



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

2026 Proposed Operating Budget

Number of Units 81

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

		2026 Proposed Budget	2025 Projected Year End
2025 Current - Condo Fee - \$175			
2026 Increase - Condo Fee - \$10			
2026 - Condo Fee - \$185			
<b>Operating Income</b>			
4020	Assesments	179,820.00	170,100.00
4060	Late Charges	710.00	100.00
4100	Interest Income - Operating	350.00	300.00
4969	Allowance for Doubtful Acct	(500.00)	
	Covenant Violation Fines		(900.00)
	<b>Total Income</b>	<b>180,380.00</b>	<b>169,600.00</b>
<b>Grounds Maintenance</b>			
6039	Townhome Maintenance(Termite Contract)	2,900.00	2,700.00
6040	Contracted Lawn Service	29,614.56	31,541.00
6041	Grounds Maintenance	13,400.00	11,371.00
6083	Extermination (Rats, Mosquitos & Tics)	2,520.00	4,320.00
6157	Pet Waste Stations	5,600.00	5,670.00
6240	Tree and Shrub Maintenance	6,180.00	3,700.00
6352	Snow Pushing	9,000.00	14,350.00
6599	<b>Total</b>	<b>69,214.56</b>	<b>73,652.00</b>
<b>Administrative</b>			
8020	Management Fees	18,925.20	18,024.00
8033	Discretionary Fund	300.24	400.00
8040	Postage	500.00	462.00
8060	Copies/Printing & Supplies	2,100.00	2,148.00
8080	CPA Services	2,160.00	2,025.00
	Reserve Study	2,150.00	
8100	Legal Expense	500.00	3,610.00
8120	Insurance (Bldg & D&O)	54,800.00	53,087.00
8180	Income Tax (Federal and State)	2,200.00	2,064.00
8380	Meeting Hall Rental	500.00	500.00
	Technology Fee	300.00	300.00
8390	Annual Corp Report Filing	55.00	55.00
8479	<b>Total</b>	<b>84,490.44</b>	<b>82,675.00</b>
<b>Restsricted Transfers to Reserve</b>			
9150	Reserve - Roads	7,000.00	7,000.00
9171	Reserve - Pooled	19,675.00	19,675.00
9299	<b>Total</b>	<b>26,675.00</b>	<b>26,675.00</b>
9980	<b>Total Expense</b>	<b>180,380.00</b>	<b>183,002.00</b>
9990	<b>Net Income/Loss</b>	<b>-</b>	<b>(13,402.00)</b>

## **CAPITAL RESERVES**

Beg Balance Streets	87,061.00
Beg Balance Other Capital Items	81,393.00

<b>Total Beginning Balance 01/01/2025</b>	<b>168,454.00</b>
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Estimated Additions from interest earned	6,600.00
Additons from Condo Fees	26,675.00
Subtraction for estimated expenditures for Other Capital Items	(12,000.00)
End Balance - Roads	97,411.00
End Balance - Other Capital Items	92,318.00
<b>Total Estimated Ending Balance 12/31/2025</b>	<b>189,729.00</b>

## **OPERATING RESERVES**

<b>Beginning Balance 01/01/2025</b>	<b>5,475.00</b>
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Estimated Additions from interest earned	230.00
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<b>Estimated Ending Balance 12/31/2025</b>	<b>5,705.00</b>
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