



## NOTICE OF APPROVED 2026 BUDGET FOR TANYARD SPRINGS HOA

December 17, 2025

Dear Tanyard Springs HOA Homeowners,

As all homeowners were previously notified, the Board of Directors held a virtual Board meeting on December 15, 2025 at which time they discussed and approved the 2026 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 Tanyard Springs Approved 2026 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**

Thank you for your attention to this matter and we wish you a very happy and healthy holiday season!

Sincerely,

*Tanyard Springs HOA Board of Directors*

# Tanyard Springs HOA

## 2026 Approved Annual Budget

	2025	2026
<b>Income</b>		
<b>Income</b>		
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	20,000.00	20,000.00
414400 - LEGAL FEES	25,600.00	35,000.00
414420 - LEGAL- ADMIN COST	9,000.00	9,000.00
415530 - POSTAGE & PRINTING REIMBURSEMENT	9,000.00	7,000.00
<b>Total Income</b>	<b>1,689,186.00</b>	<b>1,696,586.00</b>
<b>Other Income</b>		
430200 - INTEREST REVENUE	62,700.00	84,000.00
431000 - POOL GUEST/USER	500.00	500.00
433100 - GARDEN PLOT INCOME	1,200.00	1,200.00
439100 - ACCESS CARDS	2,800.00	2,250.00
439200 - NSF COST	300.00	300.00
490200 - CARRYFORWARD EXCESS REV.	80,843.00	-
<b>Total Other Income</b>	<b>148,343.00</b>	<b>88,250.00</b>
<b>Total Income</b>	<b>1,837,529.00</b>	<b>1,784,836.00</b>
<b>Expense</b>		
<b>Administrative</b>		
500200 - MANAGEMENT FEE	247,616.00	87,000.00
500300 - LEGAL-OWNER BILLINGS	28,000.00	40,000.00
500320 - LEGAL - ADMIN COST	8,000.00	10,000.00
500400 - LEGAL	7,500.00	10,000.00
500510 - CORPORATE TRANSPARENCY ACT FEE	500.00	-
500600 - AUDIT/TAX RETURNS	8,150.00	8,500.00
500700 - CONSULTANT FEE	5,000.00	5,000.00
501000 - OFFICE SUPPLIES	250.00	500.00
501100 - OFFICE EQUIPMENT	500.00	500.00
501300 - POSTAGE	6,500.00	8,000.00
501400 - PRINTING	4,500.00	5,000.00
501900 - COMMUNITY INSPECTIONS	31,438.00	20,000.00
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	2,000.00	5,500.00
506400 - RESERVE STUDY	-	7,500.00
508300 - WEBSITE	1,000.00	1,000.00
509600 - BAD DEBT	10,000.00	20,000.00
<b>Total Administrative</b>	<b>386,354.00</b>	<b>253,900.00</b>

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	2025	2026
<b>Utilities</b>		
510100 - ELECTRIC-STREET LIGHTS	107,500.00	107,500.00
510310 - ELECTRICITY - CLOCK TOWER	400.00	400.00
510900 - TELEPHONE	6,500.00	6,800.00
<b>Total Utilities</b>	<b>114,400.00</b>	<b>114,700.00</b>
<b>Contracted Serv.</b>		
520200 - TRASH	2,800.00	3,000.00
520400 - GROUNDS/LANDSCAPING	194,543.00	197,461.00
520600 - EXTERMINATING	300.00	300.00
521000 - HVAC	2,300.00	2,300.00
521800 - POOL	103,400.00	113,900.00
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	1,650.00	400.00
<b>Total Contracted Serv.</b>	<b>562,993.00</b>	<b>575,361.00</b>
<b>Maintenance &amp; Repairs</b>		
530600 - PLUMBING	2,000.00	1,000.00
531100 - TOT LOT REPAIR	10,500.00	10,500.00
532600 - GROUNDS/LANDSCAPING	8,000.00	10,000.00
532800 - TREE CARE	20,000.00	20,000.00
533100 - IRRIGATION	3,000.00	3,000.00
533120 - IRRIGATION SYSTEM-WATER	3,000.00	5,309.00
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	6,000.00
536630 - COMMUNITY CENTER CLEANING	27,000.00	28,484.00
536640 - COMMUNITY CENTER-ELE	18,500.00	17,300.00
536650 - COMMUNITY CENT-GAS	2,500.00	3,000.00
536660 - COMMUNITY CENTER-W/S	7,000.00	7,000.00
536680 - COMMUNITY CENT-ACCESS SYSTEM	3,500.00	4,000.00
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	5,000.00
538710 - POOL FURNITURE	-	3,000.00
538720 - POOL REGISTRATION	2,000.00	3,000.00
<b>Total Maintenance &amp; Repairs</b>	<b>218,700.00</b>	<b>230,293.00</b>
<b>Personnel Services</b>		
546800 - CONTRACT STAFFING	111,535.00	121,545.00
<b>Total Personnel Services</b>	<b>111,535.00</b>	<b>121,545.00</b>

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	2025	2026
<b>Ins. Taxes, Licenses</b>		
591000 - INSURANCE-MASTER POLICY	19,500.00	20,000.00
593000 - TAXES-CORP INC TAXES	18,810.00	36,600.00
594400 - CCOC STORM WATER REIMB	42,000.00	43,500.00
<b>Total Ins. Taxes, Licenses</b>	<b>80,310.00</b>	<b>100,100.00</b>
<b>Reserves Allocations</b>		
631100 - REPLACEMENT RESERVE	132,500.00	136,500.00
631200 - RESERVE-INTEREST EARNED	62,700.00	84,000.00
631400 - RESERVE-CONTINGENCY	21,537.00	21,537.00
637200 - RESERVES-TOWNHOMES	146,500.00	146,900.00
<b>Total Reserves Allocations</b>	<b>363,237.00</b>	<b>388,937.00</b>
<b>Total Expense</b>	<b>1,837,529.00</b>	<b>1,784,836.00</b>