

Irongate Annual Budget	Approved Budget 2026	+/-
Units	469	
Per unit	\$ 192.00	5.5%
INCOME		
Annual assessments	\$ 90,048.00	5.5%
Pool membership fees	\$ 18,020.00	0.0%
Other revenues	\$ 1,200.00	20.0%
Total revenues	\$ 109,268.00	4.7%
Operating expenses:		
CONTRACTED LAWN SERVICE	\$ 15,688.00	-17.0%
General maintenance + repairs	\$ 16,416.00	11.8%
Total maintenance	\$ 32,104.00	-4.4%
Electric / water / trash	\$ 12,656.00	10.0%
Pool expenses (operating costs)	\$ 18,280.00	5.4%
Management company	\$ 14,163.00	8.9%
Insurance	\$ 16,720.00	15.8%
Communciations (postage, website, supplies)	\$ 9,345.00	5.0%
Legal + other	\$ 6,000.00	7.1%
Total admin	\$ 46,228.00	10.2%
Total operating expenses	\$ 109,268.00	4.7%
Collections		
Legal expense - collections	\$ 3,500.00	0.0%
Less: charged back to owners	\$ (3,500.00)	0.0%
Net collections	\$ -	
Total expenses	\$ 109,268.00	4.7%
Surplus (deficit) before reserves	\$ -	
BUDGET FOR NON-RECURRING ITEMS		
<i>(to be funded from Reserves)</i>		
Future estimated Pool Replaster	\$ 120,000.00	
Deferred maintenance + Contingencies	\$ 11,000.00	
Funds on hand as of 9/30/2025		
<i>(most recent ROG report)</i>		
Operating account	\$ 48,367.00	
Remaining Expected 2025 Expenses	\$ 14,292.00	
Reserve account (see above for estimated needs)	\$ 64,678.00	