

**Ironbridge POA**  
**Operating Statement vs Budget**  
**September 2023**

OPERATING FUND	Sep 23	Budget	Jan - Sep 23	YTD Budget	Annual Budget
<b>Income</b>					
1 - Operating Assessment	34,212.50	35,224.00	339,100.51	317,016.00	422,688.00
2 - Reserve Assessment	9,487.50	9,768.00	86,306.00	87,912.00	117,216.00
3 - Club Assessment	108,650.00	112,283.00	978,990.00	1,010,547.00	1,347,396.00
Design Review Fee	150.00	1,500.00	53,000.00	13,500.00	18,000.00
Interest Operating	50.65	3,500.00	264.35	31,500.00	42,000.00
Late Fees & Violations	-51.69		3,628.82		
<b>Total Income</b>	<b>152,498.96</b>	<b>162,275.00</b>	<b>1,461,289.68</b>	<b>1,460,475.00</b>	<b>1,947,300.00</b>
<b>Expense</b>					
<b>IB Club</b>					
Club Equalization	0.00	0.00	2,500.00	23,400.00	39,000.00
Facility Fees	109,060.00	112,283.00	981,540.00	1,010,547.00	1,347,396.00
<b>Total - IB Club</b>	<b>109,060.00</b>	<b>112,283.00</b>	<b>984,040.00</b>	<b>1,033,947.00</b>	<b>1,386,396.00</b>
Transfer to Reserve Fund	9,487.50	9,768.00	86,306.00	87,912.00	117,216.00
<b>Repairs and Maintenance</b>					
Bike Path Maintenance	0.00	500.00	0.00	1,500.00	1,500.00
Contingency	862.50	1,000.00	3,156.25	9,000.00	12,919.00
Irrigation Ditch (Robertson25%)	124.69	250.00	124.69	2,250.00	3,000.00
Irrigation Repairs	0.00	4,000.00	17,877.01	20,000.00	24,000.00
Landscape Maintenance	0.00	5,500.00	8,889.00	31,500.00	37,000.00
Landscaping Service	0.00	3,700.00	11,231.25	22,200.00	29,600.00
Light Bulbs	722.60	100.00	1,364.60	900.00	1,200.00
Pet Station Maintenance	4,600.14	750.00	2,083.14	6,750.00	9,000.00
Pump House Maintenance	0.00		874.00		
Rep. & Maintenance (R&M)	203.96	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	0.00	0.00	650.00	900.00
Snow removal	0.00	0.00	37,784.49	32,000.00	52,000.00
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
<b>Total - Repairs and Maintenance</b>	<b>6,513.89</b>	<b>15,800.00</b>	<b>94,231.61</b>	<b>145,750.00</b>	<b>224,119.00</b>

**Ironbridge POA**  
**Operating Statement vs Budget**  
**September 2023**

	<b>Sep 23</b>	<b>Budget</b>	<b>Jan - Sep 23</b>	<b>YTD Budget</b>	<b>Annual Budget</b>
<b>General &amp; Administrative</b>					
Admin & Acct	612.50	1,666.00	14,969.55	14,994.00	19,992.00
Bad Debt	0.00		1,662.00		
Conservation Easement	0.00	600.00	5,248.00	5,400.00	7,200.00
Covenant Enforcement	4,506.80	500.00	7,666.80	4,500.00	6,000.00
Design Review	1,607.50	400.00	19,992.50	3,600.00	4,800.00
Insurance	0.00	0.00	4,053.00	0.00	13,800.00
IPOA Utilities	2,239.85	430.00	8,779.20	3,870.00	5,160.00
Legal Fees	1,449.00	5,120.00	25,396.00	46,080.00	57,500.00
Management Fees	6,600.00	4,661.00	63,505.46	41,949.00	55,932.00
Office Expense	154.30	225.00	1,976.77	2,025.00	2,700.00
Tax Returns & Taxes	0.00	0.00	0.00	375.00	9,150.00
Website Design & Maintenance	0.00	100.00	0.00	500.00	600.00
Welcome Amenities	0.00	125.00	265.07	1,125.00	1,500.00
<b>Total General &amp; Administrative</b>	<b>17,169.95</b>	<b>13,827.00</b>	<b>153,514.35</b>	<b>124,418.00</b>	<b>184,334.00</b>
<b>Shared Expenses</b>					
Bike Path (40%) (Co. Rd 109)	0.00	0.00	0.00	1,000.00	1,000.00
Entrance Decor (40%)	0.00	0.00	0.00	2,000.00	3,000.00
Entrance Lights (40% IPOA)	0.00	80.00	256.00	720.00	960.00
Irrigation Repair (40%)	0.00	400.00	0.00	2,400.00	2,400.00
Landscape Contingency (40%)	0.00	1,000.00	0.00	4,000.00	4,000.00
Landscape Contract (40%)	0.00	2,425.00	0.00	14,550.00	19,400.00
Pump House (IPOA 93%)	0.00	225.00	2,434.00	1,350.00	1,575.00
Pump Station Maint. (93%)	0.00	500.00	0.00	2,900.00	2,900.00
<b>Total Shared Expenses</b>	<b>0.00</b>	<b>4,630.00</b>	<b>2,690.00</b>	<b>28,920.00</b>	<b>35,235.00</b>
<b>Total Expense</b>	<b>142,231.34</b>	<b>156,308.00</b>	<b>1,320,781.96</b>	<b>1,420,947.00</b>	<b>1,947,300.00</b>
<b>Net Operating Fund Gain / (Loss)</b>	<b>10,267.62</b>	<b>5,967.00</b>	<b>140,507.72</b>	<b>39,528.00</b>	<b>0.00</b>

**Ironbridge POA  
Operating Statement vs Budget  
September 2023**

	<u>Sep 23</u>	<u>Budget</u>	<u>Jan - Sep 23</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>RESERVE FUND</b>					
<b>Reserve Fund Income</b>					
1 - Transfer from Operating	9,487.50		86,306.00		
2 - EJ Investment Int. Income	1,863.25		30,718.12		
3 - Alpine Reserve Acct. Int.	82.87		294.42		
<b>Total Reserve Fund Income</b>	<u>11,433.62</u>		<u>117,318.54</u>		
<b>Reserve Fund Expense</b>					
Reserve Study	1,527.50		2,702.50		
RFWSD	0.00		-23,097.31		
<b>Total Reserve Expense</b>	<u>1,527.50</u>		<u>-20,394.81</u>		
<b>Net Reserve Fund Gain / (Loss)</b>	<u>9,906.12</u>		<u>137,713.35</u>		
<b>Combined Fund Income Gain / (Loss)</b>	<u><u>20,173.74</u></u>	<u><u>5,967.00</u></u>	<u><u>278,221.07</u></u>	<u><u>39,528.00</u></u>	<u><u>0.00</u></u>