Accrual Basis

Ironbridge POA
Balance Sheet
As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Alpine Operating	132,973.26
EJ - Investment Operating	52,541.45
EJ - Investment Reserves	1,290,408.09
Schwab - Investment Reserves	647,515.85
Total Checking/Savings	2,123,438.65
Accounts Receivable	
Accounts Receivable	44,276.78
Total Accounts Receivable	44,276.78
Total Current Assets	2,167,715.43
TOTAL ASSETS	**2,167,715.43**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deposits	
Construction Deposits	189,257.42
Total Deposits	189,257.42
Prepaid Assessments	58,141.05
Total Other Current Liabilities	247,398.47
Total Current Liabilities	247,398.47
Total Liabilities	247,398.47
Equity	
Opening Balance Equity	1,173,458.83
Retained Earnings	625,761.60
Net Income	121,096.53
Total Equity	1,920,316.96
TOTAL LIABILITIES & EQUITY	**2,167,715.43**

Accrual Basis

Ironbridge POA
Profit & Loss Budget Performance
September 2025

	Sep 25	Budget	Jan - Sep 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
1 - Operating Assessment	33,134.80	33,134.80	298,213.20	298,213.20	397,944.00
2 - Reserve Assessment	24,565.20	24,565.20	221,086.80	221,086.80	294,816.00
3 - Club Assessment	116,508.00	116,508.00	1,048,572.00	1,048,572.00	1,398,096.00
Design Review Fee	0.00	400.00	15,100.00	3,600.00	4,800.00
Interest Operating					
Bank Interest	11.58		152.93		
EJ Invest. Int. Oper.	179.68	333.33	2,250.91	3,000.01	4,000.00
Total Interest Operating	191.26	333.33	2,403.84	3,000.01	4,000.00
Late Fees & Violations	100.00		1,829.88		
Total Income	174,499.26	174,941.33	1,587,205.72	1,574,472.01	2,099,656.00
Gross Profit	174,499.26	174,941.33	1,587,205.72	1,574,472.01	2,099,656.00
Expense					
1000 - IB Club					
Club Equalization	0.00	10,375.00	0.00	31,125.00	41,500.00
Facility Fees	116,508.00	116,508.00	1,048,572.00	1,048,572.00	1,398,096.00
Total 1000 - IB Club	116,508.00	126,883.00	1,048,572.00	1,079,697.00	1,439,596.00
2000 - Reserve Fund					
Transfer to Reserve Fund	24,568.00	24,568.00	221,112.00	221,112.00	274,816.00
Total 2000 - Reserve Fund	24,568.00	24,568.00	221,112.00	221,112.00	274,816.00
3000 - Repairs and Maintenance					
Irrigation Ditch (Robertson25%)	0.00	0.00	3,563.75	3,150.00	3,150.00
Irrigation Repairs	2,070.03	2,857.14	23,684.82	17,142.84	20,000.00
Landscape Maintenance	0.00	4,428.57	6,894.29	29,571.42	34,000.00
Landscaping Contract	4,927.47	4,000.00	66,339.75	61,000.00	65,000.00
Light Bulbs	49.30	41.66	357.37	375.02	500.00
Pet Station Maintenance	818.00	750.00	6,886.00	6,750.00	9,000.00
Rep. & Maintenance (R&M)					
2025 Mailbox Project	381.03		2,816.38		

Accrual Basis

Ironbridge POA
Profit & Loss Budget Performance
September 2025

	Sep 25	Budget	Jan - Sep 25	YTD Budget	Annual Budget
2025 Roads Repair Project	0.00		23,680.16		
Rep. & Maintenance (R&M) - Other	140.00	952.00	41,767.61	8,568.00	11,424.00
Total Rep. & Maintenance (R&M)	521.03	952.00	68,264.15	8,568.00	11,424.00
Snow removal	0.00	0.00	12,162.93	25,800.00	43,000.00
South Entrance Beautification	0.00	0.00	504.58	550.00	550.00
Street Sweeping	0.00	0.00	3,731.75	7,000.00	7,000.00
Total 3000 - Repairs and Maintenance	8,385.83	13,029.37	192,389.39	159,907.28	193,624.00
General & Administrative					
Admin & Acct	368.75	625.00	5,070.00	5,625.00	7,500.00
Conservation Easement	0.00	1,825.00	5,547.15	5,475.00	7,300.00
Covenant Enforcement	624.10	583.33	5,568.82	5,250.01	7,000.00
Design Review	945.00	1,750.00	24,560.32	15,750.00	21,000.00
Insurance	0.00	0.00	0.00	0.00	12,000.00
IPOA Utilities	3,405.54	1,308.33	14,068.84	11,775.01	15,700.00
Legal Fees	760.00	1,250.00	6,906.15	11,250.00	15,000.00
Management Fees	6,760.00	6,760.00	60,840.00	60,840.00	81,120.00
Office Expense	213.66	208.33	372.80	1,875.01	2,500.00
Resident Engagement Committee	83.53	166.66	1,391.03	1,500.02	2,000.00
Tax					
Tax	3,236.00	0.00	28,006.28	20,500.00	20,500.00
Total Tax	3,236.00	0.00	28,006.28	20,500.00	20,500.00
Total General & Administrative	16,396.58	14,476.65	152,331.39	139,840.05	191,620.00
Interest Expense	0.00		0.00		
Total Expense	165,858.41	178,957.02	1,614,404.78	1,600,556.33	2,099,656.00
Net Ordinary Income	8,640.85	-4,015.69	-27,199.06	-26,084.32	0.00
Other Income/Expense					
Other Income					
Reserve Fund Income					
1 - Transfer from Operating	24,568.00		221,112.00		
2 - EJ Interest Reserve	2,079.16		47,876.74		

Accrual Basis

Ironbridge POA
Profit & Loss Budget Performance
September 2025

	Sep 25	Budget	Jan - Sep 25	YTD Budget	Annual Budget
5 - Schwab Interest Reserve	1,005.31		30,971.85		
Total Reserve Fund Income	27,652.47		299,960.59		
Total Other Income	27,652.47		299,960.59		
Other Expense					
Capital Reserve Expense					
Asphalt seal / repair Phase 1	0.00		57,240.00		
Mailbox Kiosk Replace	0.00		33,788.75		
Road sinkhole repairs	0.00		60,636.25		
Total Capital Reserve Expense	0.00		151,665.00		
Total Other Expense	0.00		151,665.00		
Net Other Income	27,652.47		148,295.59		
Net Income	36,293.32	-4,015.69	121,096.53	-26,084.32	0.00