

# Tanglewood Hills Condominium Association

## 2026 Annual Budget

	Annual	Monthly	Per Unit* (158)
<b>Income</b>			
<b>Operating Funds</b>			
40010 - Assessment	1,246,135.00	103,844.58	657.24
<b>Total Operating Funds</b>	<b>1,246,135.00</b>	<b>103,844.58</b>	<b>657.24</b>
<b>Total Income</b>	<b>1,246,135.00</b>	<b>103,844.58</b>	<b>657.24</b>
<b>Expense</b>			
<b>Administration</b>			
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
<b>Total Administration</b>	<b>285,078.00</b>	<b>23,756.50</b>	<b>150.36</b>
<b>Common Area</b>			
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
<b>Total Common Area</b>	<b>23,540.00</b>	<b>1,961.67</b>	<b>12.42</b>
<b>Landscaping</b>			
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
<b>Total Landscaping</b>	<b>71,680.00</b>	<b>5,973.33</b>	<b>37.81</b>
<b>Pool, Spa, &amp; Fountain</b>			
64010 - Pool & Spa Contract	10,000.00	833.33	5.27
64100 - Pool & Spa & Fountain Repair & Maint	4,100.00	341.67	2.16
<b>Total Pool, Spa, &amp; Fountain</b>	<b>14,100.00</b>	<b>1,175.00</b>	<b>7.44</b>

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## 2026 Annual Budget

		Annual	Monthly	Per Unit* (158)
<b>Repairs and Maintenance</b>				
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
<b>Total Repairs and Maintenance</b>		<b>244,387.00</b>	<b>20,365.58</b>	<b>128.90</b>
<b>Utilities</b>				
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
<b>Total Utilities</b>		<b>392,350.00</b>	<b>32,695.83</b>	<b>206.94</b>
<b>Reserve Provisions</b>				
80010 - Reserve Contribution		215,000.00	17,916.67	113.40
<b>Total Reserve Provisions</b>		<b>215,000.00</b>	<b>17,916.67</b>	<b>113.40</b>
<b>Total Expense</b>		<b>1,246,135.00</b>	<b>103,844.58</b>	<b>657.24</b>

( 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

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