

Tanyard Springs Actual Expenses - Abaris Format

Abaris GL Account No.	Abaris Account Description	CMC GL Account No.	CMC Account Description	Actual FY 2017 TOTAL	Actual FY 2018 TOTAL	Actual FY 2019 TOTAL	TOTAL (March thru December Only)	January 1 thru December 31, 2019	Projected 2020 TOTAL	% of Prior 12-Month Year	2020 Budget	2021 Budget	Comments
Revenue													
Member Assessments													
41080	Homeowner Assoc Fees	4001	Residential Assessments	\$1,028,353.00	\$1,213,116.00	\$1,315,191.00	\$1,139,200.00	\$1,358,496.00	\$1,367,040.00	100.6%	\$1,367,040	\$1,367,040	\$80 per Home per Month (1424 homes)
41081	Town House - HOA	4014	Townhome Assessments	\$151,872.00	\$169,044.00	\$180,300.00	\$150,360.00	\$180,432.00	\$180,432.00	100.0%	\$180,432	\$180,432	\$12 per Townhome per Month (1253 townhomes)
		4120	Owner One-Time Assessments	\$71,130.00	\$122,958.00	\$16,872.00	\$0.00	\$0.00	\$0.00	#DIV/0!			
41240	Clubhs Rental Fees	4400	Room Rental Fees	\$16,125.00	\$18,925.00	\$21,175.00	\$15,487.50	\$17,937.50	\$15,746.71	87.8%	\$21,000	\$26,000	
41310	Recreation Fee - Stonehouse Run	4275	Recreational Assessments - Stonehouse Run	\$14,858.00	\$25,217.00	\$16,368.00	\$11,408.80	\$14,136.80	\$22,813.56	161.4%	\$15,745	\$21,194	\$26.76 per Stonehouse Run home per month (66 homes)
41400	Late/Interest Fees	4710	Late Fees & Interest	\$17,012.00	\$23,467.00	\$26,200.00	\$21,525.00	\$26,025.00	\$27,174.56	104.4%	\$24,000	\$24,000	
41440	Legal Fees	4720	Legal Reimbursements	\$0.00	\$7,523.00	\$11,029.19	\$15,991.81	\$16,381.00	\$26,079.87	159.2%	\$16,800	\$17,500	
41442	Legal Admin Costs	4715	Attorney Turnover Fee	\$0.00	\$0.00	(\$150.00)	\$375.00	\$375.00	\$0.00	0.0%	\$0	\$0	
Total Member Assessments				\$1,299,350.00	\$1,580,250.00	\$1,586,985.19	\$1,354,348.11	\$1,613,783.30	\$1,639,286.70	101.6%	\$1,625,017	\$1,636,166	
Other Revenue													
43020	Interest Revenue	4900	Interest Income	\$2,172.00	\$6,719.00	\$20,908.35	\$24,740.67	\$33,580.02	\$28,806.34	85.8%	\$22,800	\$28,000	
43060	Vending Mach. Rev.	4830	Vending Machine Income	\$0.00	\$672.00	\$619.00	\$618.88	\$618.88	\$484.81	78.3%	\$658	\$600	
43100	Pool Guest/User	4250	Pool Guest Card Fees	\$2,560.00	\$2,170.00	\$690.00	\$940.00	\$940.00	\$0.00	0.0%	\$600	\$600	
43140	Fines	4805	Charges Assessed for Violations	\$0.00	\$10,500.00	\$1,450.00	\$485.00	\$760.00	\$208.00	27.4%	\$1,550	\$1,550	
43310	Garden Plot Income	4295	Garden Plot Income	\$0.00	\$800.00	\$930.00	\$910.00	\$910.00	\$160.00	17.6%	\$900	\$900	
43510	Bad Debt Recovery			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,999.97	#DIV/0!		\$0	
43900	Miscellaneous Revenue	4835	Miscellaneous Income	\$1,796.00	\$50.00	\$8,795.00	\$9,731.47	\$9,731.47	\$489.00	5.0%		\$0	
