

Ironbridge POA
Budget 2026
 Jan - ~~Sept~~^{Sept} '25

Ordinary Income/Expense	Jan - Sept '25	2025 Budget	2026 Budget
Income			
1 - Operating Assessment	298,213.20	397,944.00	397,944.00
2 - Reserve Assessment	221,086.80	294,816.00	294,816.00
3 - Club Assessment	1,048,572.00	1,398,096.00	1,493,856.00
Design Review Fee	15,100.00	4,800.00	3,000.00
Interest Operating			
Bank Interest	152.93		
EJ Investment Interest Operating	2,250.91	4,000.00	3,000.00
Total Interest Operating	<u>2,403.84</u>	<u>4,000.00</u>	<u>3,000.00</u>
Late Fees & Violations	1,829.88		
Total Income	<u>1,587,205.72</u>	<u>2,099,656.00</u>	<u>2,192,616.00</u>
Gross Profit	1,587,205.72	2,099,656.00	2,192,616.00
Expense			
1000 - IB Club			
Club Equalization	0.00	41,500.00	25,400.00
Facility Fees	1,048,572.00	1,398,096.00	1,493,856.00
Total 1000 - IB Club	<u>1,048,572.00</u>	<u>1,439,596.00</u>	<u>1,519,256.00</u>
2000 - Reserve Fund			
Transfer to Reserve Fund	221,112.00	294,816.00	294,816.00
Total 2000 - Reserve Fund	<u>221,112.00</u>	<u>274,816.00</u>	<u>294,816.00</u>
3000 - Repairs and Maintenance			
Irrigation Ditch (Robertson25%)	3,563.75	3,150.00	4,100.00
Irrigation Repairs	23,684.82	20,000.00	23,000.00
Landscape Maintenance	6,894.29	34,000.00	10,000.00
Landscaping Contract	66,339.75	65,000.00	76,000.00
Light Bulbs	357.37	500.00	500.00
Pet Station Maintenance	6,886.00	9,000.00	10,320.00
Rep. & Maintenance (R&M)	41,767.61	11,424.00	17,000.00
- 2025 Mailbox Project	2,816.38		
- 2025 Roads Project	23,680.16		
Snow removal	12,162.93	43,000.00	30,000.00
South Entrance Beautification	504.58	550.00	500.00
Street Sweeping	3,731.75	7,000.00	7,000.00
Total 3000 - Repairs and Maintenance	<u>192,389.39</u>	<u>193,624.00</u>	<u>178,420.00</u>
General & Administrative			
Admin & Acct	5,070.00	7,500.00	7,500.00
Conservation Easement	5,547.15	7,300.00	7,700.00
Covenant Enforcement	5,568.82	7,000.00	7,600.00
Design Review	24,560.32	21,000.00	3,000.00
Insurance	0.00	12,000.00	15,000.00
IPOA Utilities	14,068.84	15,700.00	20,000.00
Legal Fees	6,906.15	15,000.00	20,000.00
Management Fees	60,840.00	81,120.00	83,520.00
Office Expense	372.80	2,500.00	2,500.00
Resident Engagement Committee	1,391.03	2,000.00	3,300.00

Ironbridge POA
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 Jan - ~~Oct~~ ^{Sept} '25

	Jan - Sept '25	2025 Budget	2026 Budget
Tax	28,006.28	20,500.00	30,000.00
Total General & Administrative	152,331.39	191,620.00	200,120.00
Total Expense	1,614,404.78	2,099,656.00	2,192,612.00
Net Ordinary Income	-27,199.06	0.00	4.00
Other Income/Expense			
Other Income			
Reserve Fund Income			
1 - Transfer from Operating	221,112.00		
2 - EJ Invest. Int. Reserve	47,876.74		
3 - Schwab Int. Reserve	30,971.85		
Total Reserve Fund Income	299,960.59	0.00	0.00
Total Other Income	299,960.59	0.00	0.00
Other Expense			
Capital Reserve Expense			
Asphalt seal & repair Phase 1	57,240.00		
Mailbox Kiosk Replace	33,788.75		
Road sinkhole repairs	60,636.25		
Total Capital Reserve Expense	151,665.00	0.00	0.00
Total Other Expense	151,665.00	0.00	0.00
Net Other Income	148,295.59	0.00	0.00
Net Income	121,096.53	0.00	4.00

2025 Reserve Items Action List

#	Component		2025	2026
21190	Asphalt - Seal / Repair - Phase 1	57,240.00	109,351.00	110,833.00
21220	Asphalt Path - Seal / Repair	-	77,475.00	81,243.00
21340	Rail Wood Fencing	-	13,545.00	
21600	Mailbox Kiosk Replace	36,224.10	33,269.00	
25510	Flowtronex Pump Cont. Replace	-	55,000.00	58,150.00
25510	Flowtronex Auto Filter - Replace	-	30,000.00	31,827.00
12345	Road Sinkhole Repairs	900,000.00	225,000.00	
26102	Road - Curb & Gutter repairs		23,175.00	15,000.00
25520	Irrigation lines - inspect / Replace	-	-	10,000.00
			566,815.00	339,761.00