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05/20/24
Accrual Basis

Ironbridge POA
Balance Sheet
As of April 30, 2024

	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Alpine Operating	157,946.64
EJ - Investment Operating	118,818.14
EJ - Investment Reserves	1,635,288.20
Total Checking/Savings	1,912,052.98
Accounts Receivable	
Accounts Receivable	41,975.19
Total Accounts Receivable	41,975.19
Total Current Assets	1,954,028.17
TOTAL ASSETS	1,954,028.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deposits	
Construction Deposits - IMM	90,000.00
Construction Deposits 2023	93,750.00
Total Deposits	183,750.00
Prepaid Assessments	59,573.14
Total Other Current Liabilities	243,323.14
Total Current Liabilities	243,323.14
Total Liabilities	243,323.14
Equity	
Opening Balance Equity	1,173,458.83
Retained Earnings	397,557.42
Net Income	139,688.78
Total Equity	1,710,705.03
TOTAL LIABILITIES & EQUITY	1,954,028.17

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

	Apr 24	Budget	Jan - Apr 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
1 - Operating Assessment	32,542.80	32,542.80	130,171.20	130,171.20	390,513.60
2 - Reserve Assessment	21,695.20	21,695.20	86,780.80	86,780.80	260,342.40
3 - Club Assessment	109,060.00	109,060.00	436,240.00	436,240.00	1,308,720.00
Design Review Fee	600.00	400.00	11,900.00	1,600.00	4,800.00
Interest Operating					
3 - EJ Invest. Int. Oper.	397.62		3,013.63		
Interest Operating - Other	24.77	333.33	115.31	1,333.36	4,000.00
Total Interest Operating	422.39	333.33	3,128.94	1,333.36	4,000.00
Late Fees & Violations	108.49		969.93		
Total Income	164,428.88	164,031.33	669,190.87	656,125.36	1,968,376.00
Gross Profit	164,428.88	164,031.33	669,190.87	656,125.36	1,968,376.00
Expense					
1000 - IB Club					
Club Equalization	0.00	0.00	0.00	0.00	39,000.00
Facility Fees	109,060.00	109,060.00	436,240.00	436,240.00	1,308,720.00
Total 1000 - IB Club	109,060.00	109,060.00	436,240.00	436,240.00	1,347,720.00
2000 - Reserve Fund					
Transfer to Reserve Fund	21,695.20	21,695.20	86,780.80	86,780.80	260,342.40
Total 2000 - Reserve Fund	21,695.20	21,695.20	86,780.80	86,780.80	260,342.40
3000 - Repairs and Maintenance					
Bike Path Maintenance	0.00	142.84	0.00	142.84	1,000.00
Contingency	0.00	833.33	0.00	3,333.36	10,000.00
Entrance Decor	0.00	285.71	0.00	285.71	2,000.00
Irrigation Ditch (Robertson25%)	0.00	0.00	2,996.25	0.00	3,000.00
Irrigation Repairs	8,107.73	4,285.71	8,107.73	4,285.71	30,000.00
Landscape Maintenance	1,523.75	5,285.71	1,523.75	5,285.71	37,000.00
Landscaping Service	36,678.95	4,228.57	36,958.95	4,228.57	29,600.00
Light Bulbs	0.00	125.00	16.25	500.00	1,500.00
Pet Station Maintenance	1,169.36	583.33	3,319.36	2,333.32	7,000.00
Pump House Maintenance	0.00	285.71	17.50	285.71	2,000.00
Rep. & Maintenance (R&M)	877.55	650.00	1,932.97	2,600.00	7,800.00
Signage	0.00	0.00	0.00	0.00	900.00
Snow removal	2,005.21	0.00	20,888.73	26,000.01	52,000.00
Snow removal pathways	0.00	0.00	2,805.00	3,999.99	8,000.00
Street Sweeping	5,930.00	0.00	5,930.00	0.00	5,200.00
Total 3000 - Repairs and Maintenance	56,292.55	16,705.91	84,496.49	53,280.93	197,000.00
General & Administrative					

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

	Apr 24	Budget	Jan - Apr 24	YTD Budget	Annual Budget
Admin & Acct	652.50	833.33	3,150.00	3,333.32	10,000.00
Conservation Easement	1,812.81	1,800.00	3,564.31	3,600.00	7,200.00
Covenant Enforcement	174.92	500.00	221.44	2,000.00	6,000.00
Design Review	2,599.20	400.00	6,754.20	1,600.00	4,800.00
Insurance	1,728.00	834.47	3,526.00	3,337.84	10,013.60
IPOA Utilities	665.64	583.33	2,772.47	2,333.32	7,000.00
Legal Fees	846.00	2,500.00	2,333.50	10,000.00	30,000.00
Management Fees	6,600.00	6,600.00	26,400.00	26,400.00	79,200.00
Office Expense	8.16	166.67	56.44	666.68	2,000.00
Tax Prep	751.00	5,000.00	751.00	5,000.00	5,000.00
Website Design & Maintenance	0.00	50.00	16.06	200.00	600.00
Welcome Amenities	0.00	125.00	200.00	500.00	1,500.00
Total General & Administrative	<u>15,838.23</u>	<u>19,392.80</u>	<u>49,745.42</u>	<u>58,971.16</u>	<u>163,313.60</u>
Total Expense	<u>202,885.98</u>	<u>166,853.91</u>	<u>657,262.71</u>	<u>635,272.89</u>	<u>1,968,376.00</u>
Net Ordinary Income	-38,457.10	-2,822.58	11,928.16	20,852.47	0.00
Other Income/Expense					
Other Income					
Reserve Fund Income					
1 - Transfer from Operating	21,695.20		86,780.80		
2 - EJ Invest. Int. Reserve	8,346.94		26,979.82		
Total Reserve Fund Income	<u>30,042.14</u>		<u>113,760.62</u>		
Total Other Income	<u>30,042.14</u>		<u>113,760.62</u>		
Other Expense					
Capital Reserve Expense					
Tax Provision	-14,000.00		-14,000.00		
Total Capital Reserve Expense	<u>-14,000.00</u>		<u>-14,000.00</u>		
Total Other Expense	<u>-14,000.00</u>		<u>-14,000.00</u>		
Net Other Income	<u>44,042.14</u>		<u>127,760.62</u>		
Net Income	<u><u>5,585.04</u></u>	<u><u>-2,822.58</u></u>	<u><u>139,688.78</u></u>	<u><u>20,852.47</u></u>	<u><u>0.00</u></u>