

# IRONGATE HOA 2015

## Year to Date (01/01/15 - 11/08/15) Financial Summary

Income	Actual Income/Expenses Jan - Oct	Estimated Income/Expenses Nov - Dec	Estimated TOTALS 2015 Income/Expenses
2015 HOA Dues	27,625.00		27,625.00
Additional Income a/k/a Gifts	160.00		160.00
<b>TOTAL INCOME:</b>	<b>27,785.00</b>	<b>-</b>	<b>27,785.00</b>
<b>Expenses</b>			
<b>Exempt Expenses:</b>			
Entrance Holiday Décor		800.00	800.00
Entrance Lighting/Maint	723.55		723.55
Entrance Repair - Auto Accident	480.00		480.00
Flag Display	120.00		120.00
Insurance	1,235.00		1,235.00
Landscaping Maint	6,510.00	1,150.00	7,660.00
Legal Fees	3,254.80	1,050.00	4,304.80
Newsletter	604.53		604.53
Postage & Admin	615.35		615.35
Entrance Pressure Washing (2)	375.00		375.00
Storage Unit Rental		105.00	105.00
Street Sign Purchases & Maint	10.65	10,760.00	10,770.65
Tax Return Prep	443.65		443.65
Website	500.00	1,000.00	1,500.00
<b>Total Exempt Expenses:</b>	<b>14,872.53</b>	<b>14,865.00</b>	<b>29,737.53</b>
<b>Non-Exempt Expenses:</b>			
New Resident Welcome Baskets	201.16		201.16
Spring Social	715.35		715.35
Winter Holiday Social		1,825.00	1,825.00
			-
<b>Total Non-Exempt Expenses:</b>	<b>916.51</b>	<b>1,825.00</b>	<b>2,741.51</b>
<b>TOTAL EXPENSES:</b>	<b>15,789.04</b>	<b>16,690.00</b>	<b>32,479.04</b>
<b>NET INCOME:</b>	<b>11,995.96</b>	<b>(16,690.00)</b>	<b>(4,694.04)</b>
<b>12/31/14 Checkbook Carryover:</b>			<b>8,652.36</b>
<b>01/01/15-11/08/15 Actual Net Income:</b>			<b>11,995.96</b>
<b>Nov 8, 2015 Checkbook Balance:</b>			<b>20,648.32</b>
<b>Nov - Dec 2015 Estimated Expenses:</b>			<b>(16,690.00)</b>
<b>Est. 12/31/15 Check Book Balance:</b>			<b>3,958.32</b>

\* Damage Repairs to be reimbursed in full so no cost to HOA

\*\* Legal Expenses above avg due to the filing of the HOA Covenant Signatures with Bulloch County Court & Zoning Hearing

\*\*\* Newsletter Expense will be not needed in 2016 due to creation of Website

\*\*\*\* Street Signs order to be complete by 12/31/15 - Welcome Signage 4 @ \$ 1,415 ea & Speed Limit Signs 6 @ \$ 850 ea

## IRONGATE HOA 2016 REVISED PROJECTED ANNUAL BUDGET

2016 Income:	Amount:	
222 HOA Dues @ \$ 125:	27,625.00	*
<b>TOTAL INCOME:</b>		<b>27,625.00</b>
Contingency - Annual	5,550.00	**
Contingency - Capital	5,550.00	***
		<b>11,100.00</b>
<b>2016 Expenses:</b>		
<b>Exempt Expenses:</b>		
Entrance Holiday Décor	500.00	
Entrance Lighting/Maint	750.00	
Entrance Pressure Washing (4)	750.00	
Flag Display	120.00	
Insurance	1,250.00	
Landscaping Maint	7,200.00	
Legal Fees	2,500.00	
Newsletter	600.00	****
Postage & Admin	500.00	
Storage Unit	0.00	*****
Street Sign Maint	500.00	
Tax Return Prep	450.00	
Website - Monthly Maint	1,560.00	*****
<b>Total Exempt Expenses:</b>		<b>16,680.00</b>
<b>Non-Exempt Expenses:</b>		
New Resident Welcome Baskets	200.00	
Spring/Winter Socials	1,500.00	
<b>Total Non-Exempt Expenses:</b>		<b>1,700.00</b>
<i>Contingency</i>		<b>11,000.00</b>
<i>Exempt Expenses:</i>		<b>16,440.00</b>
<i>Non-Exempt Expenses:</i>		<b>1,700.00</b>
<b>TOTAL EXPENSES:</b>		<b>29,140.00</b>
<b>Projected 2016 NET INCOME:</b>		<b>(1,515.00)</b>
<b>Projected 12/31/15 Carryover:</b>	<b>10,947.17</b>	*****
<b>Projected 12/31/16 Balance:</b>	<b>9,432.17</b>	

