

Tanglewood Hills Condominium Association

2026 Annual Budget

	Annual	Monthly	Per Unit* (158)
Income			
Operating Funds			
40010 - Assessment	1,246,135.00	103,844.58	657.24
Total Operating Funds	1,246,135.00	103,844.58	657.24
Total Income	1,246,135.00	103,844.58	657.24
Expense			
Administration			
52020 - Accounting Services	2,700.00	225.00	1.42
52100 - Bad Debt Expense	20,000.00	1,666.67	10.55
52200 - Licenses and Permits	50.00	4.17	.03
52300 - Insurance General	143,020.00	11,918.33	75.43
52400 - Legal Expenses	25,000.00	2,083.33	13.19
52450 - Reimbursable Expenses	21,000.00	1,750.00	11.08
52600 - Management Contract	71,940.00	5,995.00	37.94
52810 - Reserve Study	900.00	75.00	.47
52830 - Website	468.00	39.00	.25
Total Administration	285,078.00	23,756.50	150.36
Common Area			
53010 - Common Area	15,000.00	1,250.00	7.91
53011 - Snow Services	6,000.00	500.00	3.16
53141 - Pest Control	2,540.00	211.67	1.34
Total Common Area	23,540.00	1,961.67	12.42
Landscaping			
59020 - Landscape Contract	44,880.00	3,740.00	23.67
59030 - Irrigation Repairs & Maint	6,800.00	566.67	3.59
59051 - Landscape Supplies	20,000.00	1,666.67	10.55
Total Landscaping	71,680.00	5,973.33	37.81
Pool, Spa, & Fountain			
64010 - Pool & Spa Contract	10,000.00	833.33	5.27
64100 - Pool & Spa & Fountain Repair & Maint	4,100.00	341.67	2.16
Total Pool, Spa, & Fountain	14,100.00	1,175.00	7.44

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	Annual	Monthly	Per Unit* (158)
Repairs and Maintenance			
66011 - Electrical Repairs	3,000.00	250.00	1.58
66032 - Roof & Gutter Maintenance	10,000.00	833.33	5.27
66201 - Plumbing Repairs	100,000.00	8,333.33	52.74
66241 - Fire Systems Repairs and Maintenance	2,500.00	208.33	1.32
66243 - Water Damage Repair	30,000.00	2,500.00	15.82
66395 - Lighting Repairs & Maintenance	12,000.00	1,000.00	6.33
66400 - Janitorial - Contract	60,387.00	5,032.25	31.85
66401 - Janitorial Supplies	3,500.00	291.67	1.85
66405 - Storm & Drainage	3,000.00	250.00	1.58
66810 - Building Maint/Repairs	20,000.00	1,666.67	10.55
Total Repairs and Maintenance	244,387.00	20,365.58	128.90
Utilities			
70070 - Electricity	8,650.00	720.83	4.56
70270 - Gas	2,200.00	183.33	1.16
70650 - Trash & Recycling	51,500.00	4,291.67	27.16
70670 - Water	330,000.00	27,500.00	174.05
Total Utilities	392,350.00	32,695.83	206.94
Reserve Provisions			
80010 - Reserve Contribution	215,000.00	17,916.67	113.40
Total Reserve Provisions	215,000.00	17,916.67	113.40
Total Expense	1,246,135.00	103,844.58	657.24

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

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2026 Monthly Operating Expenses:

\$ 103,845

Unit No.	% Ownership	Monthly Dues	Monthly Dues, Rounded
1	0.5550%	\$576.34	\$576
2	0.5550%	\$576.34	\$576
3	0.5550%	\$576.34	\$576
4	0.5550%	\$576.34	\$576
5	0.4883%	\$507.07	\$507
6	0.4883%	\$507.07	\$507
7	0.4883%	\$507.07	\$507
8	0.4883%	\$507.07	\$507
9	0.5550%	\$576.34	\$576
10	0.5550%	\$576.34	\$576
11	0.4883%	\$507.07	\$507
12	0.4883%	\$507.07	\$507
13	0.4883%	\$507.07	\$507
14	0.4883%	\$507.07	\$507
15	0.5550%	\$576.34	\$576
16	0.5550%	\$576.34	\$576
17	0.4883%	\$507.07	\$507
18	0.4883%	\$507.07	\$507
19	0.4883%	\$507.07	\$507
20	0.4883%	\$507.07	\$507
21	0.5550%	\$576.34	\$576
22	0.5550%	\$576.34	\$576
23	0.4883%	\$507.07	\$507
24	0.4883%	\$507.07	\$507
25	0.4883%	\$507.07	\$507
26	0.4883%	\$507.07	\$507
27	0.5550%	\$576.34	\$576
28	0.5550%	\$576.34	\$576
29	0.4883%	\$507.07	\$507
30	0.4883%	\$507.07	\$507
31	0.4883%	\$507.07	\$507
32	0.4883%	\$507.07	\$507
33	0.5550%	\$576.34	\$576
34	0.5550%	\$576.34	\$576
35	0.4883%	\$507.07	\$507
36	0.4883%	\$507.07	\$507
37	0.4883%	\$507.07	\$507
38	0.4883%	\$507.07	\$507
39	0.5550%	\$576.34	\$576
40	0.5550%	\$576.34	\$576
41	0.5550%	\$576.34	\$576
42	0.5550%	\$576.34	\$576
43	0.5550%	\$576.34	\$576
87	0.6439%	\$668.66	\$669

