

OCTOBER 2020

Tanterra Homeowners Association										
2021 DRAFT Budget										
2020 ytd as of 8/31/20										
Income	2017	2018	2018 Act	2019	2019 Act	2020	2020 YTD	Proposed 2021	Change	% Change
Homeowner's Dues (390 homes)	\$ 159,120	\$ 167,700	\$ 168,583	\$ 175,500	\$ 175,626	\$186,030	\$184,122	\$186,030	\$ -	0.0%
	\$408	\$430		\$450		\$477		\$477	\$ -	0.0%
Associate Dues (235 members)	\$ 121,025	\$ 122,200	\$ 123,785	\$ 122,200	\$ 123,340	\$124,550	\$109,979	\$124,550	\$ -	0.0%
	\$515	\$520		\$520		\$530		\$530	\$ -	0.0%
Associate Refund (to be issued)										
Advertising - Tanterra Today	\$ 1,100	\$ 1,100	\$ 1,284	\$ 1,100	\$ 800	\$1,100	\$0	\$500	\$ (600)	-54.5%
Architectural Fines	\$ 150	\$ 150	\$ 4	\$ 100	\$ 975	\$100	\$400	\$100	\$ -	0.0%
Interest Income	\$ 100	\$ 50	\$ 143	\$ 100	\$ 167	\$100	\$132	\$150	\$ 50	50.0%
Finance Charges	\$ 750	\$ 750	\$ 1,829	\$ 1,000	\$ 1,444	\$1,000	\$813	\$1,000	\$ -	0.0%
Legal Fees Charged	\$ 500	\$ 150	\$ -	\$ 150	\$ -	\$150		\$150	\$ -	0.0%
Pool Passes	\$ 1,000	\$ 1,000	\$ 2,012	\$ 1,900	\$ 2,180	\$1,900	\$0	\$1,900	\$ -	0.0%
Pool Rentals	\$ 1,000	\$ 1,000	\$ 2,440	\$ 2,000	\$ 2,060	\$2,000	\$0	\$2,000	\$ -	0.0%
Social Functions	\$ 5,000	\$ 5,000	\$ 6,429	\$ 5,000	\$ 5,084	\$5,000	\$0	\$5,000	\$ -	0.0%
Other Income	\$ 1,000	\$ 900	\$ 1,941	\$ 2,000	\$ 555	\$1,000	\$67,632	\$1,000	\$ -	0.0%
Swim & Dive Team	\$ 25,000	\$ 25,000	\$ 28,406	\$ 27,000	\$ 34,604	\$29,000	\$4,414	\$29,000	\$ -	0.0%
Pool Sports Activities	\$ 6,500	\$ 5,500	\$ 6,034	\$ 6,500	\$ 6,668	\$6,500	\$4,294	\$5,500	\$ (1,000)	-15.4%
<b>Total Revenue</b>	<b>\$ 322,245</b>	<b>\$ 330,500</b>	<b>\$ 342,890</b>	<b>\$ 344,550</b>	<b>\$ 353,504</b>	<b>\$ 358,430</b>	<b>\$ 371,785</b>	<b>\$ 356,880</b>	<b>\$ (1,550)</b>	<b>-0.4%</b>
Administrative Expenses	2017	2018	2018 Act	2019	2019	2020	2020	Proposed 2021	Change	% Change
Accounting Services	\$ 6,200	\$ 6,000	\$ 5,900	\$ 6,000	\$ 6,780	\$ 6,500	\$ 6,725	\$ 6,750	\$ 250	3.8%
Architectural/Engineering	\$ 200	\$ 200	\$ 72	\$ 200	\$ 206	\$ 200	\$ -	\$ 200	\$ -	0.0%
Bank Service Charges	\$ 150	\$ 200	\$ 222	\$ 200	\$ 242	\$ 200	\$ 92	\$ 200	\$ -	0.0%
Clerical/Bookkeeper Services	\$ 26,000	\$ 26,000	\$ 25,992	\$ 26,000	\$ 26,000	\$ 26,000	\$ 17,320	\$ 27,000	\$ 1,000	3.8%
Insurance	\$ 15,500	\$ 18,000	\$ 19,521	\$ 15,000	\$ 13,272	\$ 18,000	\$ 10,920	\$ 18,000	\$ -	0.0%
