

## Irongate Annual Treasurer Report

	2023 Actual	Annual Budget 2024	Proposed Budget 2025	+ / -
Units	469	469	469	
Per unit	163.00	172.00	182.00	5.8%
<b>INCOME</b>				
Annual assessments	74,059	80,668	85,358	5.8%
Pool membership fees	15,955	17,000	18,020	6.0%
Other revenues	9,753	1,000	1,000	
<b>Total revenues</b>	<b>99,767</b>	<b>98,668</b>	<b>104,378</b>	
Operating expenses:				
6040 CONTRACTED LAWN SERVICE	16,950	18,000	18,900	5.0%
General maintenance + repairs	15,047	15,018	14,682	-2.2%
Total maintenance	31,997	33,018	33,582	1.7%
Electric / water / trash	9,987	10,150	11,505	13.3%
Pool expenses (operating costs)	13,892	18,325	17,350	-5.3%
Management company	11,935	12,500	13,000	4.0%
Insurance	19,428	10,800	14,441	33.7%
Commuications (postage, website, supplies)	5,686	8,500	8,900	4.7%
Legal + other	5,299	5,375	5,600	4.2%
Total admin	42,348	37,175	41,941	12.8%
<b>Total operating expenses</b>	<b>98,225</b>	<b>98,668</b>	<b>104,378</b>	<b>5.8%</b>
Collections				
Legal expense - collections	1,160	2,500	3,500	40.0%
Less: charged back to owners	-550	-2,500	-3,500	40.0%
Net collections	610	0	0	
Total expenses	98,835	98,668	104,378	5.8%
Surplus (deficit) before reserves	932	0	0	
<b>BUDGET FOR NON-RECURRING ITEMS</b>				
<i>(to be funded from Reserves)</i>				
Pool repairs (est)			49,000	
Deferred maintenance + Contingencies			11,000	

### Funds on hand as of 8/31/2024

*(most recent ROG report)*

Operating account	\$69,992
To cover: remaining 2024 budget expenses	\$56,475
Est 45 days 2025 expenses until next collection cycle	\$12,626
Reserve account (see above for estimated needs)	\$63,446

8/31/2024

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\$12,626

\$63,446