

Ironbridge POA Balance Sheet As of October 31, 2023

	Operating	Reserve	Elimination	Oct 31, 23
ASSETS				
Current Assets				
Checking/Savings				202,391.22
Alpine Operating	202,391.22			
EJ - Investment Operating	200,000.00			200,000.00
EJ - Investment Reserve		1,316,446.41		1,316,446.41
Total Checking/Savings	402,391.22	1,316,446.41		1,718,837.63
Accounts Receivable				25,661.52
Accounts Receivable	25,661.52			
Total Accounts Receivable	25,661.52			25,661.52
Other Current Assets				0.00
Due from Operating Fund		621.50	(621.50)	0.00
Total Current Assets	428,052.74			1,744,499.15
TOTAL ASSETS	428,052.74	1,317,067.91	(621.50)	1,744,499.15
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
Deposits				
Construction Deposits - IMM	135,000.00			135,000.00
Construction Deposits 2023	74,750.00			74,750.00
Total Deposits	209,750.00			209,750.00
Due to Reserve Fund	621.50		621.50	0.00
Prepaid Assessments	59,316.62			59,316.62
Total Other Current Liabilities	269,688.12	0.00		269,066.62
Total Current Liabilities	269,688.12	0.00		269,066.62
Total Liabilities	269,688.12	0.00		269,066.62
Equity				
Opening Balance Equity	-13,442.17	1,165,961.00		1,152,518.83
Net Gain / (Loss)	171,806.79	151,106.91		322,913.70
Total Equity	158,364.62	1,317,067.91		1,475,432.53
TOTAL LIABILITIES & EQUITY	428,052.74	1,317,067.91	621.50	1,744,499.15

Ironbridge POA Operating Statement vs Budget October 2023

	Oct 23	Budget	Jan - Oct 23	YTD Budget	Annual Budget
OPERATING FUND					
Income					
1 - Operating Assessment	34,331.50	35,224.00	373,432.01	352,240.00	422,688.00
2 - Reserve Assessment	9,520.50	9,768.00	95,826.50	97,680.00	117,216.00
3 - Club Assessment	109,060.00	112,283.00	1,088,050.00	1,122,830.00	1,347,396.00
Design Review Fee	23,300.00	1,500.00	76,300.00	15,000.00	18,000.00
Interest Operating	49.34	3,500.00	313.69	35,000.00	42,000.00
Late Fees & Violations	364.85		3,993.67		
Total Income	<u>176,626.19</u>	<u>162,275.00</u>	<u>1,637,915.87</u>	<u>1,622,750.00</u>	<u>1,947,300.00</u>
Expense					
IB Club					
Club Equalization	0.00	0.00	2,500.00	23,400.00	39,000.00
Facility Fees	109,060.00	112,283.00	1,090,600.00	1,122,830.00	1,347,396.00
Total - IB Club	<u>109,060.00</u>	<u>112,283.00</u>	<u>1,093,100.00</u>	<u>1,146,230.00</u>	<u>1,386,396.00</u>
Transfer to Reserve Fund	<u>9,520.50</u>	<u>9,768.00</u>	<u>95,826.50</u>	<u>97,680.00</u>	<u>117,216.00</u>
Repairs and Maintenance					
Bike Path Maintenance	0.00	0.00	0.00	1,500.00	1,500.00
Contingency	0.00	1,000.00	5,858.75	10,000.00	12,919.00
Irrigation Ditch (Robertson25%)	0.00	250.00	124.69	2,500.00	3,000.00
Irrigation Repairs	0.00	4,000.00	17,877.01	24,000.00	24,000.00
Landscape Maintenance	4,800.00	5,500.00	13,689.00	37,000.00	37,000.00
Landscaping Service	0.00	3,700.00	11,231.25	25,900.00	29,600.00
Light Bulbs	0.00	100.00	1,364.60	1,000.00	1,200.00
Pet Station Maintenance	0.00	750.00	2,083.14	7,500.00	9,000.00
Pump House Maintenance	0.00		874.00		
Rep. & Maintenance (R&M)	0.00	0.00	5,301.68	3,000.00	3,000.00
Roads - Crack Seal	0.00	0.00	0.00	0.00	28,000.00
Signage	0.00	250.00	0.00	900.00	900.00
Snow removal	0.00	0.00	37,784.49	32,000.00	52,000.00

