

**Bluff Condominium Association, Inc,
Approved 2024-25 Budget
FY Aug. 1 through July 31**

	As of 6/08/24 FY 2023/24 Actual	Approved FY 2023/24 Budget	Yearend FY 2023/24 Estimated	Approved FY 2024/25 Budget
Operating Income				
Operating Dues	363,498.63	396,687	396,542	396,543
Interest Income	325.10	500	425	350
Late Fee	1,035.01	0	1,200	500
Laundry Income	438.00	500	475	500
Special Assessment	64,999.85	65,000	65,000	0
Owner Reimbursable	2,432.00	0	2,432	1,200
Other Income	14,579.69	1,700	14,541	0
Total Operating Income	447,308.28	464,387	480,615	399,093
Administrative				
Insurance	82,722.88	80,000	91,000	98,342
Insurance Losses	60,084.34	0	60,084	5,000
Accounting Fees	1,700.00	1,750	1,700	1,750
Bank Service Charges	230.00	240	250	240
Legal Fees	6,247.66	3,000	6,248	1,500
Management Fee	40,800.00	48,960	48,960	48,960
Office Supplies/Phone/Meeting	335.29	1,500	500	750
Taxes	10.00	30	10	1,500
Website	0.00	0	0	0
Total Administration	192,130.17	135,480.00	208,752.34	158,042.00
Common Area				
Chimney Sweep	3,267.00	3,200	3,267	3,300
Common Area Cleaning	2,500.00	1,500	1,500	1,500
Electricity	32,093.30	48,000	35,000	40,000
Holiday Lighting	0.00	0	0	0
Gutter Cleaning/Repairs	4,675.00	12,000	4,675	9,000
Maintenance & Repairs	13,544.63	21,000	15,000	17,500
Parking Lot/Garage Sweeping	0.00	1,500	1,500	1,500
Pest Control	1,465.00	2,000	1,800	2,000
Snow Removal - Paths/Drives	31,025.00	35,000	31,025	35,000
Snow Removal - Roof	0.00	3,000	0	3,000
Supplies	1,252.56	1,200	1,500	1,500
Trash - Condominiums	10,000.00	12,250	12,250	12,250
Trash - Clear Creek	4,307.07	7,700	5,100	6,500
Water & Sewer	38,257.79	41,800	42,325	49,250
Water - Irrigation	5,098.53	12,000	10,000	12,000
Window Cleaning	0.00	3,900	0	3,900
Total Common Area	147,485.88	206,050	164,942	198,200
Landscaping				
Irrigation System Startup/Repairs	7,749.90	7,000	5,128	7,000
Flowers	4,110.00	4,000	4,000	4,000
Landscape - Arbor/Shrub Care/Bark/Extras	17,357.50	17,500	17,500	18,000
Landscape Contract	34,400.00	31,500	31,500	33,000
Total Landscaping	63,617.40	60,000	58,128	62,000
Pool/Hot Tub/Sauna				
Building Repairs/Maintenance	2,258.70	2,000	2,500	2,000
Building Cleaning	3,962.50	5,940	4,500	5,940
Natural Gas	3,554.87	4,000	4,000	4,000
Pool/Hot Tub/Sauna Weekly Care	6,590.27	11,000	11,000	9,000

Pool/Hot Tub Repairs	342.90	2,000	750	2,000
Internet/Fire/Security	2,263.39	2,550	2,550	2,550
Sauna Repairs	0.00	300	0	300
OtherExpense	0.00	0	0	0
Total Pool/Hot Tub/Sauna	18,972.63	27,790	25,300	25,790

Total Operating Expenses	422,206.08	429,320	457,122	444,032
Net Operating Income	25,102.20	35,067	23,492.66	-44,939.00

Bluff Condominium Association 2024/25

Capital Income

Capital Reserve Dues	202,348.41	220,745	220,744	220,744
Special Assessment	254,999.69	0	255,000	0
Interest Income Savings	6,850.52	2,500	6,248	2,500
Total Capital Income	464,198.62	223,245	481,992	223,244

Capital Expenses

Asphalt Crackfill & Patching	1,500.00	5,000	1,500	Included
Asphalt Sealcoating	0.00	22,000	0	28,500
Asphalt Overlay	0.00	0	0	0
Capital Building Improvement Project	182,026.11	90,000	315,346	50,000
Capital Building Decks/Stairs/Landings	179,626.19	0	175,000	0
Capital Crawl Spaces	0.00	2,500	0	2,500
Capital Gutters	0.00	0	0	2,500
Capital Heat Tape	0.00	0.00	0	5,000
Capital Painting Improvement Bldg	56,768.65	30,000	105,369	55,800
Capital Pool Hot/Tub	0.00	0	0	0
Capital Roof Expenses	9,800.00	10,000	9,800	0
Capital Tree Removal	4,400.00	5,000	4,400	20,000
Capital Windows and Sliding Doors	4,879.71	15,000	4,880	0
Capital Landscaping Improvements	7,641.10	60,000	20,000	40,000
Capital Contingency	0.00	0	0	0
Collection Legal Fees	0.00	0	0	0
Water Shut -Off	0.00	0	0	0
Lighting and Electrical	0.00	0	0	0
Water Shut Off Valve Reimbursement	0.00	0	0	0
Paver Repairs	0.00	0	0	5,000
Pool Landscape	0.00	0	0	0
Pool Furniture	0.00	0	0	0
Total Capital Expenses	446,641.76	239,500	636,294	209,300

Net Capital Income	17,556.86	-16,255	-154,302	13,944
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Net Income Ops & Cap. Res. Combined	42,659.06	18,812	-130,810	-30,995
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