

Ironbridge POA Budget 2024

	Jan - Sep 23	2023 Budget	2024 Budget	Comments
Ordinary Income/Expense				
Income				
1 - Operating Assessment	339,100.51	422,688.00	390,513.60	F/M Oper \$112.80 + Res \$75.20 = \$188.00
2 - Reserve Assessment	86,306.00	117,216.00	260,342.40	D/R Oper \$84.60 + Res \$56.40 = \$141.00
3 - Club Assessment	978,990.00	1,347,396.00	1,308,720.00	
Design Review Fee	53,000.00	18,000.00	4,800.00	
Interest Operating	264.35	42,000.00	4,000.00	
Late Fees & Violations	3,628.82			
Total Income	1,461,289.68	1,947,300.00	1,968,376.00	
Gross Profit	1,461,289.68	1,947,300.00	1,968,376.00	
Expense				
1000 - IB Club				
Club Equalization	2,500.00	39,000.00	39,000.00	
Facility Fees	981,540.00	1,347,396.00	1,308,720.00	
Total 1000 - IB Club	984,040.00	1,386,396.00	1,347,720.00	
2000 - Reserve Fund				
Transfer to Reserve Fund	86,306.00	117,216.00	260,342.40	
Total 2000 - Reserve Fund	86,306.00	117,216.00	260,342.40	
3000 - Repairs and Maintenance				
Bike Path Maintenance	0.00	1,500.00	1,000.00	
Contingency	3,156.25	12,919.00	10,000.00	IMM - 2,055.00; Res Study deposit
Entrance Décor			2,000.00	
Irrigation Ditch (Robertson25%)	124.69		3,000.00	
Irrigation Repairs	17,877.01	24,000.00	30,000.00	Irrig. Repairs and start up etc
Landscape Maintenance	8,889.00	37,000.00	37,000.00	Gen. landscape, weed treatments
Landscaping Service	11,231.25	29,600.00	29,600.00	Mow, trim, blow common areas
Light Bulbs	1,364.60	1,200.00	1,500.00	NOTE: Not all l/scaping activities were performed this year
Pet Station Maintenance	2,083.14	9,000.00	7,000.00	
Pump House Maintenance	874.00		2,000.00	
Rep. & Maintenance (R&M)	5,301.68	3,000.00	7,800.00	IMM - 2,410 Mail box repairs, speed bump painting etc.
Roads - Crack Seal		28,000.00		
Signage	0.00	900.00	900.00	

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Snow removal	37,784.49	52,000.00	52,000.00	
Snow removal bike path	578.00	16,000.00	8,000.00	
Street Sweeping	4,967.50	6,000.00	5,200.00	
Total 3000 - Repairs and Maintenance	94,231.61	221,119.00	197,000.00	
General & Administrative				
Admin & Acct	14,969.55	19,992.00	10,000.00	IMM 7,495.05 - KSM out of contract
Bad Debt	1,662.00			
Conservation Easement	5,248.00	7,200.00	7,200.00	
Covenant Enforcement	7,666.80	6,000.00	6,000.00	
Design Review	19,992.50	4,800.00	4,800.00	KSM, Architect, Water tap installs etc
Insurance	4,053.00	13,800.00	10,013.60	
IPOA Utilities	8,779.20	5,160.00	7,000.00	
Legal Fees	25,396.00	57,500.00	30,000.00	IMM - 12,741
Management Fees	63,505.46	55,932.00	79,200.00	IMM - 12,317
Office Expense	1,976.77	2,700.00	2,000.00	IMM - 1527; Del. Acct's mailings, general mail
Tax Returns & Taxes	0.00	9,150.00	5,000.00	
Website Design & Maintenance	0.00	600.00	600.00	
Welcome Amenities	265.07	1,500.00	1,500.00	
Total General & Administrative	153,514.35	184,334.00	163,313.60	
Shared Expenses				
Bike Path (40%) (Co. Rd 109)	0.00	1,000.00		
Entrance Decor (40%)	0.00	3,000.00		
Entrance Lights (40% IPOA)	256.00	960.00		
Irrigation Ditch (Robertson25%)	0.00	3,000.00		
Irrigation Repair (40%)	0.00	2,400.00		
Landscape Contingency (40%)	0.00	4,000.00		
Landscape Contract (40%)	0.00	19,400.00		
Pump House (IPOA 93%)	2,434.00	1,575.00		
Pump Station Maint. (93%)	0.00	2,900.00		
Total Shared Expenses	2,690.00	38,235.00		
Total Expense	1,320,781.96	1,947,300.00	1,968,376.00	
Net Operating Income	140,507.72	0.00	0.00	

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Reserve Gain / Loss				
Reserve Income				
Reserve Fund Income				
1 - Transfer from Operating	86,306.00			
2 - EJ Investment Int. Income	30,718.12			
3 - Alpine Reserve Acct. Int.	294.42			
Total Reserve Fund Income	<u>117,318.54</u>			
Total Reserve Income	117,318.54			
Other Expense				
Capital Reserve Expense				
Reserve Study	2,702.50			
RFWSD	-23,097.31			
Total Capital Reserve Expense	<u>-20,394.81</u>			
Total Reserve Expense	<u>-20,394.81</u>			
Net Reserve Gain / Loss	137,713.35			
Combined Gain / Loss	<u><u>278,221.07</u></u>	<u>0.00</u>	<u>0.00</u>	

2024 Reserve Items Action List

#	Component		
21190	Asphalt - Seal / Repair	318,500.00	Crack seal and reseal roads
21340	Rail Wood Fencing	131,150.00	Placeholder
23310	Wood Siding - Repair / Replace	2,150.00	Pump House
23570	Pump Hse - Roof Shingle Replace	3,750.00	Pump House
25510	Flowtronex Pump Cont. Replace	55,000.00	Placeholder
25510	Flowtronex Auto Filter - Replace	30,000.00	Replace Filter
12345	Road Sinkhole Repairs	225,000.00	Road Injection / Excavate Fill
		<u>765,550.00</u>	
