

# TANYARD SPRINGS HOA PROPOSED 2021 BUDGET

2017-18	2019	GL		2020	2020	2020	2021
AUDIT	AUDIT	ACCT	DESCRIPTION	ACTUAL	FORECAST	BUDGET	BUDGET
12 MOS	10 MOS			8 MOS	12 MOS	12 MOS	12 MOS
			<b>REVENUE:</b>				
			MEMBERS ASSESSMENTS:				
\$ 1,315,190	\$ 1,139,200	41080	HOMEOWNER ASSOC FEES	\$ 911,360	\$ 1,236,040	\$ 1,367,040	\$ 1,367,040
\$ 180,300	\$ 150,360	41081	TOWN HOUSE - HOA	\$ 120,288	\$ 180,432	\$ 180,432	\$ 180,432
\$ 7,476			OWNER ONE TIME ASSESS				
\$ 21,175	\$ 15,488	41240	CLUBHS RENTAL FEES	\$ 9,972	\$ 16,972	\$ 21,000	\$ 26,000
\$ 16,368	\$ 11,409	41310	RECREATION FEE STONEHOUSE RUN	\$ 12,217	\$ 17,466	\$ 15,745	\$ 21,194
\$ 26,200	\$ 21,525	41400	LATE/INTEREST FEES	\$ 18,052	\$ 26,052	\$ 24,000	\$ 24,000
\$ 11,029	\$ 15,992	41440	LEGAL FEES	\$ 13,447	\$ 19,047	\$ 16,800	\$ 17,500
	\$ 375	41442	LEGAL- ADMIN COST	\$ -500	\$ -500	\$ 0	\$ 0
			Reimbursable Repairs				\$ 0
\$ 1,577,738	\$ 1,354,349		TOTAL MEMBER ASSESSM	\$ 1,084,835	\$ 1,495,509	\$ 1,625,017	\$ 1,636,166
			OTHER REVENUE:				
\$ 16,052	\$ 24,741	43020	INTEREST REVENUE	\$ 20,777	\$ 28,377	\$ 22,800	\$ 28,000
\$ 618	\$ 619	43060	VENDING MACH. REV.	\$ 375	\$ 593	\$ 658	\$ 600
\$ 690	\$ 940	43100	POOL GUEST/USER	\$ 0	\$ 0	\$ 600	\$ 600
\$ 1,450	\$ 485	43140	FINES	\$ -50	\$ 200	\$ 1,550	\$ 1,550
\$ 930	\$ 910	43310	GARDEN PLOT INCOME	\$ 160	\$ 320	\$ 900	\$ 900
		43510	BAD DEBT RECOVERY	\$ 2,098	\$ 2,098	\$ 0	\$ 0
\$ 9,045	\$ 9,731	43900	MISCELLANEOUS REVENU	\$ 489	\$ 489	\$ 0	\$ 0
\$ 850	\$ 670	43910	ACCESS CARDS	\$ 630	\$ 870	\$ 720	\$ 720
		43920	NSF COST	\$ 350	\$ 400	\$ 0	\$ 500
\$ 29,635	\$ 38,096		TOTAL OTHER REVENUE	\$ 24,828	\$ 33,347	\$ 27,228	\$ 32,870
<b>\$ 1,607,373</b>	<b>\$ 1,392,445</b>		<b>TOTAL REVENUE</b>	<b>\$ 1,109,664</b>	<b>\$ 1,528,856</b>	<b>\$ 1,652,245</b>	<b>\$ 1,669,036</b>
			<b>EXPENSES:</b>				
			ADMINISTRATIVE EXPENSES:				
\$ 133,856	\$ 85,584	50020	MANAGEMENT FEE	\$ 64,080	\$ 135,280	\$ 85,440	\$ 174,160
\$ 37,923	\$ 52,375	50030	LEGAL-OWNER BILLINGS	\$ 34,537	\$ 47,457	\$ 38,760	\$ 50,000
\$ 475		50032	LEGAL - ADMIN COST	\$ 75	\$ 2,075	\$ 6,000	\$ 0
