

Ironbridge POA
Balance Sheet
As of July 31, 2026

Jul 31, 26

ASSETS**Current Assets****Checking/Savings**

Alpine Operating 187,768.69

EJ - Investment Operating 3,130.20

EJ - Investment Reserves 912,587.25

Schwab - Investment Reserves 572,232.40

Total Checking/Savings 1,675,718.54

Accounts Receivable

Accounts Receivable 72,101.73

Total Accounts Receivable 72,101.73

Total Current Assets 1,747,820.27

TOTAL ASSETS 1,747,820.27

LIABILITIES & EQUITY**Liabilities****Current Liabilities****Other Current Liabilities****Deposits**

Construction Deposits 162,207.42

Total Deposits 162,207.42

Prepaid Assessments 60,805.29

Total Other Current Liabilities 223,012.71

Total Current Liabilities 223,012.71

Total Liabilities 223,012.71

Equity

Opening Balance Equity 1,173,458.83

Retained Earnings 147,417.04

Net Income 203,931.69

Total Equity 1,524,807.56

TOTAL LIABILITIES & EQUITY 1,747,820.27

Ironbridge POA Profit & Loss Budget Performance July 2026

	Jul 26	Budget	Jan - Jul 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
1 - Operating Assessment	33,134.80	33,162.00	231,943.60	232,134.00	397,944.00
2 - Reserve Assessment	24,565.20	24,568.00	171,956.40	171,976.00	294,816.00
3 - Club Assessment	124,488.00	124,488.00	871,416.00	871,416.00	1,493,856.00
Design Review Fee	75.00	250.00	31,325.00	1,750.00	3,000.00
Interest Operating					
Bank Interest	14.57		125.74		
EJ Invest. Int. Oper.	8.54	250.00	85.76	1,750.00	3,000.00
Total Interest Operating	23.11	250.00	211.50	1,750.00	3,000.00
Late Fees & Violations	0.00		2,202.87		
Returned Check Charges	0.00		40.00		
Total Income	182,286.11	182,718.00	1,309,095.37	1,279,026.00	2,192,616.00
Gross Profit	182,286.11	182,718.00	1,309,095.37	1,279,026.00	2,192,616.00
Expense					
1000 - IB Club					
Club Equalization	0.00	2,116.67	0.00	14,816.65	25,400.00
Facility Fees	124,488.00	124,488.00	871,416.00	871,416.00	1,493,856.00
Total 1000 - IB Club	124,488.00	126,604.67	871,416.00	886,232.65	1,519,256.00
2000 - Reserve Fund					
Transfer to Reserve Fund	24,568.00	24,568.00	171,976.00	171,976.00	294,816.00
Total 2000 - Reserve Fund	24,568.00	24,568.00	171,976.00	171,976.00	294,816.00
3000 - Repairs and Maintenance					
Irrigation Ditch (Robertson25%)	0.00	0.00	4,197.50	4,100.00	4,100.00
Irrigation Repairs	470.46	3,285.71	11,406.89	13,142.87	23,000.00
Landscape Maintenance	35.00	1,428.57	4,747.50	5,714.29	10,000.00
Landscaping Contract	3,985.20	7,285.71	56,960.00	54,142.84	76,000.00
Light Bulbs	32.50	41.67	65.00	291.65	500.00
Pet Station Maintenance	860.00	860.00	6,020.00	6,020.00	10,320.00
Rep. & Maintenance (R&M)					
26 Small Road Repairs	0.00		74,569.01		
Rep. & Maintenance (R&M) - Other	783.75	1,416.67	10,087.21	9,916.65	17,000.00

Ironbridge POA Profit & Loss Budget Performance July 2026

	Jul 26	Budget	Jan - Jul 26	YTD Budget	Annual Budget
Total Rep. & Maintenance (R&M)	783.75	1,416.67	84,656.22	9,916.65	17,000.00
Snow removal	0.00	0.00	7,590.00	18,000.00	30,000.00
South Entrance Beautification	0.00	0.00	0.00	500.00	500.00
Street Sweeping	0.00	0.00	0.00	7,000.00	7,000.00
Total 3000 - Repairs and Maintenance	6,166.91	14,318.33	175,643.11	118,828.30	178,420.00
General & Administrative					
Admin & Acct	435.00	625.00	3,175.00	4,375.00	7,500.00
Conservation Easement	0.00	1,925.00	3,846.38	5,775.00	7,700.00
Covenant Enforcement	0.00	633.33	25.70	4,433.35	7,600.00
Design Review	870.00	250.00	5,785.00	1,750.00	3,000.00
Insurance	0.00	1,250.00	0.00	8,750.00	15,000.00
IPOA Utilities	2,262.99	1,666.67	8,500.60	11,666.69	20,000.00
Legal / Prof. Fees	6,844.80	1,666.67	11,267.67	11,666.69	20,000.00
Management Fees	6,980.00	6,980.00	48,720.00	48,720.00	83,520.00
Office Expense	10.14	208.33	289.64	1,458.31	2,500.00
Resident Engagement Committee	401.47	275.00	1,029.09	1,925.00	3,300.00
Tax					
Tax return / CPA	0.00	0.00	0.00	30,000.00	30,000.00
Total Tax	0.00	0.00	0.00	30,000.00	30,000.00
Total General & Administrative	17,784.40	15,460.00	82,639.08	130,520.04	200,120.00
Interest Expense	0.00		0.00		
Total Expense	173,007.31	180,951.00	1,301,674.19	1,307,556.99	2,192,612.00
Net Ordinary Income	9,278.80	1,767.00	7,421.18	-28,530.99	4.00
Other Income/Expense					
Other Income					
Reserve Fund Income					
1 - Transfer from Operating	24,568.00		171,976.00		
2 - EJ Interest Reserve	861.95		21,951.38		
5 - Schwab Interest Reserve	-9.02		2,583.13		
Total Reserve Fund Income	25,420.93		196,510.51		
Total Other Income	25,420.93		196,510.51		
Net Other Income	25,420.93		196,510.51		
Net Income	34,699.73	1,767.00	203,931.69	-28,530.99	4.00