



Ironbridge Property Owners Association
Balance Sheet
12/31/2021

Assets

Other

1000 - Ironbridge Alpine Operating 4216	\$176,669.95
1010 - Ironbridge EJ Reserve 1311	\$1,565,106.99
1200 - Accounts Receivable	\$58,344.80
<u>Other Total</u>	<u>\$1,800,121.74</u>

Assets Total

\$1,800,121.74

Liabilities and Equity

Other

2000 - Accounts Payable	\$54,892.64
2010 - Construction Deposits Refundable	\$171,750.00
2050 - Due to Reserves	\$50,616.00
2110 - Water Tap Fees	\$3,683.84
3100 - Reserve Fund	\$1,535,287.71
3500 - Prepaid Assessments	\$16,992.69
<u>Other Total</u>	<u>\$1,833,222.88</u>

Retained Earnings

\$14,793.06

Net Income

(\$47,894.20)

Liabilities & Equity Total

\$1,800,121.74



**Ironbridge Property Owners Association
Budget Comparison Report
12/1/2021 - 12/31/2021**

	12/1/2021 - 12/31/2021			1/1/2021 - 12/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Assessment Income</u>							
4000 - Operating Assessments	\$26,048.00	\$26,048.00	\$0.00	\$312,576.00	\$312,576.00	\$0.00	\$312,576.00
4001 - Reserve Assessments	\$16,872.00	\$16,872.00	\$0.00	\$202,464.00	\$202,464.00	\$0.00	\$202,464.00
4100 - Monthly Club Assessment	\$94,395.25	\$94,395.25	\$0.00	\$1,132,743.00	\$1,132,743.00	\$0.00	\$1,132,743.00
<u>Total Assessment Income</u>	\$137,315.25	\$137,315.25	\$0.00	\$1,647,783.00	\$1,647,783.00	\$0.00	\$1,647,783.00
<u>Non Assessment Income</u>							
4200 - Misc Income	\$0.00	\$0.00	\$0.00	\$988.66	\$0.00	\$988.66	\$0.00
4220 - Design Review Fee	\$0.00	\$500.00	(\$500.00)	\$24,100.00	\$6,000.00	\$18,100.00	\$6,000.00
4230 - Interest	\$5.80	\$750.00	(\$744.20)	\$4,715.82	\$9,000.00	(\$4,284.18)	\$9,000.00
4240 - Late Charge	\$0.00	\$0.00	\$0.00	\$1,070.00	\$0.00	\$1,070.00	\$0.00
4260 - Penalties/Fines	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00
4950 - Rebilld Income	\$0.00	\$0.00	\$0.00	\$766.03	\$0.00	\$766.03	\$0.00
<u>Total Non Assessment Income</u>	\$5.80	\$1,250.00	(\$1,244.20)	\$36,640.51	\$15,000.00	\$21,640.51	\$15,000.00
Total Income	\$137,321.05	\$138,565.25	(\$1,244.20)	\$1,684,423.51	\$1,662,783.00	\$21,640.51	\$1,662,783.00
Expense							
<u>General and Administrative</u>							
6150 - Design Review	\$1,170.00	\$500.00	(\$670.00)	\$12,825.00	\$6,000.00	(\$6,825.00)	\$6,000.00
6182 - Administrative & Accounting	\$1,540.00	\$1,540.00	\$0.00	\$18,480.00	\$18,480.00	\$0.00	\$18,480.00
6183 - Community Events	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00	\$300.00
6186 - Conservation Easement	\$1,622.81	\$585.00	(\$1,037.81)	\$1,622.81	\$7,020.00	\$5,397.19	\$7,020.00
6188 - Covenant Enforcement	\$0.00	\$450.00	\$450.00	\$3,750.00	\$5,400.00	\$1,650.00	\$5,400.00
6192 - Website Design & Maintenance	\$0.00	\$100.00	\$100.00	\$1,039.00	\$300.00	(\$739.00)	\$300.00
6212 - Insurance	\$0.00	\$0.00	\$0.00	\$11,973.00	\$10,450.00	(\$1,523.00)	\$10,450.00
6254 - Legal Fees	\$3,593.50	\$600.00	(\$2,993.50)	\$12,842.30	\$7,200.00	(\$5,642.30)	\$7,200.00
6270 - Management Fees	\$4,320.00	\$4,320.00	\$0.00	\$51,840.00	\$51,840.00	\$0.00	\$51,840.00
6500 - Office Expense	\$309.12	\$200.00	(\$109.12)	\$2,699.75	\$2,500.00	(\$199.75)	\$2,500.00
6510 - Tax Return	\$0.00	\$0.00	\$0.00	\$450.00	\$375.00	(\$75.00)	\$375.00
6540 - IPOA Utilities	\$0.00	\$80.00	\$80.00	\$1,038.69	\$960.00	(\$78.69)	\$960.00
6950 - Rebilld Expense	\$0.00	\$0.00	\$0.00	(\$140.92)	\$0.00	\$140.92	\$0.00
<u>Total General and Administrative</u>	\$12,555.43	\$8,375.00	(\$4,180.43)	\$118,419.63	\$110,825.00	(\$7,594.63)	\$110,825.00
<u>IB Club</u>							
6180 - Club Equalization	\$12,500.00	\$7,500.00	(\$5,000.00)	\$50,000.00	\$30,000.00	(\$20,000.00)	\$30,000.00
6190 - Facility Fees	\$94,395.00	\$94,395.25	\$0.25	\$1,132,740.00	\$1,132,743.00	\$3.00	\$1,132,743.00
<u>Total IB Club</u>	\$106,895.00	\$101,895.25	(\$4,999.75)	\$1,182,740.00	\$1,162,743.00	(\$19,997.00)	\$1,162,743.00
<u>Repairs and Maintenance</u>							
6135 - Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00	\$4,000.00
6230 - Irrigation Repair	\$2,461.00	\$0.00	(\$2,461.00)	\$18,255.40	\$21,000.00	\$2,744.60	\$21,000.00
6240 - Landscape Other	\$9,556.53	\$0.00	(\$9,556.53)	\$47,047.43	\$28,000.00	(\$19,047.43)	\$28,000.00
6242 - Landscaping Service Schedule	\$0.00	\$0.00	\$0.00	\$26,584.95	\$22,880.00	(\$3,704.95)	\$22,880.00
6420 - R&M Other	\$32.25	\$0.00	(\$32.25)	\$10,582.67	\$1,200.00	(\$9,382.67)	\$1,200.00
6421 - Bike Path Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
6426 - Light Bulbs	\$840.85	\$100.00	(\$740.85)	\$840.85	\$1,200.00	\$359.15	\$1,200.00
6428 - Pet Station Maintenance	\$3,087.20	\$450.00	(\$2,637.20)	\$15,046.42	\$5,400.00	(\$9,646.42)	\$5,400.00