\$ 30,540	\$ 28,883	50040	LEGAL	\$ 15,273	\$ 23,633	\$ 25,080	\$ 25,000
\$ 5,125	\$ 6,100	50060	AUDIT/TAX RETURNS	\$ 5,803	\$ 9,000	\$ 5,725	\$ 6,150
\$ 3,958	\$ 2,726	50100	OFFICE SUPPLIES	\$ 1,500	\$ 2,664	\$ 3,500	\$ 1,000
\$ 701	\$ 2,310	50110	OFFICE EQUIPMENT	\$ 788	\$ 1,800	\$ 3,100	\$ 3,300
\$ 8,728	\$ 5,602	50130	POSTAGE	\$ 10,972	\$ 13,636	\$ 8,000	\$ 8,000
		50140	PRINTING	\$ 4,538	\$ 7,038	\$ 7,500	\$ 7,500
		50190	COMMUNITY INSPECTIONS				\$ 34,176
\$ 13,764	\$ 18,998	50240	EDP-BILLING	\$ 12,564	\$ 12,564	\$ 24,000	
\$ 310	\$ 536	50280	DUES,SUBSCRIPTIONS	\$ 0	\$ 100	\$ 310	\$ 1,600
\$ 300	\$ 1,549	50300	ANNUAL MEETING				\$ 4,000
\$ 99	\$ 125	50380	BANK CHARGES	\$ 100	\$ 150	\$ 0	\$ 500
\$ 6,957	\$ 5,635	50450	SOCIAL COMMITTEE	\$ 1,519	\$ 4,000	\$ 8,000	\$ 8,000
			GARDEN COMMITTEE				\$ 250
\$ 2,100	\$ 1,450	50460	SECRETARIAL SERVICE	\$ 1,000	\$ 1,600	\$ 1,800	\$ 1,500
	\$ 300	50640	ENGINEERING STUDY				\$ 4,000
\$ 500		50830	WEBSITE	\$ 1,713	\$ 1,741	\$ 76	\$ 8,000
\$ 1,331	\$ 1,380	50840	REIMBURSED EXPENSE	\$ 821	\$ 1,200	\$ 1,200	\$ 0
\$ 188	\$ 3,350	50842	REIMBURSE COMPLIANCE	\$ 0	\$ 900	\$ 2,700	\$ 0
\$ 52,808	\$ 21,887	50960	BAD DEBT	\$ 0	\$ 8,000	\$ 24,000	\$ 22,000
\$ 20,642	\$ 15,716	50980	MISCELLANEOUS	\$ 11,080	\$ 17,780	\$ 20,100	\$ 2,000
\$ 320,305	\$ 254,506		TOTAL ADMINISTRATIVE	\$ 166,365	\$ 290,618	\$ 265,291	\$ 361,136
			UTILITIES:				
\$ 103,099	\$ 85,240	51010	ELECTRICITY-STREET LIGHTS	\$ 66,624	\$ 101,024	\$ 103,200	\$ 102,500
\$ 325	\$ 236	51031	ELECTRICITY - CLOCK	\$ 166	\$ 299	\$ 397	\$ 400
		51080	WATER/SEWER	\$ 109	\$ 109	\$ 0	\$ 0
\$ 6,201	\$ 5,281	51090	TELEPHONE	\$ 3,144	\$ 5,152	\$ 6,024	\$ 6,200
\$ 109,625	\$ 90,757		TOTAL UTILITIES	\$ 70,043	\$ 106,584	\$ 109,621	\$ 109,100
			CONTRACTED SERVICES:				
\$ 1,052	\$ 1,186	52020	TRASH	\$ 2,603	\$ 3,281	\$ 2,030	\$ 2,000
\$ 175,250	\$ 136,875	52040	GROUNDS/LANDSCAPING	\$ 114,550	\$ 171,296	\$ 170,250	\$ 164,237
\$ 125	\$ 300	52060	EXTERMINATING	\$ 125	\$ 289	\$ 500	\$ 500
		52071	ARCHITECTUAL INSPECT	\$ 20	\$ 956	\$ 2,800	
		52100	HVAC MAINTENANCE CONTRACT				\$ 1,328