Legal Services	\$ 1,500	\$ 1,000	\$ -	\$ 11,000	\$ 7,910	\$ 10,000	\$ 2,369	\$ 10,000	\$ -	0.0%
Miscellaneous Operations	\$ 1,000	\$ 1,000	\$ 1,042	\$ 1,000	\$ 905	\$ 1,000	\$ 1,122	\$ 2,000	\$ 1,000	100.0%
Office Supplies	\$ 1,000	\$ 1,000	\$ 489	\$ 1,000	\$ 1,035	\$ 1,200	\$ 658	\$ 1,200	\$ -	0.0%
Postage - Operations	\$ 1,000	\$ 1,000	\$ 768	\$ 1,000	\$ 1,272	\$ 1,000	\$ 1,235	\$ 1,200	\$ 200	20.0%
Tanterra.com	\$ 300	\$ 500	\$ 140	\$ 250	\$ 158	\$ 250	\$ 38	\$ 250	\$ -	0.0%
Utilities - Operations	\$ 500	\$ 500	\$ 448	\$ 500	\$ 588	\$ 500	\$ 414	\$ 600	\$ 100	20.0%
Reserve Study						\$ 10,000			\$ (10,000)	-100.0%
Admin Expense - Other		\$ -	\$ -	\$ -	\$ 274	\$ -			\$ -	0.0%
<b>Total Administrative Expenses</b>	<b>\$ 53,350</b>	<b>\$ 55,400</b>	<b>\$ 54,594</b>	<b>\$ 62,150</b>	<b>\$ 58,641</b>	<b>\$ 74,850</b>	<b>\$ 40,893</b>	<b>\$ 67,400</b>	<b>\$ (7,450)</b>	<b>-10.0%</b>
Grounds	2017	2018	2018 Act	2019	2019	2020	2020	Proposed 2021	Change	% Change
Miscellaneous - Grounds (Tree Trimming)	\$ 6,000	\$ 16,000	\$ 13,530	\$ 10,000	\$ 9,980	\$ 10,000	\$ 6,225	\$ 10,000	\$ -	0.0%
Storm Water Study						\$ 1,000		\$ 1,000	\$ -	0.0%
Path Snow Removal						\$ 5,000		\$ 5,000	\$ -	0.0%
Mowing - Grounds	\$ 14,000	\$ 14,000	\$ 11,700	\$ 12,575	\$ 11,700	\$ 12,575	\$ 7,800	\$ 12,575	\$ -	0.0%
<b>Total Grounds Committee</b>	<b>\$ 20,000</b>	<b>\$ 30,000</b>	<b>\$ 25,230</b>	<b>\$ 22,575</b>	<b>\$ 21,680</b>	<b>\$ 28,575</b>	<b>\$ 14,025</b>	<b>\$ 28,575</b>	<b>\$ -</b>	<b>0.0%</b>
Pool	2017	2018	2018 Act	2019	2019	2020	2020	Proposed 2021	Change	% Change
Chemicals	\$ 10,000	\$ 10,000	\$ 7,553	\$ 9,000	\$ 7,260	\$ 8,000	\$ 234	\$ 8,500	\$ 500	6.3%
Lifeguard Bonus	\$ 3,000	\$ 4,000	\$ 4,783	\$ 4,900	\$ 4,921	\$ 4,900	\$ -	\$ 4,900	\$ -	0.0%
Management Fees	\$ 98,000	\$ 98,000	\$ 99,601	\$ 102,000	\$ 111,421	\$ 107,500	\$ 71,000	\$ 113,000	\$ 5,500	5.1%
Miscellaneous	\$ 2,500	\$ 2,500	\$ 4,792	\$ 2,500	\$ 1,225	\$ 4,500	\$ 2,035	\$ 2,500	\$ (2,000)	-44.4%
Permit Fees	\$ 1,200	\$ 1,200	\$ 2,928	\$ 3,000	\$ 3,455	\$ 3,000	\$ 3,490	\$ 3,500	\$ 500	16.7%
Pool Rentals	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	0.0%
Repair & Maintenance	\$ 12,000	\$ 12,000	\$ 13,921	\$ 19,000	\$ 10,738	\$ 19,000	\$ 5,981	\$ 19,000	\$ -	0.0%
Septic				\$ 40,000	\$ 39,428	\$ -			\$ -	0.0%
Supplies	\$ 4,000	\$ 3,000	\$ 2,756	\$ 3,000	\$ 3,727	\$ 3,500	\$ 1,091	\$ 4,000	\$ 500	14.3%

