TANTERRA HOMEOWNERS ASSOCIATION
2026 DRAFT Budget PROPOSED

	Actual for 2023	2024 budget	Actual for 2024	2025 Budget	2025 Actuals thru 8/31/25	2026 Proposed Budget
Income						
Homeowner's Dues (390 homes)	$201,636	$210,600	$210,600	$218,400	$213,452	$231,270
		$540		$560		$593
Associate Dues (235 members)	$135,660	$138,650	$139,830	$141,000	$142,800	$146,875
		$590		$600		$625
Advertising - Tanterra Today	$260	$1,000	$460	$2,000	$115	$500
Architectural Fines		$100	$0	$100		$100
Interest Income	$106	$150	$64	$50		$50
Finance Charges	$913	$1,250	$582	$1,000	$211	$1,000
Legal Fees Charged	$602	$1,000	$1,825	$1,000		$1,000
Pool Passes	$1,104	$1,000	$942	$1,000	$696	$1,000
Pool Rentals	$581	$1,500	$1,847	$1,500		$1,500
Social Functions	$6,668	$7,000	$5,800	$7,000	$7,235	$7,000
Other Income	$660	$600	$240	$600		$600
Swim & Dive Team	$41,027	$32,000	$44,671	$35,000	$36,721	$40,000
Uncategorized Income	$5	$0	$290	$0		$0
Adult Beverage	$6,582	$7,000	$7,132	$7,000	$5,900	$7,000
Total Revenue	**$395,804**	**$401,850**	**$414,283**	**$415,650**	**$407,130**	**$437,895**
Administrative Expenses						
Accounting Services	$8,275	$7,500	$325	$8,900	$750	$9,500
Architectural/Engineering		$100		$100		$100
Bank Service Charges		$150	$12	$100	$74	$100
Clerical/Bookkeeper Services	$28,000	$30,000	$30,000	$35,000	$16,500	$30,000
Insurance	$19,902	$21,000	$23,822	$23,000	$2,500	$25,000
Legal Services	$2,420	$15,000	$1,736	$12,500	$200	$8,000
Miscellaneous Operations	$744	$1,000	$1,119	$1,000	$72	$1,000
Office Supplies	$679	$1,000	$446	$1,000	$432	$1,000
Postage - Operations	$1,173	$1,500	$705	$1,500	$1,036	$1,300
Tanterra.com				$0		$0
Utilities - Operations	$426	$500	$810	$500	$417	$750
Reserve Study				$3,500		$0
Website	$900	$2,000	$466	$1,200	$634	$1,000
Admin Expense - Other	$129			$0		$0
Total Administrative Expenses	**$62,648**	**$79,750**	**$59,441**	**$88,300**	**$22,615**	**$77,750**

(cont'd. on pg. 5)

(cont'd. from pg. 4)