**Ironbridge Property Owners Association
Budget Comparison Report
12/1/2021 - 12/31/2021**

	12/1/2021 - 12/31/2021			1/1/2021 - 12/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6430 - Snow Removal	\$29,152.13	\$9,000.00	(\$20,152.13)	\$60,329.67	\$41,000.00	(\$19,329.67)	\$41,000.00
6431 - Snow Removal - Bike Path	\$0.00	\$1,200.00	\$1,200.00	\$2,631.67	\$6,000.00	\$3,368.33	\$6,000.00
6447 - Roads	\$201.17	\$0.00	(\$201.17)	\$11,378.13	\$12,000.00	\$621.87	\$12,000.00
6448 - Street Sweeping	\$0.00	\$0.00	\$0.00	\$5,342.50	\$6,000.00	\$657.50	\$6,000.00
6475 - Signage	\$0.00	\$0.00	\$0.00	\$540.64	\$900.00	\$359.36	\$900.00
Total Repairs and Maintenance	\$45,331.13	\$10,750.00	(\$34,581.13)	\$198,580.33	\$150,580.00	(\$48,000.33)	\$150,580.00
Reserves							
6445 - Reserves	\$16,872.00	\$16,872.00	\$0.00	\$202,464.00	\$202,464.00	\$0.00	\$202,464.00
Total Reserves	\$16,872.00	\$16,872.00	\$0.00	\$202,464.00	\$202,464.00	\$0.00	\$202,464.00
Shared Expenses							
6601 - Bike Path (40%) (Co.Rd 109)	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00	\$300.00
6602 - Entrance Decor (40%)	\$105.44	\$0.00	(\$105.44)	\$105.44	\$500.00	\$394.56	\$500.00
6603 - Irrigation Ditch (Robertson 25%)	\$1,200.83	\$250.00	(\$950.83)	\$2,535.27	\$3,000.00	\$464.73	\$3,000.00
6604 - Irrigation Repair (40%)	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00	\$900.00	\$900.00
6606 - Landscape Contingency (40%)	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
6607 - Landscape Contract (40%)	\$0.00	\$0.00	\$0.00	\$7,915.56	\$19,600.00	\$11,684.44	\$19,600.00
6609 - Pump Station Maint (93%)	\$36.00	\$0.00	(\$36.00)	\$8,624.33	\$600.00	(\$8,024.33)	\$600.00
6611 - Rebilled Club Expense	\$0.00	\$0.00	\$0.00	\$823.90	\$0.00	(\$823.90)	\$0.00
Total Shared Expenses	\$1,342.27	\$250.00	(\$1,092.27)	\$20,004.50	\$26,400.00	\$6,395.50	\$26,400.00
Utilities							
6612 - Entrance Lights (40% IPOA)	\$0.00	\$60.00	\$60.00	\$1,490.00	\$720.00	(\$770.00)	\$720.00
6613 - Pump House (IPOA 93%)	\$0.00	\$500.00	\$500.00	\$8,619.25	\$6,000.00	(\$2,619.25)	\$6,000.00
6614 - Water - Accounting (25%)	\$0.00	\$50.00	\$50.00	\$0.00	\$600.00	\$600.00	\$600.00
6615 - Water - Augmentation (25%)	\$0.00	\$0.00	\$0.00	\$0.00	\$2,451.00	\$2,451.00	\$2,451.00
Total Utilities	\$0.00	\$610.00	\$610.00	\$10,109.25	\$9,771.00	(\$338.25)	\$9,771.00
Total Expense	\$182,995.83	\$138,752.25	(\$44,243.58)	\$1,732,317.71	\$1,662,783.00	(\$69,534.71)	\$1,662,783.00
Operating Net Income	(\$45,674.78)	(\$187.00)	(\$45,487.78)	(\$47,894.20)	\$0.00	(\$47,894.20)	\$0.00
Net Income	(\$45,674.78)	(\$187.00)	(\$45,487.78)	(\$47,894.20)	\$0.00	(\$47,894.20)	\$0.00