

Ironbridge POA
Balance Sheet
 As of April 30, 2026

Apr 30, 26

ASSETS

Current Assets

Checking/Savings

Alpine Operating	229,739.53
EJ - Investment Operating	3,104.23
EJ - Investment Reserves	902,495.68
Schwab - Investment Reserves	496,679.85

Total Checking/Savings 1,632,019.29

Accounts Receivable

Accounts Receivable	62,372.49
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Total Accounts Receivable 62,372.49

Total Current Assets 1,694,391.78

TOTAL ASSETS 1,694,391.78

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Deposits

Construction Deposits	161,607.42
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Total Deposits 161,607.42

Prepaid Assessments 57,875.58

Total Other Current Liabilities 219,483.00

Total Current Liabilities 219,483.00

Total Liabilities 219,483.00

Equity

Opening Balance Equity 1,173,458.83

Retained Earnings 147,417.04

Net Income 154,032.91

Total Equity 1,474,908.78

TOTAL LIABILITIES & EQUITY 1,694,391.78

Ironbridge POA Profit & Loss Budget Performance April 2026

	Apr 26	Budget	Jan - Apr 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
1 - Operating Assessment	33,134.80	33,162.00	132,539.20	132,648.00	397,944.00
2 - Reserve Assessment	24,585.20	24,588.00	98,260.80	98,272.00	294,816.00
3 - Club Assessment	124,488.00	124,488.00	497,952.00	497,952.00	1,493,856.00
Design Review Fee	150.00	250.00	14,925.00	1,000.00	3,000.00
Interest Operating					
Bank Interest	19.31		71.19		
EJ Invest. Int. Oper.	8.83	250.00	59.79	1,000.00	3,000.00
Total Interest Operating	<u>28.14</u>	<u>250.00</u>	<u>130.98</u>	<u>1,000.00</u>	<u>3,000.00</u>
Late Fees & Violations	261.28		1,454.20		
Returned Check Charges	0.00		20.00		
Total Income	<u>182,627.42</u>	<u>182,718.00</u>	<u>745,282.18</u>	<u>730,872.00</u>	<u>2,192,616.00</u>
Gross Profit	<u>182,627.42</u>	<u>182,718.00</u>	<u>745,282.18</u>	<u>730,872.00</u>	<u>2,192,616.00</u>
Expense					
1000 - IB Club					
Club Equalization	0.00	2,116.67	0.00	8,466.64	25,400.00
Facility Fees	124,488.00	124,488.00	497,952.00	497,952.00	1,493,856.00
Total 1000 - IB Club	<u>124,488.00</u>	<u>126,604.67</u>	<u>497,952.00</u>	<u>506,418.64</u>	<u>1,519,256.00</u>
2000 - Reserve Fund					
Transfer to Reserve Fund	24,588.00	24,588.00	98,272.00	98,272.00	294,816.00
Total 2000 - Reserve Fund	<u>24,588.00</u>	<u>24,588.00</u>	<u>98,272.00</u>	<u>98,272.00</u>	<u>294,816.00</u>
3000 - Repairs and Maintenance					
Irrigation Ditch (Robertson25%)	0.00	0.00	4,197.50	4,100.00	4,100.00
Irrigation Repairs	3,596.70	3,285.74	3,596.70	3,285.74	23,000.00
Landscape Maintenance	956.51	1,428.57	956.51	1,428.57	10,000.00
Landscaping Contract	12,158.69	7,285.71	36,105.53	32,285.71	76,000.00
Light Bulbs	0.00	41.67	32.50	166.64	500.00
Pet Station Maintenance	860.00	860.00	3,440.00	3,440.00	10,320.00
Rep. & Maintenance (R&M)	2,748.50	1,416.67	9,044.71	5,666.64	17,000.00
Snow removal	0.00	0.00	7,590.00	18,000.00	30,000.00
South Entrance Beautification	0.00	250.00	0.00	250.00	500.00

Ironbridge POA Profit & Loss Budget Performance April 2026

	Apr 26	Budget	Jan - Apr 26	YTD Budget	Annual Budget
Street Sweeping	0.00	7,000.00	0.00	7,000.00	7,000.00
Total 3000 - Repairs and Maintenance	20,320.40	21,568.36	64,963.45	75,623.30	178,420.00
General & Administrative					
Admin & Acct	630.00	625.00	2,255.00	2,500.00	7,500.00
Conservation Easement	1,923.19	1,925.00	3,846.38	3,850.00	7,700.00
Covenant Enforcement	0.00	633.33	25.70	2,533.36	7,600.00
Design Review	752.50	250.00	1,837.50	1,000.00	3,000.00
Insurance	0.00	1,250.00	0.00	5,000.00	15,000.00
IPOA Utilities	722.05	1,666.67	2,934.06	6,666.68	20,000.00
Legal / Prof. Fees	6,444.00	1,666.67	1,503.27	6,666.68	20,000.00
Management Fees	6,960.00	6,960.00	27,840.00	27,840.00	83,520.00
Office Expense	224.15	208.33	264.68	833.32	2,500.00
Resident Engagement Committee	0.00	275.00	421.62	1,100.00	3,300.00
Tax					
Tax return / CPA	0.00	30,000.00	0.00	30,000.00	30,000.00
Total Tax	0.00	30,000.00	0.00	30,000.00	30,000.00
Total General & Administrative	17,655.89	45,460.00	40,928.21	87,990.04	200,120.00
Interest Expense	0.00		0.00		
Total Expense	187,032.29	218,201.03	702,115.66	768,303.98	2,192,612.00
Net Ordinary Income	-4,404.87	-35,483.03	43,166.52	-37,431.98	4.00
Other Income/Expense					
Other Income					
Reserve Fund Income					
1 - Transfer from Operating	24,568.00		98,272.00		
2 - EJ Interest Reserve	597.34		11,859.81		
5 - Schwab Interest Reserve	-62.16		734.58		
Total Reserve Fund Income	25,103.18		110,866.39		
Total Other Income	25,103.18		110,866.39		
Net Other Income	25,103.18		110,866.39		
Net Income	20,698.31	-35,483.03	154,032.91	-37,431.98	4.00