

SPYGLASS RIDGE HOA 2026 Approved Budget	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
<b>Operating Fund Income</b>						
Interest - Landscape Escrow	50	100	50%	50	-50	
Interest - Operating Money Market	250	180	139%	200	20	
Operating CD	1,281	900	142%	1,000	100	
Interest - Checking	18	15	120%	15	0	
Transfer Fees	1,500	1,200	125%	1,200	0	
Security System Cards	120	300	40%	150	-150	
Community Center Rental Fees	1,200	1,200	100%	1,200	0	
Lot Owner Annual Assessments	167,104	167,104	100%	174,944	7,840	\$781 per lot to Operating Funds (\$746 in 2025)
<b>Total Operating Fund Income</b>	<b>171,523</b>	<b>170,999</b>	<b>100%</b>	<b>178,759</b>	<b>7,760</b>	
<b>Operating Expenses</b>						
<b>Utilities</b>						
Emergency Cell Phone	130	420	31%	0	-420	
CATV / Internet / Phone	2,100	3,400	62%	2,100	-1,300	
Electric - Community Center & Pool	1,800	3,000	60%	3,000	0	
Electric - Detention Sump & Main	225	300	75%	240	-60	
Gas - Community Center & Pool	500	3,000	17%	3,000	0	
Water - Community Center & Pool	360	480	75%	445	-35	
Community Center Sewer	330	360	92%	360	0	
<b>Total Utilities</b>	<b>5,445</b>	<b>10,960</b>	<b>50%</b>	<b>9,145</b>	<b>-1,815</b>	
<b>Insurance</b>						
Liability, Property, Crime, Directors, Auto	6,930	6,619	105%	7,200	581	
<b>Total Insurance</b>	<b>6,930</b>	<b>6,619</b>	<b>105%</b>	<b>7,200</b>	<b>581</b>	
<b>Community Manager &amp; Staff</b>						
Payroll - Community Manager	42,300	43,040	98%	44,200	1,160	33 hours per week @ \$25.75 per hour (+3%)
Payroll - Community Manager Bonus	0	1,000	0%	1,000	0	
Payroll - Part Time/Hourly Staff	0	0		0	0	
Payroll Taxes	3,400	3,600	94%	3,600	0	
Workers' Compensation	738	900	82%	900	0	
Health Care Reimbursement	1,753	1,500	0%	2,400	900	
<b>Total Community Manager &amp; Staff</b>	<b>48,191</b>	<b>50,040</b>	<b>275%</b>	<b>52,100</b>	<b>2,060</b>	
<b>Community Events</b>						
HOA Community Events	1,000	1,000	100%	0	-1,000	
Community Security Services	0	0	0%	0	0	
<b>Total Community Events</b>	<b>1,000</b>	<b>1,000</b>	<b>100%</b>	<b>0</b>	<b>-1,000</b>	
<b>Community Center &amp; Pool</b>						
Supplies & Equipment	1,200	1,500	80%	1,500	0	
Fixtures/Furniture/Appliances	0	600	0%	600	0	
Pool Maintenance	1,440	10,000	14%	10,000	0	
Pool Chemicals & Supplies	669	2,400	28%	2,400	0	
Garbage Service	400	360	111%	420	60	
Community Center & Window Cleaning	4,500	4,800	94%	4,800	0	
Comm Center Maintenance & Repairs	2,100	2,400	88%	4,149	1,749	Volunteers for projects are anticipated to be less.
<b>Total Community Center &amp; Pool</b>	<b>10,309</b>	<b>22,060</b>	<b>47%</b>	<b>23,869</b>	<b>1,809</b>	

SPYGLASS RIDGE HOA 2026 APPROVED Budget	2025 I&E Year End Projected	2025 I&E Budget	2025 Actual vs Budget	2026 Budget	Change from 2025 Budget	2026 Budget Notes:
						2026 Annual Assessment \$968 per lot
<b>Common Area</b>						
Community Sign Maintenance	165	300	55%	300	0	
Dog Park Maintenance	0	0	0%	0	0	
Snow Removal	450	900	50%	900	0	
Trail Maintenance	0	600	0%	600	0	
Landscape Contract	49,420	49,800	99%	50,800	1,000	Anticipate an increase of 2%.
Irrigation Water	9,000	10,000	90%	10,000	0	
Irrigation Repairs	6,744	5,000	135%	6,000	1,000	
Landscape Repairs & Maintenance	2,400	2,620	92%	2,620	0	
Pet Station Maintenance	680	600	0%	720	120	
<b>Total Common Area</b>	<b>68,859</b>	<b>69,820</b>	<b>99%</b>	<b>71,940</b>	<b>2,120</b>	
<b>Business Expenses</b>						
Postage	1,500	2,000	75%	2,000	0	
Office Supplies & Equipment	650	750	87%	750	0	
Copying/Printing	400	150	267%	420	270	
Income Tax - State	32	300	11%	300	0	
Income Tax - Federal	2,326	800	291%	800	0	
Professional Continuing Education	375	350	107%	350	0	
Bank Service Fees/Checks	285	50	570%	50	0	
Legal	365	1,800	20%	3,300	1,500	\$1000 from HOA events / \$500 from WD contract
Financial Accounting & Tax Preparation	3,045	3,000	102%	3,000	0	
Professional Licenses & Memberships	1,600	1,300	123%	1,800	500	
<b>Total Business Expenses</b>	<b>10,578</b>	<b>10,500</b>	<b>101%</b>	<b>12,770</b>	<b>2,270</b>	
<b>Total Operating Fund Expenses</b>	<b>151,312</b>	<b>170,999</b>	<b>88%</b>	<b>177,024</b>	<b>6,025</b>	
<b>RESTRICTED FUNDS</b>						
<b>Capital Improvement Income</b>						
Annual Funding from Assessments	4,474	4,480	0%	0	-4,480	\$0 per lot to C/I Fund - (\$20 per lot in 2025)
ACC Architectural Fees	1,400	550	255%	550	0	
Interest in Capital Improvement Fund	50	180	28%	60	-120	
Interest on CI Certificate of Deposit	970	0		900	900	
Penalties / Late Fees	1,800	750	240%	750	0	
<b>Total Capital Improvement Income</b>	<b>7,674</b>	<b>5,960</b>	<b>129%</b>	<b>2,260</b>	<b>-3,700</b>	
<b>Planned Capital Fund Expenditures</b>	<b>0</b>			<b>0</b>	<b>0</b>	
<b>Reserves Fund</b>						
<b>Reserves Fund Income</b>						
Lot Owner Annual Assessments	25,487	25,536	100%	41,888	16,352	\$187 per lot to Reserve Funds (2025: \$114) 6% increase to reserves (\$53) + \$20 from CIF
Special Assessment Income	78,400	78,400	100%	0	-78,400	
Interest on Reserve Accounts	360	2,500	14%	2,500	0	
<b>Total Reserves Fund Income</b>	<b>104,247</b>	<b>106,436</b>	<b>98%</b>	<b>44,388</b>	<b>-62,048</b>	