



## NOTICE OF APPROVED 2022 BUDGET FOR TANYARD SPRINGS HOA

December 3, 2021

Dear Tanyard Springs HOA Homeowners,

As all homeowners were previously notified, the Board of Directors held a virtual Board meeting on December 1, 2021 at which time they discussed and approved the proposed 2022 Budget for Tanyard Springs HOA after making adjustments to the Postage, Printing and Replacement Reserve line items. The final, approved budget is enclosed for your review. The Board Members and Abaris Realty have worked diligently to develop the FY22 budget that begins January 1, 2022 and runs through December 31, 2022. 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 Proposed 2022 Budget includes no increase in assessments with the exception of Stonehouse Run. The proposed assessments for 2022 are as follows:**

- **Single Family Home – \$80 per home per month (base assessment)**
- **Townhomes – \$92 per home per month (base assessment + \$12 Townhome assessment)**
- **Stonehouse Run - \$28.00 per home per month**

Should you have questions, concerns or comments on the approved budget, please direct them to me by email to [sambush@abarisrealty.com](mailto:sambush@abarisrealty.com). On behalf of the Board, we thank you for your attention to this matter and we hope you are all staying safe and well.

Sincerely,

Shireen Ambush, PCAM, CPM  
Property Manager

**NOTE: In an effort to reduce costs to the community and be more environmentally friendly, we have limited the budget numbers to two (2) pages. A copy of this document is available on the HOA's FrontSteps website.**