\$ 71,500	\$ 73,500	52180	POOL	\$ 49,500	\$ 76,918	\$ 82,250	\$ 82,000
\$ 81,412		52320	SNOW REMOVAL	\$ 0	\$ 10,000	\$ 88,000	\$ 88,000
\$ 64,563		52322	SNOW REMOVAL-HOA AREA	\$ 0	\$ 5,000	\$ 54,000	\$ 54,000
\$ 16,881		52324	SNOW REMOVAL-CLUBHOUSE	\$ 0	\$ 4,000	\$ 16,500	\$ 16,500
		52400	FIRE SYSTEM MONITORING	\$ 26	\$ 0	\$ 0	\$ 300
\$ 21,739		52970	PET WASTE	\$ 26	\$ 0	\$ 0	\$ 0
\$ 432,522	\$ 211,861		TOTAL CONTRACTED SER	\$ 166,851	\$ 271,740	\$ 416,330	\$ 408,865

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2017-18	2019	GL		2020	2020	2020	2021
AUDIT	AUDIT	ACCT	DESCRIPTION	ACTUAL	FORECAST	BUDGET	BUDGET
			MAINTENANCE REPAIRS:				
\$ 918	\$ 1,684	53060	PLUMBING	\$ 5,697	\$ 6,341	\$ 1,932	\$ 3,000
	\$ 11,736	53110	TOT LOT WOOD CHIPS/REPAIR	\$ 4,736	\$ 7,072	\$ 7,000	\$ 7,000
\$ 950	\$ 25,907	53260	GROUNDS/LANDSCAPING	\$ 5,302	\$ 10,238	\$ 14,800	\$ 30,000
\$ 7,183	\$ 13,375	53270	FLOWER ROTATION	\$ 0	\$ 3,336	\$ 10,000	\$ 10,000
\$ 1,170		53276	CHEMICAL/FERTILIZER	\$ 0	\$ 664	\$ 2,000	
\$ 4,152	\$ 4,842	53280	TREE CARE	\$ 15,425	\$ 17,425	\$ 6,000	\$ 30,000
\$ 17,182	\$ 11,233	53282	TREE REMOVAL	\$ 3,672	\$ 10,872	\$ 21,600	
\$ 3,372	\$ 8,072	53310	IRRIGATION	\$ 3,197	\$ 5,961	\$ 8,300	\$ 8,300
\$ 3,558	\$ 193	53312	IRRIGATION SYSTEM-WATER	\$ 500	\$ 1,836	\$ 4,000	\$ 4,000
\$ 20,999	\$ 64,744	53420	GENERAL REPAIRS	\$ 64,378	\$ 95,514	\$ 93,400	\$ 80,640
		53540	TENNIS COURTS	\$ 0	\$ 118	\$ 350	\$ 350
		53542	BASKETBALL COURTS	\$ 0	\$ 118	\$ 350	\$ 350
\$ 1,273	\$ 1,100	53620	GYM EQUIPMENT REPAIR & MAINT.	\$ 245	\$ 2,245	\$ 6,000	\$ 2,000
\$ 28,455	\$ 60,209	53622	SAFETY & SECURITY	\$ 12,126	\$ 26,490	\$ 43,100	
\$ 18,443	\$ 814	53662	COMMUNITY CENTER MAINTENANCE	\$ 159	\$ 957	\$ 2,390	\$ 0
\$ 20,182		53663	COMMUNITY CENTER CLEANING	\$ 950	\$ 1,286	\$ 1,000	\$ 22,500
\$ 18,290	\$ 10,889	53664	COMMUNITY CENTER-ELECTRICITY	\$ 2,806	\$ 8,470	\$ 17,000	\$ 22,000
\$ 2,237	\$ 1,170	53665	COMMUNITY CENT-GAS	\$ 1,198	\$ 2,054	\$ 2,560	\$ 2,560
\$ 8,307	\$ 15,610	53666	COMMUNITY CENTER-WATER/SEWER	\$ -568	\$ 1,768	\$ 7,000	\$ 7,000
\$ 6,341	\$ 2,373	53668	COMMUNITY CENT-ACCESS SYSTEM	\$ 0	\$ 47	\$ 151	\$ 200
