

	A	B	C	D	E	F	I	J
1	Tanterra Homeowners Association							
2	2023 APPROVED Budget							
3								
4		<u>Original</u> <u>Proposed</u>	<u>2021</u>	<u>Revised</u> <u>2021 Budget</u> <u>for Legal</u> <u>Expenses</u>	<u>Actual for 2021</u>	<u>2022 budget</u>	<u>Final Actual for</u> <u>2022</u>	<u>Approved 2023</u> <u>budget</u>
5	Income	2020 ACT						
6	Homeowner's Dues (390 homes)	\$186,030	\$186,030	\$186,030	\$186,030	\$195,000	\$195,000	\$202,800
7			\$477	\$477		\$500		\$520
8	Associate Dues (235 members)	\$ 91,959	\$124,550	\$124,550	\$125,065	\$129,250	\$130,232	\$133,950
9			\$530	\$530		\$550		\$570
10	Advertising - Tanterra Today	\$ -	\$500	\$500	\$0	\$250	\$1,300	\$1,500
11	Architectural Fines	\$ 400	\$100	\$100	\$0	\$100	\$0	\$100
12	Interest Income	\$ 207	\$150	\$150	\$237	\$150	\$202	\$200
13	Finance Charges	\$ 1,245	\$1,000	\$1,000	\$1,090	\$1,000	\$2,364	\$1,250
14	Legal Fees Charged	\$ -	\$150	\$150	\$4,103	\$1,500	\$1,246	\$1,500
15	Pool Passes	\$ -	\$1,900	\$1,900	\$632	\$1,900	\$925	\$1,000
16	Pool Rentals	\$ -	\$2,000	\$2,000	\$0	\$1,300	\$2,087	\$1,500
17	Social Functions	\$ -	\$5,000	\$5,000	\$5,189	\$6,000	\$9,366	\$7,000
18	Other Income	\$ 360	\$1,000	\$1,000	\$180	\$500	\$630	\$500
19	Swim & Dive Team	\$ 6,047	\$29,000	\$29,000	\$39,339	\$32,000	\$42,006	\$32,000
20	Uncategorized Income	\$ 63,917			\$7		\$222	\$0
21	Adult Beverage	\$ 4,834	\$ 5,500	\$ 5,500	\$ 4,440	\$6,500	\$7,454	\$7,000
22	Total Revenue	\$ 354,999	\$ 356,880	\$ 356,880	\$ 366,312	\$ 375,450	\$ 393,034	\$ 390,300
23								
24								
25	Administrative Expenses							
26	Accounting Services	\$ 6,725	\$ 6,750	\$ 6,750	7,100.00	\$ 6,800	\$7,775	\$7,300
27	Architectural/Engineering	\$ 239	\$ 200	\$ 200	165.00	\$ 200	\$24	\$200
28	Bank Service Charges	\$ 132	\$ 200	\$ 200	104.00	\$ 150	\$122	\$150
29	Clerical/Bookkeeper Services	\$ 26,000	\$ 27,000	\$ 27,000	27,000.00	\$ 27,500	\$27,500	\$28,000
30	Insurance	\$ 13,052	\$ 18,000	\$ 18,000	19,211.00	\$ 18,000	\$16,900	\$20,000
31	Legal Services	\$ 7,772	\$ 10,000	\$ 68,000	115,740.86	\$ 20,000	\$7,726	\$20,000
32	Miscellaneous Operations	\$ 4,634	\$ 2,000	\$ 2,000	20.03	\$ 1,000	\$1,116	\$1,000
33	Office Supplies	\$ 772	\$ 1,200	\$ 1,200	682.32	\$ 1,200	\$818	\$1,200
34	Postage - Operations	\$ 1,235	\$ 1,200	\$ 1,200	1,105.00	\$ 1,500	\$960	\$1,200
35	Tanterra.com	\$ 503	\$ 250	\$ 250	0.00	\$ 500	\$0	\$0
