

Spread Report Iron Horse Village HOA 2025 Approved Budget

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income													
865 - 4100 -- Assessments - Bungalows	10,493	0	0	10,494	0	0	10,493	0	0	10,493	0	0	41,973
865 - 4101 -- Assessments - Bungalow Age Restricted	8,619	0	0	8,619	0	0	8,619	0	0	8,619	0	0	34,478
865 - 4102 -- Assessments - Villas	11,243	0	0	11,243	0	0	11,243	0	0	11,243	0	0	44,971
865 - 4103 -- Assessments - Urban ROW Homes	19,442	0	0	19,442	0	0	19,442	0	0	19,442	0	0	77,769
865 - 4104 -- Assessments - Townhomes	80,897	0	0	80,897	0	0	80,897	0	0	80,896	0	0	323,587
865 - 4106 -- Insurance Assessment - Townhomes	56,430	0	0	56,430	0	0	56,430	0	0	56,430	0	0	225,720
865 - 4190 -- Reimbursed Expenses/Shared Easement-20%	2,796	0	0	2,796	0	0	2,796	0	0	2,796	0	0	11,183
865 - 4200 -- Late/NSF Fee	400	400	400	400	400	400	400	400	400	400	400	400	4,800
865 - 4250 -- Collection Fee Charge	240	240	240	240	240	240	240	240	240	240	240	240	2,880
865 - 4410 -- Demand Letter Income	0	105	0	0	105	0	0	105	0	0	105	0	420
865 - 4500 -- Interest Income	8	8	8	8	8	8	8	8	8	8	8	8	96
865 - 4801 -- CAP Fees	417	416	417	417	417	416	417	417	416	417	417	416	5,000
Total Income	190,985	1,169	1,065	190,986	1,170	1,064	190,985	1,170	1,064	190,985	1,170	1,064	772,878
Total Income	190,985	1,169	1,065	190,986	1,170	1,064	190,985	1,170	1,064	190,985	1,170	1,064	772,878
General & Administrative													
865 - 5100 -- Administrative Expenses	75	435	75	75	75	90	75	75	75	75	75	75	1,275
865 - 5101 -- Postage	108	109	108	108	109	108	108	109	108	108	109	108	1,300
865 - 5104 -- Printing & Reproduction	50	50	50	50	50	50	50	50	50	50	50	50	600
865 - 5105 -- Website Expense	103	0	0	102	0	0	103	0	0	102	0	0	410
865 - 5106 -- Homeowner Functions	0	0	0	0	1,500	1,500	1,500	0	0	1,500	0	1,500	7,500
865 - 5109 -- Licenses, Permits, & Fees	0	0	0	0	40	0	0	0	40	0	0	40	120
865 - 5110 -- Professional Management	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	2,250	2,250	2,250	2,250	23,000
865 - 5120 -- Collection Facilitation Billed back	240	240	240	240	240	240	240	240	240	240	240	240	2,880
865 - 5121 -- Property Inspections	100	100	100	100	100	100	100	100	100	100	100	100	1,200
865 - 5176 -- Legal Fees	0	250	0	0	250	0	0	250	0	0	250	0	1,000
865 - 5181 -- Tax Preparation	393	0	0	0	0	0	392	0	0	0	0	0	785
865 - 5192 -- Signs	500	0	0	0	0	0	500	0	0	0	0	0	1,000
Total General & Administrative	3,319	2,934	2,323	2,425	4,114	3,838	4,818	2,574	2,863	4,425	3,074	4,363	41,070
Insurance													
865 - 5310 -- General Liability\Property Ins	0	3,950	0	0	0	0	0	0	0	0	0	0	3,950
865 - 5320 -- Directors & Officers Liability	0	0	0	0	0	0	0	0	0	0	2,700	0	2,700
Total Insurance	0	3,950	0	0	0	0	0	0	0	0	2,700	0	6,650

