



Financial Report

May 12, 2026

2A Industrial Park Drive Waldorf, MD 20602

(240) 349-2117 www.blackstoneAM.com

Tanyard Spring Homeowners Association

Balance Sheet

05/12/2026

Assets

Accounts Receivable	278,889.92
First Citizens Bank - Checking	47,874.90
First Citizens Bank - Savings	1,971,958.23
XML Securities - Savings	960,416.37
First Citizens Bank - Checking - Main	97,651.71

Total Assets

3,356,791.13

Liabilities

Prepaid Accounts Receivable	42,011.70
Accounts Payable - Net Total	140,705.00

Total Liabilities

182,716.70

Net Worth

Current Operation Funds	3,119,790.95
Net Income	54,283.48

Total Net Worth

3,174,074.43

Total Net Worth and Liabilities

3,356,791.13

Tanyard Spring Homeowners Association

Revenues and Expenses Statement

From 01/01/2026 to 05/12/2026

Current Period

Revenues

Homeowner Association Fees	575,707.50
Interests received of bank account	1,407.60
Recreation Fee	7,656.00
Rental Fees	4,291.50
Violation Fines	(550.00)
Garden Plot Income	550.00
Access Cards	30.00
NSF Fees	175.00
Town House - HOA	81,731.00
Insurance Payments	8,576.08

Total Revenue	679,574.68
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Expenses

Legal - Owner Billings	5,949.75
Legal- Admin Cost	2,860.00
Social Committee	12,826.08
Website	3,558.50
Bad Debt	(216.50)
Office Supplies, Office Equipment, Postage, Printing	19,508.20
Telephone	2,407.02
Management Fee	29,000.00
Trash	1,817.57
Grounds/ Landscaping	77,820.77
Hvac	379.00
Pool	47,098.00
Snow Removal -Townhomes	318,330.00
Fire System Monitoring	568.87
General Repairs	1,863.00
Equipment Repair	1,100.70
Community Center Cleaning	6,010.96
Community Center Access System	25,599.19
Maintenance /Supplies	15,500.83
Pool Equipment/ Supplies	1,090.94
Contract Staffing	12,272.90
Insurance - Master Policy	14,055.50

Tanyard Spring Homeowners Association

Revenues and Expenses Statement

From 01/01/2026 to 05/12/2026

Current Period

Taxes- Corp INC Taxes	675.00
Electric - Street Lights	24,679.92
Booking Security Deposit Return	535.00

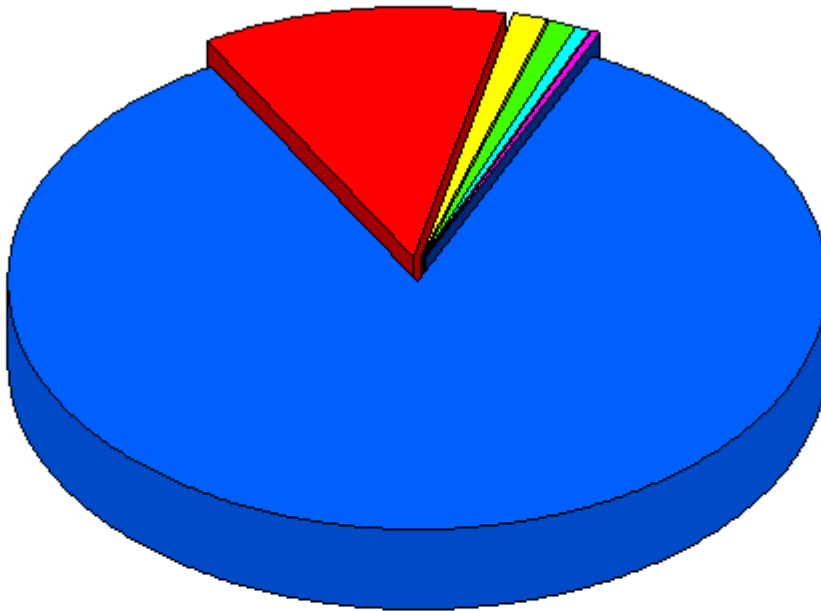
Total Expense	625,291.20
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Net Income	54,283.48
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Tanyard Spring Homeowners Association