36	Utilities - Operations	\$ 393	\$ 600	\$ 600	469.97	\$ 800	\$437	\$700
37	Reserve Study					\$ -	\$0	\$0
38	Website				\$ 595		\$1,054	\$2,000
39	Admin Expense - Other					\$ -	\$129	\$0
40	Total Administrative Expenses	\$ 61,457	\$ 67,400	\$ 125,400	\$ 172,193	\$ 77,650	\$64,561	\$81,750
41								
42	Grounds							
43	Miscellaneous - Grounds (Tree Trimming)	\$ 6,285	\$ 10,000	\$ 8,000	\$ 5,016	\$ 7,000	\$5,917	\$7,000
44	Storm Water Study		\$ 1,000	\$ 1,000	\$ -	\$ -		\$0
45	Pet Waste Station					\$ 728	\$728	\$875
46	Path Snow Removal		\$ 5,000	\$ -	\$ -	\$ -		\$0
47	Mowing - Grounds	\$ 12,675	\$ 12,575	\$ 12,575	\$ 11,825	\$ 13,000	\$12,900	\$13,000
48	Total Grounds Committee	\$ 18,960	\$ 28,575	\$ 21,575	\$ 16,841	\$ 20,728	\$19,545	\$20,875
49								
50	Pool							
51	Chemicals	\$ 7,328	\$ 8,500	\$ 8,500	\$ 7,141	\$ 8,000	\$6,937	\$8,000
52	Lifeguard Bonus	\$ 4,002	\$ 4,900	\$ 4,900	\$ 3,740	\$ 4,900	\$1,774	\$4,900
53	Management Fees	\$ 72,900	\$ 113,000	\$ 101,000	\$ 95,007	\$ 115,000	\$117,246	\$130,000
54	Miscellaneous	\$ 2,850	\$ 2,500	\$ 2,500	\$ 2,393	\$ 2,750	\$926	\$2,000
55	Permit Fees	\$ 985	\$ 3,500	\$ 3,500	\$ 1,353	\$ 1,500	\$950	\$1,500
56	Pool Rentals	\$ -	\$ 1,000	\$ 1,000		\$ 1,100		\$0
57	Repair & Maintenance	\$ 6,211	\$ 19,000	\$ 11,000	\$ 11,171	\$ 19,000	\$18,009	\$19,000
58	Septic	\$ -			\$ -	\$ -		\$0
59	Supplies	\$ 1,588	\$ 4,000	\$ 4,000	\$ 1,469	\$ 3,500	\$1,569	\$2,500
60	Telecommunications	\$ 1,830	\$ 1,900	\$ 1,900	\$ 1,812	\$ 1,900	\$1,814	\$1,900

	A	B	C	D	E	F	I	J
			<u>Original Proposed</u>	<u>Revised 2021 Budget for Legal Expenses</u>	<u>Actual for 2021</u>	<u>2022 budget</u>	<u>Final Actual for 2022</u>	<u>Approved 2023 budget</u>
4		<u>2020 ACT</u>	<u>2021</u>					
61	Utilities	\$ 9,382	\$ 21,000	\$ 21,000	\$ 9,115	\$ 17,500	\$17,861	\$17,500
62	Total Pool Committee	\$ 107,075	\$ 179,300	\$ 159,300	\$ 133,201	\$ 175,150	\$167,086	\$187,300
63								
64	Tanterra Today							
65	Miscellaneous	\$420	\$500	\$500	\$1,626	\$500	\$940	\$500
66	Postage	\$900	\$1,200	\$1,200	\$950	\$1,300	\$900	\$1,200
67	Printing	\$4,203	\$5,000	\$5,000	\$4,886	\$5,000	\$4,653	\$5,000
68	Tanterra Today - Other							
69	Total Tanterra Today	\$ 5,523	\$ 6,700	\$ 6,700	\$ 7,462	\$ 6,800	\$6,493	\$6,700
70								
71	Taxes							
72	Condo	\$1,950	\$2,000	\$2,000	\$1,950	\$2,000	\$1,950	\$2,000