# OCTOBER 2020

Telecommunications	\$ 1,400	\$ 1,400	\$ 1,574	\$ 1,400	\$ 1,616	\$ 1,900	\$ 1,251	\$ 1,900	\$ -	0.0%
Utilities	\$ 18,000	\$ 18,000	\$ 19,500	\$ 23,000	\$ 17,730	\$ 21,000	\$ 7,242	\$ 21,000	\$ -	0.0%
<b>Total Pool Committee</b>	<b>\$ 151,100</b>	<b>\$ 151,100</b>	<b>\$ 158,408</b>	<b>\$ 208,800</b>	<b>\$ 202,519</b>	<b>\$ 174,300</b>	<b>\$ 92,323</b>	<b>\$ 179,300</b>	<b>\$ 5,000</b>	<b>2.9%</b>
-----										
<b>Proposed</b>										
<b>Tanterra Today</b>	<b>2017</b>	<b>2018</b>	<b>2018 Act</b>	<b>2019</b>	<b>2019</b>	<b>2020</b>		<b>2021</b>	<b>Change</b>	<b>% Change</b>
Miscellaneous (Delivery fee)	\$ 1,000	\$ 500	\$ 2,550	\$ 500	\$ 900	\$ 500	\$ 140	\$ 500	\$ -	0.0%
Postage	\$ 1,500	\$ 1,200	\$ 900	\$ 1,200	\$ 1,350	\$ 1,200	\$ 450	\$ 1,200	\$ -	0.0%
Printing	\$ 4,500	\$ 3,500	\$ 4,314	\$ 5,000	\$ 6,184	\$ 5,000	\$ 1,956	\$ 5,000	\$ -	0.0%
Tanterra Today - Other		\$ -	\$ 290	\$ -	\$ -	\$ -			\$ -	0.0%
<b>Total Tanterra Today</b>	<b>\$ 7,000</b>	<b>\$ 5,200</b>	<b>\$ 7,764</b>	<b>\$ 6,700</b>	<b>\$ 8,434</b>	<b>\$ 6,700</b>	<b>\$ 2,546</b>	<b>\$ 6,700</b>	<b>\$ -</b>	<b>0.0%</b>
-----										
<b>Proposed</b>										
<b>Taxes</b>	<b>2017</b>	<b>2018</b>	<b>2018 Act</b>	<b>2019</b>	<b>2019</b>	<b>2020</b>		<b>2021</b>	<b>Change</b>	<b>% Change</b>
Condo	\$ 2,000	\$ 2,000	\$ 1,069	\$ 2,000	\$ 1,950	\$ 2,000	\$ -	\$ 2,000	\$ -	0.0%
Federal & State	\$ 400	\$ 400	\$ 379	\$ 300	\$ 393	\$ 300	\$ 158	\$ 300	\$ -	0.0%
Personal Property	\$ 400	\$ 800	\$ -	\$ 2,200	\$ 822	\$ 2,000	\$ -	\$ 1,500	\$ (500)	-25.0%
Real Estate	\$ 2,900	\$ 2,900	\$ 2,141	\$ 2,900	\$ 3,940	\$ 2,900	\$ 3,312	\$ 3,500	\$ 600	20.7%
<b>Taxes Total</b>	<b>\$ 5,700</b>	<b>\$ 6,100</b>	<b>\$ 3,588</b>	<b>\$ 7,400</b>	<b>\$ 7,106</b>	<b>\$ 7,200</b>	<b>\$ 3,471</b>	<b>\$ 7,300</b>	<b>\$ 100</b>	<b>1.4%</b>
-----										
<b>Proposed</b>										
<b>Social Committee</b>	<b>2017</b>	<b>2018</b>	<b>2018 Act</b>	<b>2019</b>	<b>2019</b>	<b>2020</b>		<b>2021</b>	<b>Change</b>	<b>% Change</b>
Miscellaneous (Opening, Closing, Events, etc.)	\$ 9,500	\$ 9,500	\$ 13,834	\$ 9,500	\$ 9,975	\$ 9,500	\$ -	\$ 9,500	\$ -	0.0%
Volunteer Appreciation Dinner	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,464	\$ 1,500	\$ -	\$ 1,500	\$ -	0.0%
<b>Total Social Committee</b>	<b>\$ 11,000</b>	<b>\$ 11,000</b>	<b>\$ 15,334</b>	<b>\$ 11,000</b>	<b>\$ 11,439</b>	<b>\$ 11,000</b>	<b>\$ -</b>	<b>\$ 11,000</b>	<b>\$ -</b>	<b>0.0%</b>