Spread Report Iron Horse Village HOA 2025 Approved Budget

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Utilities													
865 - 6010 -- Electric	150	150	150	150	150	150	150	150	150	150	150	150	1,800
865 - 6020 -- Water/Sewer	1,999	2,002	1,999	1,999	2,002	1,999	1,999	2,002	1,999	1,999	2,002	1,999	24,000
Total Utilities	2,149	2,152	2,149	2,149	2,152	2,149	2,149	2,152	2,149	2,149	2,152	2,149	25,800
Infrastructure & Maintenance													
865 - 6100 -- Oversight Reimbursable Charges	0	0	250	0	0	0	0	0	0	0	0	0	250
865 - 6210 -- Fence Repairs	83	83	83	83	83	83	83	83	83	83	83	83	1,000
865 - 6250 -- Pest Control	75	75	75	75	75	75	75	75	75	75	75	75	900
865 - 6260 -- Electrical Repairs & Maintenance	0	1,500	0	0	0	0	0	0	0	0	0	0	1,500
865 - 6290 -- Common Area Maintenance/Cleaning	730	730	730	730	730	730	730	730	730	730	730	730	8,760
865 - 6291 -- General Repairs & Maintenance	1,500	0	0	0	0	1,500	0	0	1,500	0	0	1,500	6,000
865 - 6345 -- Common Area Porter Service	762	762	762	762	762	762	762	762	762	762	762	762	9,144
865 - 6347 -- Pet Porter Service	729	729	729	729	729	729	729	729	729	729	729	729	8,748
865 - 6510 -- Pond Maintenance - Contract	210	210	210	210	210	210	210	210	210	210	210	210	2,520
865 - 6511 -- Pond Maintenance - Non Contract	0	0	0	0	500	0	0	500	0	0	0	0	1,000
865 - 6513 -- Retention Pond Maintenance	0	125	0	0	125	0	0	125	0	0	125	0	500
Total Infrastructure & Maintenance	4,089	4,214	2,839	2,589	3,214	4,089	2,589	3,214	4,089	2,589	2,714	4,089	40,322
Pool													
865 - 6240 -- Amenity Center Maint/Repairs	0	0	0	333	0	334	0	333	0	0	0	0	1,000
865 - 6270 -- Pool Gate Repair & Maintenance	0	0	0	0	500	0	0	0	0	0	0	0	500
865 - 6310 -- Pool Key Expense/Access System	0	0	0	600	0	0	0	0	0	0	0	0	600
865 - 6320 -- Pool Contract Maintenance	1,505	1,505	1,505	1,505	1,505	1,505	1,505	1,505	1,505	1,505	1,505	1,505	18,060
865 - 6321 -- Pool Emergency Phone	125	0	0	125	0	0	125	0	0	125	0	0	500
865 - 6330 -- Pool Supplies/Equipment	0	0	0	0	500	0	0	0	0	0	0	0	500
865 - 6340 -- Pool Repairs	0	0	0	0	0	250	0	250	0	0	0	0	500
865 - 6346 -- Pool Porter	0	0	0	0	1,312	1,312	1,312	1,312	1,312	0	0	0	6,560
865 - 6360 -- Pool Monitoring Service	0	0	0	0	754	753	754	753	754	0	0	0	3,768
Total Pool	1,630	1,505	1,505	2,563	4,571	4,154	3,696	4,153	3,571	1,630	1,505	1,505	31,988
Landscaping													
865 - 6400 -- Landscape Contract Services-Common Area	12,978	12,978	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	97,956
865 - 6401 -- Landscape Contract - Villas/Bungalows	4,490	4,490	3,545	3,545	3,545	3,545	3,545	3,545	3,545	3,545	3,545	3,545	44,430
865 - 6402 -- Landscape Maint & Imprv non-contractual	0	0	0	0	3,750	0	0	0	3,750	0	0	0	7,500