*5x10 unit \$450 per mo*

- \* - Added 2 homes under construction
- \*\* - Added Contingency Fund for Annual Expenses @ \$ 25 x 222 homes
- \*\*\* - Added Contingency Fund for Capital Expenses @ \$ 25 x 222 homes
- \*\*\*\* - Added Newsletter expense back into 2016 Budget
- \*\*\*\*\* - Removed Storage Unit Rental Fee expense
- \*\*\*\*\* - Revised the Website Monthly Maintenance fee of \$ 130 per month
- \*\*\*\*\* - Updated the 12/31/15 Carryover to reflect new projected actual

# IRONGATE HOA 2015

Year to Date (01/01/15 - 12/15/15) Financial Summary

Income	Actual Income/Expenses Jan - Oct	Estimated Income/Expenses Dec 15-31	Estimated TOTALS 2015 Income/Expenses
2015 HOA Dues	27,625.00		27,625.00
Additional Income a/k/a Gifts	160.00		160.00
Reimbursed Entrance Repair	625.00		625.00
<b>TOTAL INCOME:</b>	<b>28,410.00</b>	<b>-</b>	<b>28,410.00</b>
<b>Expenses</b>			
<b>Exempt Expenses:</b>			
<b>Contingency - Annual:</b>			
Legal Fees	3,254.80	1,000.00	4,254.80 *
<b>Contingency - Capital Improvements:</b>			
Street Sign Purchases & Maint		6,300.00	6,300.00 **
Entrance Holiday Décor	757.40		757.40
Entrance Lighting/Maint	428.10	200.00	628.10
Entrance Repair - Auto Accident	625.00		625.00 ***
Flag Display	120.00		120.00
Insurance	1,235.00		1,235.00
Landscaping Maint	7,085.00		7,085.00
Street Sign Maint	10.65		10.65
Newsletter	604.53		604.53
Postage & Admin	361.40		361.40
Entrance Pressure Washing (2)	375.00		375.00
Tax Return Prep	443.65		443.65
Website	1,340.00		1,340.00
<b>Total Exempt Expenses:</b>	<b>16,640.53</b>	<b>7,500.00</b>	<b>24,140.53</b>
<b>Non-Exempt Expenses:</b>			
New Resident Welcome Baskets	201.16		201.16
Spring Social	715.35		715.35
Winter Holiday Social	1,081.90	400.00	1,481.90
			-
<b>Total Non-Exempt Expenses:</b>	<b>1,998.41</b>	<b>400.00</b>	<b>2,398.41</b>
<b>TOTAL EXPENSES:</b>	<b>18,638.94</b>	<b>7,900.00</b>	<b>26,538.94</b>
<b>NET INCOME:</b>	<b>9,771.06</b>	<b>(7,900.00)</b>	<b>1,871.06</b>
12/31/14 Checkbook Carryover:			8,652.36
01/01/15-12/15/15 Actual Net Income:			9,771.06
Dec 15, 2015 Checkbook Balance:			18,847.37
Nov - Dec 2015 Estimated Expenses:			(7,900.00)
Est. 12/31/15 Check Book Balance:			10,947.37

*#130 per mo.*

\*Legal Expenses above avg due to the filing of the HOA Covenant Signatures with Bulloch County Court & Zoning Hearing  
 Street Signs order to be complete by 12/31/15 - Speed Limit Signage 6 @ \$ 900 + Keep Right @ \$ 900 ea  
 \*\* Damage Repairs to entrance - Reimbursed in full