TANYARD SPRINGS HOA 2022 APPROVED BUDGET

2017-18	2019	2020	GL	DESCRIPTION	2021	2021	2022
AUDIT	AUDIT	UNAUDITED	ACCT		ACTUAL	BUDGET	BUDGET
12 MOS	10 MOS	12 MOS			8 MOS	12 MOS	12 MOS
				REVENUE:			
				MEMBERS ASSESSMENTS:			
\$ 1,315,190	\$ 1,139,200	\$ 1,366,800	41080	HOMEOWNER ASSOC FEES	\$ 911,360	\$ 1,367,040	\$ 1,367,040
180,300	150,360	180,432	41081	TOWN HOUSE - HOA	120,288	180,432	180,432
7,476				OWNER ONE TIME ASSESS			
21,175	15,488	12,455	41240	CLUBHS RENTAL FEES	7,900	26,000	18,450
16,368	11,409	21,047	41310	RECREATION FEE STONEHOUSE RUN	14,129	21,194	22,176
26,200	21,525	27,945	41400	LATE/INTEREST FEES	15,105	24,000	22,000
11,029	15,992	31,044	41440	LEGAL FEES	60,240	17,500	35,000
	375	1,255	41442	LEGAL- ADMIN COST	8,490	-	9,750
			41500	REIMBURSEABLE REPAIRS	981		
		75	41560	MISCELLANEOUS FEES	600	-	-
\$ 1,577,738	\$ 1,354,349	\$ 1,641,053		TOTAL MEMBER ASSESSM	\$ 1,139,093	\$ 1,636,166	\$ 1,654,848
				OTHER REVENUE:			
\$ 16,052	\$ 24,741	\$ 31,820	43020	INTEREST REVENUE	\$ 18,094	\$ 28,000	\$ 27,000
618	619	375	43060	VENDING MACH. REV.	123	600	600
690	940		43100	POOL GUEST/USER		600	200
1,450	485	(50)	43140	FINES	16,695	1,550	1,550
930	910	160	43310	GARDEN PLOT INCOME	800	900	900
		2,000	43510	BAD DEBT RECOVERY	1,458	-	-
9,045	9,731	489	43900	MISCELLANEOUS REVENUE	374	-	-
850	670	556	43910	ACCESS CARDS	1,870	720	1,500
		550	43920	NSF COST	150	500	100
\$ 29,635	\$ 38,096	\$ 35,900		TOTAL OTHER REVENUE	\$ 39,564	\$ 32,870	\$ 31,850
\$ 1,607,373	\$ 1,392,445	\$ 1,676,953		TOTAL REVENUE	\$ 1,178,657	\$ 1,669,036	\$ 1,686,698
				EXPENSES:			
				ADMINISTRATIVE EXPENSES:			
\$ 133,856	\$ 85,584	\$ 106,800	50020	MANAGEMENT FEE	\$ 100,772	\$ 174,160	\$ 225,656
37,923	52,375	45,932	50030	LEGAL-OWNER BILLINGS	71,083	50,000	50,000
475		6,740	50032	LEGAL - ADMIN COST	8,360	-	13,000
30,540	28,883	45,288	50040	LEGAL	69,309	25,000	85,000
5,125	6,100	10,081	50060	AUDIT/TAX RETURNS	6,679	6,150	6,150
			50070	CONSULTANT FEE	1,140		5,000
3,958	2,726	1,406	50100	OFFICE SUPPLIES		1,000	500
701	2,310	2,949	50110	OFFICE EQUIPMENT	3,495	3,300	5,500
8,728	5,602	11,371	50130	POSTAGE	10,865	8,000	8,000
		4,332	50140	PRINTING	8,559	7,500	4,000
		34,176	50190	COMMUNITY INSPECTIONS		34,176	-
13,764	18,998	12,564	50240	EDP-BILLING			
310	536		50280	DUES,SUBSCRIPTIONS	607	1,600	1,000
300	1,549	1,298	50300	ANNUAL MEETING	1,809	4,000	2,000
99	125	350	50380	BANK CHARGES	35	500	100
6,957	5,635	2,069	50450	SOCIAL COMMITTEE	1,050	8,000	8,000
2,100	1,450	2,000	50460	SECRETARIAL SERVICE	1,000	1,500	1,500
			50475	GARDEN COMMITTEE	1,084	1,200	1,200
	300	300	50640	RESERVE STUDY	6,750	8,000	4,000
500		3,831	50830	WEBSITE	2,797	8,000	4,000
1,331	1,380	821	50840	REIMBURSED EXPENSE		-	-
188	3,350	75	50842	REIMBURSE COMPLIANCE		-	-
52,808	21,887		50960	BAD DEBT	4,755	22,000	10,000
20,642	15,716	10,018	50980	MISCELLANEOUS	1,538	2,000	5,000
\$ 320,305	\$ 254,506	\$ 302,401		TOTAL ADMINISTRATIVE EXPENSES	\$ 301,687	\$ 366,086	\$ 439,606
				UTILITIES:			
\$ 103,099	\$ 85,240	\$ 84,982	51010	ELECTRICITY-STREET LIGHTS	\$ 67,893	\$ 102,500	\$ 102,500
325	236	238	51031	ELECTRICITY - CLOCK	193	400	350
6,201	5,281	5,079	51090	TELEPHONE	3,901	6,200	6,500
\$ 109,625	\$ 90,757	\$ 90,299		TOTAL UTILITIES	\$ 71,987	\$ 109,100	\$ 109,350
				CONTRACTED SERVICES:			
\$ 1,052	\$ 1,186	\$ 3,338	52020	TRASH	\$ 1,207	\$ 2,000	\$ 1,700
175,250	136,875	176,300	52040	GROUNDS/LANDSCAPING	109,498	164,237	194,543
125	300	250	52060	EXTERMINATING	185	500	500
		20	52071	ARCHITECTUAL INSPECT			
			52100	HVAC MAINTENANCE CONTRACT	664	1,328	1,382
71,500	73,500	21,625	52180	POOL	77,990	77,990	80,000
81,412		19,144	52320	SNOW REMOVAL	349,916	88,000	211,130
64,563			52322	SNOW REMOVAL-HOA AREA		54,000	21,850
16,881			52324	SNOW REMOVAL-CLUBHOUSE		16,500	12,520
		159	52400	FIRE SYSTEM MONITORING	238	300	300
21,739			52970	PET WASTE		-	-
\$ 432,522	\$ 211,861	\$ 220,836		TOTAL CONTRACTED SERVICES	\$ 539,698	\$ 404,855	\$ 523,925