43910	Access Cards	4220	Gate & Access Fees	\$440.00	\$590.00	\$850.00	\$670.00	\$790.00	\$676.02	85.6%	\$720	\$720	
43920	NSF Cost			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$425.00	#DIV/0!		\$500	
		4245	Newsletter Advertising	\$100.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	#DIV/0!			
		4255	Pool Guard Rental	\$0.00	\$75.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!			
		4270	Clubhouse Damage Fees	\$0.00	\$50.00	\$150.00	\$0.00	\$0.00	\$0.00	#DIV/0!			
Total Other Revenue				\$7,068.00	\$21,626.00	\$34,492.35	\$38,096.02	\$47,330.37	\$33,249.14	70.2%	\$27,228	\$32,870	
Total Revenue				\$1,306,418.00	\$1,601,876.00	\$1,621,477.54	\$1,392,444.13	\$1,661,113.67	\$1,672,535.84	100.7%	\$1,652,245	\$1,669,036	
Expenses													
Administrative Expenses													
50020	Management Fee	7040	Management Fees	\$118,196.00	\$125,960.00	\$133,920.00	\$85,584.00	\$108,384.00	\$106,800.00	98.5%	\$85,440	\$174,160	
50030	Legal-Owner Billings	7025	Legal Services - Collections	\$17,552.00	\$26,685.00	\$36,192.25	\$42,152.02	\$50,573.27	\$41,666.31	82.4%	\$38,760	\$50,000	
50032	Legal - Admin Cost	5025	Collection Charges	\$17,865.00	\$8,825.00	\$325.00	\$125.00	\$200.00	\$5,060.00	2530.0%	\$6,000	\$0	
50040	Legal	7030	Legal Services - General Counsel	\$139,092.00	\$168,331.00	\$27,691.37	\$39,105.65	\$46,844.02	\$28,157.95	60.1%	\$25,080	\$25,000	
50060	Audit/Tax Returns	7000	Audit & Tax Services	\$4,185.00	\$4,200.00	\$4,975.00	\$6,100.00	\$10,365.00	\$10,803.00	104.2%	\$5,725	\$6,150	Estimated Transition Audit Nov
50100	Office Supplies	5090	Office Supplies	\$4,604.00	\$271.00	\$3,897.14	\$2,631.81	\$3,686.95	\$3,505.43	95.1%	\$3,500	\$1,000	
50110	Office Equipment	5085	Office Equipment Expenses	\$767.00	\$527.00	\$701.00	\$3,213.24	\$3,213.24	\$2,956.11	92.0%	\$3,100	\$3,300	Copier lease
50130	Postage	5215	Postage	\$6,396.00	\$8,551.00	\$8,703.43	\$5,502.14	\$8,171.57	\$10,054.58	123.0%	\$8,000	\$8,000	
50140	Printing	5210	Printing & Copying	\$13,293.00	\$9,865.00	\$7,706.22	\$4,535.41	\$7,443.63	\$7,494.65	100.7%	\$7,500	\$7,500	
50190	Community Inspections			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34,176.00	#DIV/0!		\$34,176	Abaris Inspections in Sep/Nov
50240	EDP-Billing	5030	Coupon Costs	\$19,166.00	\$9,439.00	\$13,764.00	\$18,998.00	\$20,248.00	\$12,564.00	62.1%	\$24,000	\$0	