Irongate HOA

12/15/2015 10:12 AM

Register: HOA Operating  
 from 01/01/2015 through 12/31/2015  
 Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/02/2015	1179	Tina Porter	Exempt Expenses:Mai...	Entrance Maint	114.00	X		8,538.36
01/05/2015		English Landscapes ...	Exempt Expenses:Mai...		575.00	X		7,963.36
01/05/2015		US Postmaster	Exempt Expenses:Adm...		61.00	X		7,902.36
01/22/2015	1186	Randy Jones	Exempt Expenses:Adm...	Mail 2015 Due...	127.40	X		7,774.96
01/22/2015	1187	Magina B. Bullock	Exempt Expenses:Adm...	Reimb - Office...	170.62	X		7,604.34
01/22/2015	1188	Brown Roundtree P.C.	Exempt Expenses:Cont...	HOA Covenants	1,537.50	X		6,066.84
01/22/2015	1189	English Landscapes ...	Exempt Expenses:Mai...	Jan 2015	500.00	X		5,566.84
02/05/2015			-split-	2015 Dues Dep...		X	1,625.00	7,191.84
02/05/2015			-split-	2015 Dues Dep...		X	500.00	7,691.84
02/05/2015			Undeposited Funds	Deposit		X	125.00	7,816.84
02/05/2015			-split-	2015 Dues Dep...		X	2,125.00	9,941.84
02/09/2015			-split-	2015 Dues Dep...		X	2,125.00	12,066.84
02/09/2015			-split-	2015 Dues Dep...		X	1,375.00	13,441.84
02/17/2015	1190	Brown Roundtree P.C.	Exempt Expenses:Cont...	HOA Covenants	180.50	X		13,261.34
02/17/2015	1191	Habitat for Humanity...	Exempt Expenses:Mai...		120.00	X		13,141.34
02/18/2015			-split-	2015 Dues Dep...		X	2,125.00	15,266.34
02/18/2015			-split-	2015 Dues Dep...		X	1,875.00	17,141.34
02/21/2015	1192	C. Doug Collins, CPA	Exempt Expenses:Prof...	2014 Tax Return	398.65	X		16,742.69
02/23/2015			-split-	2015 Dues Dep...		X	760.00	17,502.69
02/23/2015			-split-	2015 Dues Dep...		X	2,125.00	19,627.69
03/03/2015	1193	English Landscapes ...	Exempt Expenses:Mai...	Feb 2015	500.00	X		19,127.69
03/03/2015			-split-	2015 Dues Dep...		X	500.00	19,627.69
03/03/2015			-split-	2015 Dues Dep...		X	2,125.00	21,752.69
03/10/2015	1194	Howard Taylor.	Exempt Expenses:Adm...	P.O. Box key	9.00	X		21,743.69
03/10/2015	1195	Neal's Plumbing & E...	Exempt Expenses:Mai...	Country Club ...	131.00	X		21,612.69
03/10/2015	1196	Tina Porter	Exempt Expenses:Mai...	Entrance Maint	36.45	X		21,576.24
03/12/2015			-split-	2015 Dues Dep...		X	875.00	22,451.24
03/12/2015			-split-	2015 Dues Dep...		X	2,075.00	24,526.24
03/19/2015			-split-	2015 Dues Dep...		X	2,125.00	26,651.24
03/19/2015			-split-	2015 Dues Dep...		X	275.00	26,926.24
03/19/2015			Undeposited Funds	Deposit		X	125.00	27,051.24
03/19/2015			Undeposited Funds	Deposit		X	125.00	27,176.24
03/22/2015	1197	Party Harbour	Non-Exempt Expenses:...	Spring Fling 0...	428.00	X		26,748.24
03/24/2015	1198	C. Doug Collins, CPA	Exempt Expenses:Prof...	Annual Corpor...	45.00	X		26,703.24
03/24/2015			-split-	2015 Dues Dep...		X	500.00	27,203.24
03/30/2015	1199	Bulloch County Cler...	Exempt Expenses:Cont...	HOA Filing fees	716.00	X		26,487.24
04/07/2015			-split-	2015 HOA Dues		X	1,050.00	27,537.24
04/08/2015	1200	English Landscapes ...	Exempt Expenses:Mai...	March 2015 In...	500.00	X		27,037.24
04/15/2015			-split-	Deposit		X	250.00	27,287.24
04/23/2015			-split-	Deposit		X	250.00	27,537.24

