

SPYGLASS RIDGE HOA <u>2026 Proposed Budget</u>	2025 I&E Year End Actual	2025 I&E Budget	2025 Actual vs Budget	Proposed 2026 Budget	Change from 2025 Budget	2026 Budget Notes: 2026 Annual Assessment \$968 per lot 224 lots
Operating Fund Income						
Lot Owner Annual Assessments	167,104	167,104	100%	182,560	15,456	\$815 per lot to Operating Funds (\$746 in 2025)
Total Operating Fund Income	171,523	170,999	100%	186,375	15,376	
Operating Expenses						
Utilities						
Total Utilities	5,445	10,960	50%	9,145	-1,815	
Insurance						
Total Insurance	6,930	6,619	105%	7,200	581	
Community Manager & Staff						
Total Community Manager & Staff	48,191	50,040	275%	52,100	2,060	
Community Events						
Total Community Events	1,000	1,000	100%	1,000	0	
Community Center & Pool						
Total Community Center & Pool	10,309	22,060	47%	27,220	5,160	
Common Area						
Community Sign Maintenance	165	300	55%	300	0	
Business Expenses						
Postage	1,500	2,000	75%	2,000	0	
Office Supplies & Equipment	650	750	87%	750	0	
Total Business Expenses	10,578	10,500	101%	11,270	770	
Total Operating Fund Expenses	151,312	170,999	88%	186,375	15,376	
Capital Improvement Income						
Annual Funding from Assessments	4,474	4,480	0%	0	-4,480	\$0 per lot to C/I Fund - (\$20 per lot in 2024)
ACC Architectural Fees	1,400	550	255%	550	0	
Penalties / Late Fees	1,800	750	240%	750	0	
Total Capital Improvement Income	7,674	5,960	129%	2,260	-3,700	
Planned Capital Fund Expenditures	0			0	0	
Reserves Fund						
Reserves Fund Income						
Lot Owner Annual Assessments	25,487	25,536	100%	34,272	8,736	\$153 per lot to Reserve Funds (2025: \$114)
Special Assessment Income	78,400	78,400	100%	0	-78,400	
Interest on Reserve Accounts	360	2,500	14%	2,500	0	
Total Reserves Fund Income	104,247	106,436	98%	36,772	-69,664	