73	Federal & State	\$300	\$300	\$300	\$319	\$300	\$456	\$300
74	Personal Property	\$0	\$1,500	\$1,500	\$815	\$1,500	\$596	\$1,500
75	Real Estate	\$ 3,312	\$ 3,500	\$ 3,500	\$ 3,494	\$ 3,500	\$3,679	\$3,500
76	Taxes Total	\$ 5,562	\$ 7,300	\$ 7,300	\$ 6,578	\$ 7,300	\$6,681	\$7,300
77								
78	Social Committee							
79	Miscellaneous (Opening, Closing, Events, etc.)	\$34	\$9,500		\$5,538	\$9,500	\$12,533	\$10,500
80	Volunteer Appreciation Dinner	\$ -	\$ 1,500		\$ -	\$ 1,500	\$915	\$1,500
81	Total Social Committee	\$ 34	\$ 11,000	\$ 6,000	\$ 5,538	\$ 11,000	\$13,448	\$12,000
82								
83	Activity/Civic							
84	Charitable Contributions	\$ 1,950	\$ 2,100	\$ 2,100	\$ 1,987	\$ 2,100	\$ 1,950	\$ 2,100
85	Recognition Awards		\$ 400	\$ 400	\$ -	\$ 400		\$ 400
86	Swim & Dive Team	\$ 7,003	\$ 32,000	\$ 32,000	\$ 46,547	\$ 32,000	\$ 33,382	\$ 32,000
87	Tennis/Pickleball		\$ 750	\$ 750	\$ 78	\$ 1,500	\$ 347	\$ 1,500
88	Adult Beverages	\$ 1,480	\$ 6,500	\$ 6,500	\$ 6,390	\$ 6,500	\$ 7,278	\$ 6,500
89	Uncategorized Expenses	\$ 265						
90	Bad Debt Expense	\$ 2,831					\$ 2,801	\$ 2,000
91	Welcome Committee	\$ 130	\$ 250	\$ 250	\$ 161	\$ 250	\$ 126	250
92	Total Activity/Civic	\$ 13,659	\$ 42,000	\$ 42,000	\$ 55,163	\$ 42,750	\$ 45,884	\$ 44,750
93								
94	Total Expense	\$ 212,270	\$ 342,275	\$ 368,275	\$ 396,977	\$ 341,378	\$ 323,698	\$ 360,675
95								
96								
97	Total Revenue	\$ 354,999	\$ 356,880	\$ 356,880	\$ 366,312	\$ 375,450	393033	\$ 390,300
98	Total Expenses	\$ 212,270	\$ 342,275	\$ 368,275	\$ 396,977	\$ 341,378	323698	\$ 360,675
99	Net	\$ 142,729	\$ 14,605	\$ (11,395)	\$ (30,665)	\$ 34,072		\$ 29,625
100								
101								
102								
103	Actual Reserve Fund	2019	2020	2021	2022			
104	Beginning Year Reserve Fund	\$ 55,575	\$ 55,735	\$ 16,606	\$ 30,253			
105								
106	Anticipated Reserve Fund Usage	2017	2018	2019	2020	2021	2022	2023
107	Furniture	\$ 5,000	\$ 5,000					
108	Office Computer	\$ -	\$ 1,000					
109	Parking Lot	\$ -	\$ 6,000					
110	Pavilion			\$ 30,240				
111	Pool Equipment		\$ 2,000					
112	Pool House siding					\$ 10,250		
113	Pool House Roof				\$ 29,900			
114	Security System	\$ 500		\$ 500				
115	Tennis Courts	\$ -						
116	Parking Lot/Walking Path Repairs	\$ -						135000
117	Total Reserve Fund Uses	\$ 500	\$ 14,000	\$ 30,740	\$ 29,900	\$ 10,250	\$ -	\$ 135,000