



NOTICE OF APPROVED 2025 BUDGET FOR TANYARD SPRINGS HOA

December 6, 2024

Dear Tanyard Springs HOA Homeowners,

As all homeowners were previously notified, the Board of Directors held a virtual Board meeting on November 19, 2024 at which time they discussed and approved the 2025 Budget for Tanyard Springs HOA with no changes to the proposed Budget that was previously distributed to all homeowners. The final, approved budget is enclosed for your records.

The Board Members and Abaris Real Estate Management have worked diligently to develop the FY25 budget that begins January 1, 2025 and runs through December 31, 2025. The annual budget is a projected estimate used to balance income against expenditures and to help ensure fiscal responsibility. Per our Governing Documents, the Board of Directors is responsible for ensuring sufficient funds are available for administrative and maintenance costs of the Tanyard Springs HOA common property and amenities.

The Tanyard Springs Approved 2025 Budget includes no increase in assessments which will remain as follows:

- **Single Family Home – \$80.50 per home per month (base assessment)**
- **Townhomes – \$93.50 per home per month (\$80.50 base assessment + \$13.00 Townhome assessment)**
- **Stonehouse Run - \$29.00 per home per month**

Should you have questions, concerns or comments on the approved budget, please direct them to customercare@abarisrealty.com. On behalf of the Board, we thank you for your attention to this matter and wish you a very happy and healthy holiday season! We look forward to serving the community in the New Year!

Sincerely,

Shireen Ambush, PCAM, CPM
Community Manager

Tanyard Springs HOA

2025 Approved Budget

	2024	2025
Income		
Income		
410800 - HOMEOWNER ASSOC FEES	1,380,414.00	1,380,414.00
410810 - TOWN HOUSE - HOA	196,248.00	196,248.00
412400 - RENTAL FEES	25,956.00	25,956.00
413100 - RECREATION FEE	22,968.00	22,968.00
414000 - LATE/INTEREST FEES	17,600.00	20,000.00
414400 - LEGAL FEES	25,600.00	25,600.00
414420 - LEGAL- ADMIN COST	8,000.00	9,000.00
415530 - POSTAGE & PRINTING REIMBURSEMENT	9,000.00	9,000.00
Total Income	1,685,786.00	1,689,186.00
Other Income		
430200 - INTEREST REVENUE	51,000.00	62,700.00
431000 - POOL GUEST/USER	500.00	500.00
433100 - GARDEN PLOT INCOME	1,200.00	1,200.00
439100 - ACCESS CARDS	2,800.00	2,800.00
439200 - NSF COST	300.00	300.00
490200 - CARRYFORWARD EXCESS REV.	-	80,843.00
Total Other Income	55,800.00	148,343.00
Total Income	1,741,586.00	1,837,529.00
Expense		
Administrative		
500200 - MANAGEMENT FEE	244,010.00	247,616.00
500300 - LEGAL-OWNER BILLINGS	28,000.00	28,000.00
500320 - LEGAL - ADMIN COST	8,000.00	8,000.00
500400 - LEGAL	7,500.00	7,500.00
500510 - CORPORATE TRANSPARENCY ACT FEE	-	500.00
500600 - AUDIT/TAX RETURNS	7,750.00	8,150.00
500700 - CONSULTANT FEE	5,000.00	5,000.00
501000 - OFFICE SUPPLIES	100.00	250.00
501100 - OFFICE EQUIPMENT	5,000.00	500.00
501300 - POSTAGE	6,500.00	6,500.00
501400 - PRINTING	4,500.00	4,500.00
501900 - COMMUNITY INSPECTIONS	-	31,438.00
502800 - DUES,SUBSCRIPTIONS	500.00	500.00
503000 - ANNUAL MEETING	1,800.00	1,800.00
503800 - BANK CHARGES	100.00	100.00
504500 - SOCIAL COMMITTEE	20,000.00	20,000.00
504600 - SECRETARIAL SERVICE	3,000.00	3,000.00
504750 - GARDEN COMMITTEE	1,000.00	2,000.00
508300 - WEBSITE	3,000.00	1,000.00
509600 - BAD DEBT	10,000.00	10,000.00
Total Administrative	355,760.00	386,354.00
Utilities		
510100 - ELECTRIC-STREET LIGHTS	107,500.00	107,500.00
510310 - ELECTRICITY - CLOCK TOWER	400.00	400.00

