

SPYGLASS RIDGE HOA 2023 Budget	2022 I&E Year End Projected	2022 I&E Budget	2022 Actual vs Budget	Proposed 2023 Budget	Change from 2022 Budget	2023 Budget Notes: 2023 Annual Assessment \$800 per lot 224 lots
Operating Fund Income						
Interest - Landscape Escrow	22	30	73%	25	-5	
Interest - Operating Money Market	180	30	600%	25	-5	YE proj includes past due Assess. Interest of \$154.35
Interest - Checking	5	5	100%	5	0	
Transfer Fees	2,080	2,000	104%	2,000	0	
Security System Cards	505	300	168%	400	100	
Lot Enforcement Expense Reimbursement	41	200	21%	0	-200	
Community Center Rental Fees	1,500	1,500	100%	1,500	0	
Lot Owner Annual Assessments	138,551	144,704	96%	155,904	11,200	\$696 per lot to Operating Funds (\$646 in 2022)
Total Operating Fund Income	142,884	148,769	96%	159,859	11,090	
Operating Expenses						
Utilities						
Emergency Cell Phone	460	400	115%	490	90	
CATV / Internet / Phone	2,755	2,500	110%	2,760	260	
Electric - Community Center & Pool	2,400	2,700	89%	2,500	-200	
Electric - Detention Sump & Main	200	300	67%	240	-60	
Gas - Community Center & Pool	3,000	2,500	120%	3,600	1,100	
Water - Community Center & Pool	400	400	100%	400	0	
Community Center Sewer	300	300	100%	300	0	
Total Utilities	9,515	9,100	105%	10,290	1,190	
Insurance						
Liability, Property, Crime, Directors, Auto	4,896	4,000	122%	5,000	1,000	
Total Insurance	4,896	4,000	122%	5,000	1,000	
Community Manager & Staff						
Payroll - Community Manager	33,694	34,000	99%	41,184	7,184	
Payroll - Community Manager Bonus	1,000	1,000	0%	1,000	0	
Payroll - Part Time/Hourly Staff	2,782	6,000	46%	4,400	-1,600	
Mileage Reimbursement	60	300	20%	100	-200	
Payroll Taxes	4,100	4,000	103%	5,125	1,125	
Workers' Compensation	669	900	74%	900	0	
Total Community Manager & Staff	42,305	46,200	92%	52,709	6,509	
Community Events						
HOA Community Events	1,000	1,000	100%	1,000	0	
Community Security Services	0	300	0%	0	-300	
Total Community Events	1,000	1,300	77%	1,000	-300	
Community Center & Pool						
Supplies & Equipment	1,000	1,200	83%	1,200	0	
Fixtures/Furniture/Appliances	200	800	25%	600	-200	
Pool Maintenance	3,930	3,500	112%	4,400	900	
Pool Chemicals & Supplies	3,422	2,000	171%	2,400	400	
Garbage Service	270	275	98%	275	0	
Community Center & Window Cleaning	3,700	3,950	94%	3,950	0	
Comm Center Maintenance & Repairs	1,950	2,000	98%	2,000	0	
Total Community Center & Pool	14,472	13,725	105%	14,825	1,100	

SPYGLASS RIDGE HOA 2023 Proposed Budget	2022 I&E Year End Projected	2022 I&E Budget	2022 Actual vs Budget	2023 Budget	Change from 2022 Budget	2023 Budget Notes: 2023 Annual Assessment \$800 per lot
Common Area						
Community Sign Maintenance	0	400	0%	600	200	
Dog Park Maintenance	0	175	0%	200	25	
Snow Removal	350	350	100%	350	0	
Trail Maintenance	0	1,000	0%	1,716	716	
Landscape Contract	48,488	45,000	108%	46,760	1,760	
Irrigation Water	8,700	8,500	102%	9,000	500	
Irrigation Repairs	3,025	5,500	55%	5,000	-500	
Landscape Repairs & Maintenance	4,050	5,000	81%	5,000	0	
Total Common Area	64,613	65,925	98%	68,626	2,701	
Business Expenses						
Postage	0	300	0%	159	-141	
Office Supplies & Equipment	600	750	80%	750	0	
Copying/Printing	0	300	0%	200	-100	
Income Tax - State	200	100	200%	200	100	
Income Tax - Federal	1,250	800	156%	600	-200	
Professional Continuing Education	349	350	100%	350	0	
Reimbursable Lot Enforcement Expense	0	150	0%	0	-150	
Bank Service Fees/Checks	172	150	115%	50	-100	
Legal	0	1,500	0%	1,200	-300	
Financial Accounting & Tax Preparation	6,000	3,619	166%	3,000	-619	
Professional Licenses & Memberships	850	450	189%	900	450	
Total Business Expenses	9,421	8,469	111%	7,409	-1,060	
Total Operating Fund Expenses	146,222	148,719	98%	159,859	11,140	
RESTRICTED FUNDS						
Capital Improvement Income						
Annual Funding from Assessments	9,434	9,434	100%	0	-9,434	No contribution to Cap. Improvement Fund (2022 \$44)
ACC Architectural Fees	1,150	2,000	0%	1,650	-350	
Interest in Capital Improvement Fund	30	30	0%	30	0	
Penalties / Late Fees	1,225	1,000	123%	1,000	0	
Total Capital Improvement Income	11,809	12,434	95%	2,680	-9,754	
Planned Capital Fund Expenditures	0			0	0	
Reserves Fund						
Reserves Fund Income						
Lot Owner Annual Assessments	12,875	13,440	96%	23,296	9,856	\$104 per lot to Reserve Funds (2022 \$60)
Interest on Reserve Accounts	1,860	2,500	74%	1,800	-700	
Total Reserves Fund Income	14,735	15,940	92%	25,096	9,156	
Reserves Fund Expenditures						
Major Maintenance	0	0	0%	0	0	
Major Replacement & Repair	30,930	43,660	71%	0	-43,660	
Scheduled Total Reserves Expenditures	30,930	43,660	71%	0	-43,660	