 81       | 0.7550%     | \$739.56     | \$740                 |
| 82       | 0.7550%     | \$739.56     | \$740                 |
| 83       | 0.6439%     | \$630.74     | \$631                 |
| 84       | 0.6439%     | \$630.74     | \$631                 |
| 85       | 0.7550%     | \$739.56     | \$740                 |
| 86       | 0.7550%     | \$739.56     | \$740                 |
| 123      | 0.7550%     | \$739.56     | \$740                 |

|     |         |          |       |
|-----|---------|----------|-------|
| 88  | 0.6439% | \$630.74 | \$631 |
| 89  | 0.7550% | \$739.56 | \$740 |
| 90  | 0.7550% | \$739.56 | \$740 |
| 91  | 0.6439% | \$630.74 | \$631 |
| 92  | 0.6439% | \$630.74 | \$631 |
| 93  | 0.7550% | \$739.56 | \$740 |
| 94  | 0.7550% | \$739.56 | \$740 |
| 95  | 0.6439% | \$630.74 | \$631 |
| 96  | 0.6439% | \$630.74 | \$631 |
| 97  | 0.7550% | \$739.56 | \$740 |
| 98  | 0.7550% | \$739.56 | \$740 |
| 99  | 0.6439% | \$630.74 | \$631 |
| 100 | 0.6439% | \$630.74 | \$631 |
| 101 | 0.8436% | \$826.35 | \$826 |
| 102 | 0.8436% | \$826.35 | \$826 |
| 103 | 0.7550% | \$739.56 | \$740 |
| 104 | 0.7550% | \$739.56 | \$740 |
| 105 | 0.6439% | \$630.74 | \$631 |
| 106 | 0.6439% | \$630.74 | \$631 |
| 107 | 0.7550% | \$739.56 | \$740 |
| 108 | 0.7550% | \$739.56 | \$740 |
| 109 | 0.6439% | \$630.74 | \$631 |
| 110 | 0.6439% | \$630.74 | \$631 |
| 111 | 0.7550% | \$739.56 | \$740 |
| 112 | 0.7550% | \$739.56 | \$740 |
| 113 | 0.6439% | \$630.74 | \$631 |
| 114 | 0.6439% | \$630.74 | \$631 |
| 115 | 0.7550% | \$739.56 | \$740 |
| 116 | 0.7550% | \$739.56 | \$740 |
| 117 | 0.6439% | \$630.74 | \$631 |
| 118 | 0.6439% | \$630.74 | \$631 |
| 119 | 0.7550% | \$739.56 | \$740 |
| 120 | 0.7550% | \$739.56 | \$740 |
| 121 | 0.6439% | \$630.74 | \$631 |
| 122 | 0.6439% | \$630.74 | \$631 |

|     |         |          |       |
|-----|---------|----------|-------|
| 124 | 0.7550% | \$739.56 | \$740 |
| 125 | 0.6439% | \$630.74 | \$631 |
| 126 | 0.6439% | \$630.74 | \$631 |
| 127 | 0.7550% | \$739.56 | \$740 |
| 128 | 0.7550% | \$739.56 | \$740 |
| 129 | 0.6439% | \$630.74 | \$631 |
| 130 | 0.6439% | \$630.74 | \$631 |
| 131 | 0.7550% | \$739.56 | \$740 |
| 132 | 0.7550% | \$739.56 | \$740 |
| 133 | 0.6439% | \$630.74 | \$631 |
| 134 | 0.6439% | \$630.74 | \$631 |
| 135 | 0.7550% | \$739.56 | \$740 |
| 136 | 0.7550% | \$739.56 | \$740 |
| 137 | 0.6439% | \$630.74 | \$631 |
| 138 | 0.6439% | \$630.74 | \$631 |
| 139 | 0.7550% | \$739.56 | \$740 |
| 140 | 0.7550% | \$739.56 | \$740 |
| 141 | 0.6439% | \$630.74 | \$631 |
| 142 | 0.6439% | \$630.74 | \$631 |
| 143 | 0.7550% | \$739.56 | \$740 |
| 144 | 0.7550% | \$739.56 | \$740 |
| 145 | 0.6439% | \$630.74 | \$631 |
| 146 | 0.6439% | \$630.74 | \$631 |
| 147 | 0.7550% | \$739.56 | \$740 |
| 148 | 0.7550% | \$739.56 | \$740 |
| 149 | 0.6439% | \$630.74 | \$631 |
| 150 | 0.6439% | \$630.74 | \$631 |
| 151 | 0.7550% | \$739.56 | \$740 |
| 152 | 0.7550% | \$739.56 | \$740 |
| 153 | 0.6439% | \$630.74 | \$631 |
| 154 | 0.6439% | \$630.74 | \$631 |
| 155 | 0.7550% | \$739.56 | \$740 |
| 156 | 0.7550% | \$739.56 | \$740 |
| 157 | 0.6439% | \$630.74 | \$631 |
| 158 | 0.6439% | \$630.74 | \$631 |