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510900 - TELEPHONE	6,500.00	6,500.00
Total Utilities	114,400.00	114,400.00
Contracted Serv.		
520200 - TRASH	2,800.00	2,800.00
520400 - GROUNDS/LANDSCAPING	204,270.00	194,543.00
520600 - EXTERMINATING	300.00	300.00
521000 - HVAC	1,450.00	2,300.00
521800 - POOL	97,900.00	103,400.00
523200 - SNOW REMOVAL - TOWNHOMES	221,880.00	221,880.00
523220 - SNOW REMOVAL - HOA AREA	22,962.00	22,962.00
523240 - SNOW REMOVAL - CLUBHOUSE	13,158.00	13,158.00
524000 - FIRE SYSTEM MONITORING	350.00	1,650.00
Total Contracted Serv.	565,070.00	562,993.00
Maintenance & Repairs		
530600 - PLUMBING	2,000.00	2,000.00
531100 - TOT LOT REPAIR	9,000.00	10,500.00
532600 - GROUNDS/LANDSCAPING	5,000.00	8,000.00
532800 - TREE CARE	5,000.00	20,000.00
533100 - IRRIGATION	3,000.00	3,000.00
533120 - IRRIGATION SYSTEM-WATER	3,000.00	3,000.00
534200 - GENERAL REPAIRS	90,000.00	90,000.00
535400 - TENNIS COURTS	350.00	350.00
535420 - BASKETBALL COURTS	350.00	350.00
536200 - EQUIPMENT REPAIR	4,000.00	4,000.00
536630 - COMMUNITY CENTER CLEANING	27,000.00	27,000.00
536640 - COMMUNITY CENTER-ELE	15,000.00	18,500.00
536650 - COMMUNITY CENT-GAS	2,500.00	2,500.00
536660 - COMMUNITY CENTER-W/S	5,000.00	7,000.00
536680 - COMMUNITY CENT-ACCESS SYSTEM	3,500.00	3,500.00
537200 - MAINTENANCE/SUPPLIES	10,000.00	10,000.00
537500 - HVAC SUPPLIES	2,000.00	2,000.00
538500 - SIGNS	1,000.00	1,000.00
538700 - POOL EQUIPMENT,SUPPLIES	4,000.00	4,000.00
538720 - POOL REGISTRATION	2,000.00	2,000.00
Total Maintenance & Repairs	193,700.00	218,700.00
Personnel Services		
546800 - CONTRACT STAFFING	118,719.00	111,535.00
Total Personnel Services	118,719.00	111,535.00
Ins. Taxes, Licenses		
591000 - INSURANCE-MASTER POLICY	19,500.00	19,500.00
593000 - TAXES-CORP INC TAXES	10,000.00	18,810.00
594400 - CCOC STORM WATER REIMB	42,000.00	42,000.00
Total Ins. Taxes, Licenses	71,500.00	80,310.00
Reserves Allocations		
631100 - REPLACEMENT RESERVE	112,900.00	132,500.00

Tanyard Springs HOA

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	2024	2025
631200 - RESERVE-INTEREST EARNED	51,000.00	62,700.00
631400 - RESERVE-CONTINGENCY	21,537.00	21,537.00
637200 - RESERVES-TOWNHOMES	137,000.00	146,500.00
Total Reserves Allocations	322,437.00	363,237.00
Total Expense	1,741,586.00	1,837,529.00