

**Ironbridge POA
Balance Sheet****As of June 30, 2026**Jun 30, 26**ASSETS****Current Assets****Checking/Savings**

Alpine Operating 182,260.18

EJ - Investment Operating 3,121.66

EJ - Investment Reserves 911,725.30

Schwab - Investment Reserves 547,673.42

Total Checking/Savings 1,644,780.56**Accounts Receivable**

Accounts Receivable 62,751.55

Total Accounts Receivable 62,751.55**Total Current Assets** 1,707,532.11**TOTAL ASSETS** 1,707,532.11**LIABILITIES & EQUITY****Liabilities****Current Liabilities****Other Current Liabilities****Deposits**

Construction Deposits 162,057.42

Total Deposits 162,057.42

Prepaid Assessments 55,366.86

Total Other Current Liabilities 217,424.28**Total Current Liabilities** 217,424.28**Total Liabilities** 217,424.28**Equity**

Opening Balance Equity 1,173,458.83

Retained Earnings 147,417.04

Net Income 169,231.96

Total Equity 1,490,107.83**TOTAL LIABILITIES & EQUITY** 1,707,532.11

Ironbridge POA Profit & Loss Budget Performance June 2026

	Jun 26	Budget	Jan - Jun 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
1 - Operating Assessment	33,134.80	33,162.00	198,808.80	198,972.00	397,944.00
2 - Reserve Assessment	24,565.20	24,568.00	147,391.20	147,408.00	294,816.00
3 - Club Assessment	124,488.00	124,488.00	746,928.00	746,928.00	1,493,856.00
Design Review Fee	1,400.00	250.00	31,250.00	1,500.00	3,000.00
Interest Operating					
Bank Interest	18.50		111.17		
EJ Invest. Int. Oper.	8.84	250.00	77.22	1,500.00	3,000.00
Total Interest Operating	27.34	250.00	188.39	1,500.00	3,000.00
Late Fees & Violations	280.98		2,202.87		
Returned Check Charges	20.00		40.00		
Total Income	183,916.32	182,718.00	1,126,809.26	1,096,308.00	2,192,616.00
Gross Profit	183,916.32	182,718.00	1,126,809.26	1,096,308.00	2,192,616.00
Expense					
1000 - IB Club					
Club Equalization	0.00	2,116.67	0.00	12,699.98	25,400.00
Facility Fees	124,488.00	124,488.00	746,928.00	746,928.00	1,493,856.00
Total 1000 - IB Club	124,488.00	126,604.67	746,928.00	759,627.98	1,519,256.00
2000 - Reserve Fund					
Transfer to Reserve Fund	24,568.00	24,568.00	147,408.00	147,408.00	294,816.00
Total 2000 - Reserve Fund	24,568.00	24,568.00	147,408.00	147,408.00	294,816.00
3000 - Repairs and Maintenance					
Irrigation Ditch (Robertson/25%)	0.00	0.00	4,197.50	4,100.00	4,100.00
Irrigation Repairs	356.14	3,285.71	10,936.43	9,857.16	23,000.00
Landscape Maintenance	4,252.50	1,428.57	4,712.50	4,285.72	10,000.00
Landscaping Contract	9,331.20	7,285.71	52,974.80	46,857.13	76,000.00
Light Bulbs	0.00	41.67	32.50	249.98	500.00
Pet Station Maintenance	860.00	860.00	5,160.00	5,160.00	10,320.00
Rep. & Maintenance (R&M)					
26 Small Road Repairs	50,900.86		74,569.01		
Rep. & Maintenance (R&M) - Other	258.75	1,416.67	9,303.46	8,499.98	17,000.00
Total Rep. & Maintenance (R&M)	51,159.61	1,416.67	83,872.47	8,499.98	17,000.00

Ironbridge POA Profit & Loss Budget Performance June 2026

	Jun 26	Budget	Jan - Jun 26	YTD Budget	Annual Budget
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	65,959.45	14,318.33	169,476.20	104,509.97	178,420.00
General & Administrative					
Admin & Acct	345.00	625.00	2,740.00	3,750.00	7,500.00
Conservation Easement	0.00	0.00	3,846.38	3,850.00	7,700.00
Covenant Enforcement	0.00	633.33	25.70	3,800.02	7,600.00
Design Review	1,540.00	250.00	4,915.00	1,500.00	3,000.00
Insurance	0.00	1,250.00	0.00	7,500.00	15,000.00
IPOA Utilities	2,430.83	1,666.67	6,237.61	10,000.02	20,000.00
Legal / Prof. Fees	1,325.00	1,666.67	4,422.87	10,000.02	20,000.00
Management Fees	6,960.00	6,960.00	41,760.00	41,760.00	83,520.00
Office Expense	0.00	208.33	272.48	1,249.98	2,500.00
Resident Engagement Committee	0.00	275.00	627.62	1,650.00	3,300.00
Tax					
Tax return / CPA	0.00	0.00	0.00	30,000.00	30,000.00
Total Tax	0.00	0.00	0.00	30,000.00	30,000.00
Total General & Administrative	12,600.83	13,535.00	64,847.66	115,060.04	200,120.00
Interest Expense	0.00	0.00	0.00		
Office Supplies	7.02	7.02	7.02		
Total Expense	227,623.30	179,026.00	1,128,666.88	1,126,605.99	2,192,612.00
Net Ordinary Income	-43,706.98	3,692.00	-1,857.62	-30,297.99	4.00
Other Income/Expense					
Other Income					
Reserve Fund Income					
1 - Transfer from Operating	24,568.00		147,408.00		
2 - EJ Interest Reserve	672.77		21,089.43		
5 - Schwab Interest Reserve	902.29		2,592.15		
Total Reserve Fund Income	26,143.06		171,089.58		
Total Other Income	26,143.06		171,089.58		
Net Other Income	26,143.06		171,089.58		
Net Income	-17,563.92	3,692.00	169,231.96	-30,297.99	4.00