

Ironbridge POA
Balance Sheet
As of July 31, 2023

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Alpine Operating	378,608.49
Alpine Reserve	32,879.60
EJ - Investment	1,238,075.45
Total Checking/Savings	1,649,563.54
Accounts Receivable	
Accounts Receivable	-13,073.17
Total Accounts Receivable	-13,073.17
Total Current Assets	1,636,490.37
TOTAL ASSETS	1,636,490.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deposits	
Construction Deposits - IMM	135,250.00
Construction Deposits 2023	73,500.00
Total Deposits	208,750.00
Total Other Current Liabilities	208,750.00
Total Current Liabilities	208,750.00
Total Liabilities	208,750.00
Equity	
Interest EJ	26,739.45
Interest Reserve	128.89
Opening Balance Equity	1,246,391.83
Take on balances pe F/C	3,150.00
Net Income	151,330.20
Total Equity	1,427,740.37
TOTAL LIABILITIES & EQUITY	1,636,490.37

**Ironbridge POA
Profit & Loss Budget Performance
July 2023**

Ordinary Income/Expense	Jul 23	Budget	Jan - Jul 23	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Income							
1 - Operating Assessment	34,331.50	35,224.00	270,556.51	246,566.00	23,988.51	108.73%	422,688.00
2 - Reserve Assessment	9,520.50	9,788.00	19,695.50	68,376.00	-48,680.50	28.81%	117,216.00
3 - Club Assessment	109,060.00	112,283.00	761,280.00	785,981.00	-24,701.00	96.86%	1,347,396.00
Design Review Fee	150.00	1,500.00	41,150.00	10,500.00	30,650.00	391.91%	18,000.00
Fines & Violations	0.00	0.00	50.00	0.00	50.00		
Interest Operating	45.09	3,500.00	166.06	24,500.00	-24,333.94	0.68%	42,000.00
Late Fees & Interest	626.67		3,178.39				
Road Usage Fee	0.00		10,800.00				
Total Income	153,733.76	162,275.00	1,106,876.46	1,135,925.00	-29,048.54	97.44%	1,947,300.00
Expense							
Bad Debt	1,662.00		1,662.00				
General & Administrative							
Admin & Acct	1,490.00	1,666.00	11,280.05	11,662.00	-381.95	96.73%	19,992.00
Conservation Easement	0.00	600.00	3,496.50	4,200.00	-703.50	83.25%	7,200.00
Covenant Enforcement	0.00	500.00	3,000.00	3,500.00	-500.00	85.71%	6,000.00
Design Review	1,865.00	400.00	25,677.50	2,800.00	22,877.50	917.05%	4,800.00
Insurance	579.00	0.00	4,053.00	0.00	4,053.00	100.0%	13,600.00
IPOA Utilities	1,688.15	430.00	4,341.85	3,010.00	1,331.85	144.25%	5,160.00
Legal Fees	280.00	5,120.00	23,947.00	35,840.00	-11,893.00	86.82%	57,500.00
Management Fees	6,600.00	4,661.00	50,305.46	32,627.00	17,678.46	154.18%	55,932.00
Office Expense	0.00	225.00	1,726.79	1,575.00	151.79	109.64%	2,700.00
Tax Returns & Taxes	0.00	0.00	0.00	375.00	-375.00	0.0%	9,150.00
Website Design & Maintenance	0.00	100.00	0.00	400.00	-400.00	0.0%	600.00
Website Amenities	0.00	125.00	174.60	675.00	-700.40	19.95%	1,500.00
Total General & Administrative	12,483.15	13,827.00	128,002.75	96,864.00	31,138.75	132.15%	184,334.00
IB Club							
Club Equalization	0.00	0.00	2,500.00	23,400.00	-20,900.00	10.68%	39,000.00
Facility Fees	109,060.00	112,283.00	763,420.00	785,981.00	-22,561.00	97.13%	1,347,396.00
Total IB Club	109,060.00	112,283.00	765,920.00	809,381.00	-43,461.00	94.63%	1,386,396.00
Office Supplies	10.80		10.80				
Postage and Delivery	13.65		49.20				
Repairs and Maintenance							
Bike Path Maintenance	0.00	0.00	0.00	1,000.00	-1,000.00	0.0%	1,500.00
Contingency	0.00	1,000.00	2,005.00	7,000.00	-4,995.00	28.64%	12,919.00
Irrigation Repairs	0.00	4,000.00	560.26	12,000.00	-11,439.74	4.67%	24,000.00
Landscape Maintenance	237.50	5,500.00	9,519.00	20,500.00	-10,981.00	46.43%	37,000.00
Landscaping Service	0.00	3,700.00	0.00	14,800.00	-14,800.00	0.0%	29,600.00
Light Bulbs	0.00	100.00	642.00	700.00	-58.00	91.71%	1,200.00
Pet Station Maintenance	0.00	750.00	208.00	5,250.00	-5,042.00	3.96%	9,000.00
Rep. & Maintenance (R&M)	0.00	0.00	8,615.22	1,500.00	7,115.22	574.35%	3,000.00
Roads - Crack Seal	288.75	28,000.00	288.75	28,000.00	-27,711.25	1.03%	28,000.00
Signage	0.00	325.00	0.00	650.00	-650.00	0.0%	900.00
Snow removal	0.00	0.00	66,353.49	32,000.00	34,353.49	207.36%	52,000.00

