

Bay Hills Townhouses, A Condominium - Tanglewood II Regime, Inc.

2026 Approved Operating Budget

Number of Units 81

From the year beginning 1/1/26 to 12/31/26

		2026 Approved Budget
2025 Current - Condo Fee - \$175		
2026 Increase - Condo Fee - \$10		
2026 - Condo Fee - \$185		
Operating Income		
4020	Assesments	179,820.00
4060	Late Charges	710.00
4100	Interest Income - Operating	350.00
4969	Allowance for Doubtful Acct Covenant Violation Fines	(500.00)
Total Income		180,380.00
Grounds Maintenance		
6039	Townhome Maintenance(Termite Contract)	2,900.00
6040	Contracted Lawn Service	29,614.56
6041	Grounds Maintenance	13,400.00
6083	Extermination (Rats, Mosquitos & Tics)	2,520.00
6157	Pet Waste Stations	5,600.00
6240	Tree and Shrub Maintenance	6,180.00
6352	Snow Pushing	9,000.00
6599	Total	69,214.56
Administrative		
8020	Management Fees	18,925.20
8033	Discretionary Fund	300.24
8040	Postage	500.00
8060	Copies/Printing & Supplies	2,100.00
8080	CPA Services	1,900.00
8083	Reserve Study	2,150.00
8100	Legal Expense	760.00
8120	Insurance (Bldg & D&O)	54,800.00
8180	Income Tax (Federal and State)	2,200.00
8380	Meeting Hall Rental	500.00
8069	Technology Fee	300.00
8390	Annual Corp Report Filing	55.00
8479	Total	84,490.44
Restsricted Transfers to Reserve		
9150	Reserve - Roads	7,000.00
9171	Reserve - Pooled	19,675.00
9299	Total	26,675.00
9980	Total Expense	180,380.00
9990	Net Income/Loss	-