



Financial Report

June 9, 2026

2A Industrial Park Drive Waldorf, MD 20602

(240) 349-2117 www.blackstoneAM.com

Tanyard Spring Homeowners Association

Balance Sheet

06/09/2026

Assets

Accounts Receivable	283,044.03
First Citizens Bank - Checking	53,297.39
First Citizens Bank - Savings	1,973,834.15
XML Securities - Savings	960,416.37
First Citizens Bank - Checking - Main	119,878.83

Total Assets

3,390,470.77

Liabilities

Prepaid Accounts Receivable	40,658.33
Accounts Payable - Net Total	140,705.00

Total Liabilities

181,363.33

Net Worth

Current Operation Funds	3,119,790.95
Net Income	89,316.49

Total Net Worth

3,209,107.44

Total Net Worth and Liabilities

3,390,470.77

Tanyard Spring Homeowners Association

Revenues and Expenses Statement

From 01/01/2026 to 06/09/2026

Current Period

Revenues

300000.00 - Homeowner Association Fees	690,742.00
300400.00 - Interests received of bank account	3,283.52
300900.00 - Recreation Fee	9,570.00
301000.00 - Rental Fees	6,966.50
301001.00 - Violation Fines	(600.00)
301300.00 - Garden Plot Income	600.00
301400.00 - Access Cards	30.00
301500.00 - NSF Fees	350.00
301700.00 - Town House - HOA	98,072.00
301800.00 - Insurance Payments	8,576.08

Total Revenue	817,590.10
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Expenses

400100.00 - Legal - Owner Billings	10,849.75
400120.00 - Legal- Admin Cost	3,465.00
400340.00 - Social Committee	14,126.48
400400.00 - Website	3,558.50
400420.00 - Bad Debt	(216.50)
400440.00 - Office Supplies, Office Equipment, Postage, Printing	20,511.12
400460.00 - Telephone	3,643.10
400480.00 - Management Fee	36,250.00
400500.00 - Trash	2,212.74
400520.00 - Grounds/ Landscaping	119,572.22
401100.00 - Hvac	1,029.00
401200.00 - Pool	79,248.00
401300.00 - Snow Removal -Townhomes	318,330.00
401700.00 - Fire System Monitoring	568.87
402400.00 - General Repairs	3,732.62
402700.00 - Equipment Repair	1,100.70
402800.00 - Community Center Cleaning	7,281.62
403200.00 - Community Center Access System	28,975.04
403300.00 - Maintenance /Supplies	15,500.83
403600.00 - Pool Equipment/ Supplies	1,090.94
403800.00 - Contract Staffing	17,498.16
403900.00 - Insurance - Master Policy	14,055.50

Tanyard Spring Homeowners Association

Revenues and Expenses Statement

From 01/01/2026 to 06/09/2026

Current Period

404100.00 - Taxes- Corp INC Taxes	675.00
404600.00 - Electric - Street Lights	24,679.92
404901.00 - Booking Security Deposit Return	535.00

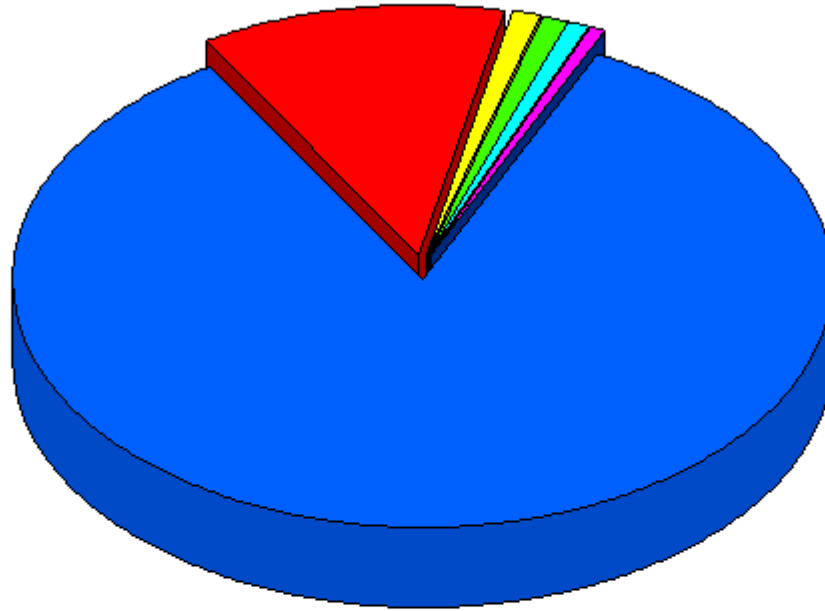
Total Expense	728,273.61
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Net Income	89,316.49
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Tanyard Spring Homeowners Association

