



## Ironbridge Property Owners' Association 2022 Approved Budget

	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	Total
<b>Reserves</b>	18,944.00	18,944.00	18,944.00	18,944.00	18,944.00	18,944.00	18,944.00	18,944.00	18,944.00	18,944.00	18,944.00	18,944.00	227,328.00
<b>Total Reserves</b>	18,944.00	18,944.00	18,944.00	18,944.00	18,944.00	18,944.00	18,944.00	18,944.00	18,944.00	18,944.00	18,944.00	18,944.00	227,328.00
<b>Shared Expenses</b>													
Bike Path (40%) (Co. Rd 109)	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	300.00
Entrance Decor (40%)	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	500.00
Irrigation Ditch (Roberts) (25%)	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Landscape Contract (40%)	0.00	0.00	0.00	0.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	0.00	17,500.00
Landscape Contingency (40%)	0.00	0.00	0.00	0.00	300.00	300.00	300.00	300.00	300.00	300.00	0.00	0.00	1,400.00
Irrigation Repair (40%)	0.00	0.00	0.00	150.00	150.00	150.00	150.00	150.00	150.00	0.00	0.00	0.00	900.00
Pump Station Maint (93%)	0.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	200.00	0.00	0.00	0.00	2,700.00
Shared Expenses - Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sub Total Shared Expense	250.00	250.00	250.00	1,150.00	3,700.00	3,700.00	4,000.00	3,700.00	3,300.00	2,750.00	3,000.00	250.00	26,300.00
<b>Utilities</b>													
Entrance Lights (40% IPOA)	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	960.00
Pump House (IPOA 93%)	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
Water - Accounting (25%)	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Water - Augmentation (25%)	2,451.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,451.00
Water - Legal (25%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Utilities	2,931.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	480.00	8,211.00
Total Shared Expenses	3,181.00	730.00	730.00	1,630.00	4,180.00	4,180.00	4,480.00	4,180.00	3,780.00	3,230.00	3,480.00	730.00	34,511.00
<b>Total Expenses</b>	152,418.00	151,367.00	150,067.00	145,467.00	149,617.00	145,017.00	145,642.00	148,688.00	144,617.00	155,292.00	148,017.00	149,967.00	1,786,176.00
<b>Net Ordinary Income</b>	-3,570.00	-2,519.00	-1,219.00	3,381.00	-769.00	3,831.00	3,206.00	160.00	4,231.00	-6,444.00	831.00	-1,119.00	0.00

2022 - Assessments - \$525 total = \$373 IB Club, \$88 IPOA Operations, \$64 IPOA Reserves  
 IPOA needs to consider additional Reserve Funding  
 \$7 added to Reserves to cover Road repairs - \$24864  
 per the Reserve Study, ye 2022 Reserves should be \$2,059,583. Forecast, ye 2021 will be \$1,540,000.  
 additional Reserve items are Road infrastructure and pool adding 1 million to Reserve needs  
 therefore \$3,059,583 - \$1,540,000 = \$1,519,583 short as of 2022