

Accrual Basis

**Ironbridge POA
Balance Sheet
As of December 31, 2025**

Dec 31, 25

ASSETS

Current Assets

Checking/Savings

Alpine Operating	164,162.48
EJ - Investment Operating	3,044.44
EJ - Investment Reserves	890,635.87
Schwab - Investment Reserves	<u>397,673.27</u>

Total Checking/Savings 1,455,516.06

Accounts Receivable

Accounts Receivable 53,848.39

Total Accounts Receivable 53,848.39

Total Current Assets 1,509,364.45

TOTAL ASSETS 1,509,364.45

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Deposits

Construction Deposits 140,557.42

Total Deposits 140,557.42

Prepaid Assessments 47,931.16

Total Other Current Liabilities 188,488.58

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Equity

Opening Balance Equity 1,173,458.83

Retained Earnings 625,761.60

Net Income -478,344.56

Total Equity 1,320,875.87

TOTAL LIABILITIES & EQUITY 1,509,364.45

**Ironbridge POA
Profit & Loss
January through December 2025**

	<u>Jan - Dec 25</u>
Ordinary Income/Expense	
Income	
1 - Operating Assessment	397,617.60
2 - Reserve Assessment	294,782.40
3 - Club Assessment	1,398,096.00
Design Review Fee	15,250.00
Interest Operating	
Bank Interest	205.98
EJ Invest. Int. Oper.	2,753.90
Total Interest Operating	<u>2,959.88</u>
Late Fees & Violations	4,496.83
Total Income	<u>2,113,202.71</u>
Gross Profit	2,113,202.71
Expense	
1000 - IB Club	
Club Equalization	16,600.00
Facility Fees	<u>1,398,096.00</u>
Total 1000 - IB Club	1,414,696.00
2000 - Reserve Fund	
Transfer to Reserve Fund	<u>294,816.00</u>
Total 2000 - Reserve Fund	294,816.00
3000 - Repairs and Maintenance	
Irrigation Ditch (Robertson25%)	3,894.13
Irrigation Repairs	31,470.15
Landscape Maintenance	11,166.54
Landscaping Contract	68,811.35
Light Bulbs	357.37
Pet Station Maintenance	9,340.00
Rep. & Maintenance (R&M)	
2025 Mailbox Project	0.00
2025 Roads Repair Project	0.00
Rep. & Maintenance (R&M) - Other	<u>20,027.34</u>
Total Rep. & Maintenance (R&M)	20,027.34
Snow removal	17,066.66
South Entrance Beautification	504.58
Street Sweeping	<u>3,731.75</u>
Total 3000 - Repairs and Maintenance	166,369.87
General & Administrative	
Admin & Acct	6,630.00
Conservation Easement	7,414.32
Covenant Enforcement	6,168.82
Design Review	27,397.82
Insurance	13,355.61

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Profit & Loss
January through December 2025

	<u>Jan - Dec 25</u>
IPOA Utilities	21,007.61
Legal / Prof. Fees	14,626.35
Management Fees	81,120.00
Office Expense	2,242.14
Resident Engagement Committee	2,503.19
Tax	
Tax	31,892.30
Total Tax	<u>31,892.30</u>
Total General & Administrative	214,358.16
Interest Expense	0.00
Total Expense	<u>2,090,240.03</u>
Net Ordinary Income	22,962.68
Other Income/Expense	
Other Income	
Reserve Fund Income	
1 - Transfer from Operating	294,816.00
2 - EJ Interest Reserve	60,042.09
5 - Schwab Interest Reserve	14,425.27
Total Reserve Fund Income	<u>369,283.36</u>
Total Other Income	369,283.36
Other Expense	
Capital Reserve Expense	
Asphalt seal / repair Phase 1	57,240.00
Mailbox Kiosk Replace	41,043.75
Road sinkhole repairs	746,155.85
Speed bumps Reconstruct & Paint	26,151.00
Total Capital Reserve Expense	<u>870,590.60</u>
Total Other Expense	<u>870,590.60</u>
Net Other Income	-501,307.24
Net Income	<u><u>-478,344.56</u></u>