Revenue Distribution

From 01/01/2026 to 05/12/2026

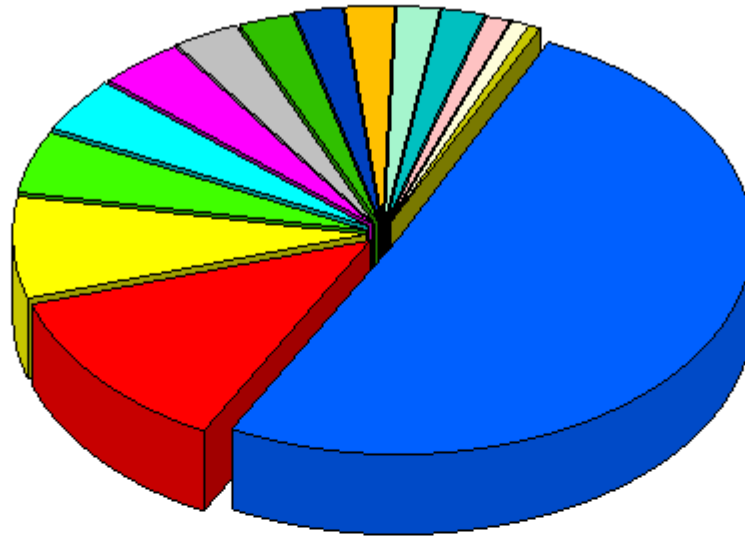


Homeowner Association Fees	84.6%
Town House - HOA	12.0%
Insurance Payments	1.3%
Recreation Fee	1.1%
Rental Fees	0.6%
Interests received of bank account	0.2%
Garden Plot Income	0.1%
NSF Fees	0.0%
Access Cards	0.0%
Violation Fines	(0.1)%
Total:	100.0%

Tanyard Spring Homeowners Association

Expense Distribution

From 01/01/2026 to 05/12/2026



■ Snow Removal -Townhomes	50.9%
■ Grounds/ Landscaping	12.4%
■ Pool	7.5%
■ Management Fee	4.6%
■ Community Center Access System	4.1%
■ Electric - Street Lights	3.9%
■ Office Supplies, Office Equipment, Postage, Printing	3.1%
■ Maintenance /Supplies	2.5%
■ Insurance - Master Policy	2.2%
■ Others	2.1%
■ Social Committee	2.1%
■ Contract Staffing	2.0%
■ Community Center Cleaning	1.0%
■ Legal - Owner Billings	1.0%
■ Website	0.6%
Total:	100.0%

Tanyard Spring Homeowners Association

Income and Expense Comparative Statement

From 01/01/2026 to 05/12/2026

	<u>May 2026</u>		<u>January to May</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
<u>Revenues</u>							
Homeowner Association Fees	115,034	115,034	575,708	575,172	(536)	1,380,414	1,576,662
Legal - Admin Cost		750		3,750	3,750	9,000	9,000
Postage & Printing Reimbursement		583		2,917	2,917	7,000	9,000
Interests received of bank account			1,408		(1,408)		
Legal Fees		2,917		14,583	14,583	35,000	25,600
Late/Interest Fees		1,667		8,333	8,333	20,000	20,000
Recreation Fee	1,914	1,914	7,656	9,570	1,914	22,968	22,968
Rental Fees	1,605	2,163	4,292	10,815	6,523	25,956	25,956
Violation Fines	(50)		(550)		550		
Interest Revenue		7,000		35,000	35,000	84,000	62,700
Pool Guest/User		42		208	208	500	500
Garden Plot Income	150	100	550	500	(50)	1,200	1,200
Access Cards		188	30	938	908	2,250	2,800
NSF Fees	35	25	175	125	(50)	300	300
Carryforwad Excess Rev							80,843
Town House - HOA	16,341	16,354	81,731	81,770	39	196,248	
Insurance Payments			8,576		(8,576)		
Total Revenues	135,029	148,737	679,576	743,681	64,105	1,784,836	1,837,529

