



NOTICE OF APPROVED 2021 BUDGET FOR TANYARD SPRINGS HOA

December 14, 2020

Dear Tanyard Springs HOA Homeowners,

As all homeowners were previously notified, the Board of Directors held a virtual Board meeting on Tuesday, December 8, 2020 at which time they discussed and approved the proposed 2021 Budget for Tanyard Springs HOA after making adjustments to the Garden Committee, Engineering Study, Pool Contract and Contingency Reserves line items. The final, approved budget is enclosed for your review. The Board Members and Abaris Realty have worked diligently to develop the FY21 budget that begins January 1, 2021 and runs through December 31, 2021. 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 2021 Budget includes no increase in assessments. The assessments for 2021 will remain as follows:

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

Should you have questions, concerns or comments on the approved budget, please direct them to me by email to 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 APPROVED 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
			REVENUE:				
			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
\$ 1,607,373	\$ 1,392,445		TOTAL REVENUE	\$ 1,109,664	\$ 1,528,856	\$ 1,652,245	\$ 1,669,036
			EXPENSES:				
			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				\$ 1,200
\$ 2,100	\$ 1,450	50460	SECRETARIAL SERVICE	\$ 1,000	\$ 1,600	\$ 1,800	\$ 1,500
	\$ 300	50640	ENGINEERING STUDY				\$ 8,000
\$ 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	\$ 366,086
			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	ARCHITECTURAL INSPECT	\$ 20	\$ 956	\$ 2,800	
		52100	HVAC MAINTENANCE CONTRACT				\$ 1,328
\$ 71,500	\$ 73,500	52180	POOL	\$ 49,500	\$ 76,918	\$ 82,250	\$ 77,990
\$ 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	\$ 404,855
			MAINTENANCE REPAIRS:				

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2017-18	2019	GL		2020	2020	2020	2021
AUDIT	AUDIT	ACCT	DESCRIPTION	ACTUAL	FORECAST	BUDGET	BUDGET
\$ 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	
\$ 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	\$ 237,200
			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	\$ 100,260
\$ 160,833	\$ 131,861		TOTAL PERSONNEL SERV	\$ 101,162	\$ 192,000	\$ 222,000	\$ 100,260
			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	\$ 18,500
\$ 44,400	\$ 34,484		TOTAL INSURANCE,TAX,	\$ 31,357	\$ 41,403	\$ 51,164	\$ 46,000
\$ 1,235,357	\$ 978,649		TOTAL OPERATING EXPE	\$ 664,051	\$ 1,118,097	\$ 1,334,519	\$ 1,263,501
			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				\$ 61,796
\$ 219,944	\$ 192,918		TOTAL REPLACEMENT RESERVES	\$ 230,928	\$ 343,726	\$ 317,726	\$ 405,535
\$ 1,455,301	\$ 1,171,567		TOTAL EXPENSES	\$ 894,979	\$ 1,461,823	\$ 1,652,245	\$ 1,669,036
\$ 152,072	\$ 220,878		NET INCOME/LOSS	\$ 214,685	\$ 67,033	\$ 0	\$ 0