-----										
<b>Proposed</b>										
<b>Activity/Civic</b>	<b>2017</b>	<b>2018</b>	<b>2018 Act</b>	<b>2019</b>	<b>2019</b>	<b>2020</b>		<b>2021</b>	<b>Change</b>	<b>% Change</b>
Charitable Contributions	\$ 1,600	\$ 2,100	\$ 1,900	\$ 2,100	\$ 1,500	\$ 2,100	\$ 1,950	\$ 2,100	\$ -	0.0%
Recognition Awards	\$ 300	\$ 300		\$ 400	\$ -	\$ 400		\$ 400	\$ -	0.0%
Swim & Dive Team	\$ 31,000	\$ 31,000	\$ 21,321	\$ 31,000	\$ 35,784	\$ 32,000	\$ 2,541	\$ 32,000	\$ -	0.0%
Tennis/Pickleball	\$ 500	\$ 750	\$ 238	\$ 750	\$ 166	\$ 750		\$ 750	\$ -	0.0%
Pool Sports Activites	\$ 6,500	\$ 5,500	\$ 6,389	\$ 6,500	\$ 8,255	\$ 6,500	\$ 835	\$ 6,500	\$ -	0.0%
Welcome Committee	\$ 100	\$ 150	\$ 150	\$ 150	\$ 112	\$ 150	\$ 130	\$ 250	\$ 100	66.7%
<b>Total Activity/Civic</b>	<b>\$ 40,000</b>	<b>\$ 39,800</b>	<b>\$ 29,998</b>	<b>\$ 40,900</b>	<b>\$ 45,817</b>	<b>\$ 41,900</b>	<b>\$ 5,455</b>	<b>\$ 42,000</b>	<b>\$ 100</b>	<b>0.2%</b>
-----										
<b>Total Expense</b>	<b>\$ 288,150</b>	<b>\$ 298,600</b>	<b>\$ 294,916</b>	<b>\$ 359,525</b>	<b>\$ 355,636</b>	<b>\$ 344,525</b>	<b>\$ 158,711</b>	<b>\$ 342,275</b>	<b>\$ (2,250)</b>	<b>-0.7%</b>
-----										
<b>Proposed</b>										
	<b>2017</b>	<b>2018</b>	<b>2018 Act</b>	<b>2019</b>	<b>2019 (act)</b>	<b>2020</b>		<b>2021</b>	<b>Change</b>	<b>% Change</b>
Total Revenue	\$ 322,245	\$ 330,500	\$ 342,890	\$ 344,550	\$ 353,504	\$ 358,430	\$ 371,785	\$ 356,880	\$ (1,550)	-0.4%
Total Expenses	\$ 288,150	\$ 298,600	\$ 294,916	\$ 359,525	\$ 355,636	\$ 344,525	\$ 158,711	\$ 342,275	\$ (2,250)	-0.7%
<b>Net</b>	<b>\$ 34,095</b>	<b>\$ 31,900</b>	<b>\$ 47,974</b>	<b>\$ (14,975)</b>	<b>\$ (2,132)</b>	<b>\$ 13,905</b>	<b>\$ 213,074</b>	<b>\$ 14,605</b>	<b>\$ 700</b>	<b>5.0%</b>
-----										
-----										
-----										
-----										
<b>Anticipated Reserve Fund Usage</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>					
Furniture	\$ 5,000	\$ 5,000								
Office Computer	\$ -	\$ 1,000								
Parking Lot	\$ -	\$ 6,000								
Pavilion			\$ 30,240							
Pool Equipment		\$ 2,000								
Pool House Soffit					\$ 10,000					
Pool House Roof				\$ 29,900						
Security System	\$ 500		\$ 500							
Tennis Courts	\$ -									
Walking Path Repairs	\$ -									
Walking Path Sealing	\$ -	\$ -	\$ -	\$ -						
<b>Total Reserve Fund Uses</b>	<b>\$ 500</b>	<b>\$ 14,000</b>	<b>\$ 30,740</b>	<b>\$ 29,900</b>	<b>\$ 10,000</b>					