Accrual Basis

Ironbridge POA
Balance Sheet
As of October 31, 2025

	Oct 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Alpine Operating	125,425.57
EJ - Investment Operating	52,712.33
EJ - Investment Reserves	1,099,661.46
Schwab - Investment Reserves	672,332.73
Total Checking/Savings	1,950,132.09
Accounts Receivable	
Accounts Receivable	50,992.60
Total Accounts Receivable	50,992.60
Total Current Assets	2,001,124.69
TOTAL ASSETS	**2,001,124.69**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deposits	
Construction Deposits	189,257.42
Total Deposits	189,257.42
Prepaid Assessments	50,264.75
Total Other Current Liabilities	239,522.17
Total Current Liabilities	239,522.17
Total Liabilities	239,522.17
Equity	
Opening Balance Equity	1,173,458.83
Retained Earnings	625,761.60
Net Income	-37,617.91
Total Equity	1,761,602.52
TOTAL LIABILITIES & EQUITY	**2,001,124.69**

Cash Basis

Ironbridge POA
Profit & Loss Budget Performance
October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
1 - Operating Assessment	32,153.36	33,134.80	329,727.79	331,348.00	397,944.00
2 - Reserve Assessment	23,837.58	24,565.20	244,222.25	245,652.00	294,816.00
3 - Club Assessment	113,054.25	116,508.00	1,158,782.72	1,165,080.00	1,398,096.00
Design Review Fee	0.00	400.00	15,100.00	4,000.00	4,800.00
Interest Operating					
Bank Interest	19.11		172.04		
EJ Invest. Int. Oper.	170.88	333.33	2,421.79	3,333.34	4,000.00
Total Interest Operating	189.99	333.33	2,593.83	3,333.34	4,000.00
Late Fees & Violations	150.15		1,191.12		
Total Income	169,385.33	174,941.33	1,751,617.71	1,749,413.34	2,099,656.00
Gross Profit	169,385.33	174,941.33	1,751,617.71	1,749,413.34	2,099,656.00
Expense					
1000 - IB Club					
Club Equalization	0.00	0.00	0.00	31,125.00	41,500.00
Facility Fees	116,508.00	116,508.00	1,165,080.00	1,165,080.00	1,398,096.00
Total 1000 - IB Club	116,508.00	116,508.00	1,165,080.00	1,196,205.00	1,439,596.00
2000 - Reserve Fund					
Transfer to Reserve Fund	24,568.00	24,568.00	245,680.00	245,680.00	274,816.00
Total 2000 - Reserve Fund	24,568.00	24,568.00	245,680.00	245,680.00	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	4,681.83	2,857.16	28,366.65	20,000.00	20,000.00
Landscape Maintenance	0.00	4,428.58	6,894.29	34,000.00	34,000.00
Landscaping Contract	2,471.60	4,000.00	68,811.35	65,000.00	65,000.00
Light Bulbs	0.00	41.66	357.37	416.68	500.00
Pet Station Maintenance	818.00	750.00	7,704.00	7,500.00	9,000.00
Rep. & Maintenance (R&M)					
2025 Mailbox Project	4,438.62		7,255.00		

Cash Basis

Ironbridge POA
Profit & Loss Budget Performance
October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
2025 Roads Repair Project	6,945.69		30,625.85		
Rep. & Maintenance (R&M) - Other	35.00	952.00	41,802.61	9,520.00	11,424.00
Total Rep. & Maintenance (R&M)	11,419.31	952.00	79,683.46	9,520.00	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	19,390.74	13,029.40	211,780.13	172,936.68	193,624.00
General & Administrative					
Admin & Acct	815.00	625.00	5,885.00	6,250.00	7,500.00
Conservation Easement	1,867.17	0.00	7,414.32	5,475.00	7,300.00
Covenant Enforcement	600.00	583.33	6,168.82	5,833.34	7,000.00
Design Review	1,032.50	1,750.00	25,592.82	17,500.00	21,000.00
Insurance	752.00	0.00	752.00	0.00	12,000.00
IPOA Utilities	3,173.19	1,308.33	17,242.03	13,083.34	15,700.00
Legal Fees	1,598.00	1,250.00	8,504.15	12,500.00	15,000.00
Management Fees	6,760.00	6,760.00	67,600.00	67,600.00	81,120.00
Office Expense	19.85	208.33	392.65	2,083.34	2,500.00
Resident Engagement Committee	18.28	166.66	1,409.31	1,666.68	2,000.00
Tax					
Tax	0.00	0.00	28,006.28	20,500.00	20,500.00
Total Tax	0.00	0.00	28,006.28	20,500.00	20,500.00
Total General & Administrative	16,635.99	12,651.65	168,967.38	152,491.70	191,620.00
Interest Expense	0.00		0.00		
Total Expense	177,102.73	166,757.05	1,791,507.51	1,767,313.38	2,099,656.00
Net Ordinary Income	-7,717.40	8,184.28	-39,889.80	-17,900.04	0.00
Other Income/Expense					
Other Income					
Reserve Fund Income					
1 - Transfer from Operating	24,568.00		245,680.00		
2 - EJ Interest Reserve	9,253.37		57,130.11		

Cash Basis

Ironbridge POA
Profit & Loss Budget Performance
October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
5 - Schwab Interest Reserve	248.88		31,220.73		
Total Reserve Fund Income	34,070.25		334,030.84		
Total Other Income	34,070.25		334,030.84		
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	191,758.52		252,394.77		
Total Capital Reserve Expense	191,758.52		343,423.52		
Total Other Expense	191,758.52		343,423.52		
Net Other Income	-157,688.27		-9,392.68		
Net Income	**-165,405.67**	**8,184.28**	**-49,282.48**	**-17,900.04**	**0.00**