



**Principals**

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Independent Auditor's Report

To the Board of Directors of  
Tanyard Springs Homeowners Association, Inc.

**Report on the Financial Statements**

We have audited the accompanying financial statements of Tanyard Springs Homeowners Association, Inc., which comprise the balance sheets as of February 28, 2019 and 2018, and the related statements of income, members' equity and cash flows for the years then ended, and the related notes to the financial statements.

**Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Tanyard Springs Homeowners Association, Inc. as of February 28, 2019 and 2018, and the results of its operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

## Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that information on future major repairs and replacements on page 12 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Goldklang Group CPAs, P.C.*

Reston, Virginia  
December 12, 2019

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.

BALANCE SHEETS

FEBRUARY 28, 2019 AND 2018

|  | <u>2019</u>             | <u>2018</u>             |
|--|-------------------------|-------------------------|
| <u>ASSETS</u>                                    |                         |                         |
| Cash and Cash Equivalents                        | \$ 521,802              | \$ 696,560              |
| Interest-Bearing Deposits                        | 1,001,259               | 400,732                 |
| Assessments Receivable - Net                     | 28,451                  | 40,946                  |
| Accrued Interest                                 | 5,860                   | 1,532                   |
| Accounts Receivable - Owner One-Time Assessments | -                       | 9,396                   |
| Accounts Receivable - Other                      | -                       | 9,795                   |
| Prepaid Expenses                                 | <u>8,248</u>            | <u>5,922</u>            |
| <br>Total Assets                                 | <br><u>\$ 1,565,620</u> | <br><u>\$ 1,164,883</u> |

LIABILITIES AND MEMBERS' EQUITY

|  |                         |                         |
|--|-------------------------|-------------------------|
| Accounts Payable                             | \$ 102,544              | \$ 40,928               |
| Income Taxes Payable                         | 1,988                   | -                       |
| Prepaid Assessments                          | <u>72,781</u>           | <u>94,841</u>           |
| Total Liabilities                            | <u>\$ 177,313</u>       | <u>\$ 135,769</u>       |
| <br>Replacement Reserves                     | <br>\$ 1,146,596        | <br>\$ 931,539          |
| Unappropriated Members' Equity               | <u>241,711</u>          | <u>97,575</u>           |
| Total Members' Equity                        | <u>\$ 1,388,307</u>     | <u>\$ 1,029,114</u>     |
| <br>Total Liabilities and<br>Members' Equity | <br><u>\$ 1,565,620</u> | <br><u>\$ 1,164,883</u> |

See Accompanying Notes to Financial Statements

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
STATEMENTS OF INCOME  
FOR THE YEARS ENDED FEBRUARY 28, 2019 AND 2018

|   | <u>2019</u>         | <u>2018</u>         |
|---|---------------------|---------------------|
| <u>INCOME:</u>                                |                     |                     |
| Residential Assessments                       | \$ 1,315,190        | \$ 1,213,118        |
| Townhome Assessments                          | 180,300             | 169,044             |
| Owner One-Time Assessments                    | 7,476               | 125,214             |
| Recreation Assessments                        | 16,368              | 16,614              |
| Room Rental Fees                              | 21,175              | 18,925              |
| Late and Legal Fees                           | 37,229              | 30,990              |
| Interest                                      | 16,052              | 6,548               |
| Settlements - Construction Defects            | -                   | 6,000               |
| Other   | 13,433              | 20,758              |
| Total Income                                  | <u>\$ 1,607,223</u> | <u>\$ 1,607,211</u> |
| <u>EXPENSES:</u>                              |                     |                     |
| Management                                    | \$ 133,856          | \$ 125,976          |
| Legal, Audit and Tax Preparation              | 73,588              | 186,869             |
| Payroll and Related                           | 160,833             | 127,317             |
| Consulting / Engineering                      | -                   | 2,600               |
| Insurance                                     | 26,648              | 23,749              |
| Administrative                                | 66,769              | 79,217              |
| Activities                                    | 6,957               | 5,818               |
| Utilities                                     | 103,424             | 102,538             |
| Pet Waste Station Services                    | 22,791              | 21,741              |
| Grounds Maintenance                           | 211,647             | 230,849             |
| Snow Removal                                  | 162,856             | 74,118              |
| General Repair and Maintenance                | 45,762              | 27,498              |
| Security                                      | 28,455              | -                   |
| Pool  | 73,186              | 69,418              |
| Community Center                              | 55,811              | 56,398              |
| Storm Water Fees                              | 15,464              | 11,446              |
| Bad Debt                                      | 52,808              | 26,304              |
| Income Taxes                                  | 2,288               | -                   |
| Total Expenses                                | <u>\$ 1,243,143</u> | <u>\$ 1,171,856</u> |
| Net Income before Contribution<br>to Reserves | \$ 364,080          | \$ 435,355          |
| Contribution to Reserves                      | <u>(219,944)</u>    | <u>(183,949)</u>    |
| Net Income                                    | <u>\$ 144,136</u>   | <u>\$ 251,406</u>   |