Irongate HOA

12/15/2015 10:12 AM

Register: HOA Operating

From 01/01/2015 through 12/31/2015

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/29/2015			Undeposited Funds	Deposit		X	125.00	27,662.24
05/04/2015	1201	English Landscapes ...	Exempt Expenses:Mai...		500.00	X		27,162.24
05/04/2015	1202	Randy Jones	Non-Exempt Expenses:...	Signs	21.39	X		27,140.85
05/04/2015	1203	US Postmaster	Exempt Expenses:Adm...	stamps	49.00	X		27,091.85
05/11/2015	1204	Randy Jones	Non-Exempt Expenses:...	Reimb Exp - S...	265.96	X		26,825.89
06/02/2015			-split-	Deposit		X	525.00	27,350.89
06/10/2015	1205	Magina B. Bullock	Exempt Expenses:Adm...	Reimb - Sympa...	3.21	X		27,347.68
06/10/2015	1206	English Landscapes ...	-split-	Inv # 6329 -Ma...	535.00	X		26,812.68
06/10/2015	1207	Neal's Plumbing & E...	Exempt Expenses:Mai...	Inv # 29242 - ...	95.00	X		26,717.68
06/26/2015	1208	Media website	Exempt Expenses:Prof...	VOID: 50%		X		26,717.68
07/06/2015	1209	English Landscapes ...	-split-	June Maint & ...	1,100.00	X		25,617.68
07/06/2015			-split-	Dues Dep		X	250.00	25,867.68
07/08/2015			-split-	Deposit		X	200.00	26,067.68
07/10/2015	1210	<u>Brown Roundtree P.C.</u>	Exempt Expenses:Cont...	Inv # 59881 - ...	820.80	X		25,246.88
07/12/2015	1211	Jim Sapp	Exempt Expenses:Mai...	Repair Photoce...	75.00	X		25,171.88
07/14/2015			Undeposited Funds	2015 Dues		X	125.00	25,296.88
07/15/2015			Undeposited Funds	2015 Dues		X	125.00	25,421.88
07/20/2015			-split-	2015 Dues Dep...		X	150.00	25,571.88
07/28/2015			Undeposited Funds	Deposit		X	125.00	25,696.88
08/12/2015	1212	English Landscapes ...	Exempt Expenses:Mai...	Inv # 6749 - Ju...	575.00	X		25,121.88
08/12/2015	1213	US Postmaster	Exempt Expenses:Adm...	Box # 53 - 12 ...	66.00	X		25,055.88
08/17/2015	1214	Randy Jones	-split-	Reimb for paint...	59.65	X		24,996.23
08/17/2015			Undeposited Funds	2015 Dues		X	125.00	25,121.23
08/21/2015	1215	Lois Taylor	Non-Exempt Expenses:...	Reimb - Welco...	147.16	X		24,974.07
09/01/2015	1216	Randy Jones	Exempt Expenses:Mai...	Reimb - Entran...	272.10	X		24,701.97
09/10/2015	1217	English Landscapes ...	Exempt Expenses:Mai...	August 2015 L...	575.00	X		24,126.97
09/10/2015			-split-	Deposit		X	315.41	24,442.38
09/21/2015			Undeposited Funds	1017 Monarch ...		X	125.00	24,567.38
09/23/2015			-split-	HOA Dues		X	375.00	24,942.38
10/01/2015	1218	Lois Taylor	Non-Exempt Expenses:...	Welcome Bask...	54.00	X		24,888.38
10/05/2015			Undeposited Funds	Blahove 1001 ...		X	59.59	24,947.97
10/06/2015	1219	English Landscapes ...	Exempt Expenses:Mai...	Inv # 7135	575.00	X		24,372.97
10/14/2015	1220	Lewis Color Printing...	Exempt Expenses:Adm...	2015 Newsletter	604.53	X		23,768.44
10/14/2015	1221	Statesboro Herald Ne...	Exempt Expenses:Adm...	Fall Yard Sale ...	30.12	X		23,738.32
10/14/2015	1222	Randy Jones	Exempt Expenses:Adm...	VOID:		X		23,738.32
10/20/2015	1223	<u>Auto Owners Insuran...</u>	Exempt Expenses:Insur...	Policy # 07471...	1,235.00	X		22,503.32
10/29/2015			Undeposited Funds	2015 HOA Dues		X	125.00	22,628.32
10/30/2015	1224	<u>UpMarket Media</u>	Exempt Expenses:Prof...	33% Deposit o...	500.00	X		22,128.32
10/30/2015			Additional Income	Deposit		X	750.00	22,878.32
11/04/2015	1225	English Landscapes ...	-split-		1,430.00	X		21,448.32

