

SPYGLASS RIDGE HOA Income & Expense Statement: March 2026		This Month	YTD Actual	Annual Budget	YTD as % of Budget	Comments
Operating Fund Income:						
	Interest-Construction Deposit Escrow	5	14	50	28%	
	Interest-Operating MMF	69	151	200	75%	
	Operating CD	0	0	1,000	0%	
	Interest-Checking	2	9	15	0%	
	Transfer Fees	100	700	1,200	58%	
	Security System Cards	45	75	150	50%	
	Community Center Rental Fees	325	400	1,200	33%	
	Lot Owner Annual Assessments	22,312	171,814	174,944	98%	
	Total Operating Fund Income	22,858	173,163	178,759	97%	
Operating Fund Expenses:						
Utilities		This Month	YTD Actual	Annual Budget	YTD as % of Budget	
	Emergency Cell Phone	0	0	0	0.0%	
	CATV / Internet / Phone	204	548	2,100	26%	
	Electric-CC and Pool	89	282	3,000	9%	
	Electric-Detention Sump & Main	29	92	240	38%	
	Gas-CC and Pool	113	381	3,000	13%	
	Water	28	83	445	19%	
	Sewer	31	91	360	25%	
	Total Utilities	493	1,476	9,145	16%	
Insurance		This Month	YTD Actual	Annual Budget	YTD as % of Budget	
	G/L, Property, Crime, D & O	0	6,599	7,200	92%	Annual March 26-27
	Auto	0	102	205	50%	6-Month March-Sept
	Total Insurance	0	6,599	7,200	92%	
Community Manager/Staff		This Month	YTD Actual	Annual Budget	YTD as % of Budget	
	Payroll-Community Manager	3,524	8,918	44,200	20%	
	Payroll- Community Manager Bonus	0	0	1,000	0%	
	Payroll-Additional Help	0	0	0	0.0%	
	Payroll Tax	310	804	3,600	22%	
	Workers' Compensation	0	0	900	0%	
	Healthcare Reimbursement	208	624	2,400	26%	
	Total Community Manager/Staff	4,041	10,346	52,100	20%	
Community Events		This Month	YTD Actual	Annual Budget	YTD as % of Budget	
	HOA Events	0	0	0	0.0%	
	Security-HOA Events	0	0	0	0.0%	
	Total Community Events	0	0	0	0.0%	

Community Center and Pool		This Month	YTD Actual	Annual Budget	YTD as % of Budget
	Supplies & Other	298	327	1,500	22%
	Fixtures/Furniture/Appliances	0	21	600	4%
	Pool Maintenance	0	0	10,000	0%
	Pool Chemicals & Supplies	25	25	2,400	1%
	Garbage Service	40	110	420	26%
	Window & Center Cleaning	460	820	4,800	17%
	Comm Center Maint/Repairs	350	870	4,149	21%
Total Community Center and Pool		1,174	2,173	23,869	9%

Common Area		This Month	YTD Actual	Annual Budget	YTD as % of Budget
	Community Sign Maint/Repair	0	0	300	0%
	Dog Park Maint	0	0	0	0.0%
	Snow Removal	0	0	900	0%
	Trail Maintenance	0	0	600	0%
	Landscape Contract	4,201	12,603	50,800	25%
	Irrigation Water	0	0	10,000	0%
	Irrigation Repairs	0	0	6,000	0%
	Landscape Maintenance & Repairs	2,450	3,833	2,620	146%
	Pet Station Maintenance	40	288	720	40%
Total Common Area:		6,691	16,724	71,940	23%

Business Expenses		This Month	YTD Actual	Annual Budget	YTD as % of Budget
	Postage	10	74	2,000	4%
	Office Supplies & Equipment	133	148	750	20%
	Copying/Printing	0	0	420	0%
	Income Tax - State	0	0	300	0%
	Income Tax - Federal	0	42	800	5%
	Professional Continuing Education	20	100	350	29%
	Bank Service Fees/Checks	0	28	50	56%
	Legal	0	0	3,300	0%
	Financial Accounting & Tax Preparation	0	2,100	3,000	70%
	Licenses/Fees/Membership/Training	86	988	1,800	55%
Total Business Expenses		249	3,480	12,770	27%
Total Operating Fund Expenses		12,648	40,798	177,024	23%

Capital Improvement Fund:		This Month	YTD Actual	Annual Budget	YTD as % of Budget	
	Assessment Income	0	0	0	0.0%	
	ACC Architectural Fees	0	0	550	0%	moved to reserves after 2/11/26
	Interest on CI Fund Accounts	1	3	960	0%	
	late fees / Penalties	0	400			late fee collected prior to 2/11/26
Total Capital Improvement Fund Income		1	403	1,510	27%	

Capital Improvement Fund Expenditures:		This Month	YTD Actual	Annual Budget	YTD as % of Budget	
		0	0	0	0%	

Starting Year CIF Balance		53,487	Includes MMF bank acct. & CD's
Total CIF Income	+	1,043	penalties/fees and interest YTD
Total CIF Expenditures	-		
Total CIF Balance	=	54,530	

Capital Improvement Fund Expenditures Detail			
Component:	Date	Amount	
Total Capital Improvement Fund Expenditures		0.00	

Reserves Fund:		This Month	YTD Actual	Annual Budget	YTD as % of Budget	
	Assessment Income	5,342	43,761	41,888	104%	\$1,873 over budgeted amount (?)
	ACC Architectural Fees	350	350			
	CD Transfers	0	25,837			
	Interest on Reserves Accounts	66	138	2,500	6%	
	Collected Penalties / Late Fees	100	300	750	40%	collected after 2/11/26
Total Reserves Fund Income		5,758	70,086	44,388	158%	

Reserves Fund Expenditures:		This Month	YTD Actual	Annual Budget	YTD as % of Budget	
	Major Maintenance	0	0	0	0.0%	
	Replacement; Major Repair	0	0	0	0.0%	
Total Reserves Fund Expenditures		0	0	0	0.0%	

Starting Year RF Balance		69,938	
Total RF Income	+	70,086	
Total RF Expenditures	-		
Reserves Fund Balance	=	140,024	

Reserves Fund Expenditures Detail			
Component:	Date	Amount	
Total Reserves Fund Expenditures			0

Reserves Certificates of Deposit			
Starting Year CD Balance		78,537	
CD Redemption (-)	25,837	52,700	Less CD cashed in and transferred
CD Purchases		75,000	75K for 24 months
Interest on CD Accounts		648	
Total CD Balance		128,348	

Account Balances as of 02/28/2026:			
Current Assets:			
Cash, Check, Investment Accounts:			
	Landscape Escrow Account	25,758	
	Operating Funds:		
	Checking Account	19,609	
	Operating Money Market	48,845	
	CD Prurchase	100,000	75K for 6 M, 25K for 3 M.
	CD redemption		
	Petty Cash	482	
	Total Operating Funds	168,935	
	Reserves Fund Accounts		
	Reserves Fund Money Market	140,024	
	Certificates of Deposit	128,348	purchased 75K for 24M
	Total Reserves Funds	268,372	
	Capital Improvement Fund Account	54,530	
	Total Cash, Check, Investment Accounts:	491,837	
	Accounts Receivable: (Includes QB Checking Acct.)	0	
	Undeposited Funds:	0	

Total Current Assets:	w/o construction deposit escrow:	491,837
	With construction deposit escrow:	517,596