See Accompanying Notes to Financial Statements

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
STATEMENTS OF MEMBERS' EQUITY  
FOR THE YEARS ENDED FEBRUARY 28, 2019 AND 2018

|                                 | <u>Replacement<br/>Reserves</u> | <u>Unappropriated<br/>Members'<br/>Equity<br/>(Deficit)</u> | <u>Total<br/>Members'<br/>Equity</u> |
|---------------------------------|---------------------------------|---|--------------------------------------|
| Balance as of February 28, 2017 | \$ 748,629                      | \$ (153,831)  | \$ 594,798                           |
| Additions:                      |                                 |   |                                      |
| Contribution to Reserves        | 183,949                         |   | 183,949                              |
| Net Income                      |                                 | 251,406   | 251,406                              |
| Deduction:                      |                                 |   |                                      |
| Ice Maker                       | <u>(1,039)</u>                  |   | <u>(1,039)</u>                       |
| Balance as of February 28, 2018 | \$ 931,539                      | \$ 97,575   | \$ 1,029,114                         |
| Additions:                      |                                 |   |                                      |
| Contribution to Reserves        | 219,944                         |   | 219,944                              |
| Net Income                      |                                 | 144,136   | 144,136                              |
| Deductions:                     |                                 |   |                                      |
| Asphalt/Concrete                | (3,062)                         |   | (3,062)                              |
| HVAC                            | <u>(1,825)</u>                  |   | <u>(1,825)</u>                       |
| Balance as of February 28, 2019 | <u>\$ 1,146,596</u>             | <u>\$ 241,711</u>   | <u>\$ 1,388,307</u>                  |

See Accompanying Notes to Financial Statements

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
STATEMENTS OF CASH FLOWS  
FOR THE YEARS ENDED FEBRUARY 28, 2019 AND 2018

|  | <u>2019</u>              | <u>2018</u>              |
|--|--------------------------|--------------------------|
| <u>CASH FLOWS FROM OPERATING ACTIVITIES:</u>   |                          |                          |
| Net Income   | \$ 144,136               | \$ 251,406               |
| Adjustments to Reconcile Net Income to<br>Net Cash Provided by Operating Activities: |                          |                          |
| Bad Debt Expense   | 52,808                   | 26,304                   |
| Decrease (Increase) in:  |                          |                          |
| Assessments Receivable   | (40,313)                 | (31,647)                 |
| Accrued Interest   | (4,328)                  | (1,532)                  |
| Accounts Receivable - Owner One-Time Assessments                                     | 9,396                    | (2,256)                  |
| Recreation Assessments Receivable  | -                        | 8,603                    |
| Accounts Receivable - Other  | 9,795                    | (9,795)                  |
| Prepaid Expenses   | (2,326)                  | (715)                    |
| Increase (Decrease) in:  |                          |                          |
| Accounts Payable   | 61,616                   | (37,615)                 |
| Income Taxes Payable   | 1,988                    | -                        |
| Prepaid Assessments  | (22,060)                 | 23,510                   |
| Net Cash Flows from Operating Activities   | <u>\$ 210,712</u>        | <u>\$ 226,263</u>        |
| <u>CASH FLOWS FROM INVESTING ACTIVITIES:</u>   |                          |                          |
| Received from Assessments (Reserves)   | \$ 219,944               | \$ 177,949               |
| Received from Settlements (Reserves)   | -                        | 6,000                    |
| Disbursed for Reserve Expenditures   | (4,887)                  | (1,039)                  |
| Received from Interest-Bearing Deposits  | 50,000                   | 308,330                  |
| Disbursed for Interest-Bearing Deposits  | <u>(650,527)</u>         | <u>(400,091)</u>         |
| Net Cash Flows from Investing Activities   | <u>\$ (385,470)</u>      | <u>\$ 91,149</u>         |
| Net Change in Cash and Cash Equivalents  | \$ (174,758)             | \$ 317,412               |
| Cash and Cash Equivalents at Beginning of Year                                       | <u>696,560</u>           | <u>379,148</u>           |
| Cash and Cash Equivalents at End of Year   | <u><u>\$ 521,802</u></u> | <u><u>\$ 696,560</u></u> |
| <u>SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:</u>                             |                          |                          |
| Cash Paid for Income Taxes   | <u><u>\$ 300</u></u>     | <u><u>\$ -</u></u>       |

See Accompanying Notes to Financial Statements

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS  
FEBRUARY 28, 2019 AND 2018

NOTE 1 - NATURE OF OPERATIONS:

The Association is organized under the laws of the State of Maryland for the purposes of maintaining and preserving the common property of the Association. The Association is located in Glen Burnie, Maryland and consists of 1,424 homes. The Board of Directors administers the Association's operations.