Ironbridge POA
Profit & Loss Budget Performance
July 2023

	Jul 23	Budget	Jan - Jul 23	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Snow removal bike path	0.00	0.00	578.00	10,000.00	-9,422.00	5.76%	16,000.00
Street Sweeping	0.00	0.00	0.00	6,000.00	-6,000.00	0.0%	6,000.00
Repairs and Maintenance - Other	17.50		17.50				
Total Repairs and Maintenance	543.75	43,375.00	88,787.22	139,400.00	-50,612.78	63.69%	221,119.00
Shared Expenses							
Bike Path (40%) (Co. Rd 109)	0.00	500.00	0.00	1,000.00	-1,000.00	0.0%	1,000.00
Entrance Decor (46%)	0.00	1,000.00	0.00	2,000.00	-2,000.00	0.0%	3,000.00
Irigation Ditch (Robertson25%)	0.00	250.00	0.00	1,750.00	-1,750.00	0.0%	3,000.00
Irrigation Repair (40%)	0.00	400.00	0.00	1,600.00	-1,600.00	0.0%	2,400.00
Landscape Contingency (46%)	0.00	1,000.00	0.00	2,000.00	-2,000.00	0.0%	4,000.00
Landscape Contract (46%)	0.00	2,425.00	0.00	9,700.00	-9,700.00	0.0%	19,400.00
Pump Station Maint. (93%)	0.00	500.00	0.00	1,900.00	-1,900.00	0.0%	2,900.00
Total Shared Expenses	0.00	6,075.00	0.00	19,950.00	-19,950.00	0.0%	35,700.00
Shared Utilities							
Entrance Lights (40% IPOA)	0.00	80.00	256.00	560.00	-304.00	45.71%	960.00
Pump House (IPOA 93%)	0.00	225.00	2,434.00	900.00	1,534.00	270.44%	1,575.00
Total Shared Utilities	0.00	305.00	2,690.00	1,460.00	1,230.00	184.25%	2,535.00
Total Expense	123,773.35	175,865.00	987,121.97	1,067,055.00	-79,933.03	92.51%	1,830,084.00
Net Ordinary Income	29,860.41	-13,590.00	119,754.49	68,870.00	50,884.49	173.89%	117,216.00
Other Income/Expense							
Capital Reserve Expense							
Reserve Action Items	0.00		1,175.00				
Reserve Study	0.00		14,851.79				
RFWS	0.00		16,026.79				
Total Reserve Action Items	0.00	9,768.00	-47,602.50	68,376.00	-115,978.50	-69.62%	117,216.00
Reserve Assessment Transfer	0.00	9,768.00	-31,575.71	68,376.00	-99,951.71	-46.18%	117,216.00
Total Capital Reserve Expense	0.00	9,768.00	-31,575.71	68,376.00	-99,951.71	-46.18%	117,216.00
Total Other Income	0.00	-9,768.00	31,575.71	-68,376.00	99,951.71	-46.18%	-117,216.00
Net Income	29,860.41	-23,358.00	151,330.20	484.00	150,846.20	30.633.64%	0.00