

## Bluff Condominium Association Inc.

02/19/25

## Balance Sheet

Accrual Basis

As of October 31, 2024

	<u>Oct 31, 24</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Checking - Idaho First Bk 7270	86,706.56
Cap Res- Idaho First Bk - 6307	196,390.30
	<u>283,096.86</u>
<b>Total Checking/Savings</b>	283,096.86
<b>Accounts Receivable</b>	
Accounts Receivable	-333.97
	<u>-333.97</u>
<b>Total Accounts Receivable</b>	-333.97
<b>Other Current Assets</b>	
Due from Operating	24,047.00
Undeposited Funds	1,922.02
	<u>25,969.02</u>
<b>Total Other Current Assets</b>	25,969.02
<b>Total Current Assets</b>	<u>308,731.91</u>
<b>TOTAL ASSETS</b>	<b><u>308,731.91</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Due to Capital Reserve	24,047.00
Income Tax Payable	30.00
	<u>24,077.00</u>
<b>Total Other Current Liabilities</b>	24,077.00
<b>Total Current Liabilities</b>	<u>24,077.00</u>
<b>Total Liabilities</b>	24,077.00
<b>Equity</b>	
Members Equity - Cap. Res.	218,629.83
Member Equity - Operating	72,319.66
Net Income	-6,294.58
	<u>284,654.91</u>
<b>Total Equity</b>	284,654.91
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>308,731.91</u></b>

**Bluff Condominium Association Inc.**  
**Profit & Loss Budget vs. Actual**  
 August through October 2024

	Aug - Oct 24	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Operating Dues	99,132.45	99,135.75	-3.30
Interest	0.00	87.56	-87.56
Laundry Income	86.70	200.00	-113.30
Special Assessment	0.00	0.00	0.00
Owner Reimbursable Income	0.00	0.00	0.00
Finance Charges	217.27	125.06	92.21
Other Income	36.11	0.00	36.11
<b>Total Income</b>	<b>99,472.53</b>	<b>99,548.37</b>	<b>-75.84</b>
<b>Gross Profit</b>	<b>99,472.53</b>	<b>99,548.37</b>	<b>-75.84</b>
<b>Expense</b>			
<b>Administration</b>			
Insurance Premiums	24,603.48	24,585.56	17.92
Insurance Losses	0.00	5,000.00	-5,000.00
Accounting	1,950.00	1,750.00	200.00
Bank Service Charges	75.00	60.00	15.00
Legal	0.00	500.00	-500.00
Management Fee	8,160.00	12,240.00	-4,080.00
Office Supplies	0.00	187.50	-187.50
Taxes	10.00	1,500.00	-1,490.00
<b>Total Administration</b>	<b>34,798.48</b>	<b>45,823.06</b>	<b>-11,024.58</b>
<b>Common Area</b>			
Chimney Sweep	0.00	3,300.00	-3,300.00
Common Area Cleaning	140.00	375.00	-235.00
Electricity	2,042.42	7,500.00	-5,457.58
Gutter Cleaning & Repairs	245.00	9,000.00	-8,755.00
Maintenance & Repairs	7,504.87	7,000.00	504.87
Parking Lot/Garage Sweeping	0.00	1,000.00	-1,000.00
Parking Lot Repair/Crack Fill	0.00	0.00	0.00
Pest Control	250.00	500.06	-250.06
Snow Removal - Paths/Drives	0.00	0.00	0.00
Snow Removal - Roofs	0.00	0.00	0.00
Supplies	706.51	500.00	206.51
Trash - Condominiums	3,600.00	3,500.00	100.00
Trash - Clear Creek	353.37	1,625.06	-1,271.69
Water & Sewer Domestic	12,151.80	12,312.56	-160.76
Water Irrigation	4,627.08	8,000.00	-3,372.92
Window Cleaning	0.00	0.00	0.00
<b>Total Common Area</b>	<b>31,621.05</b>	<b>54,612.68</b>	<b>-22,991.63</b>
<b>Landscaping</b>			
Irrigation Startup/Repairs	3,782.50	2,000.00	1,782.50
Flowers	1,017.50	1,000.00	17.50
Arbor/Shrub Care/Bark/Extras	10,927.50	6,000.00	4,927.50
Landscape Contract	14,000.00	13,200.00	800.00
Landscape - Other	1,909.50		
<b>Total Landscaping</b>	<b>31,637.00</b>	<b>22,200.00</b>	<b>9,437.00</b>

**Bluff Condominium Association Inc.**  
**Profit & Loss Budget vs. Actual**  
**August through October 2024**

	Aug - Oct 24	Budget	\$ Over Budget
<b>Pool/Hot Tub/Sauna</b>			
Building Repairs & Maintenance	365.44	500.00	-134.56
Building Cleaning	1,230.00	1,485.00	-255.00
Natural Gas	1,117.74	1,000.00	117.74
Pool/Hot Tub/Sauna Weekly Care	1,107.01	3,400.00	-2,292.99
Pool/Hot Tub Repairs	187.22	500.00	-312.78
Internet/Fire/Security	628.17	637.50	-9.33
Sauna Repairs	123.36	300.00	-176.64
<b>Total Pool/Hot Tub/Sauna</b>	<b>4,758.94</b>	<b>7,822.50</b>	<b>-3,063.56</b>
<b>Total Expense</b>	<b>102,815.47</b>	<b>130,458.24</b>	<b>-27,642.77</b>
<b>Net Ordinary Income</b>	<b>-3,342.94</b>	<b>-30,909.87</b>	<b>27,566.93</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
<b>Capital Reserve Income</b>			
Capital Reserve Dues	55,185.93	55,186.03	-0.10
Special Assessment	0.00	0.00	0.00
Interest Income - Capital	1,806.52	625.03	1,181.49
<b>Total Capital Reserve Income</b>	<b>56,992.45</b>	<b>55,811.06</b>	<b>1,181.39</b>
<b>Total Other Income</b>	<b>56,992.45</b>	<b>55,811.06</b>	<b>1,181.39</b>
<b>Other Expense</b>			
<b>Capital Reserve Expenses</b>			
Asphalt Sealcoating	0.00	28,500.00	-28,500.00
Building Improvement Project	0.00	50,000.00	-50,000.00
Crawl Space	0.00	0.00	0.00
Gutters	0.00	0.00	0.00
Heat Tape	4,120.42	5,000.00	-879.58
Painting	43,440.00	55,800.00	-12,360.00
Pool & Hot Tub	3,768.50	0.00	3,768.50
Roof Expenses	0.00	0.00	0.00
Tree Removal	0.00	20,000.00	-20,000.00
Landscape Capital Improvements	8,615.17	40,000.00	-31,384.83
Paver Repairs	0.00	3,000.00	-3,000.00
Windows & Sliding Doors	0.00	0.00	0.00
<b>Total Capital Reserve Expenses</b>	<b>59,944.09</b>	<b>202,300.00</b>	<b>-142,355.91</b>
<b>Total Other Expense</b>	<b>59,944.09</b>	<b>202,300.00</b>	<b>-142,355.91</b>
<b>Net Other Income</b>	<b>-2,951.64</b>	<b>-146,488.94</b>	<b>143,537.30</b>
<b>Net Income</b>	<b>-6,294.58</b>	<b>-177,398.81</b>	<b>171,104.23</b>