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES:

A) Method of Accounting - The financial statements are presented on the accrual method of accounting, in which revenues are recognized when earned and expenses when incurred, not necessarily when received or paid.

B) Member Assessments - Association members are subject to assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments receivable at the balance sheet date represent fees due from homeowners. The Association's policy is to assess late and interest charges and to retain legal counsel and place liens on the properties of owners whose assessments are delinquent. Any excess assessments at year-end are retained by the Association for use in future years. The Association utilizes the allowance method of accounting for bad debt.

C) Common Property - Real property and common areas acquired from the declarant and related improvements to such property are not recorded in the Association's financial statements since the property cannot be disposed of at the discretion of the Board of Directors. Common property includes, but is not limited to, the land, recreation facilities and site improvements.

D) Estimates - The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions. Such estimates affect the reported amounts of assets and liabilities. They also affect the disclosure of contingent assets and liabilities, at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

E) Cash Equivalents - For purposes of the statement of cash flows, the Association considers all highly liquid investments and interest-bearing deposits with an original maturity date of three months or less to be cash equivalents.

F) Depreciation - Fixed assets are carried at cost. Depreciation was computed on a straight-line basis over the estimated useful lives of the assets. Items capitalized are depreciated through the statement of income.

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS  
FEBRUARY 28, 2019 AND 2018  
(CONTINUED)

NOTE 3 - REPLACEMENT RESERVES:

The Association's governing documents require that funds be accumulated for future major repairs and replacements. Accumulated funds are generally not available for expenditures for normal operations.

The Association had replacement reserve studies conducted by Becht Engineering in 2018 and 2019. The table included in the Supplementary Information on Future Major Repairs and Replacements is based on the 2019 study.

The 2018 study recommends a contribution to reserves of \$293,710 from assessments and \$10,803 from interest for fiscal year 2019. For fiscal year 2019, the Association budgeted to contribute \$219,944 to reserves.

Funds are being accumulated in replacement reserves based on estimates of future needs for repair and replacement of common property components. Actual expenditures may vary from the estimated future expenditures and the variations may be material; therefore, amounts accumulated in the replacement reserves may or may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Board of Directors, on behalf of the Association may increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

As of February 28, 2019 and 2018, the Association had designated replacement reserves as follows:

|                               | <u>2019</u>         | <u>2018</u>       |
|-------------------------------|---------------------|-------------------|
| Townhome Replacement Reserves | \$ 498,215          | \$ 394,762        |
| General Replacement Reserves  | <u>648,381</u>      | <u>536,777</u>    |
| Total Replacement Reserves    | <u>\$ 1,146,596</u> | <u>\$ 931,539</u> |

These designated replacement reserves were funded by cash and interest-bearing deposits.

NOTE 4 - INCOME TAXES:

For income tax purposes, the Association may elect annually to file either as an exempt homeowners association or as an association taxable as a corporation. As an exempt homeowners association, the Association's net assessment income would be exempt from income tax, but its interest income would be taxed. Electing to file as a corporation, the Association is taxed on its net income from all sources (to the extent not capitalized or

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS  
FEBRUARY 28, 2019 AND 2018  
(CONTINUED)

NOTE 4 - INCOME TAXES: (CONTINUED)

deferred) at normal corporate rates after corporate exemption, subject to the limitation that operating expenses are deductible only to the extent of income from members. For fiscal years 2019 and 2018, the income taxes were calculated using the corporate and exempt methods, respectively.

The Association's policy is to recognize any tax penalties and interest as an expense when incurred. The Association's federal and state tax returns for the past three years remain subject to examination by the Internal Revenue Service and the State of Maryland.

