

TATUM RANCH COMMUNITY ASSOCIATION ASSESSMENT POLICY

Current Assessment Information

The 2025 quarterly assessment is **\$98.00** per unit.

The TRCA Board of Directors sets the assessment amount each year during the budget approval process and a letter is mailed or emailed in December to the residents stating the assessment amount with an invoice for the first quarter. Please call the Community Association office at (480) 551-4371 if you do not receive an invoice, or for current assessment account information.

The Tatum Ranch Community Association quarterly assessments are due on the 1st of January, April, July, and October. Payments received after the 15th of the month they are due will be charged a \$45.00 late fee. Members will be mailed or emailed invoices approximately two weeks prior to the assessment due dates. Failure to receive an invoice shall not relieve the member of their liability to make timely payments.

Sub-Associations & Gated Communities

Some homes in Tatum Ranch are located in an area with a Sub-Association, or a gated community. These homes have an additional assessment.

Managed by Tatum Ranch
Sonoran Vista – additional \$120 per quarter
31D – additional \$30 per quarter

Sub-Associations - Independently Managed (see contact list for details)
Terra Vista Condos
Tatum Village
Tatum Greens
Toscana

Please contact our office to determine if the subject property is located in one of these areas.

Resale, Transfer and Special Use/Capital Improvement Fees

A \$300.00 Resale Disclosure Fee and a \$100.00 Resale Transfer Fee will be assessed to every member's account when there is a transfer of ownership for a property. A Special Use/Capital Improvement Fee of .15% of the Purchase Price will also be assessed to the buyer of the property at the time of purchase. These fees are due at close of escrow.