50280	Dues, Subscriptions	5045	Dues & Subscriptions	\$425.00	\$25.00	\$310.00	\$536.40	\$536.40	\$0.00	0.0%	\$310	\$1,600	
50300	Annual Meeting	5080	Annual Meeting Expenses	\$275.00	\$300.00	\$300.00	\$1,548.88	\$1,548.88	\$0.00	0.0%		\$4,000	
50380	Bank Charges	5015	Bank Charges	\$590.00	\$789.00	(\$99.00)	\$0.00	\$0.00	\$350.00	#DIV/0!		\$500	
50450	Social Committee	5205	Social Committee	\$7,478.00	\$5,818.00	\$7,093.74	\$4,497.23	\$6,333.97	\$7,999.14	126.3%	\$8,000	\$8,000	
	Garden Committee			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!		\$250	
50460	Secretarial Service	5060	Minutes / Recording Secretary	\$1,800.00	\$1,800.00	\$2,100.00	\$1,450.00	\$2,100.00	\$1,625.00	77.4%	\$1,800	\$1,500	
50640	Engineering Study	5105	Reserve Studies/Consulting	\$3,273.00	\$2,600.00	(\$6,946.65)	\$300.00	(\$6,646.65)	\$0.00	0.0%		\$4,000	
50830	Website	5115	Web Site Maintenance	\$520.00	\$500.00	\$500.00	\$0.00	\$0.00	\$3,244.80	#DIV/0!	\$76	\$8,000	FrontSteps starting in July
50840	Reimbursed Expense	7015	Management Reimbursements	\$70.00	\$2,560.00	\$1,330.35	\$1,380.35	\$1,541.70	\$821.04	53.3%	\$1,200	\$0	
50842	Reimburse Compliance	8890	Reimbursable Compliance Remediation	\$0.00	\$0.00	\$0.00	\$550.00	\$550.00	\$75.00	13.6%	\$2,700	\$0	
50960	Bad Debt	5010	Bad Debt	\$37,894.00	\$25,691.00	\$37,318.19	\$34,353.19	\$71,671.38	\$24,000.00	33.5%	\$24,000	\$22,000	Past boards have written off bad debt near year end
		5225	Communication News Letter	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!			
50980	Miscellaneous	5195	Other Administrative Services	\$4,706.00	\$20,110.00	\$20,642.00	\$15,359.83	\$18,649.83	\$10,247.17	54.9%	\$20,100	\$2,000	
Total Administrative				\$398,147.00	\$422,847.00	\$300,424.04	\$267,923.15	\$355,415.19	\$311,600.18	87.7%	\$265,291	\$361,136	
Utilities													
51010	Electricity-Street Lights	6060	Electricity - Street Lights	\$92,863.00	\$101,995.00	\$103,098.64	\$85,239.69	\$102,397.33	\$96,059.43	93.8%	\$103,200	\$102,500	
51090	Electricity - Clock	6065	Electricity - Clock Tower	\$402.00	\$394.00	\$325.32	\$236.09	\$286.41	\$232.10	81.0%	\$397	\$400	
		6000	Electricity - Irrigation	\$141.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!			
51090	Telephone	6040	Bundled Telecom Services	\$6,406.00	\$6,457.00	\$5,993.74	\$5,109.60	\$6,134.34	\$4,977.11	81.1%	\$6,024	\$6,200	