NOTE 5 - CASH AND INTEREST-BEARING DEPOSITS:

As of February 28, 2019, the Association maintained funds in the following manner:

| <u>Institution</u>                       | <u>Cash and<br/>Cash<br/>Equivalents</u> | <u>Interest-<br/>Bearing<br/>Deposits</u> |
|--|--|---|
| Pacific Premier (3)                      | \$ 435,371                               | \$ -                                      |
| WashingtonFirst                          |  | 51,259                                    |
| Morgan Stanley<br>(Various Institutions) | <u>86,431</u>                            | <u>950,000</u>                            |
| Totals                                   | <u>\$ 521,802</u>                        | <u>\$1,001,259</u>                        |

Balances at banks are insured by the FDIC for up to \$250,000 per financial institution. Amounts in excess of the insured limits were approximately \$94,289 and \$0 as of February 28, 2019 and 2018, respectively.

As of February 28, 2019 and 2018, the Association had \$121,292 and \$240,121, respectively, in the Pacific Premier Bank's repurchase agreement sweep account. The funds in the sweep account are backed by U.S. Government Securities; however, the account is not covered by FDIC insurance, or any other insurance. The funds are subject to investment risk, including possible loss of principal.

Cash and securities held at a SIPC member brokerage firm are insured by the SIPC for up to \$500,000, which includes \$250,000 limit for cash. The Association maintains funds in a brokerage account which are subject to SIPC limits.

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS  
FEBRUARY 28, 2019 AND 2018  
(CONTINUED)

NOTE 6 - ASSESSMENTS RECEIVABLE - NET:

The Association utilizes the allowance method of accounting for bad debt. Individual receivables are written off as a loss when a determination is made that they are non-collectible. Under the allowance method, collection efforts may continue and recoveries of amounts previously written off are recognized as income in the year of collection.

|  | 2019       | 2018      |
|--|------------|-----------|
| Assessments Receivable                   | \$ 117,447 | \$ 79,802 |
| Less: Allowance for Doubtful Assessments | (88,996)   | (38,856)  |
| Assessments Receivable - Net             | \$ 28,451  | \$ 40,946 |

NOTE 7 - OWNER ONE-TIME ASSESSMENTS:

At settlement, the Association collects from each original purchaser a one-time assessment equal to twelve times the monthly assessment to provide working capital in the early stages of the community's operations. For fiscal years 2019 and 2018, the Association recognized one-time assessment income of \$7,476 and \$125,214, respectively.

NOTE 8 - OFFICE EQUIPMENT-NET:

Office equipment was depreciated over an estimated useful life of three years using the straight-line method. The depreciation expense for fiscal years 2019 and 2018 was \$0 per year.

|                                | 2019     | 2018     |
|--------------------------------|----------|----------|
| Office Equipment               | \$ 2,819 | \$ 2,819 |
| Less: Accumulated Depreciation | (2,819)  | (2,819)  |
| Office Equipment - Net         | \$ -     | \$ -     |

NOTE 9 - RELATED PARTY TRANSACTIONS:

The Association is managed by Community Management Corporation (CMC). CMC is owned by Associa. Officers of Associa are stockholders in Pacific Premier Bank. In addition, the President/Chief Executive Officer of Associa serves on the bank's board of directors. The Association maintains funds at Pacific Premier Bank.

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
NOTES TO FINANCIAL STATEMENTS  
FEBRUARY 28, 2019 AND 2018  
(CONTINUED)

NOTE 10 - PAYROLL AND RELATED COSTS:

CMC utilizes a central management payroll system, whereby payroll returns were filed under the management agent's name and federal identification number. In addition to the payment of management fees, the Association reimbursed management for wages, payroll taxes, workers' compensation and health insurance for employees that performed work for the Association.

NOTE 11 - SUBSEQUENT EVENTS:

In preparing these financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through December 12, 2019, the date the financial statements were available to be issued.

Subsequent to year-end, the Association incurred \$25,325 for the resurfacing of recreation courts, funded from replacement reserves.

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR  
REPAIRS AND REPLACEMENTS  
FEBRUARY 28, 2019  
(UNAUDITED)

The Association had a replacement reserve study conducted by Becht Engineering during 2019 to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. The estimated replacement costs presented below do not take into account the effects of inflation between the date of the study and the date the components will require repair or replacement; however, the Association's replacement reserve study does take inflation into consideration when evaluating future expenditures and recommended contributions to reserves.

The following has been extracted from the Association's replacement reserve study and presents significant information about the components of common property.

| <u>Component</u> | <u>2019<br/>Estimated<br/>Remaining<br/>Useful Life<br/>(Years)</u> | <u>2019<br/>Estimated<br/>Replacement<br/>Cost</u> |
|------------------|---|--|
| Architectural    | 1-16  | \$ 50,858  |
| Electrical       | 11-16   | 32,500   |
| Mechanical       | 6   | 42,400   |
| Site             | 1-31  | 4,406,163  |
| Miscellaneous    | 1-11  | 347,575  |