

**TANTERRA HOMEOWNERS ASSOCIATION
PROPOSED - 2027 DRAFT Budget**

	<u>Final 2024</u> <u>Expenses</u>	<u>2025 Budget</u>	<u>Final 2025</u> <u>Expenses</u>	<u>2026 Budget</u>	<u>2026 Actuals</u> <u>thru 9/22/26</u>	<u>Preliminary</u> <u>2027 Budget</u>
Income						
Homeowner's Dues (390 homes)	\$210,600	\$218,400	\$215,760	\$231,270	\$226,292	\$243,750
		\$560		\$593		\$625
Associate Dues (235 members)	\$139,830	\$141,000	\$142,220	\$146,875	\$148,750	\$152,750
		\$600		\$625		\$650
Advertising - Tanterra Today	\$460	\$2,000	\$115	\$500		\$250
Architectural Fines	\$0	\$100	\$175	\$100		
Credit Card Fee Income					\$122	
Interest Income	\$64	\$50	\$87	\$50	\$45	\$50
Finance Charges	\$582	\$1,000	-\$79	\$1,000	\$100	\$500
Legal Fees Charged	\$1,825	\$1,000	\$370	\$1,000		\$500
Pool Passes	\$942	\$1,000	\$1,343	\$1,000	\$1,100	\$500
Pool Rentals	\$1,847	\$1,500		\$1,500	\$1,892	\$1,500
Social Functions	\$5,800	\$7,000	\$7,635	\$7,000	\$8,866	\$7,500
Other Income	\$240	\$600	\$12	\$600		\$500
Swim & Dive Team	\$44,671	\$35,000	\$42,959	\$40,000	\$35,713	\$40,000
Uncategorized Income	\$290	\$0		\$0		\$0
Adult Beverage	\$7,132	\$7,000	\$9,371	\$7,000	\$6,140	\$7,000
Total Revenue	\$414,283	\$415,650	\$419,968	\$437,895	\$429,020	\$454,800
Administrative Expenses						
Accounting Services	\$325	\$8,900	\$17,450	\$9,500	\$325	\$9,500
Architectural/Engineering		\$100	\$100	\$100		\$100
Bank Service Charges	\$12	\$100	\$647	\$100	\$109	\$350
Clerical/Bookkeeper Services	\$30,000	\$35,000	\$34,000	\$30,000	\$19,800	\$30,000
Insurance	\$23,822	\$23,000	\$40,398	\$25,000	\$21,699	\$27,500
Legal Services	\$1,736	\$12,500	\$2,175	\$8,000	\$175	\$5,000
Miscellaneous Operations	\$1,119	\$1,000	\$685	\$1,000	\$47	\$1,000
Office Supplies	\$446	\$1,000	\$858	\$1,000	\$628	\$1,000
Postage - Operations	\$705	\$1,500	\$1,148	\$1,300	\$763	\$1,100
Utilities - Operations	\$810	\$500	\$508	\$750	\$366	\$550
Reserve Study		\$3,500	\$3,290	\$0		\$0
Website	\$466	\$1,200	\$634	\$1,000	\$621	\$1,000
Admin Expense - Other		\$0		\$0		\$0
Total Administrative Expenses	\$59,441	\$88,300	\$101,893	\$77,750	\$44,533	\$77,100