		53702	MONUMENT EXPENSE	\$ 0	\$ 200	\$ 600	\$ 600
\$ 1,178	\$ 4,856	53720	MAINTENANCE/SUPPLIES	\$ 3,734	\$ 5,358	\$ 4,880	\$ 5,500
	\$ 0	53730	SUPPLIES - ELECTRICAL	\$ 0	\$ 336	\$ 1,000	
	\$ 1,025	53750	HVAC REPAIRS & SUPPLIES	\$ 1,027	\$ 1,427	\$ 1,200	\$ 1,200
\$ 1,656	\$ 326	53850	SIGNS	\$ 0	\$ 836	\$ 2,500	\$ 2,000
\$ 1,686	\$ 14,415	53870	POOL EQUIPMENT,SUPPL	\$ 3,433	\$ 3,433	\$ 8,000	\$ 8,000
		53871	POOL FURNITURE	\$ 0	\$ 1,000	\$ 3,000	\$ 0
\$ 140	\$ 607	53990	MISCELLANEOUS	\$ 257	\$ 350	\$ 0	\$ 0
\$ 167,672	\$ 255,180		TOTAL MAINTENANCE	\$ 128,274	\$ 215,752	\$ 270,113	\$ 247,200
			PERSONNEL SERVICES:				
		54030	PAYROLL:BLDG MANAGER	\$ 15,913	\$ 0	\$ 0	\$ 0
		54440	PAYROLL TAXES	\$ 1,336	\$ 0	\$ 0	\$ 0
		54630	EDP-PAYROLL SERVICES	\$ 3,450	\$ 0	\$ 0	\$ 0
\$ 160,833	\$ 131,861	54680	CONTRACT STAFFING	\$ 80,462	\$ 192,000	\$ 222,000	\$ 95,446
\$ 160,833	\$ 131,861		TOTAL PERSONNEL SERV	\$ 101,162	\$ 192,000	\$ 222,000	\$ 95,446
			INSURANCE, TAXES, LICENSES, OPER. CONTIN				
\$ 26,648	\$ 13,117	59100	INSURANCE-MASTER POL	\$ 11,351	\$ 17,403	\$ 18,164	\$ 18,500
\$ 2,288	\$ 6,294	59300	TAXES-CORP INC TAXES	\$ 10,700	\$ 12,000	\$ 10,000	\$ 9,000
\$ 15,464	\$ 15,073	59440	STORM WATER TAXES	\$ 9,306	\$ 12,000	\$ 23,000	\$ 9,184
\$ 44,400	\$ 34,484		TOTAL INSURANCE,TAX,	\$ 31,357	\$ 41,403	\$ 51,164	\$ 36,684
\$ 1,235,357	\$ 978,649		TOTAL OPERATING EXPE	\$ 664,051	\$ 1,118,097	\$ 1,334,519	\$ 1,258,431
			REPLACEMENT RESERVES				
\$ 116,491	\$ 102,084	63110	REPLACEMENT RESERVE	\$ 63,485	\$ 95,226	\$ 95,226	\$ 54,180
		63120	RESERVE-INTEREST EAR	\$ 20,777	\$ 26,000	\$ 0	\$ 21,309
\$ 103,453	\$ 90,834	63720	RESERVES-TOWNHOMES	\$ 146,666	\$ 220,000	\$ 220,000	\$ 268,250
		63930	RESERVES-COMMUNITY R	\$ 0	\$ 2,500	\$ 2,500	\$ 0
			Reserve- Contingency				\$ 66,866
\$ 219,944	\$ 192,918		TOTAL REPLACEMENT RESERVES	\$ 230,928	\$ 343,726	\$ 317,726	\$ 410,605
<b>\$ 1,455,301</b>	<b>\$ 1,171,567</b>		<b>TOTAL EXPENSES</b>	<b>\$ 894,979</b>	<b>\$ 1,461,823</b>	<b>\$ 1,652,245</b>	<b>\$ 1,669,036</b>
\$ 152,072	\$ 220,878		NET INCOME/LOSS	\$ 214,685	\$ 67,033	\$ 0	\$ 0