TANYARD SPRINGS HOA 2022 APPROVED BUDGET

				<b>MAINTENANCE REPAIRS:</b>			
\$ 918	\$ 1,684	\$ 5,697	53060	PLUMBING	\$ 1,642	\$ 3,000	\$ 3,000
	11,736		53110	TOT LOT WOOD CHIPS/REPAIR	7,857	7,000	7,000
950	25,907	18,301	53260	GROUPS/LANDSCAPING	1,713	30,000	4,000
7,183	13,375	5,000	53270	FLOWER ROTATION			
1,170			53276	CHEMICAL/FERTILIZER			
4,152	4,842	20,375	53280	TREE CARE	4,380	30,000	15,000
17,182	11,233	3,672	53282	TREE REMOVAL			
3,372	8,072	3,267	53310	IRRIGATION	590	8,300	5,000
3,558	193	208	53312	IRRIGATION SYSTEM-WATER	856	4,000	3,500
20,999	64,744	80,052	53420	GENERAL REPAIRS	47,718	80,640	85,000
			53540	TENNIS COURTS	654	350	350
			53542	BASKETBALL COURTS		350	350
1,273	1,100	438	53620	GYM EQUIPMENT REPAIR & MAINT.	1,514	2,000	2,500
28,455	60,209	12,100	53622	SAFETY & SECURITY			
18,443	814	159	53662	COMMUNITY CENTER MAINTENANCE		-	-
20,182		6,074	53663	COMMUNITY CENTER CLEANING	20,223	22,500	32,950
18,290	10,889	5,915	53664	COMMUNITY CENTER-ELECTRICITY	9,133	22,000	15,000
2,237	1,170	1,598	53665	COMMUNITY CENT-GAS	1,356	2,560	2,500
8,307	15,610	1,168	53666	COMMUNITY CENTER-WATER/SEWER	1,071	7,000	5,000
6,341	2,373	1,947	53668	COMMUNITY CENT-ACCESS SYSTEM	1,738	200	3,000
			53702	MONUMENT EXPENSE		600	600
1,178	4,856	2,735	53720	MAINTENANCE/SUPPLIES	3,566	5,500	5,500
	1,025	1,749	53750	HVAC REPAIRS & SUPPLIES	360	1,200	1,200
1,656	326		53850	SIGNS	173	2,000	1,000
1,686	14,415	4,935	53870	POOL EQUIPMENT,SUPPL	11,197	8,000	8,000
			53871	POOL FURNITURE	-	-	-
			53872	POOL REGISTRATION ADMIN			2,000
140	607	257	53990	MISCELLANEOUS		-	-
\$ 167,672	\$ 255,180	\$ 175,647		<b>TOTAL MAINTENANCE REPAIRS</b>	\$ 115,741	\$ 237,200	\$ 202,450
				<b>PERSONNEL SERVICES:</b>			
\$ -	\$ -	\$ 24,329	54030	PAYROLL:BLDG MANAGER		\$ -	\$ -
		1,980	54440	PAYROLL TAXES		-	-
		418	54490	401-K EMPLOYER CONTRIBUTION			
		15	54500	HEALTH INSURANCE			
		(1,310)	54630	EDP-PAYROLL SERVICES		-	-
160,833	131,861	99,079	54680	CONTRACT STAFFING	66,331	100,260	105,273
\$ 160,833	\$ 131,861	\$ 124,511		<b>TOTAL PERSONNEL SERVICES</b>	\$ 66,331	\$ 100,260	\$ 105,273
				<b>INSURANCE, TAXES, LICENSES</b>			
\$ 26,648	\$ 13,117	\$ 17,509	59100	INSURANCE-MASTER POL	\$ 9,422	\$ 18,500	\$ 18,500
		475	59200	INSURANCE: WORKERS COMP			
2,288	6,294	11,147	59300	TAXES-CORP INC TAXES	5,200	9,000	11,000
15,464	15,073	27,785	59440	STORM WATER TAXES		18,500	38,000
\$ 44,400	\$ 34,484	\$ 56,916		<b>TOTAL INSURANCE,TAX, LICENSES</b>	\$ 14,622	\$ 46,000	\$ 67,500
\$ 1,235,357	\$ 978,649	\$ 970,610		<b>TOTAL OPERATING EXPENSES</b>	\$ 1,110,066	\$ 1,263,501	\$ 1,448,104
				<b>REPLACEMENT RESERVES</b>			
\$ 116,491	\$ 102,084	\$ 95,226	63110	REPLACEMENT RESERVE	\$ 36,120	\$ 54,180	\$ 73,700
		31,820	63120	RESERVE-INTEREST EAR	18,094	21,309	16,328
			63140	RESERVE-CONTINGENCY	41,200	61,796	30,567
103,453	90,834	220,000	63720	RESERVES-TOWNHOMES	178,832	268,250	118,000
		2,500	63930	RESERVES-COMMUNITY R		-	-
\$ 219,944	\$ 192,918	\$ 349,546		<b>TOTAL REPLACEMENT RESERVES</b>	\$ 274,246	\$ 405,535	\$ 238,595
\$ 1,455,301	\$ 1,171,567	\$ 1,320,156		<b>TOTAL EXPENSES</b>	\$ 1,384,312	\$ 1,669,036	\$ 1,686,698
\$ 152,072	\$ 220,878	\$ 356,797		<b>NET INCOME/LOSS</b>	\$ (205,655)	\$ -	\$ (0)