

Ironbridge Property Owners' Association 2023 Proposed

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23	Total
Income													
HOA Monthly/Operating Assessments	35,224.00	35,224.00	35,224.00	35,224.00	35,224.00	35,224.00	35,224.00	35,224.00	35,224.00	35,224.00	35,224.00	35,224.00	422,888.00
HOA Monthly Reserve Assessments	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	117,216.00
CLUB Monthly Assessment	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	1,347,396.00
Design Review Fee	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
Interest	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	42,000.00
Late Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Penalties/Fines	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water -Average	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	1,947,300.00
Total Income	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	1,947,300.00
Gross Profit	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	162,275.00	1,947,300.00
Expense													
General & Administrative	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
Design Review	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
Conservation Easement	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	19,992.00
Admin. & Acct	1,866.00	1,866.00	1,866.00	1,866.00	1,866.00	1,866.00	1,866.00	1,866.00	1,866.00	1,866.00	1,866.00	1,866.00	22,392.00
Bad Debt	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
Office Expense	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Government Enforcement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tax Return & Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance	5,120.00	5,120.00	5,120.00	5,120.00	5,120.00	5,120.00	5,120.00	5,120.00	5,120.00	5,120.00	5,120.00	5,120.00	57,500.00
Legal Fees	4,661.00	4,661.00	4,661.00	4,661.00	4,661.00	4,661.00	4,661.00	4,661.00	4,661.00	4,661.00	4,661.00	4,661.00	55,932.00
Mgmt. Fee	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	5,160.00
IPQA Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Study	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Welcome Amenities	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Website Design and Maintenance	13,827.00	13,727.00	14,202.00	13,727.00	13,827.00	13,727.00	13,827.00	13,727.00	13,827.00	13,727.00	13,827.00	13,727.00	184,334.00
Total General & Administrative	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	1,347,396.00
IB Club	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	93,000.00
Facility Fees	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	1,386,356.00
Club Equalization	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total IB Club	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	1,386,356.00
Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Bike Path Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
RAM Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00
Irrigation Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,500.00
Landscape Maintenance Schedule	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,000.00
Landscape Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
Light Bulbs	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	900.00
Signage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,000.00
Per Station Maintenance	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	52,000.00
Roads - Crack Seal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,000.00
Snow Removal	13,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	6,000.00
Snow Removal - Bike Path	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	12,919.00
Street Sweeping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Contingency	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,919.00
Total Repairs & Maintenance	18,850.00	17,850.00	14,175.00	15,550.00	17,550.00	15,050.00	43,375.00	16,550.00	15,550.00	15,300.00	15,550.00	18,799.00	221,119.00

Ironbridge Property Owners' Association 2023 Proposed

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23	Total
Reserves													
Reserves	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	117,216.00
Total Reserves	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	117,216.00
Shared Expenses													
Bike Path (40%) (Co. Rd 109)	0.00	0.00	0.00	0.00	500.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Entrance Decor (40%)	0.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00	3,000.00
Irrigation Ditch (Robertson, 25%)	250.00	250.00	250.00	2,425.00	250.00	250.00	250.00	250.00	250.00	2,425.00	250.00	250.00	19,400.00
Landscaping Contingency (40%)	0.00	0.00	0.00	0.00	0.00	1,000.00	2,425.00	1,000.00	1,000.00	0.00	0.00	0.00	4,000.00
Landscaping Contingency (40%)	0.00	0.00	0.00	0.00	400.00	400.00	400.00	400.00	400.00	0.00	0.00	0.00	2,400.00
Irrigation Repair 40%	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	0.00	0.00	0.00	2,900.00
Pump Station Maint (93%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Shared Expenses - Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sub Total Shared Expense	250.00	250.00	250.00	4,475.00	4,075.00	4,575.00	6,075.00	4,575.00	4,575.00	2,675.00	3,675.00	250.00	35,700.00
Utilities													
Entrance Lights (40% IPOA)	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	90.00	80.00	80.00	960.00
Pump House (IPOA 93%)	0.00	0.00	0.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	0.00	0.00	1,575.00
Water - Accounting (25%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water - Augmentation (25%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water - Legal (25%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Utilities	80.00	80.00	80.00	305.00	305.00	305.00	305.00	305.00	305.00	305.00	80.00	80.00	2,535.00
Total Shared Expenses	330.00	330.00	330.00	4,780.00	4,380.00	4,880.00	6,380.00	4,880.00	4,880.00	2,980.00	3,755.00	330.00	38,235.00
Total Expense	162,658.00	161,758.00	155,558.00	156,108.00	157,808.00	155,708.00	185,833.00	157,208.00	156,208.00	154,158.00	176,883.00	167,612.00	1,947,300.00
Net Ordinary Income	-583.00	517.00	6,717.00	6,167.00	4,467.00	6,567.00	-23,358.00	5,067.00	6,067.00	8,117.00	-14,408.00	-5,337.00	0.00

2023 - assessments - \$562 total = \$410 IB Club, \$119 IPOA Operations, \$33 IPOA Reserves
 2023 - \$37 increase only reflected in Club. Reserves should consider additional funding
 2023 - If Reserve funding stayed at 2022 level of \$64 then \$31 increase to Reserves then total would be \$593