

DRAFT

Tanterra Homeowners Association					
2020 DRAFT Budget					
2019 ytd as of 9/10/19					
<u>Income</u>	<u>2018</u>	<u>2018 Act</u>	<u>2019</u>	<u>2019 YTD</u>	<u>Proposed 2020</u>
Homeowner's Dues (390 homes)	\$ 167,700	\$ 168,583	\$ 175,500	\$ 175,626	\$186,030
	\$430		\$450		\$477
Associate Dues (235 members)	\$ 122,200	\$ 123,785	\$ 122,200	\$ 123,340	\$124,550
	\$520		\$520		\$530
Advertising - Tanterra Today	\$ 1,100	\$ 1,284	\$ 1,100	\$ 600	\$1,100
Architectural Fines	\$ 150	\$ 4	\$ 100	\$ 75	\$100
Interest Income	\$ 50	\$ 143	\$ 100	\$ 116	\$100
Finance Charges	\$ 750	\$ 1,829	\$ 1,000	\$ 1,310	\$1,000
Legal Fees Charged	\$ 150	\$ -	\$ 150	\$ -	\$150
Pool Passes	\$ 1,000	\$ 2,012	\$ 1,900	\$ 2,128	\$1,900
Pool Rentals	\$ 1,000	\$ 2,440	\$ 2,000	\$ 2,060	\$2,000
Social Functions	\$ 5,000	\$ 6,429	\$ 5,000	\$ 5,084	\$5,000
Other Income	\$ 900	\$ 1,941	\$ 2,000	\$ 555	\$1,000
Swim & Dive Team	\$ 25,000	\$ 28,406	\$ 27,000	\$ 32,121	\$29,000
Pool Sports Activities	\$ 5,500	\$ 6,034	\$ 6,500	\$ 6,668	\$6,500
Total Revenue	\$ 330,500	\$ 342,890	\$ 344,550	\$ 349,683	\$ 358,430
Administrative Expenses	2018	2018 Act	2019	2019 YTD	Proposed 2020
Accounting Services	\$ 6,000	\$ 5,900	\$ 6,000	\$ 6,200	\$ 6,500
Architectural/Engineering	\$ 200	\$ 72	\$ 200	\$ 206	\$ 200
Bank Service Charges	\$ 200	\$ 222	\$ 200	\$ 170	\$ 200
Clerical/Bookkeeper Services	\$ 26,000	\$ 25,992	\$ 26,000	\$ 19,500	\$ 26,000
Insurance	\$ 18,000	\$ 19,521	\$ 15,000	\$ 9,617	\$ 18,000
Legal Services	\$ 1,000	\$ -	\$ 11,000	\$ 2,032	\$ 10,000
Miscellaneous Operations	\$ 1,000	\$ 1,042	\$ 1,000	\$ 428	\$ 1,000
Office Supplies	\$ 1,000	\$ 489	\$ 1,000	\$ 923	\$ 1,200
Postage - Operations	\$ 1,000	\$ 768	\$ 1,000	\$ 1,272	\$ 1,000
Tanterra.com	\$ 500	\$ 140	\$ 250	\$ 38	\$ 250
Utilities - Operations	\$ 500	\$ 448	\$ 500	\$ 397	\$ 500
Reserve Study					\$ 10,000
Admin Expense - Other	\$ -	\$ -	\$ -	\$ 94	\$ -
Total Administrative Expenses	\$ 55,400	\$ 54,594	\$ 62,150	\$ 40,876	\$ 74,850
Grounds	2018	2018 Act	2019	2019 YTD	Proposed 2020
Miscellaneous - Grounds (Tree Trimming)	\$ 16,000	\$ 13,530	\$ 10,000	\$ 7,280	\$ 10,000