		6050	Telephone Service	\$15.00	\$180.00	\$75.00	\$0.00	\$0.00	\$99.66	#DIV/0!			
Total Utilities				\$99,827.00	\$109,176.00	\$109,492.70	\$90,585.38	\$108,818.08	\$101,368.30	93.2%	\$109,621	\$109,100	

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Contracted Services													
52020	Trash	6035	Trash and Recycling Service	\$28,960.00	\$1,900.00	\$1,052.00	\$1,186.00	\$1,435.00	\$3,484.41	242.8%	\$2,030	\$2,000	
52040	Grounds/Landscaping	6100	Grounds & Landscaping - Contract	\$156,864.00	\$202,148.00	\$175,255.00	\$136,875.00	\$170,250.00	\$175,250.00	102.9%	\$170,250	\$164,237	Routine Mowing/Fertilization/Mulch by AMG Contract
52060	Exterminating	6434	Pest Control	\$0.00	\$0.00	\$125.00	\$300.00	\$425.00	\$500.00	117.6%	\$500	\$500	
52071	Architectural Inspect	5035	Architectural	\$14,264.00	\$9,209.00	\$188.00	\$2,800.00	\$2,800.00	\$20.00	0.7%	\$2,800	\$0	
52100	HVAC Maintenance Contract			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!		\$1,328	
52180	Pool	6438	Pool Management	\$61,500.00	\$65,500.00	\$71,500.00	\$73,500.00	\$75,500.00	\$21,625.00	28.6%	\$82,250	\$82,000	\$82,250 HCP Contract reduced to \$21,625 via Addendum #1
52320	Snow Removal	6432	Snow Removal - TH Common Area	\$0.00	\$27,585.00	\$81,412.25	\$0.00	\$81,412.25	\$88,000.00	108.1%	\$88,000	\$88,000	Unused funds go to Snow Reserves
52322	Snow Removal-HOA Area	6495	Snow Removal - HOA Common Area	\$0.00	\$39,326.00	\$64,563.25	\$0.00	\$49,962.25	\$54,000.00	108.1%	\$54,000	\$54,000	Unused funds go to Snow Reserves
52322	Snow Removal-Clubhouse	6442	Snow Removal - Clubhouse	\$2,552.00	\$7,208.00	\$16,880.75	\$0.00	\$15,258.75	\$16,500.00	108.1%	\$16,500	\$16,500	Unused funds go to Snow Reserves
52400	Fire System Monitoring	9930	Community Center Patrol / Alarm	\$1,595.00	\$2,509.00	\$6,185.98	\$2,373.25	\$2,426.23	\$317.88	13.1%	\$2,390	\$300	
52970	Pet Waste	6445	Pet Waste Services	\$936.00	\$18,801.00	\$20,954.24	(\$1,825.00)	\$4,115.24	\$0.00			\$0	
Total Contracted Services				\$266,671.00	\$374,186.00	\$438,116.47	\$215,209.25	\$403,584.72	\$359,697.29	89.1%	\$418,720	\$408,865	
Maintenance Repairs													
53060	Plumbing	6436	Plumbing Services	\$2,896.00	\$1,556.00	\$918.00	\$1,683.80	\$1,683.80	\$5,696.90	338.3%	\$1,932	\$3,000	
53110	Tot Lot Wood Chips/Repair	9928	Tot Lot Repair & Maintenance	\$519.00	\$480.00	\$0.00	\$7,000.00	\$7,000.00	\$0.00	0.0%	\$7,000	\$7,000	Mulch \$7,000 by AMG Contract
53260	Grounds/Landscaping	6110	Landscape Repair & Maintenance	\$8,195.00	\$6,193.00	\$950.00	\$25,907.00	\$25,907.00	\$15,210.00	58.7%	\$14,800	\$30,000	Aerate/Seed \$13,000 by AMG Contract
53270	Flower Rotation	6150	Seasonal Color / Plantings	\$11,968.00	\$9,037.00	\$7,183.00	\$13,375.00	\$13,375.00	\$9,141.56	68.3%	\$10,000	\$10,000	2 x \$5,000 by AMG Contract, watering extra
53276	Chemical/Fertilizer	6130	Chemical / Fertilizations Tree / Shrub	\$0.00	\$0.00	\$1,170.00	\$0.00	\$0.00	\$1,000.00	#DIV/0!	\$2,000	\$0	
53280	Tree Care	6160	Tree Maintenance	\$6,240.00	\$1,700.00	\$4,152.00	\$4,842.00	\$4,842.00	\$21,375.00	441.4%	\$6,000	\$30,000	
53282	Tree Removal	6165	Tree Removal	\$6,048.00	\$9,908.00	\$13,232.00	\$11,233.00	\$12,108.00	\$21,572.00	178.2%	\$21,600	\$0	
53310	Irrigation	6200	Irrigation Repair & Maintenance	\$7,196.00	\$10,607.00	\$3,372.00	\$7,022.00	\$7,022.00	\$4,717.00	67.2%	\$8,300	\$8,300	
53312	Irrigation System-Water	6299	Irrigation System Water	\$3,256.00	\$5,286.00	\$11,037.96	\$192.86	\$3,776.82	\$3,375.14	89.4%	\$4,000	\$4,000	