TANTERRA HOMEOWNERS ASSOCIATION
2026 DRAFT Budget PROPOSED

	Actual for 2023	2024 budget	Actual for 2024	2025 Budget	2025 Actuals thru 8/31/25	2026 Proposed Budget
Grounds						
Miscellaneous - Grounds (Tree Triming)	$6,550	$7,000	$6,511	7,000	1,346	7,000
Storm Water Study						
Pet Waste Station		$950	$926	1,000		1,000
Path Snow Removal						
Mowing - Grounds	$13,530	$13,500	$14,030	14,000	10,676	15,000
Total Grounds Committee	**$20,080**	**$21,450**	**$21,467**	**$22,000**	**$12,022**	**$23,000**
Pool						
Chemicals	$10,269	$10,000	$10,351	$10,000	$9,883	$10,000
Lifeguard Bonus	$4,104	$5,000	$3,865	$5,000		$5,000
Management Fees	$127,011	$135,000	$134,068	$141,000	$135,600	$141,000
Miscellaneous	$3,331	$2,500	$2,900	$2,500	$0	$1,500
Permit Fees	$835	$1,200	$950	$1,200	$950	$1,200
Pool Rentals						$1,500
Repair & Maintenance	$17,789	$19,000	$19,004	$19,000	$14,316	$19,000
Septic		$500		$500		$0
Splash (pool entry system)				$1,250		$1,250
Supplies	$2,171	$2,500	$2,133	$2,000	$2,256	$2,500
Telecommunications	$1,558	$1,900	$2,092	$1,900	$1,296	$1,900
Utilities	$19,495	$19,000	$16,837	$19,000	$14,317	$19,000
Total Pool Committee	**$186,563**	**$196,600**	**$192,200**	**$203,350**	**$178,618**	**$203,850**
Tanterra Today						
Miscellaneous	$285	$500	$2,110	$500	$29	$500
Postage	$1,350	$1,400	$1,647	$1,600	$350	$2,000
Printing	$4,055	$5,000	$5,945	$5,000	$3,451	$5,000
Tanterra Today - Other						
Total Tanterra Today	**$5,690**	**$6,900**	**$9,702**	**$7,100**	**$3,830**	**$7,500**
Taxes						
Condo	$2,535	$2,600	$2,535	$2,800	$2,535	$3,000
Federal & State	$248	$400	$468	$500	$7,500	$500
Personal Property	$1,420	$1,500	$2,803	$1,500	$63	$1,500
Real Estate	$3,879	$3,900	$2,240	$4,000		$4,500
Taxes Total	**$8,082**	**$8,400**	**$8,046**	**$8,800**	**$10,098**	**$9,500**
Social Committee						
Miscellaneous (Opening, Closing, Events, etc.)	$10,384	$10,500	$9,098	$10,500	$4,850	$10,500
Volunteer Appreciation Dinner	$1,046	$1,500	$1,286	$1,500		$1,500
Total Social Committee	**$11,430**	**$12,000**	**$10,384**	**$12,000**	**$4,850**	**$12,000**

(cont'd. on pg. 6)

(cont'd. from pg. 5)

TANTERRA HOMEOWNERS ASSOCIATION
2026 DRAFT Budget PROPOSED

	Actual for 2023	2024 budget	Actual for 2024	2025 Budget	2025 Actuals thru 8/31/25	2026 Proposed Budget
Activity/Civic						
Charitable Contributions	$1,950	$2,100	$1,363	$2,100	$850	$2,100
Recognition Awards		$400		$400		$400
Swim & Dive Team	$34,797	$32,000	$30,749	$35,000	$18,206	$40,000
Tennis/Pickleball	$791	$1,500	$1,429	$1,500	$925	$1,500
Adult Beverages	$4,715	$6,500	$5,676	$6,500	$6,179	$6,500
Uncategorized Expenses/Reconciliation	$73		$424	$0		$0
Bad Debt Expense	$315	$1,000		$1,000		$1,000
Welcome Committee	$193	$250	$49	$250		$250
Total Activity/Civic	**$ 42,834**	**$ 43,750**	**$ 39,690**	**$ 46,750**	**$ 26,160**	**$ 51,750**
Reserve Fund Funding						**$50,443**
Total Expense	**$ 337,327**	**$ 368,850**	**$ 340,930**	**$ 388,300**	**$ 258,193**	**$ 435,793**
Total Revenue	395,804	$ 401,850	$ 414,283	$ 415,650		$ 437,895
Total Expenses	337,327	$ 368,850	$ 340,930	$ 388,300		$ 435,793
Net	58,477	$ 33,000	$ 73,353	$ 27,350		$ 2,102

Actual Reserve Fund	**2023**	**2024**	**2025**	**2026**
Beginning Year Reserve Fund	$ 30,261	$ 77,096	$ 77,332	$ 164,681
Reserve Fund Expenditures			(10,301)	-10,000
			67,031	
2024 Reserve Fund Funding			47,207	
2025 Reserve Fund Funding			50,443	50,443
			$ 164,681	$ 205,124
Actuals for 2025:				
FUNbrella (2)			4,900	
Chaise Lounges and chairs (20 ea.)			5,401	
Anticipated costs for 2026 (total)				
Water Heater				10,000
Refrigerator/Freezer				5,000