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Storm Water Study					\$ 1,000
Path Snow Removal					\$ 5,000
Mowing - Grounds	\$ 14,000	\$ 11,700	\$ 12,575	\$ 8,775	\$ 12,575
Total Grounds Committee	\$ 30,000	\$ 25,230	\$ 22,575	\$ 16,055	\$ 28,575
Pool	2018	2018 Act	2019	2019 YTD	Proposed 2020
Chemicals	\$ 10,000	\$ 7,553	\$ 9,000	\$ 3,784	\$ 8,000
Lifeguard Bonus	\$ 4,000	\$ 4,783	\$ 4,900	\$ 350	\$ 4,900
Management Fees	\$ 98,000	\$ 99,601	\$ 102,000	\$ 105,448	\$ 107,500
Miscellaneous	\$ 2,500	\$ 4,792	\$ 2,500	\$ 583	\$ 4,500
Permit Fees	\$ 1,200	\$ 2,928	\$ 3,000	\$ 950	\$ 3,000
Pool Rentals	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Repair & Maintenance	\$ 12,000	\$ 13,921	\$ 19,000	\$ 15,712	\$ 19,000
Septic			\$ 40,000	\$ 26,000	\$ -
Supplies	\$ 3,000	\$ 2,756	\$ 3,000	\$ 3,460	\$ 3,500
Telecommunications	\$ 1,400	\$ 1,574	\$ 1,400	\$ 1,200	\$ 1,900
Utilities	\$ 18,000	\$ 19,500	\$ 23,000	\$ 13,854	\$ 21,000
Total Pool Committee	\$ 151,100	\$ 158,408	\$ 208,800	\$ 172,340	\$ 174,300
Tanterra Today	2018	2018 Act	2019	2019 YTD	Proposed 2020
Miscellaneous (Delivery fee)	\$ 500	\$ 2,550	\$ 500	\$ 280	\$ 500
Postage	\$ 1,200	\$ 900	\$ 1,200	\$ 900	\$ 1,200
Printing	\$ 3,500	\$ 4,314	\$ 5,000	\$ 4,298	\$ 5,000
Tanterra Today - Other	\$ -	\$ 290	\$ -	\$ -	\$ -
Total Tanterra Today	\$ 5,200	\$ 7,764	\$ 6,700	\$ 5,478	\$ 6,700
Taxes	2018	2018 Act	2019	2019 YTD	Proposed 2020
Condo	\$ 2,000	\$ 1,069	\$ 2,000	\$ 1,950	\$ 2,000
Federal & State	\$ 400	\$ 379	\$ 300	\$ 280	\$ 300
Personal Property	\$ 800	\$ -	\$ 2,200	\$ 822	\$ 2,000
Real Estate	\$ 2,900	\$ 2,141	\$ 2,900	\$ 3,940	\$ 2,900
Taxes Total	\$ 6,100	\$ 3,588	\$ 7,400	\$ 6,992	\$ 7,200
Social Committee	2018	2018 Act	2019	2019 YTD	Proposed 2020
Miscellaneous (Opening, Closing, Events, etc.)	\$ 9,500	\$ 13,834	\$ 9,500	\$ 8,982	\$ 9,500
Volunteer Appreciation Dinner	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Total Social Committee	\$ 11,000	\$ 15,334	\$ 11,000	\$ 8,982	\$ 11,000
Activity/Civic	2018	2018 Act	2019	2019 YTD	Proposed 2020

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Charitable Contributions	\$ 2,100	\$ 1,900	\$ 2,100	\$ 1,500	\$ 2,100
Recognition Awards	\$ 300		\$ 400	\$ -	\$ 400
Swim & Dive Team	\$ 31,000	\$ 21,321	\$ 31,000	\$ 34,656	\$ 32,000
Tennis/Pickleball	\$ 750	\$ 238	\$ 750	\$ 166	\$ 750
Pool Sports Activites	\$ 5,500	\$ 6,389	\$ 6,500	\$ 6,228	\$ 6,500
Welcome Committee	\$ 150	\$ 150	\$ 150	\$ 112	\$ 150
Total Activity/Civic	\$ 39,800	\$ 29,998	\$ 40,900	\$ 42,663	\$ 41,900
Total Expense	\$ 298,600	\$ 294,916	\$ 359,525	\$ 293,386	\$ 344,525
				Proposed	
	2018	2018 Act	2019	2019 YTD	2020
Total Revenue	\$ 330,500	\$ 342,890	\$ 344,550	\$ 349,683	\$ 358,430
Total Expenses	\$ 298,600	\$ 294,916	\$ 359,525	\$ 293,386	\$ 344,525
Net	\$ 31,900	\$ 47,974	\$ (14,975)	\$ 56,298	\$ 13,905
Anticipated Reserve Fund Usage	2018	2019	2020		
Furniture	\$ 5,000				
Office Computer	\$ 1,000				
Parking Lot	\$ 6,000				
Pavilion		\$ 30,240			
Pool Equipment	\$ 2,000				
Pool House Roof			\$ 30,000.00		
Security System		\$ 500.00			
Tennis Courts					
Walking Path Repairs					
Walking Path Sealing	\$ -	0	\$ -		
Total Reserve Fund Uses	\$ 14,000	\$ 30,740	\$ 30,000		
Actual Reserve Fund	2018	2019			
Beginning Year Reserve Fund	\$ 61,358	\$ 55,575			