53420	General Repairs	6530	Common Areas Repair & Maintenance	\$0.00	\$0.00	\$0.00	\$64,004.37	\$64,004.37	\$87,352.34	136.5%	\$93,400	\$80,640	
53540	Tennis Courts	6765	Tennis Court Repair & Maintenance	\$0.00	\$693.00	\$0.00	\$0.00	\$0.00	\$350.00	#DIV/0!	\$350	\$350	
53542	Basketball Courts	6775	Basketball Courts Repair & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00	#DIV/0!	\$350	\$350	
53620	Gym Equipment Repair & Maint	6570	Fitness Equipment Repair & Maintenance	\$6,287.00	\$1,416.00	\$1,272.91	\$1,099.60	\$2,127.51	\$5,937.92	279.1%	\$6,000	\$2,000	
53622	Safety & Security	6440	Safety & Security	\$0.00	\$0.00	\$28,455.00	\$67,859.00	\$78,338.00	\$12,100.00	15.4%	\$43,100	\$0	Contract not renewed, expired March 31
53662	Community Center Maintenance	6525	Clubhouse Repair & Maintenance	\$18,713.00	\$12,032.00	\$17,561.74	(\$231.01)	\$2,619.73	\$232.14			\$0	
53663	Community Center Cleaning	6430	Community Center Janitorial Services	\$19,484.00	\$24,440.00	\$18,618.00	(\$1,565.00)	\$1,605.00	\$3,379.28			\$22,500	
		9916	Community Center Cleaning Supplies	\$583.00	\$1,898.00	\$454.00	\$0.00	\$0.00	\$1,000.00	#DIV/0!	\$1,000		
53664	Community Center Electricity	9918	Community Center Electric	\$17,190.00	\$20,618.00	\$18,289.42	\$10,888.58	\$11,867.00	\$5,171.34	43.6%	\$17,000	\$22,000	
53665	Community Cent-Gas	9926	Community Center Gas	\$1,174.00	\$1,764.00	\$2,237.30	\$1,169.59	\$2,155.89	\$1,630.69	75.6%	\$2,560	\$2,560	
53666	Community Center-Water/Sewer	9920	Community Center Water / Sewer	\$10,304.00	\$4,444.00	\$0.00	\$15,610.32	\$15,610.32	\$2,008.93	12.9%	\$7,000	\$7,000	Received refund for pool leak in 2020
53668	Community Cent-Access System	9914	Community Center Access System	\$119.00	\$518.00	\$151.00	\$0.00	\$0.00	\$1,973.40	#DIV/0!	\$151	\$200	
53702	Monument Expense	9910	Monuments Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$600	\$600	
53720	Maintenance/Supplies	6610	General Maintenance Supplies & Equipment	\$431.00	\$210.00	\$1,122.17	\$2,114.97	\$2,205.14	\$4,878.87	221.2%	\$4,880	\$5,500	
		6600	General Repair & Maintenance	\$9,616.00	\$8,683.00	\$20,193.05	(\$771.03)	\$4,267.02	\$132.52				
53730	Supplies - Electrical	6545	Electrical Supplies / Repair & Maintenance	\$1,893.00	\$679.00	\$0.00	\$0.00	\$0.00	\$1,000.00	#DIV/0!	\$1,000	\$0	
53750	HVAC Supplies	6625	HVAC Supplies/Repair & Maintenance	\$0.00	\$0.00	\$0.00	\$1,025.00	\$1,025.00	\$1,359.00	132.6%	\$1,200	\$1,200	
53850	Signs	6745	Signage Repair & Maintenance	\$695.00	\$2,097.00	\$1,801.15	\$326.45	\$790.60	\$2,500.00	316.2%	\$2,500	\$2,000	
53870	Pool Equipment Suppl	6700	Pool Supplies/Repair & Maintenance	\$684.00	\$684.00	\$1,328.00	\$13,316.70	\$13,316.70	\$4,251.00	31.9%	\$8,000	\$8,000	
		6710	Pool Supplies	\$967.00	\$2,923.00	\$103.00	\$1,098.00	\$1,098.00	\$0.00	0.0%			
53871	Pool Furniture	9864	Pool Furniture Repair & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$3,000	\$0	
53990	Miscellaneous	9908	Misc Expenses	\$211.00	\$942.00	\$140.00	\$570.33	\$570.33	\$25.00	4.4%		\$0	
Total Maintenance				\$134,669.00	\$128,808.00	\$153,741.70	\$247,771.53	\$277,315.23	\$217,720.03	78.5%	\$267,723	\$247,200	
Personnel Services													
54680	Contract Staffing	9940	Community Center Staff / Taxes / Benefits	\$139,071.00	\$133,143.00	\$155,007.16	\$131,860.60	\$159,352.76	\$134,096.49	84.2%	\$222,000	\$95,446	
Total Personnel Services				\$139,071.00	\$133,143.00	\$155,007.16	\$131,860.60	\$159,352.76	\$134,096.49	84.2%	\$222,000	\$95,446	
Insurance, Taxes, Licenses, Oper. Contin.													
