Accrual Basis

Ironbridge POA
Balance Sheet
As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Alpine Operating	177,113.37
EJ - Investment Operating	3,139.18
EJ - Investment Reserves	913,527.66
Schwab - Investment Reserves	526,577.18
Total Checking/Savings	1,620,357.39
Accounts Receivable	
Accounts Receivable	56,143.46
Total Accounts Receivable	56,143.46
Total Current Assets	1,676,500.85
TOTAL ASSETS	1,676,500.85
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deposits	
Construction Deposits	145,707.42
Total Deposits	145,707.42
Prepaid Assessments	57,554.84
Total Other Current Liabilities	203,262.26
Total Current Liabilities	203,262.26
Total Liabilities	203,262.26
Equity	
Opening Balance Equity	1,173,458.83
Retained Earnings	147,417.04
Net Income	152,362.72
Total Equity	1,473,238.59
TOTAL LIABILITIES & EQUITY	1,676,500.85

Accrual Basis

Ironbridge POA
Profit & Loss Budget Performance
August 2026

	Aug 26	Budget	Jan - Aug 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
1 - Operating Assessment	33,134.80	33,162.00	265,078.40	265,296.00	397,944.00
2 - Reserve Assessment	24,565.20	24,568.00	196,521.60	196,544.00	294,816.00
3 - Club Assessment	124,488.00	124,488.00	995,904.00	995,904.00	1,493,856.00
Design Review Fee	0.00	250.00	31,325.00	2,000.00	3,000.00
Interest Operating					
Bank Interest	18.90		144.64		
EJ Invest. Int. Oper.	8.98	250.00	94.74	2,000.00	3,000.00
Total Interest Operating	27.88	250.00	239.38	2,000.00	3,000.00
Late Fees & Violations	0.00		2,333.23		
Returned Check Charges	0.00		40.00		
Total Income	182,215.88	182,718.00	1,491,441.61	1,461,744.00	2,192,616.00
Gross Profit	182,215.88	182,718.00	1,491,441.61	1,461,744.00	2,192,616.00
Expense					
1000 - IB Club					
Club Equalization	0.00	2,116.67	0.00	16,933.32	25,400.00
Facility Fees	124,488.00	124,488.00	995,904.00	995,904.00	1,493,856.00
Total 1000 - IB Club	124,488.00	126,604.67	995,904.00	1,012,837.32	1,519,256.00
2000 - Reserve Fund					
Transfer to Reserve Fund	24,568.00	24,568.00	196,544.00	196,544.00	294,816.00
Total 2000 - Reserve Fund	24,568.00	24,568.00	196,544.00	196,544.00	294,816.00
3000 - Repairs and Maintenance					
Irrigation Ditch (Robertson25%)	0.00	0.00	4,197.50	4,100.00	4,100.00
Irrigation Repairs	85.00	3,285.71	11,491.89	16,428.58	23,000.00
Landscape Maintenance	4,950.00	1,428.57	9,697.50	7,142.86	10,000.00
Landscaping Contract	3,690.00	7,285.71	60,650.00	61,428.55	76,000.00
Light Bulbs	0.00	41.67	65.00	333.32	500.00
Pet Station Maintenance	860.00	860.00	6,880.00	6,880.00	10,320.00
Rep. & Maintenance (R&M)	70.00	1,416.67	10,157.21	11,333.32	17,000.00
Snow removal	0.00	0.00	7,590.00	18,000.00	30,000.00
South Entrance Beautification	0.00	0.00	0.00	500.00	500.00
Street Sweeping	0.00	0.00	0.00	7,000.00	7,000.00
Total 3000 - Repairs and Maintenance	9,655.00	14,318.33	110,729.10	133,146.63	178,420.00
General & Administrative					
Admin & Acct	343.75	625.00	3,518.75	5,000.00	7,500.00
Conservation Easement	1,923.19	0.00	5,769.57	5,775.00	7,700.00
Covenant Enforcement	0.00	633.33	25.70	5,066.68	7,600.00

Accrual Basis

Ironbridge POA
Profit & Loss Budget Performance
August 2026

	Aug 26	Budget	Jan - Aug 26	YTD Budget	Annual Budget
Design Review	577.50	250.00	6,362.50	2,000.00	3,000.00
Insurance	0.00	1,250.00	0.00	10,000.00	15,000.00
IPOA Utilities	2,740.07	1,666.63	11,211.24	13,333.32	20,000.00
Legal / Prof. Fees	479.75	1,666.67	11,747.42	13,333.36	20,000.00
Management Fees	6,960.00	6,960.00	55,680.00	55,680.00	83,520.00
Office Expense	8.58	208.33	298.22	1,666.64	2,500.00
Resident Engagement Committee	0.00	275.00	1,029.09	2,200.00	3,300.00
Tax					
Tax return / CPA	930.00	0.00	930.00	30,000.00	30,000.00
Total Tax	930.00	0.00	930.00	30,000.00	30,000.00
Total General & Administrative	13,962.84	13,534.96	96,572.49	144,055.00	200,120.00
Interest Expense	0.00		0.00		
Total Expense	172,673.84	179,025.96	1,399,749.59	1,486,582.95	2,192,612.00
Net Ordinary Income	9,542.04	3,692.04	91,692.02	-24,838.95	4.00
Other Income/Expense					
Other Income					
Reserve Fund Income					
1 - Transfer from Operating	24,568.00		196,544.00		
2 - EJ Interest Reserve	940.41		22,891.79		
5 - Schwab Interest Reserve	4,345.79		6,928.92		
Total Reserve Fund Income	29,854.20		226,364.71		
Total Other Income	29,854.20		226,364.71		
Other Expense					
Capital Reserve Expense					
Asphalt seal / repair Phase 2	91,125.00		91,125.00		
Small roads repairs '26	0.00		74,569.01		
Total Capital Reserve Expense	91,125.00		165,694.01		
Total Other Expense	91,125.00		165,694.01		
Net Other Income	-61,270.80		60,670.70		
Net Income	**-51,728.76**	**3,692.04**	**152,362.72**	**-24,838.95**	**4.00**