

Paula

IRONGATE HOA 2016 PROJECTED ANNUAL BUDGET

2016 Income:	Amount:
220 HOA Dues @ \$ 125:	27,500.00
TOTAL INCOME:	
27,500.00	
2016 Expenses:	
Exempt Expenses:	
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
Postage & Admin	500.00
Storage Unit	660.00
Street Sign Maint	500.00
Tax Return Prep	450.00
Website - Monthly Maint	480.00
Total Exempt Expenses:	
15,660.00	
Non-Exempt Expenses:	
New Resident Welcome Baskets	200.00
Spring/Winter Socials	1,500.00
Total Non-Exempt Expenses:	
1,700.00	
TOTAL EXPENSES:	
17,360.00	
Projected 2016 NET INCOME:	
10,140.00	
Projected 12/31/15 Carryover:	
3,958.32	
Projected 12/31/16 Balance:	
14,098.32	

12/31/14 Checkbook Carryover:	9,852.36
6/30/15-11/30/15 Actual Net Income:	11,985.51
Nov 8, 2015 Checkbook Balance:	20,848.32
Jan - Dec 2015 Estimated Expenses:	(16,898.00)
Est. 12/31/15 Check Book Balance:	3,958.32

* 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 Signs 4 @ \$ 1,115 ea & Speed Limit Signs 6 @ \$ 850 ea

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
TOTAL INCOME:	27,785.00	-	27,785.00
Expenses			
Exempt Expenses:			
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
Total Exempt Expenses:	14,872.53	14,865.00	29,737.53
Non-Exempt Expenses:			
New Resident Welcome Baskets	201.16		201.16
Spring Social	715.35		715.35
Winter Holiday Social		1,825.00	1,825.00
			-
Total Non-Exempt Expenses:	916.51	1,825.00	2,741.51
TOTAL EXPENSES:	15,789.04	16,690.00	32,479.04
NET INCOME:	11,995.96	(16,690.00)	(4,694.04)
12/31/14 Checkbook Carryover:			8,652.36
01/01/15-11/08/15 Actual Net Income:			11,995.96
Nov 8, 2015 Checkbook Balance:			20,648.32
Nov - Dec 2015 Estimated Expenses:			(16,690.00)
Est. 12/31/15 Check Book Balance:			3,958.32

* 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

12/15/2015

IRONGATE HOA 2016 REVISED PROJECTED ANNUAL BUDGET

2016 Income:	Amount:
222 HOA Dues @ \$ 125:	27,625.00 *
TOTAL INCOME: 27,625.00	
Contingency - Annual	5,550.00 **
Contingency - Capital	5,550.00 ***
	11,100.00
2016 Expenses:	
Exempt Expenses:	
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 *****
Total Exempt Expenses:	16,680.00
Non-Exempt Expenses:	
New Resident Welcome Baskets	200.00
Spring/Winter Socials	1,500.00
Total Non-Exempt Expenses:	1,700.00
Contingency	11,000.00
Exempt Expenses:	16,440.00
Non-Exempt Expenses:	1,700.00
TOTAL EXPENSES:	29,140.00
Projected 2016 NET INCOME:	(1,515.00)
Projected 12/31/15 Carryover:	10,947.17 *****
Projected 12/31/16 Balance:	9,432.17

*\$25 x 222 homes
\$25 x 222 homes*

Speed limit signs have been ordered

\$130/month

- * - 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
TOTAL INCOME:	28,410.00	-	28,410.00
Expenses			
Exempt Expenses:			
Contingency - Annual:			
Legal Fees	3,254.80	1,000.00	4,254.80 *
Contingency - Capital Improvements:			
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
Total Exempt Expenses:	16,640.53	7,500.00	24,140.53
Non-Exempt Expenses:			
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
Total Non-Exempt Expenses:	1,998.41	400.00	2,398.41
TOTAL EXPENSES:	18,638.94	7,900.00	26,538.94
NET INCOME:			
	9,771.06	(7,900.00)	1,871.06
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

Speed limit signs have been ordered

TOTAL

- as of 1/1/16

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

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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

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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	Brown Roundtree P.C.	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	Auto Owners Insuran...	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	UpMarket Media	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

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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
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

Irongate HOA Profit & Loss January 1 through December 15, 2015

Jan 1 - Dec 15, 15

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

- printing/folding/address

*Laura Wheaton
Lehman*

*Doug pays Secy of State
fee
tell him who officers
are*