

**Ironbridge POA**  
**Balance Sheet**  
 As of December 31, 2023

	Dec 31, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Alpine Operating	227,156.83
EJ - Investment Operating	200,752.01
EJ - Investment Reserves	1,340,931.08
Total Checking/Savings	1,768,839.92
Accounts Receivable	
Accounts Receivable	29,789.66
Total Accounts Receivable	29,789.66
Other Current Assets	
Due from Operating Fund	166,947.50
Total Other Current Assets	166,947.50
Total Current Assets	1,965,577.08
<b>TOTAL ASSETS</b>	<b>1,965,577.08</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	14,000.00
Total Accounts Payable	14,000.00
Other Current Liabilities	
Deposits	
Construction Deposits - IMM	90,000.00
Construction Deposits 2023	91,500.00
Total Deposits	181,500.00
Due to Reserve Fund	166,947.50
Prepaid Assessments	32,113.33
Total Other Current Liabilities	380,560.83
Total Current Liabilities	394,560.83
Total Liabilities	394,560.83
Equity	
Opening Balance Equity	1,173,458.83
Net Income	397,557.42
Total Equity	1,571,016.25
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,965,577.08</b>

**Ironbridge POA**  
**Profit & Loss**  
 January through December 2023

	Jan - Dec 23
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
1 - Operating Assessment	411,849.01
2 - Reserve Assessment	114,526.50
3 - Club Assessment	1,309,130.00
Design Review Fee	110,650.00
Interest Operating	1,119.27
Late Fees & Violations	4,389.41
Year-end Adjustments	47,249.00
<b>Total Income</b>	1,998,913.19
<b>Gross Profit</b>	1,998,913.19
<b>Expense</b>	
1000 - IB Club	
Club Equalization	2,500.00
Facility Fees	1,308,720.00
<b>Total 1000 - IB Club</b>	1,311,220.00
2000 - Reserve Fund	
Transfer to Reserve Fund	234,096.00
<b>Total 2000 - Reserve Fund</b>	234,096.00
3000 - Repairs and Maintenance	
Contingency	5,858.75
Irrigation Ditch (Robertson25%)	270.00
Irrigation Repairs	18,672.01
Landscape Maintenance	14,638.04
Landscaping Service	24,923.75
Light Bulbs	1,544.60
Pet Station Maintenance	3,732.31
Pump House Maintenance	874.00
Rep. & Maintenance (R&M)	7,453.77
Roads - Crack Seal	0.00
Snow removal	39,314.63
Snow removal pathways	578.00
Street Sweeping	4,967.50
<b>Total 3000 - Repairs and Maintenance</b>	122,827.36
General & Administrative	
Admin & Acct	17,529.55
Bad Debt	1,662.00
Conservation Easement	6,999.50
Covenant Enforcement	8,160.00
Design Review	30,800.00
Insurance	13,273.00
IPOA Utilities	13,796.94
Legal Fees	27,287.70
Management Fees	83,305.46
Office Expense	4,114.64
Tax Prep	670.58
Website Design & Maintenance	147.33
Welcome Amenities	394.29
<b>Total General &amp; Administrative</b>	208,140.99
Shared Expenses	
Entrance Lights (40% IPOA)	256.00
Pump House (IPOA 93%)	2,434.00
<b>Total Shared Expenses</b>	2,690.00
<b>Total Expense</b>	1,878,974.35
<b>Net Ordinary Income</b>	119,938.84

Ironbridge POA  
**Profit & Loss**  
January through December 2023

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	<u>Jan - Dec 23</u>
Other Income/Expense	
Other Income	
Reserve Fund Income	
1 - Transfer from Operating	234,096.00
2 - EJ Invest. Int. Reserve	45,379.74
4 - Alpine Reserve Acct. Int.	294.42
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Total Reserve Fund Income	279,770.16
Total Other Income	279,770.16
Other Expense	
Capital Reserve Expense	
RFWSD	-15,671.42
Tax Provision	17,823.00
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Total Capital Reserve Expense	2,151.58
Total Other Expense	2,151.58
Net Other Income	277,618.58
Net Income	<hr/> <hr/> <b>397,557.42</b>