

**Ironbridge POA
Income Statement
For the Year Ended December 31, 2022**

Account #	2022 Combined			2022 Combined		Flux Comments
	Funds Actuals	Fund Operating Reserve		Funds Budget	Flux \$	
Assessments						
4001 HOA Operating Assessments	312,576	312,576		312,576	-	
4002 HOA Reserve Assessments	227,328		227,328	227,328	-	
4006 Club Assessment	1,237,416	1,237,416		1,228,272	(9,144)	See below flux on Club expense
Total Assessments	1,777,320	1,549,992	227,328	1,768,176	(9,144)	
Other Revenue						
4301 Design Review Fee	128,160	128,160		13,200	(114,960)	Increase in new home fees along with higher # of new home construction
4303 Interest	11,212		11,212	4,800	(6,412)	Higher interest rates on CDs
4304 Late Charge	1,432	1,432			(1,432)	
4311 Rebilled Income	488	488			(488)	
4317 Violations Income	800	800			(800)	
Total Other Revenue	142,091	130,879	11,212	18,000	(124,091)	
Total Revenue	1,919,411	1,680,871	238,540	1,786,176	(133,235)	
G&A Expense						
6012 Conservation Easement	6,856	6,856		7,200	344	
6014 Covenant Enforcement	6,465	6,465		5,400	(1,065)	
6017 Design Review	28,070	28,070		9,000	(19,070)	Higher number of new home construction projects, see added income above
6021 Insurance	7,048	7,048		10,975	3,927	
6025 IPOA Utilities	11,889	11,889		1,440	(10,449)	
6026 Legal Fees	121,945	121,945		9,000	(112,945)	Primarily due to water rights and Harbour legal matters, along with higher Board support
6033 Administration	54,300	54,300		54,300	-	
6034 Accounting	19,404	19,404		19,404	-	
6035 Office Expense	6,995	6,995		2,700	(4,295)	Higher number of new home construction projects, see added income above
6044 Tax Return	2,202	2,202		375	(1,827)	
6047 Website Design and Maintenance	1,088	1,088		300	(788)	
Total G&A	266,262	266,262	-	120,094	(146,168)	
6039 Reserve Expense	-	-	-	-	-	
IB Club						
6091 Club Equalization	37,500	37,500		30,000	(7,500)	One more home choose not to pay for transfer fee (i.e., join club)
6092 Facility Fees	1,237,714	1,237,714		1,228,272	(9,442)	See above flux on assessment income
Total IB Club	1,275,214	1,275,214	-	1,258,272	(16,942)	
Repairs and Maintenance						
6503 Bike Path	369	369		1,000	631	
6508 Contingency	212,938	-	212,938	4,171	(208,767)	Also included in R&M below
6530 Irrigation Repair	20,427	20,427		18,000	(2,427)	
6534 Landscaping Service	15,345	15,345		27,200	11,855	
6535 Landscaping Other	65,989	65,989		22,500	(43,489)	Under budgeted,
6538 Light Bulbs	1,309	1,309		4,200	2,891	
6542 Pet Station Maintenance	12,025	12,025		9,000	(3,025)	
6544 Repairs and Maintenance	2,002	2,002		6,000	3,998	
6548 Roads	76,625	-	76,625	227,328	150,703	Also included in Contingency above, Net \$58k of road repairs over reserve income
6550 Signage	4,739	4,739		900	(3,839)	
6551 Snow Removal	59,277	59,277		41,000	(18,277)	Under budgeted,
6552 Snow Removal-Bike Path	13,003	13,003		6,000	(7,003)	Under budgeted,
6553 Street Sweeping	5,665	5,665		6,000	335	

**Ironbridge POA
Income Statement
For the Year Ended December 31, 2022**

Account #	2022 Combined Funds			2022 Combined Funds		Flux Comments
	Actuals	Fund Operating Reserve		Budget	Flux \$	
Total R&M	489,712	200,150	289,563	373,299	(116,413)	
Shared Expense						
6751 Bike Path	-					
6752 Entrance Décor	-	-		300	300	
6753 Irrigation Ditch	1,776	1,776		500	(1,276)	
6754 Irrigation Repair	4,459	4,459		3,000	(1,459)	
6755 Landscape Contingency	-	-		900	900	
6756 Landscape Contract	16,631	16,631		18,900	2,269	
6757 Pump Station Maintenance	5,753	5,753		2,700	(3,053)	
6758 Rebilled Club Expense	1,356	1,356			(1,356)	
6759 Club Capital Projects	210,000	-	210,000		(210,000)	IPOA share of Pool Repairs
Total Shared Expenses	239,974	29,974	210,000	26,300	(213,674)	
Shared Utilities						
6804 Entrance Lights	1,815	1,815		960	(855)	
6809 Pump House	988	988		4,200	3,212	
6822 Water - Accounting	-	-		600	600	
6823 Water - Augmentation ¹	8,606	8,606		2,451	(6,155)	
Total Shared Utilities	11,409	11,409	-	8,211	(3,198)	
Total Expenses	2,282,572	1,783,010	499,563	1,786,176	(496,396)	
Net Income/(Loss)	(363,161)	(102,139)	(261,022)	-	363,161	\$210k Pool Repair + \$58k road repair + \$113k legal + \$57k Gopher + \$19k other,