Irongate HOA

12/15/2015 10:12 AM

Register: HOA Operating  
 From 01/01/2015 through 12/31/2015  
 Sorted by: Date, Type, Number/Ref

Profit & Loss  
 January 1 through December 31, 2015

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/05/2015	1226	Trinity Episcopal Ch...	Exempt Expenses:Adm...	Annual HOA ...	50.00	X		21,398.32
11/10/2015	1227	Marene Martin	Exempt Expenses:Adm...	Copies for Ann...	16.26	X		21,382.06
11/10/2015			-split-	Quamar - Reim...		X	625.00	22,007.06
11/16/2015	1228	Tina Porter	Exempt Expenses:Mai...	Reimb Entranc...	30.39	X		21,976.67
11/16/2015	1229	Greenleaf Nursery	Exempt Expenses:Mai...		757.40	X		21,219.27
11/16/2015			Undeposited Funds	2015 Dues - J ...		X	125.00	21,344.27
12/08/2015	1230	English Landscapes ...	Exempt Expenses:Mai...	Inv # 7486	575.00			20,769.27
12/08/2015	1231	Lewis Color Printing...	Non-Exempt Expenses:...	Invites & Posta...	381.90			20,387.37
12/08/2015	1232	UpMarket Media	Exempt Expenses:Prof...	Remainder of ...	840.00			19,547.37
12/10/2015	1233	Lettuce Eat Catering	Non-Exempt Expenses:...	50 guest RSVP	700.00			18,847.37
12/30/2015		Jim Sapp	-split-	Outlet & Lante...	200.00			18,647.37
12/30/2015		Laura Marsh	Exempt Expenses:Cont...	Re-zoning Hea...	1,000.00			17,647.37
12/30/2015		Action Signs	-split-	Speed Limit Si...	6,300.00			11,347.37
12/30/2015		Randy Jones	Non-Exempt Expenses:...	Beverages/Etc.	400.00			10,947.37

Total Exempt Expenses	10,408.05
Non-Exempt Expenses	
New Residents Welcome	201.18
Social Events	
Social - Holiday	1,081.50
Social - Spring	715.36
Total Social Events	1,796.86
Total Non-Exempt Expenses	1,997.94
Total Expenses	12,405.99
Net Income	10,947.37

# Irongate HOA Profit & Loss

January 1 through December 15, 2015

	Jan 1 - Dec 15, 15
<b>Income</b>	
2015 Dues Income	28,250.00
Additional Income	910.00
<b>Total Income</b>	29,160.00
<b>Expense</b>	
<b>Exempt Expenses</b>	
<b>Administrative Expenses</b>	
Newsletter	604.53
Postage and Delivery	361.40
Room Rental	50.00
Yard Sale Ads/Signs	30.12
Administrative Expenses - Other	190.09
<b>Total Administrative Expenses</b>	1,236.14
Contingency - Annual Emergency	
Legal Fees	3,254.80
<b>Total Contingency - Annual Emergency</b>	3,254.80
Insurance Expense	1,235.00
<b>Maintenance</b>	
Christmas Entrances Decor	757.40
Entrance Lighting Repair	428.10
Flag Display	120.00
Landscaping	7,085.00
Misc Repair From Auto Accident	0.00
Pressure Wash Brick Entrance	375.00
Street Sign Maintenance	10.65
Maintenance - Other	180.84
<b>Total Maintenance</b>	8,956.99
<b>Professional Fees</b>	
Tax Preparation	443.65
Website	1,340.00
<b>Total Professional Fees</b>	1,783.65
<b>Total Exempt Expenses</b>	16,466.58
<b>Non-Exempt Expenses</b>	
New Residents Welcome	201.16
<b>Social Events</b>	
Social - Holiday	1,081.90
Social - Spring	715.35
<b>Total Social Events</b>	1,797.25
<b>Total Non-Exempt Expenses</b>	1,998.41
<b>Total Expense</b>	18,464.99
<b>Net Income</b>	10,695.01

\* Damage Repair to be allocated to the HOA  
 \*\* Legal Expenses are the responsibility of the HOA  
 \*\*\* Damage Repair to be completed by 12/31/15 - Welcome Signs 4 @ \$ 1,415 ea & Speed Limit Signs 6 @ \$ 852 ea