Revenue Distribution

From 01/01/2026 to 06/09/2026

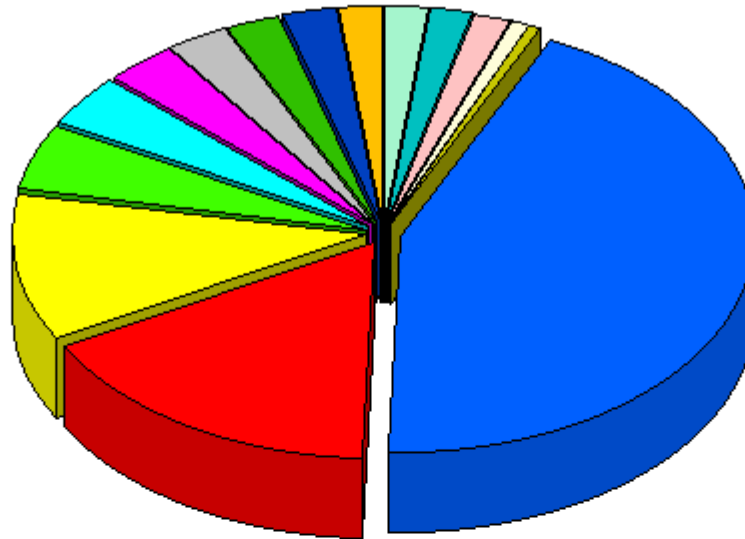


300000.00 - Homeowner Association Fees	84.4%
301700.00 - Town House - HOA	12.0%
300900.00 - Recreation Fee	1.2%
301800.00 - Insurance Payments	1.0%
301000.00 - Rental Fees	0.9%
300400.00 - Interests received of bank account	0.4%
301300.00 - Garden Plot Income	0.1%
301500.00 - NSF Fees	0.0%
301400.00 - Access Cards	0.0%
301001.00 - Violation Fines	(0.1)%
Total:	100.0%

Tanyard Spring Homeowners Association

Expense Distribution

From 01/01/2026 to 06/09/2026



401300.00 - Snow Removal -Townhomes	43.7%
400520.00 - Grounds/ Landscaping	16.4%
401200.00 - Pool	10.9%
400480.00 - Management Fee	5.0%
403200.00 - Community Center Acess System	4.0%
404600.00 - Electric - Street Lights	3.4%
400440.00 - Office Supplies, Office Equipment, Postage, Printing	2.8%
Others	2.4%
403800.00 - Contract Staffing	2.4%
403300.00 - Maintenance /Supplies	2.1%
400340.00 - Social Committee	1.9%
403900.00 - Insurance - Master Policy	1.9%
400100.00 - Legal - Owner Billings	1.5%
402800.00 - Community Center Cleaning	1.0%
402400.00 - General Repairs	0.5%
Total:	100.0%

Tanyard Spring Homeowners Association

Income and Expense Comparative Statement

From 01/01/2026 to 06/09/2026

	<u>June 2026</u>		<u>January to June</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>							
300000.00 - Homeowner Association Fees	115,034	115,034	690,742	690,207	(535)	1,380,414	1,576,662
300100.00 - Legal - Admin Cost		750		4,500	4,500	9,000	9,000
300200.00 - Postage & Printing Reimbursement		583		3,500	3,500	7,000	9,000
300400.00 - Interests received of bank account			3,284		(3,284)		
300700.00 - Legal Fees		2,917		17,500	17,500	35,000	25,600
300800.00 - Late/Interest Fees		1,667		10,000	10,000	20,000	20,000
300900.00 - Recreation Fee	1,914	1,914	9,570	11,484	1,914	22,968	22,968
301000.00 - Rental Fees	1,605	2,163	6,966	12,978	6,012	25,956	25,956
301001.00 - Violation Fines			(600)		600		
301100.00 - Interest Revenue		7,000		42,000	42,000	84,000	62,700
301200.00 - Pool Guest/User		42		250	250	500	500
301300.00 - Garden Plot Income		100	600	600		1,200	1,200
301400.00 - Access Cards		188	30	1,125	1,095	2,250	2,800
301500.00 - NSF Fees		25	350	150	(200)	300	300
301600.00 - Carryforwad Excess Rev							80,843
301700.00 - Town House - HOA	16,341	16,354	98,072	98,124	52	196,248	
301800.00 - Insurance Payments			8,576		(8,576)		
Total Revenues	134,894	148,737	817,590	892,418	74,828	1,784,836	1,837,529

Expenses

400100.00 - Legal - Owner Billings	4,900	3,333	10,850	20,000	9,150	40,000	28,000
400120.00 - Legal- Admin Cost	275	833	3,465	5,000	1,535	10,000	8,000
400140.00 - Legal		833		5,000	5,000	10,000	7,500
400180.00 - Corporate Transparency Act							500
400200.00 - Aduit/ Tax Returns		708		4,250	4,250	8,500	8,150
400220.00 - Consultant Fee		417		2,500	2,500	5,000	5,000
400240.00 - Community Inspections		1,667		10,000	10,000	20,000	31,438
400260.00 - Dues, Subscriptions		42		250	250	500	500
400280.00 - Annual Meeting		150		900	900	1,800	1,800
400320.00 - Bank Charges		8		50	50	100	100

