

**SPYGLASS RIDGE VILLAS HOMEOWNERS ASSOCIATION
2026 BUDGET**

INCOME	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 BUDGET	2025 YTD	2025 EOY PROJECTION	2026 BUDGET	25/26 COMPARE	NOTES
ASSESSMENT INCOME	172416	172416	181488	181,824	136,368	181,824	186,624	4,800	Base fee +\$5 to \$140.00
LATE FEE INCOME	10	12				-		-	
INTEREST INCOME	18	16	19		21	28		-	
OTHER INCOME	1290	4652	2613		160	213			
TOTAL INCOME	173,734	177,096	184,120	181,824	136,549	182,065	186,624	4,800	
OPERATING EXPENSES						-			
ELECTRICITY	4164	3957	5223	4,600	3,049	4,065	4,600	-	\$4,546.97 actual last 12 months
WATER - IRRIGATION	15313	16485	16834	16,000	14,545	19,393	19,000	3,000	\$20,837.22 actual last 12 months
LANDSCAPE CONTRACT	34320	37304	37305	37,305	27,979	37,305	37,305	-	\$3,108.75 montly contract
LANDSCAPE EXTRAS	11147	12049	6723	10,000	3,863	5,151	7,000	(3,000)	
TREE TRIMMING		7500	14685	8,000	1,600	2,133	8,000		
REPAIRS AND MAINTENANCE	2991	4666	3273	4,000	6,908	9,211	4,000	-	
PEST CONTROL	2503	2590	3048	3,000	1,695	2,260	3,000	-	
INSURANCE	5751	5830	6357	7,740	4,420	5,893	7,875	135	\$7,857 last renewals
SOCIAL ACTIVITIES				-	1,120	1,493	1,500	1,500	
OFFICE EXPENSE	3494	3142	3865	3,500	3,372	4,496	3,500	-	High in 2025 due to CC&Rs.
MANAGEMENT FEES	21600	21600	24000	24,000	18,000	24,000	24,000	-	
ACCOUNTING	1150	1300	1430	1,400	1,850	2,467	1,850	450	
LEGAL SERVICES	8034	1014	2487	1,649	2,862	3,816	951	(698)	
RESERVE STUDY		1525		-		-	1,800	1,800	
GOV DOCUMENT REVISION		6400		-		-	-	-	
TOTAL	112938	125362	125230	121,194	91,263	121,684	124,381	3,187	
SEWER LIFT STATION									
SERVICE CONTRACT	5022	714	5405	5,488	4,587	6,116	5,567	79	\$463.89 monthly service rate
CELLULAR SERVICE		6003	660	780	547	729	756	(24)	\$63 monthly service
ELECTRICITY		934	88	596	347	463	541	(55)	\$424.87 actual last 12 months
TOTAL - SEWER LIFT STATION	5022	7651	6153	6,864	5,481	7,309	6,864	-	
TOTAL OPERATING EXPENSES	117,960	133,013	131,383	128,058	96,744	128,993	131,245	3,187	
BASIC RESERVE	37363	18867	45300	53,766	40,325	53,767	55,379	1,613	
SEWER LIFT STATION	10595	10648	10120	-		-	-	-	
TOTAL RESERVE ALLOCATIONS	47,958	29,515	55,420	53,766	40,325	53,767	55,379	1,613	
TOTAL INCOME	173,734	177,096	184,120	181,824	136,549	182,065	186,624	4,800	
TOTAL EXPENSE/ALLOCATION	165,918	162,528	186,803	181,824	137,069	182,759	186,624	4,800	
NET INCOME	7,816	14,568	(2,683)	-	(520)	(694)	-	-	