Spread Report Iron Horse Village HOA 2025 Approved Budget

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Landscaping													
865 - 6406 -- Landscape Contract - Row Homes	1,887	1,887	2,066	2,066	2,066	2,066	2,066	2,066	2,066	2,066	2,066	2,066	24,437
Total Landscaping	19,355	19,355	12,811	12,811	16,561	12,811	12,811	12,811	16,561	12,811	12,811	12,811	174,323
Irrigation Maintenance													
865 - 6500 -- Irrigation	625	625	625	625	625	625	625	625	625	625	625	625	7,500
Total Irrigation Maintenance	625	625	625	625	625	625	625	625	625	625	625	625	7,500
Shared Amenity Easement													
865 - 6701 -- Electric - Easement	150	150	150	150	150	150	150	150	150	150	150	150	1,800
865 - 6702 -- Water/Sewer - Easement	292	291	292	292	291	292	292	291	292	292	291	292	3,500
865 - 6705 -- Landscaping(Contract) - Easement	3,552	3,552	3,552	3,552	3,552	3,552	3,552	3,552	3,552	3,552	3,552	3,552	42,629
865 - 6706 -- Landscape Maint/Improvements - Easement	0	200	0	200	0	200	0	200	0	200	0	0	1,000
865 - 6708 -- Irrigation - Easement	0	0	0	100	100	100	100	100	0	0	0	0	500
865 - 6711 -- Fountain Maint(Contract) - Easement	210	210	210	210	210	210	210	210	210	210	210	210	2,520
865 - 6712 -- Fountain Maint(Non-Contract) - Easement	0	0	0	0	250	0	250	0	0	0	0	0	500
865 - 6713 -- Common Area Repairs/Maint - Easement	0	0	500	0	0	0	0	0	0	0	0	0	500
Total Shared Amenity Easement	4,204	4,403	4,704	4,504	4,553	4,504	4,554	4,503	4,204	4,404	4,203	4,204	52,949
Townhome Expenses													
865 - 5350 -- Townhome Insurance	0	20,520	20,520	20,520	20,520	20,520	20,520	20,520	20,520	20,520	20,520	20,520	225,720
865 - 6220 -- Roof and Gutter Repairs	0	0	0	1,250	0	0	0	0	0	1,250	0	0	2,500
865 - 6221 -- Building Repair & Maintenance	0	0	0	0	1,250	0	0	0	0	0	1,250	0	2,500
865 - 6251 -- Pest Control (Townhomes)	600	0	0	600	0	0	600	0	0	600	0	0	2,400
865 - 6405 -- Landscape Contract - Townhomes	9,004	9,004	8,065	8,065	8,065	8,065	8,065	8,065	8,065	8,065	8,065	8,065	98,658
865 - 6410 -- TH Landscape Maint&Repairs-Non-Contract	0	0	0	3,000	3,000	3,000	0	0	3,000	0	0	0	12,000
865 - 6411 -- TH Irrigation Repairs	600	600	600	600	600	600	600	600	600	600	0	0	6,000
Total Townhome Expenses	10,204	30,124	29,185	34,035	33,435	32,185	29,785	29,185	32,185	31,035	29,835	28,585	349,778
Reserves													
865 - 6001 -- Reserve Contributions	0	0	0	0	0	0	0	0	0	0	0	22,157	22,157
865 - 6002 -- Reserve - Townhomes	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	14,208
Total Reserves	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	23,340	36,364

Spread Report Iron Horse Village HOA 2025 Approved Budget

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Contingency													
865 - 8000 -- Contingency	511	511	511	512	511	511	511	511	511	511	511	512	6,134
Total Contingency	511	511	511	512	511	511	511	511	511	511	511	512	6,134
Total Expense	47,271	70,958	57,837	63,398	70,921	66,051	62,723	60,913	67,943	61,364	61,315	82,184	772,878
Net Income / (Loss):	143,715	(69,789)	(56,772)	127,588	(69,751)	(64,987)	128,262	(59,743)	(66,879)	129,621	(60,145)	(81,120)	(0)