Ironbridge POA Operating Statement vs Budget October 2023

Accrual Basis

	Oct 23	Budget	Jan - Oct 23	YTD Budget	Annual Budget
Snow removal bike path	0.00	0.00	578.00	10,000.00	16,000.00
Street Sweeping	0.00	0.00	4,967.50	6,000.00	6,000.00
Total - Repairs and Maintenance	4,800.00	15,550.00	101,734.11	161,300.00	224,119.00
General & Administrative	1,685.00	1,666.00	16,654.55	16,660.00	19,992.00
Admin & Acct	0.00		1,662.00		
Bad Debt	1,751.50	600.00	6,999.50	6,000.00	7,200.00
Conservation Easement	0.00	500.00	7,666.80	5,000.00	6,000.00
Covenant Enforcement	2,897.50	400.00	22,890.00	4,000.00	4,800.00
Design Review	0.00	0.00	4,053.00	0.00	13,800.00
Insurance	2,071.29	430.00	10,850.49	4,300.00	5,160.00
IPOA Utilities	0.00	5,120.00	25,396.00	51,200.00	57,500.00
Legal Fees	6,600.00	4,661.00	70,105.46	46,610.00	55,932.00
Management Fees	15.83	225.00	1,992.60	2,250.00	2,700.00
Office Expense	4,223.00	0.00	4,223.00	375.00	9,150.00
Tax Returns & Taxes	0.00	0.00	0.00	500.00	600.00
Website Design & Maintenance	0.00	125.00	265.07	1,250.00	1,500.00
Welcome Amenities	19,244.12	13,727.00	172,758.47	138,145.00	184,334.00
Total General & Administrative	19,244.12	13,727.00	172,758.47	138,145.00	184,334.00
Shared Expenses	0.00	0.00	0.00	1,000.00	1,000.00
Bike Path (40%) (Co. Rd 109)	0.00	0.00	0.00	2,000.00	3,000.00
Entrance Decor (40%)	0.00	80.00	256.00	800.00	960.00
Entrance Lights (40% IPOA)	0.00	0.00	0.00	2,400.00	2,400.00
Irrigation Repair (40%)	0.00	0.00	0.00	4,000.00	4,000.00
Landscape Contingency (40%)	0.00	2,425.00	0.00	16,975.00	19,400.00
Landscape Contract (40%)	0.00	225.00	2,434.00	1,575.00	1,575.00
Pump House (IPOA 93%)	0.00	0.00	0.00	2,900.00	2,900.00
Pump Station Maint. (93%)	0.00	2,730.00	2,690.00	31,650.00	35,235.00
Total Shared Expenses	0.00	2,730.00	2,690.00	31,650.00	35,235.00
Total Expense	142,624.62	154,058.00	1,466,109.08	1,575,005.00	1,947,300.00
Net Operating Fund Gain / Loss	34,001.57	8,217.00	171,806.79	47,745.00	0.00

Ironbridge POA Operating Statement vs Budget

October 2023

	Oct 23	Budget	Jan - Oct 23	YTD Budget	Annual Budget
RESERVE FUND					
Reserve Fund Income					
1 - Transfer from Operating	9,520.50		95,826.50		
2 - EJ Investment Int. Income	8,596.45		39,314.57		
3 - Alpine Reserve Acct. Int.	0.00		294.42		
Total Reserve Fund Income	<u>18,116.95</u>		<u>135,435.49</u>		
Reserve Fund Expense					
RFWSD					
Total Reserve Expense	7,425.89		-15,671.42		
	<u>7,425.89</u>		<u>-15,671.42</u>		
Net Reserve Fund Gain / Loss	10,691.06		151,106.91		
	<u>44,692.63</u>		<u>322,913.70</u>	<u>47,745.00</u>	<u>0.00</u>
Combined Fund Income Gain / Loss					