Expenses

Legal - Owner Billings	3,333	5,950	16,667	10,717	40,000	28,000
Legal- Admin Cost	833	2,860	4,167	1,307	10,000	8,000
Legal	833		4,167	4,167	10,000	7,500
Corporate Transparency Act						500
Aduit/ Tax Returns	708		3,542	3,542	8,500	8,150
Consultant Fee	417		2,083	2,083	5,000	5,000
Community Inspections	1,667		8,333	8,333	20,000	31,438
Dues, Subscriptions	42		208	208	500	500
Annual Meeting	150		750	750	1,800	1,800
Bank Charges	8		42	42	100	100
Social Committee	1,667	12,826	8,333	(4,493)	20,000	20,000
Secretarial Service	250		1,250	1,250	3,000	3,000

	<u>May 2026</u>		<u>January to May</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Garden Committee		458		2,292	2,292	5,500	2,000
Website		83	3,558	417	(3,141)	1,000	1,000
Bad Debt		1,667	(216)	8,333	8,549	20,000	10,000
Office Supplies, Office Equipment, Postage, Printing	10,138	1,167	19,508	5,833	(13,675)	14,000	11,750
Telephone		567	2,407	2,833	426	6,800	6,500
Management Fee		7,250	29,000	36,250	7,250	87,000	247,616
Trash		250	1,818	1,250	(568)	3,000	2,800
Grounds/ Landscaping		16,455	77,821	82,275	4,454	197,461	194,543
Exterminating		25		125	125	300	300
Hvac		192	379	958	579	2,300	2,300
Pool	22,780	9,492	47,098	47,458	360	113,900	103,400
Snow Removal -Townhomes		18,490	318,330	92,450	(225,880)	221,880	221,880
Snow Removal - HOA Area		1,914		9,568	9,568	22,962	22,962
Snow Removal - Clubhouse		1,096		5,482	5,482	13,158	13,158
Fire System Monitoring		33	569	167	(402)	400	1,650
Plumbing		83		417	417	1,000	2,000
Tot Lot Repair		875		4,375	4,375	10,500	10,500
Grounds/Landscaping		833		4,167	4,167	10,000	8,000
Tree Care		1,667		8,333	8,333	20,000	20,000
Irrigation		250		1,250	1,250	3,000	3,000
Irrigation System- Water		442		2,212	2,212	5,309	3,000
General Repairs		7,500	1,863	37,500	35,637	90,000	90,000
Tennis Courts		29		146	146	350	350
Basketball Courts		29		146	146	350	350
Equipment Repair		500	1,101	2,500	1,399	6,000	4,000
Community Center Cleaning		2,374	6,011	11,868	5,857	28,484	27,000
Community Center Electric		1,442		7,208	7,208	17,300	18,500
Community Center Gas		250		1,250	1,250	3,000	2,500
Community Center W/S		583		2,917	2,917	7,000	7,000
Community Center Acess System		333	25,599	1,667	(23,932)	4,000	3,500
Maintenance /Supplies		833	15,501	4,167	(11,334)	10,000	10,000
Hvac Supplies		167		833	833	2,000	2,000
Signs		83		417	417	1,000	1,000
Pool Equipment/ Supplies		417	1,091	2,083	992	5,000	4,000
Pool Registration		250		1,250	1,250	3,000	2,000
Contract Staffing		10,129	12,273	50,644	38,371	121,545	111,535
Insurance - Master Policy		1,667	14,056	8,333	(5,723)	20,000	19,500
Taxes- Corp INC Taxes		3,050	675	15,250	14,575	36,600	18,810
CCOC Storm Water Reimb		3,625		18,125	18,125	43,500	42,000

	<u>May 2026</u>		<u>January to May</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Reserve- Interest Earned		7,000		35,000	35,000	84,000	62,700
Reserve- Contingency		1,795		8,974	8,974	21,537	21,537
Reserve- Townhomes		12,242		61,208	61,208	146,900	146,500
Electric - Street Lights		8,958	24,680	44,792	20,112	107,500	107,500
Electricity - Clock Tower		33		167	167	400	400
Replacement Reserve		11,375		56,875	56,875	136,500	132,500
Reserve Study		625		3,125	3,125	7,500	
Booking Security Deposit Return			535		(535)		
Total Expenses	32,918	148,486	625,293	742,432	117,139	1,781,836	1,837,529
Net Income	102,111	251	54,283	1,249	53,034	3,000	0