Accrual Basis

Ironbridge POA
Balance Sheet
As of October 31, 2026

	Oct 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Alpine Operating	263,381.90
EJ - Investment Operating	3,157.27
EJ - Investment Reserves	919,985.32
Schwab - Investment Reserves	485,214.19
Total Checking/Savings	1,671,738.68
Accounts Receivable	
Accounts Receivable	49,553.63
Total Accounts Receivable	49,553.63
Total Current Assets	1,721,292.31
TOTAL ASSETS	**1,721,292.31**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deposits	
Construction Deposits	146,007.42
Total Deposits	146,007.42
Prepaid Assessments	28,907.93
Total Other Current Liabilities	174,915.35
Total Current Liabilities	174,915.35
Total Liabilities	174,915.35
Equity	
Opening Balance Equity	1,173,458.83
Retained Earnings	147,417.04
Net Income	225,501.09
Total Equity	1,546,376.96
TOTAL LIABILITIES & EQUITY	**1,721,292.31**

Accrual Basis

Ironbridge POA
Profit & Loss Budget Performance
October 2026

	Oct 26	Budget	Jan - Oct 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
1 - Operating Assessment	33,134.80	33,162.00	331,348.00	331,620.00	397,944.00
2 - Reserve Assessment	24,565.20	24,568.00	245,652.00	245,680.00	294,816.00
3 - Club Assessment	124,488.00	124,488.00	1,244,880.00	1,244,880.00	1,493,856.00
Design Review Fee	0.00	250.00	31,550.00	2,500.00	3,000.00
Interest Operating					
Bank Interest	23.50		190.49		
EJ Invest. Int. Oper.	9.01	250.00	112.83	2,500.00	3,000.00
Total Interest Operating	32.51	250.00	303.32	2,500.00	3,000.00
Late Fees & Violations	0.00		2,748.63		
Returned Check Charges	0.00		40.00		
Total Income	182,220.51	182,718.00	1,856,521.95	1,827,180.00	2,192,616.00
Gross Profit	182,220.51	182,718.00	1,856,521.95	1,827,180.00	2,192,616.00
Expense					
1000 - IB Club					
Club Equalization	0.00	2,116.67	0.00	21,166.66	25,400.00
Facility Fees	124,488.00	124,488.00	1,244,880.00	1,244,880.00	1,493,856.00
Total 1000 - IB Club	124,488.00	126,604.67	1,244,880.00	1,266,046.66	1,519,256.00
2000 - Reserve Fund					
Transfer to Reserve Fund	24,568.00	24,568.00	245,680.00	245,680.00	294,816.00
Total 2000 - Reserve Fund	24,568.00	24,568.00	245,680.00	245,680.00	294,816.00
3000 - Repairs and Maintenance					
Irrigation Ditch (Robertson25%)	0.00	0.00	6,019.62	4,100.00	4,100.00
Irrigation Repairs	4,869.17	3,285.71	19,340.21	23,000.00	23,000.00
Landscape Maintenance	0.00	1,428.57	3,990.62	10,000.00	10,000.00
Landscaping Contract	411.12	7,285.74	70,687.52	76,000.00	76,000.00
Light Bulbs	81.25	41.67	211.25	416.66	500.00
Pet Station Maintenance	860.00	860.00	8,600.00	8,600.00	10,320.00
Rep. & Maintenance (R&M)	0.00	1,416.67	10,157.21	14,166.66	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

Accrual Basis

Ironbridge POA
Profit & Loss Budget Performance
October 2026

	Oct 26	Budget	Jan - Oct 26	YTD Budget	Annual Budget
Total 3000 - Repairs and Maintenance	6,221.54	14,318.36	126,596.43	161,783.32	178,420.00
General & Administrative					
Admin & Acct	1,258.75	625.00	5,380.00	6,250.00	7,500.00
Conservation Easement	0.00	1,925.00	5,769.57	7,700.00	7,700.00
Covenant Enforcement	0.00	633.33	25.70	6,333.34	7,600.00
Design Review	700.00	250.00	8,827.50	2,500.00	3,000.00
Insurance	0.00	1,250.00	122.50	12,500.00	15,000.00
IPOA Utilities	2,419.95	1,666.67	16,149.91	16,666.66	20,000.00
Legal / Prof. Fees	693.30	1,666.67	12,583.97	16,666.66	20,000.00
Management Fees	6,960.00	6,960.00	69,600.00	69,600.00	83,520.00
Office Expense	5.46	208.33	376.56	2,083.30	2,500.00
Resident Engagement Committee	0.00	275.00	1,029.09	2,750.00	3,300.00
Tax					
Tax return / CPA	0.00	0.00	10,890.00	30,000.00	30,000.00
Total Tax	0.00	0.00	10,890.00	30,000.00	30,000.00
Total General & Administrative	12,037.46	15,460.00	130,754.80	173,049.96	200,120.00
Interest Expense	0.00		0.00		
Total Expense	167,315.00	180,951.03	1,747,911.23	1,846,559.94	2,192,612.00
Net Ordinary Income	14,905.51	1,766.97	108,610.72	-19,379.94	4.00
Other Income/Expense					
Other Income					
Reserve Fund Income					
1 - Transfer from Operating	24,568.00		245,680.00		
2 - EJ Interest Reserve	5,950.17		29,349.45		
5 - Schwab Interest Reserve	-203.90		7,554.93		
Total Reserve Fund Income	30,314.27		282,584.38		
Total Other Income	30,314.27		282,584.38		
Other Expense					
Capital Reserve Expense					
Asphalt seal / repair Phase 2	0.00		91,125.00		
Road / curb repairs '26	0.00		74,569.01		
Total Capital Reserve Expense	0.00		165,694.01		
Total Other Expense	0.00		165,694.01		

Accrual Basis

Ironbridge POA
Profit & Loss Budget Performance
October 2026

	Oct 26	Budget	Jan - Oct 26	YTD Budget	Annual Budget
Net Other Income	30,314.27		116,890.37		
Net Income	**45,219.78**	**1,766.97**	**225,501.09**	**-19,379.94**	**4.00**