

Date: November 25, 2024

To: Tatum Ranch Community Association Members

From: Tatum Ranch Community Associations

Subject: Notice of Annual Assessment Increase

Dear Tatum Ranch Homeowners,

We are writing to inform you that the Board of Directors has approved a **19.5% increase** to the annual assessments. This change will take effect beginning with the **Q1 January 2025** billing cycle. As a reminder you will not see these charges on your account until January 1st, 2025.

- **Quarterly Assessment Amount:** \$98 (previously \$82)
- **Annual Total for 2025:** \$392 (previously \$328)

This adjustment was made after careful review of the Association's financial needs, including increased operational costs and funding reserves for future projects. The new assessment amount ensures that Tatum Ranch remains a well-maintained and desirable community for all homeowners. The 2025 Budget will be available on the portal or for pickup at the Tatum Ranch office for review no later than December 31st, 2024.

Important Payment Information:

- If you are setting up your payment in **ClickPay**, please ensure you enter the updated quarterly amount of **\$98** or set your preference to pay "recurring" or "total due" to avoid any discrepancies. *** Be sure to use your new account number with FirstService this can be found on your statement which will go out to you in December. ***

For any questions or further assistance, please contact the Tatum Ranch office at trca@tatumranch.org or by phone at **480-473-1763**.

Thank you for your understanding and continued support in maintaining the quality of our community.

Sincerely,

Tatum Ranch Community Association