	<u>June 2026</u>		<u>January to June</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>
400340.00 - Social Committee	1,300	1,667	14,126	10,000	(4,126)	20,000	20,000
400360.00 - Secretarial Service		250		1,500	1,500	3,000	3,000
400380.00 - Garden Committee		458		2,750	2,750	5,500	2,000
400400.00 - Website		83	3,558	500	(3,058)	1,000	1,000
400420.00 - Bad Debt		1,667	(216)	10,000	10,216	20,000	10,000
400440.00 - Office Supplies, Office Equipment, Postage, Printing		1,167	20,511	7,000	(13,511)	14,000	11,750
400460.00 - Telephone	618	567	3,643	3,400	(243)	6,800	6,500
400480.00 - Management Fee		7,250	36,250	43,500	7,250	87,000	247,616
400500.00 - Trash		250	2,213	1,500	(713)	3,000	2,800
400520.00 - Grounds/ Landscaping	17,905	16,455	119,572	98,730	(20,842)	197,461	194,543
401000.00 - Exterminating		25		150	150	300	300
401100.00 - Hvac	650	192	1,029	1,150	121	2,300	2,300
401200.00 - Pool	22,780	9,492	79,248	56,950	(22,298)	113,900	103,400
401300.00 - Snow Removal -Townhomes		18,490	318,330	110,940	(207,390)	221,880	221,880
401500.00 - Snow Removal - HOA Area		1,914		11,481	11,481	22,962	22,962
401600.00 - Snow Removal - Clubhouse		1,096		6,579	6,579	13,158	13,158
401700.00 - Fire System Monitoring		33	569	200	(369)	400	1,650
401800.00 - Plumbing		83		500	500	1,000	2,000
401900.00 - Tot Lot Repair		875		5,250	5,250	10,500	10,500
402000.00 - Grounds/Landscaping		833		5,000	5,000	10,000	8,000
402100.00 - Tree Care		1,667		10,000	10,000	20,000	20,000
402200.00 - Irrigation		250		1,500	1,500	3,000	3,000
402300.00 - Irrigation System- Water		442		2,655	2,655	5,309	3,000
402400.00 - General Repairs		7,500	3,733	45,000	41,267	90,000	90,000
402500.00 - Tennis Courts		29		175	175	350	350
402600.00 - Basketball Courts		29		175	175	350	350
402700.00 - Equipment Repair		500	1,101	3,000	1,899	6,000	4,000
402800.00 - Community Center Cleaning		2,374	7,282	14,242	6,960	28,484	27,000
402900.00 - Community Center Electric		1,442		8,650	8,650	17,300	18,500
403000.00 - Community Center Gas		250		1,500	1,500	3,000	2,500
403100.00 - Community Center W/S		583		3,500	3,500	7,000	7,000
403200.00 - Community Center Access System	3,357	333	28,975	2,000	(26,975)	4,000	3,500

	<u>June 2026</u>		<u>January to June</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>
403300.00 - Maintenance /Supplies		833	15,501	5,000	(10,501)	10,000	10,000
403400.00 - Hvac Supplies		167		1,000	1,000	2,000	2,000
403500.00 - Signs		83		500	500	1,000	1,000
403600.00 - Pool Equipment/ Supplies		417	1,091	2,500	1,409	5,000	4,000
403700.00 - Pool Registration		250		1,500	1,500	3,000	2,000
403800.00 - Contract Staffing		10,129	17,498	60,772	43,274	121,545	111,535
403900.00 - Insurance - Master Policy		1,667	14,056	10,000	(4,056)	20,000	19,500
404100.00 - Taxes- Corp INC Taxes		3,050	675	18,300	17,625	36,600	18,810
404200.00 - CCOC Storm Water Reimb		3,625		21,750	21,750	43,500	42,000
404300.00 - Reserve- Interest Earned		7,000		42,000	42,000	84,000	62,700
404400.00 - Reserve- Contingency		1,795		10,768	10,768	21,537	21,537
404500.00 - Reserve- Townhomes		12,242		73,450	73,450	146,900	146,500
404600.00 - Electric - Street Lights		8,958	24,680	53,750	29,070	107,500	107,500
404700.00 - Electricity - Clock Tower		33		200	200	400	400
404800.00 - Replacement Reserve		11,375		68,250	68,250	136,500	132,500
404900.00 - Reserve Study		625		3,750	3,750	7,500	
404901.00 - Booking Security Deposit Return			535		(535)		
Total Expenses	51,785	148,486	728,275	890,917	162,642	1,781,836	1,837,529
Net Income	83,109	251	89,315	1,501	87,814	3,000	0