Accrual Basis

Ironbridge POA
Balance Sheet
As of September 30, 2026

	Sep 30, 26
ASSETS	
Current Assets	
Checking/Savings	
Alpine Operating	282,107.74
EJ - Investment Operating	3,148.26
EJ - Investment Reserves	914,035.15
Schwab - Investment Reserves	460,850.09
Total Checking/Savings	1,660,141.24
Accounts Receivable	
Accounts Receivable	53,432.03
Total Accounts Receivable	53,432.03
Total Current Assets	1,713,573.27
TOTAL ASSETS	1,713,573.27
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deposits	
Construction Deposits	146,007.42
Total Deposits	146,007.42
Prepaid Assessments	64,733.29
Total Other Current Liabilities	210,740.71
Total Current Liabilities	210,740.71
Total Liabilities	210,740.71
Equity	
Opening Balance Equity	1,173,458.83
Retained Earnings	147,417.04
Net Income	181,956.69
Total Equity	1,502,832.56
TOTAL LIABILITIES & EQUITY	1,713,573.27

Accrual Basis

Ironbridge POA
Profit & Loss Budget Performance
September 2026

	Sep 26	Budget	Jan - Sep 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
1 - Operating Assessment	33,134.80	33,162.00	298,213.20	298,458.00	397,944.00
2 - Reserve Assessment	24,565.20	24,568.00	221,086.80	221,112.00	294,816.00
3 - Club Assessment	124,488.00	124,488.00	1,120,392.00	1,120,392.00	1,493,856.00
Design Review Fee	225.00	250.00	31,550.00	2,250.00	3,000.00
Interest Operating					
Bank Interest	22.35		166.99		
EJ Invest. Int. Oper.	9.08	250.00	103.82	2,250.00	3,000.00
Total Interest Operating	31.43	250.00	270.81	2,250.00	3,000.00
Late Fees & Violations	300.82		2,748.63		
Returned Check Charges	0.00		40.00		
Total Income	182,745.25	182,718.00	1,674,301.44	1,644,462.00	2,192,616.00
Gross Profit	182,745.25	182,718.00	1,674,301.44	1,644,462.00	2,192,616.00
Expense					
1000 - IB Club					
Club Equalization	0.00	2,116.67	0.00	19,049.99	25,400.00
Facility Fees	124,488.00	124,488.00	1,120,392.00	1,120,392.00	1,493,856.00
Total 1000 - IB Club	124,488.00	126,604.67	1,120,392.00	1,139,441.99	1,519,256.00
2000 - Reserve Fund					
Transfer to Reserve Fund	24,568.00	24,568.00	221,112.00	221,112.00	294,816.00
Total 2000 - Reserve Fund	24,568.00	24,568.00	221,112.00	221,112.00	294,816.00
3000 - Repairs and Maintenance					
Irrigation Ditch (Robertson25%)	1,822.12	0.00	6,019.62	4,100.00	4,100.00
Irrigation Repairs	2,979.15	3,285.71	14,471.04	19,714.29	23,000.00
Landscape Maintenance	-756.88	1,428.57	3,990.62	8,571.43	10,000.00
Landscaping Contract	3,985.20	7,285.71	70,276.40	68,714.26	76,000.00
Light Bulbs	0.00	41.67	65.00	374.99	500.00
Pet Station Maintenance	860.00	860.00	7,740.00	7,740.00	10,320.00
Rep. & Maintenance (R&M)	0.00	1,416.67	10,157.21	12,749.99	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	8,889.59	14,318.33	120,309.89	147,464.96	178,420.00
General & Administrative					
Admin & Acct	0.00	625.00	3,518.75	5,625.00	7,500.00
Conservation Easement	0.00	0.00	5,769.57	5,775.00	7,700.00
Covenant Enforcement	0.00	633.33	25.70	5,700.01	7,600.00
Design Review	1,012.50	250.00	7,375.00	2,250.00	3,000.00

Accrual Basis

Ironbridge POA
Profit & Loss Budget Performance
September 2026

	Sep 26	Budget	Jan - Sep 26	YTD Budget	Annual Budget
Insurance	0.00	1,250.00	0.00	11,250.00	15,000.00
IPOA Utilities	2,518.72	1,666.67	13,729.96	14,999.99	20,000.00
Legal / Prof. Fees	30.60	1,666.63	11,830.67	14,999.99	20,000.00
Management Fees	6,960.00	6,960.00	62,640.00	62,640.00	83,520.00
Office Expense	0.00	208.33	298.22	1,874.97	2,500.00
Resident Engagement Committee	0.00	275.00	1,029.09	2,475.00	3,300.00
Tax					
Tax return / CPA	9,960.00	0.00	10,890.00	30,000.00	30,000.00
Total Tax	9,960.00	0.00	10,890.00	30,000.00	30,000.00
Total General & Administrative	20,481.82	13,534.96	117,106.96	157,589.96	200,120.00
Interest Expense	0.00		0.00		
Total Expense	178,427.41	179,025.96	1,578,920.85	1,665,608.91	2,192,612.00
Net Ordinary Income	4,317.84	3,692.04	95,380.59	-21,146.91	4.00
Other Income/Expense					
Other Income					
Reserve Fund Income					
1 - Transfer from Operating	24,568.00		221,112.00		
2 - EJ Interest Reserve	507.49		23,399.28		
5 - Schwab Interest Reserve	829.91		7,758.83		
Total Reserve Fund Income	25,905.40		252,270.11		
Total Other Income	25,905.40		252,270.11		
Other Expense					
Capital Reserve Expense					
Asphalt seal / repair Phase 2	0.00		91,125.00		
Small roads repairs '26	0.00		74,569.01		
Total Capital Reserve Expense	0.00		165,694.01		
Total Other Expense	0.00		165,694.01		
Net Other Income	25,905.40		86,576.10		
Net Income	**30,223.24**	**3,692.04**	**181,956.69**	**-21,146.91**	**4.00**