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Grounds						
Miscellaneous - Grounds (Tree Trimming)	\$6,511	7,000	3,023	7,000	1,595	7,000
Pet Waste Station	\$926	1,000	1,130	1,000	713	1,000
Mowing - Grounds	\$14,030	14,000	18,000	15,000	11,400	15,000
Total Grounds Committee	\$21,467	\$22,000	\$22,153	\$23,000	\$13,708	\$23,000
Pool						
Chemicals	\$10,351	\$10,000	\$9,883	\$10,000	\$8,755	\$10,000
Lifeguard Bonus	\$3,865	\$5,000	\$4,072	\$5,000		\$5,000
Management Fees	\$134,068	\$141,000	\$138,238	\$141,000	\$139,100	\$141,000
Miscellaneous	\$2,900	\$2,500		\$1,500		\$1,500
Permit Fees	\$950	\$1,200	\$950	\$1,200	\$950	\$1,200
Pool Rentals				\$1,500	\$1,501	\$1,500
Repair & Maintenance	\$19,004	\$19,000	\$21,410	\$19,000	\$14,952	\$19,000
Septic		\$500		\$0		\$500
Splash (pool entry system)		\$1,250	\$1,250	\$1,250	\$1,250	\$1,250
Supplies	\$2,133	\$2,000	\$2,284	\$2,500	\$1,590	\$2,500
Telecommunications	\$2,092	\$1,900	\$2,114	\$1,900	\$1,313	\$2,100
Utilities	\$16,837	\$19,000	\$18,353	\$19,000	\$18,454	\$19,000
Total Pool Committee	\$192,200	\$203,350	\$198,554	\$203,850	\$187,865	\$204,550
Tanterra Today						
Miscellaneous	\$2,110	\$500	\$29	\$500	\$480	\$500
Postage	\$1,647	\$1,600	\$1,200	\$2,000	\$1,060	\$1,500
Printing	\$5,945	\$5,000	\$5,124	\$5,000	\$2,816	\$2,500
Tanterra Today - Other						
Total Tanterra Today	\$9,702	\$7,100	\$6,353	\$7,500	\$4,356	\$4,500
Taxes						
Condo	\$2,535	\$2,800	\$2,535	\$3,000	\$2,535	\$3,000
Federal & State	\$468	\$500	\$9,367	\$500		\$500
Personal Property	\$2,803	\$1,500	\$590	\$1,500		\$1,500
Real Estate	\$2,240	\$4,000	\$2,359	\$4,500	\$4,874	\$5,000
Taxes Total	\$8,046	\$8,800	\$14,851	\$9,500	\$7,409	\$10,000
Social Committee						
Miscellaneous (Opening, Closing, Events, etc.)	\$9,098	\$10,500	\$10,878	\$10,500	\$15,188	\$11,000
Volunteer Appreciation Dinner	\$1,286	\$1,500	\$973	\$1,500	\$763	\$1,500
Total Social Committee	\$10,384	\$12,000	\$11,851	\$12,000	\$15,951	\$12,500

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Activity/Civic						
Charitable Contributions	\$1,363	\$2,100	\$850	\$2,100	\$867	\$2,100
Recognition Awards		\$400	\$400	\$400	\$450	\$400
Swim & Dive Team	\$30,749	\$35,000	\$55,567	\$40,000	\$39,547	\$40,000
Tennis/Pickleball	\$1,429	\$1,500	\$925	\$1,500	\$875	\$1,500
Adult Beverages	\$5,676	\$6,500	\$6,463	\$6,500	\$5,340	\$7,000
Uncategorized Expenses/Reconciliation	\$424	\$0		\$0		\$0
Bad Debt Expense		\$1,000	\$320	\$1,000		\$1,000
Welcome Committee	\$49	\$250		\$250		\$250
Total Activity/Civic	\$ 39,690	\$ 46,750	\$ 64,525	\$ 51,750	\$ 47,079	\$ 52,250
Reserve Fund Funding			\$50,443	\$50,443		\$50,443
Total Expense	\$ 340,930	\$ 388,300	\$ 470,623	\$ 435,793	\$ 320,901	\$ 434,343
			Incls Reserve fund			
Total Revenue	\$ 414,283	\$ 415,650	\$ 419,968	\$ 437,895		\$ 454,800
Total Expenses	\$ 340,930	\$ 388,300	\$ 470,623	\$ 435,793		\$ 434,343
Net	\$ 73,353	\$ 27,350	\$ (50,655)	\$ 2,102		\$ 20,457

Actual Reserve Fund	2025	2026
Beginning Year Reserve Fund	\$ 77,332	\$ 164,501
End Year Reserve Fund as of 2025 Law		
Reserve Fund Expenditures	(10,301)	-21,749
	67,031	
2024 Reserve Fund Funding	47,027	
2025 Reserve Fund Funding	50,443	
	\$ 164,501	\$ 142,752
Actuals for 2025:		
FUNbrella (2 ea.)	4,900	
	5,401	
Actual costs for 2026 (total)		
Water Heater		14,499
Refrigerator		7,250
Anticipated Reserve Fund Use 2027		
Tennis Court Resurfacing		30,000

HOMEOWNERS: Please mark your calendars for our Annual Homeowners Meeting on Wednesday, November 18 at 7:30 p.m.

Meeting will be held in the cafeteria at Greenwood Elementary

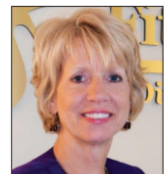


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