

**Ironbridge POA**  
**Balance Sheet**  
 As of January 31, 2024

	Jan 31, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Alpine Operating	250,610.77
EJ - Investment Operating	238,644.80
EJ - Investment Reserves	1,367,191.87
<b>Total Checking/Savings</b>	1,856,447.44
Accounts Receivable	
Accounts Receivable	31,074.41
<b>Total Accounts Receivable</b>	31,074.41
Other Current Assets	
Due from Operating Fund	166,947.50
<b>Total Other Current Assets</b>	166,947.50
<b>Total Current Assets</b>	2,054,469.35
<b>TOTAL ASSETS</b>	<b>2,054,469.35</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	14,000.00
<b>Total Accounts Payable</b>	14,000.00
Other Current Liabilities	
Deposits	
Construction Deposits - IMM	90,000.00
Construction Deposits 2023	107,750.00
<b>Total Deposits</b>	197,750.00
Due to Reserve Fund	166,947.50
Prepaid Assessments	60,737.53
<b>Total Other Current Liabilities</b>	425,435.03
<b>Total Current Liabilities</b>	439,435.03
<b>Total Liabilities</b>	439,435.03
<b>Equity</b>	
Opening Balance Equity	1,173,458.83
Unrestricted Net Assets	397,557.42
Net Income	44,018.07
<b>Total Equity</b>	1,615,034.32
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,054,469.35</b>

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**Ironbridge POA  
 Profit & Loss Budget Performance  
 January 2024**

	Jan 24	Budget	Jan 24	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
1 - Operating Assessment	32,542.80	32,542.80	32,542.80	32,542.80	390,513.60
2 - Reserve Assessment	21,695.20	21,695.20	21,695.20	21,695.20	260,342.40
3 - Club Assessment	109,060.00	109,060.00	109,060.00	109,060.00	1,308,720.00
Design Review Fee	11,300.00	400.00	11,300.00	400.00	4,800.00
Interest Operating	31.97	333.37	31.97	333.37	4,000.00
Late Fees & Violations	151.61		151.61		
<b>Total Income</b>	<b>174,781.58</b>	<b>164,031.37</b>	<b>174,781.58</b>	<b>164,031.37</b>	<b>1,968,376.00</b>
<b>Gross Profit</b>	<b>174,781.58</b>	<b>164,031.37</b>	<b>174,781.58</b>	<b>164,031.37</b>	<b>1,968,376.00</b>
<b>Expense</b>					
<b>1000 - IB Club</b>					
Club Equalization	0.00	0.00	0.00	0.00	39,000.00
Facility Fees	109,060.00	109,060.00	109,060.00	109,060.00	1,308,720.00
<b>Total 1000 - IB Club</b>	<b>109,060.00</b>	<b>109,060.00</b>	<b>109,060.00</b>	<b>109,060.00</b>	<b>1,347,720.00</b>
<b>2000 - Reserve Fund</b>					
Transfer to Reserve Fund	21,695.20	21,695.20	21,695.20	21,695.20	260,342.40
<b>Total 2000 - Reserve Fund</b>	<b>21,695.20</b>	<b>21,695.20</b>	<b>21,695.20</b>	<b>21,695.20</b>	<b>260,342.40</b>
<b>3000 - Repairs and Maintenance</b>					
Bike Path Maintenance	0.00	0.00	0.00	0.00	1,000.00
Contingency	0.00	833.33	0.00	833.33	10,000.00
Entrance Decor	0.00	0.00	0.00	0.00	2,000.00
Irrigation Ditch (Robertson25%)	2,996.25	0.00	2,996.25	0.00	3,000.00
Irrigation Repairs	0.00	0.00	0.00	0.00	30,000.00
Landscape Maintenance	0.00	0.00	0.00	0.00	37,000.00
Landscaping Service	0.00	0.00	0.00	0.00	29,600.00
Light Bulbs	16.25	125.00	16.25	125.00	1,500.00
Pet Station Maintenance	750.00	583.33	750.00	583.33	7,000.00
Pump House Maintenance	17.50	0.00	17.50	0.00	2,000.00
Rep. & Maintenance (R&M)	212.92	650.00	212.92	650.00	7,800.00
Signage	0.00	0.00	0.00	0.00	900.00
Snow removal	11,072.85	8,666.67	11,072.85	8,666.67	52,000.00
Snow removal pathways	1,822.50	1,333.33	1,822.50	1,333.33	8,000.00
Street Sweeping	0.00	0.00	0.00	0.00	5,200.00
<b>Total 3000 - Repairs and Maintenance</b>	<b>16,888.27</b>	<b>12,191.66</b>	<b>16,888.27</b>	<b>12,191.66</b>	<b>197,000.00</b>
<b>General &amp; Administrative</b>					
Admin & Acct	865.00	833.33	865.00	833.33	10,000.00
Conservation Easement	0.00	1,800.00	0.00	1,800.00	7,200.00
Covenant Enforcement	0.00	500.00	0.00	500.00	6,000.00
Design Review	787.50	400.00	787.50	400.00	4,800.00
Insurance	916.50	834.43	916.50	834.43	10,013.60

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**Ironbridge POA**  
**Profit & Loss Budget Performance**  
 January 2024

	Jan 24	Budget	Jan 24	YTD Budget	Annual Budget
IPOA Utilities	698.30	583.33	698.30	583.33	7,000.00
Legal Fees	190.00	2,500.00	190.00	2,500.00	30,000.00
Management Fees	6,600.00	6,600.00	6,600.00	6,600.00	79,200.00
Office Expense	16.32	166.67	16.32	166.67	2,000.00
Tax Prep	0.00	0.00	0.00	0.00	5,000.00
Website Design & Maintenance	0.00	50.00	0.00	50.00	600.00
Welcome Amenities	200.00	125.00	200.00	125.00	1,500.00
<b>Total General &amp; Administrative</b>	<b>10,273.62</b>	<b>14,392.76</b>	<b>10,273.62</b>	<b>14,392.76</b>	<b>163,313.60</b>
<b>Total Expense</b>	<b>157,917.09</b>	<b>157,339.62</b>	<b>157,917.09</b>	<b>157,339.62</b>	<b>1,968,376.00</b>
<b>Net Ordinary Income</b>	<b>16,864.49</b>	<b>6,691.75</b>	<b>16,864.49</b>	<b>6,691.75</b>	<b>0.00</b>
<b>Other Income/Expense</b>					
<b>Other Income</b>					
<b>Reserve Fund Income</b>					
1 - Transfer from Operating	21,695.20		21,695.20		
2 - EJ Invest. Int. Reserve	4,565.59		4,565.59		
3 - EJ Invest. Int. Oper.	892.79		892.79		
<b>Total Reserve Fund Income</b>	<b>27,153.58</b>		<b>27,153.58</b>		
<b>Total Other Income</b>	<b>27,153.58</b>		<b>27,153.58</b>		
<b>Net Other Income</b>	<b>27,153.58</b>		<b>27,153.58</b>		
<b>Net Income</b>	<b>44,018.07</b>	<b>6,691.75</b>	<b>44,018.07</b>	<b>6,691.75</b>	<b>0.00</b>