Unit No.	% Ownership	Monthly Dues	Monthly Dues, Rounded
44	0.5550%	\$576.34	\$576
45	0.4883%	\$507.07	\$507
46	0.4883%	\$507.07	\$507
47	0.4883%	\$507.07	\$507
48	0.4883%	\$507.07	\$507
49	0.5550%	\$576.34	\$576
50	0.5550%	\$576.34	\$576
51	0.4883%	\$507.07	\$507
52	0.4883%	\$507.07	\$507
53	0.4883%	\$507.07	\$507
54	0.4883%	\$507.07	\$507
55	0.5550%	\$576.34	\$576
56	0.5550%	\$576.34	\$576
57	0.5550%	\$576.34	\$576
58	0.5550%	\$576.34	\$576
59	0.5550%	\$576.34	\$576
60	0.5550%	\$576.34	\$576
61	0.7550%	\$784.03	\$784
62	0.7550%	\$784.03	\$784
63	0.6439%	\$668.66	\$669
64	0.6439%	\$668.66	\$669
65	0.7550%	\$784.03	\$784
66	0.7550%	\$784.03	\$784
67	0.6439%	\$668.66	\$669
68	0.6439%	\$668.66	\$669
69	0.7550%	\$784.03	\$784
70	0.7550%	\$784.03	\$784
71	0.6439%	\$668.66	\$669
72	0.6439%	\$668.66	\$669
73	0.7550%	\$784.03	\$784
74	0.7550%	\$784.03	\$784
75	0.6439%	\$668.66	\$669
76	0.6439%	\$668.66	\$669
77	0.7550%	\$784.03	\$784
78	0.7550%	\$784.03	\$784
79	0.6439%	\$668.66	\$669
80	0.6439%	\$668.66	\$669
81	0.7550%	\$784.03	\$784
82	0.7550%	\$784.03	\$784
83	0.6439%	\$668.66	\$669
84	0.6439%	\$668.66	\$669
85	0.7550%	\$784.03	\$784
86	0.7550%	\$784.03	\$784
123	0.7550%	\$784.03	\$784

88	0.6439%	\$668.66	\$669
89	0.7550%	\$784.03	\$784
90	0.7550%	\$784.03	\$784
91	0.6439%	\$668.66	\$669
92	0.6439%	\$668.66	\$669
93	0.7550%	\$784.03	\$784
94	0.7550%	\$784.03	\$784
95	0.6439%	\$668.66	\$669
96	0.6439%	\$668.66	\$669
97	0.7550%	\$784.03	\$784
98	0.7550%	\$784.03	\$784
99	0.6439%	\$668.66	\$669
100	0.6439%	\$668.66	\$669
101	0.8436%	\$876.03	\$876
102	0.8436%	\$876.03	\$876
103	0.7550%	\$784.03	\$784
104	0.7550%	\$784.03	\$784
105	0.6439%	\$668.66	\$669
106	0.6439%	\$668.66	\$669
107	0.7550%	\$784.03	\$784
108	0.7550%	\$784.03	\$784
109	0.6439%	\$668.66	\$669
110	0.6439%	\$668.66	\$669
111	0.7550%	\$784.03	\$784
112	0.7550%	\$784.03	\$784
113	0.6439%	\$668.66	\$669
114	0.6439%	\$668.66	\$669
115	0.7550%	\$784.03	\$784
116	0.7550%	\$784.03	\$784
117	0.6439%	\$668.66	\$669
118	0.6439%	\$668.66	\$669
119	0.7550%	\$784.03	\$784
120	0.7550%	\$784.03	\$784
121	0.6439%	\$668.66	\$669
122	0.6439%	\$668.66	\$669

124	0.7550%	\$784.03	\$784
125	0.6439%	\$668.66	\$669
126	0.6439%	\$668.66	\$669
127	0.7550%	\$784.03	\$784
128	0.7550%	\$784.03	\$784
129	0.6439%	\$668.66	\$669
130	0.6439%	\$668.66	\$669
131	0.7550%	\$784.03	\$784
132	0.7550%	\$784.03	\$784
133	0.6439%	\$668.66	\$669
134	0.6439%	\$668.66	\$669
135	0.7550%	\$784.03	\$784
136	0.7550%	\$784.03	\$784
137	0.6439%	\$668.66	\$669
138	0.6439%	\$668.66	\$669
139	0.7550%	\$784.03	\$784
140	0.7550%	\$784.03	\$784
141	0.6439%	\$668.66	\$669
142	0.6439%	\$668.66	\$669
143	0.7550%	\$784.03	\$784
144	0.7550%	\$784.03	\$784
145	0.6439%	\$668.66	\$669
146	0.6439%	\$668.66	\$669
147	0.7550%	\$784.03	\$784
148	0.7550%	\$784.03	\$784
149	0.6439%	\$668.66	\$669
150	0.6439%	\$668.66	\$669
151	0.7550%	\$784.03	\$784
152	0.7550%	\$784.03	\$784
153	0.6439%	\$668.66	\$669
154	0.6439%	\$668.66	\$669
155	0.7550%	\$784.03	\$784
156	0.7550%	\$784.03	\$784
157	0.6439%	\$668.66	\$669
158	0.6439%	\$668.66	\$669