

**Tanterra Homeowners Association
2019 Budget
DRAFT**

	2017	2018	2019
Homeowner's Dues (390 homes)	\$ 159,120	\$ 167,700	\$ 175,500
	\$408	\$430	\$450
Associate Dues (235 members)	\$ 121,025	\$ 122,200	\$ 122,200
	235 @ \$515	235 @ \$520	235 @ \$520
Advertising - Tanterra Today	\$ 1,100	\$ 1,100	\$ 1,100
Architectural Fines	\$ 150	\$ 150	\$ 100
Interest Income	\$ 100	\$ 50	\$ 100
Finance Charges	\$ 750	\$ 750	\$ 1,000
Legal Fees Charged	\$ 500	\$ 150	\$ 150
Pool Passes	\$ 1,000	\$ 1,000	\$ 1,900
Pool Rentals	\$ 1,000	\$ 1,000	\$ 2,000
Social Functions	\$ 5,000	\$ 5,000	\$ 5,000
Other Income	\$ 1,000	\$ 900	\$ 2,000
Swim & Dive Team	\$ 25,000	\$ 25,000	\$ 27,000
Pool Sports Activities	\$ 6,500	\$ 5,500	\$ 6,500
Total Revenue	\$ 322,245	\$ 330,500	\$ 344,550
	2017	2018	2019
Accounting Services	\$ 6,200	\$ 6,000	\$ 6,000
Architectural/Engineering	\$ 200	\$ 200	\$ 200
Bank Service Charges	\$ 150	\$ 200	\$ 200
Clerical/Bookkeeper Services	\$ 26,000	\$ 26,000	\$ 26,000
Insurance	\$ 15,500	\$ 18,000	\$ 15,000
Legal Services	\$ 1,500	\$ 1,000	\$ 11,000
Miscellaneous Operations	\$ 1,000	\$ 1,000	\$ 1,000
Office Supplies	\$ 1,000	\$ 1,000	\$ 1,000
Postage - Operations	\$ 1,000	\$ 1,000	\$ 1,000
Tanterra.com	\$ 300	\$ 500	\$ 250
Utilities - Operations	\$ 500	\$ 500	\$ 500
Total Administrative Expenses	\$ 53,350	\$ 55,400	\$ 62,150
	2017	2018	2019
Miscellaneous - Grounds	\$ 6,000	\$ 6,000	\$ 5,000
Tree Trimming - Grounds		\$ 10,000	\$ -
Mowing - Grounds	\$ 14,000	\$ 14,000	\$ 12,575
Total Grounds Committee	\$ 20,000	\$ 30,000	\$ 17,575
	2017	2018	2019
Chemicals	\$ 10,000	\$ 10,000	\$ 9,000
Lifeguard Bonus	\$ 3,000	\$ 4,000	\$ 4,900
Management Fees	\$ 98,000	\$ 98,000	\$ 102,000

Miscellaneous	\$ 2,500	\$ 2,500	\$ 2,500
Permit Fees	\$ 1,200	\$ 1,200	\$ 3,000
Pool Rentals	\$ 1,000	\$ 1,000	\$ 1,000
Repair & Maintenance	\$ 12,000	\$ 12,000	\$ 19,000
Supplies	\$ 4,000	\$ 3,000	\$ 3,000
Telecommunications	\$ 1,400	\$ 1,400	\$ 1,400
Utilities	\$ 18,000	\$ 18,000	\$ 23,000
Total Pool Committee	\$ 151,100	\$ 151,100	\$ 168,800
	2017	2018	2019
Miscellaneous	\$ 1,000	\$ 500	\$ 500
Postage	\$ 1,500	\$ 1,200	\$ 1,200
Printing	\$ 4,500	\$ 3,500	\$ 5,000
Total Tanterra Today	\$ 7,000	\$ 5,200	\$ 6,700
	2017	2018	2019
Condo	\$ 2,000	\$ 2,000	\$ 2,000
Federal & State	\$ 400	\$ 400	\$ 300
Personal Property	\$ 400	\$ 800	\$ 2,200
Real Estate	\$ 2,900	\$ 2,900	\$ 2,900
Taxes Total	\$ 5,700	\$ 6,100	\$ 7,400
	2017	2018	2019
Miscellaneous (Opening, Closing, Events, etc.)	\$ 9,500	\$ 9,500	\$ 9,500
Volunteer Appreciation Dinner	\$ 1,500	\$ 1,500	\$ 1,500
Total Social Committee	\$ 11,000	\$ 11,000	\$ 11,000
	2017	2018	2019
Charitable Contributions	\$ 1,600	\$ 2,100	\$ 2,100
Recognition Awards	\$ 300	\$ 300	\$ 400
Swim & Dive Team	\$ 31,000	\$ 31,000	\$ 31,000
Tennis/Pickleball	\$ 500	\$ 750	\$ 750
Pool Sports Activites	\$ 6,500	\$ 5,500	\$ 6,500
Welcome Committee	\$ 100	\$ 150	\$ 150
Total Activity/Civic	\$ 40,000	\$ 39,800	\$ 40,900
Total Expense	\$ 288,150	\$ 298,600	\$ 314,525
	2017	2018	2019
Office Computer	\$ -	\$ 1,000	\$ 0
Furniture	\$ 5,000	\$ 5,000	\$ 0
Walking Path Repairs	\$ -	\$ -	\$ 0
Parking Lot	\$ -	\$ 6,000	\$ 0
Pool Equipment	\$ -	\$ 2,000	\$ 0
Security System	\$ 500	\$ -	\$ 500

Tennis Courts	\$ -	\$ -	0
Walking Path Sealing	\$ -	\$ -	\$ -
Pavilion	\$ -	\$ -	\$ 33,000
Total Reserve Fund Uses	\$ 5,500	\$ 14,000	\$ 33,500
	2017	2018	2019
Total Revenue	\$ 322,245	\$ 330,500	\$ 344,550
Total Expenses	\$ 288,150	\$ 298,600	\$ 314,525
Total Reserve Fund Uses	\$ 5,500	\$ 14,000	\$ 33,500
Anticipated Contributions to Reserve Fund	\$ 28,595	\$ 17,900	\$ (3,475)
	2017	2018	2019
Reserve Fund Beginning Balance	\$ 192,184	\$ 201,450	\$ 219,350
Contributions to Reserve Fund 2017 actual, 2018 & 2019 estimated	\$ 9,266	\$ 17,900	\$ (3,475)
Total Reserve Fund for Capital/Emergency Expenses	\$ 201,450	\$ 219,350	\$ 215,875