59100	Insurance-Master Pol	5445	General Liability Insurance Premiums	\$16,676.00	\$18,694.00	\$34,369.16	\$13,117.06	\$16,697.22	\$17,107.87	102.5%	\$18,164	\$18,500	
59300	Taxes-Corp Inc Taxes	9000	Federal Income Tax	\$0.00	\$0.00	\$200.00	\$6,823.00	\$6,823.00	\$8,200.00	120.2%	\$8,000	\$9,000	
		9005	State Income Tax	\$0.00	\$0.00	\$547.00	\$2,189.00	\$2,189.00	\$2,500.00	114.2%	\$2,000		
59440	CCOC Storm Water Taxes	9010	Storm Water Property Tax	\$11,449.00	\$11,444.00	\$17,431.00	\$15,073.36	\$15,073.36	\$27,784.74	184.3%	\$23,000	\$9,184	David should explain the low budget, as the County disagrees
Total Insurance Tax				\$28,125.00	\$30,138.00	\$52,547.16	\$37,202.42	\$40,782.58	\$55,592.61	136.3%	\$51,164	\$36,684	

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Replacement Reserves Contribution													
		9100	Operating Reserves Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!			
63110	Replacement Reserve	9800	Repair & Replacement Expenses	\$68,707.00	\$84,193.00	\$116,491.00	\$102,084.00	\$121,499.00	\$95,229.00	78.4%	\$95,226	\$54,180	Should always match GL 4900 amount
63120	Reserve-Interest Ear	9802	Interest Contribution to R&R Reserves						\$28,806.34	#DIV/0!	\$0	\$21,309	
63720	Reserves-Townhomes	9836	TH Reserves Expense	\$87,756.00	\$93,756.00	\$103,453.00	\$90,834.00	\$108,076.00	\$219,998.00	203.6%	\$220,000	\$268,250	
63930	Reserves-Community R Reserve Contingency	9876	Community Center Furniture Repair & Replacement	\$0.00	\$200.00	\$0.00	\$36.98	\$36.98	\$2,080.00	5624.7%	\$2,500	\$0	
		9912	Operating Contingency Expenses	\$7,468.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!		\$66,866	
		9948	Snow Removal Reserve Expenses	\$14,181.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!			
			Total Reserves Contribution	\$178,112.00	\$178,149.00	\$219,944.00	\$192,954.98	\$229,611.98	\$346,113.34	150.7%	\$317,726	\$410,605	
			Total Operating Expense	\$1,244,622.00	\$1,376,447.00	\$1,429,273.23	\$1,183,507.31	\$1,574,880.54	\$1,526,188.24	96.9%	\$1,652,245	\$1,669,036	
			Total Association Net Income / (Loss)	\$61,796.00	\$225,429.00	\$192,204.31	\$208,936.82	\$86,233.13	\$146,347.60		\$0	\$0	