

Bluff Condominium Association, Inc
Compiled Financial Statements
Year Ended July 31, 2024

Bluff Condominium Association, Inc

Table of Contents

For the Fiscal Year Ended July 31, 2024

	Pages
ACCOUNTANT'S COMPILATION REPORT	1
FINANCIAL STATEMENTS	
Balance Sheet	2
Statement of Revenues, Expenses and Changes in Fund Balance	3-4
Statement of Cash Flow	5
Notes to Financial Statements	6-7



To the Board of Directors
Bluff Condominium Association, Inc

Management is responsible for the accompanying financial statements of Bluff Condominium Association, Inc, which comprise the balance sheet as of July 31, 2024, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any assurance on these financial statements.

Management has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. The missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context.

Arritt Robins Waters CPAs PLLC

Burley, Idaho

August 21, 2024

Bluff Condominium Association, Inc

BALANCE SHEET

For the Fiscal Year Ended July 31, 2024

	Operating Fund	Capital Reserve Fund	<u>Total</u>
ASSETS			
Cash and Cash Equivalents	\$ 99,807	\$ 194,584	\$ 294,391
Assessments Receivable	7,728	-	7,728
Interfund Receivable (Payable)	<u>(24,047)</u>	<u>24,047</u>	<u>-</u>
TOTAL ASSETS	<u><u>\$ 83,488</u></u>	<u><u>\$ 218,631</u></u>	<u><u>\$ 302,119</u></u>
 LIABILITIES AND FUND BALANCES			
Accounts Payable	\$ 9,858	\$ -	\$ 9,858
Assessments Received in Advance	1,281	-	1,281
Income Tax Payable	<u>30</u>	<u>-</u>	<u>30</u>
Total Liabilities	11,169	-	11,169
Fund Balance	<u>72,319</u>	<u>218,631</u>	<u>290,950</u>
TOTAL LIABILITIES AND FUND BALANCES	<u><u>\$ 83,488</u></u>	<u><u>\$ 218,631</u></u>	<u><u>\$ 302,119</u></u>
	-	-	-

Bluff Condominium Association, Inc
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES
For the Fiscal Year Ended July 31, 2024

	Operating Fund	Capital Reserve Fund	Total
REVENUES			
Members' Assessments	\$ 396,543	\$ 220,744	\$ 617,287
Insurance Proceeds	14,604	-	14,604
Special Assessment	65,000	255,000	320,000
Interest and Other Income	<u>1,937</u>	<u>7,475</u>	<u>9,412</u>
Total Revenues	478,084	483,219	961,303
MANAGEMENT EXPENSE			
Management fees	48,960	-	48,960
Office expense and supply	721	-	721
Professional fees	7,948	-	7,948
Income tax	<u>10</u>	<u>-</u>	<u>10</u>
Total Management Expense	57,639	-	57,639
REPAIRS AND MAINTENANCE			
Chimney service	835	-	835
Common area cleaning	2,870	-	2,870
Pest control	1,790	-	1,790
Repairs and maintenance	20,663	-	20,663
Snow removal	<u>31,025</u>	<u>-</u>	<u>31,025</u>
Total Repairs and Maintenance	57,183	-	57,183
LANDSCAPING			
Flowers	195	-	195
Irrigation / sprinklers	7,750	-	7,750
Landscaping contract	<u>69,293</u>	<u>-</u>	<u>69,293</u>
Total Landscaping	77,238	-	77,238
POOL / HOT TUB			
Cleaning	4,953	-	4,953
Hot tub / pool maintenance	24,168	-	24,168
Natural gas	4,051	-	4,051
Internet/Fire/Security	<u>2,438</u>	<u>-</u>	<u>2,438</u>
Total Pool / Hot Tub	35,610	-	35,610

Bluff Condominium Association, Inc
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES
For the Fiscal Year Ended July 31, 2024

	Operating <u>Fund</u>	Reserve <u>Fund</u>	<u>Total</u>
UTILITIES			
Electricity	34,263	-	34,263
Irrigation water	6,758	-	6,758
Site refuse	16,460	-	16,460
Waters and sewer	42,282	-	42,282
Total Utilities	<u>99,763</u>	-	<u>99,763</u>
INSURANCE	90,924	-	90,924
INSURANCE PROCEEDS PAID OUT	60,084	-	60,084
RESERVE PROJECTS			
Building Improvement Project	-	264,996	264,996
Decks, Stairs, Landings	-	183,171	183,171
Painting	-	97,668	97,668
Roof	-	9,800	9,800
Other capital projects	-	20,421	20,421
Total Reserve Projects	<u>-</u>	<u>576,056</u>	<u>576,056</u>
TOTAL EXPENSES	478,441	576,056	1,054,497
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	(357)	(92,837)	(93,194)
BEGINNING FUND BALANCES	<u>72,676</u>	<u>311,468</u>	<u>384,144</u>
ENDING FUND BALANCES	<u>\$ 72,319</u>	<u>\$ 218,631</u>	<u>\$ 290,950</u>

Bluff Condominium Association, Inc
STATEMENT OF CASH FLOWS
For the Fiscal Year Ended July 31, 2024

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total</u>
CASH FLOWS FROM OPERATING ACTIVITIES			
Excess Revenues or (Expenses)	\$ (357)	\$ (92,837)	\$ (93,194)
Adjustments to reconcile revenues and costs to net cash used by operating activities:			
(Increase) Decrease In:			
Assessments Receivable	14,017	-	14,017
Unexpired Insurance	-	-	-
Increase (Decrease) In:			
Accounts Payable	(10,248)	-	(10,248)
Assessments Received in Advance	<u>(4,283)</u>	<u>-</u>	<u>(4,283)</u>
Net Cash Provided By Operating Activities	(871)	(92,837)	(93,708)
CASH FLOWS FROM FINANCING ACTIVITIES			
Interfund Receivable (Payable)	<u>(100,312)</u>	<u>100,312</u>	<u>-</u>
NET INCREASE OR (DECREASE) IN CASH	(101,183)	7,475	(93,708)
CASH BEGINNING	<u>200,990</u>	<u>187,109</u>	<u>388,099</u>
CASH ENDING	<u>\$ 99,807</u>	<u>\$ 194,584</u>	<u>\$ 294,391</u>
	-	-	-
Supplemental Disclosure:			
Income Tax Paid	<u>\$ 10</u>		<u>\$ 10</u>

Bluff Condominium Association, Inc
Notes To Financial Statements
July 31, 2024

Note 1: Nature of Organization

Bluff Condominium Association, Inc. was incorporated in the State of Idaho on March 18, 1987. The Association is responsible for the operation and maintenance of the common property of Bluff Condominium Association inc. The Association is a condominium membership corporation consisting of 102 residential units located in Sun Valley, Idaho.

Note 2: Summary of Significant Accounting Policies

Fund Accounting

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose.

Operating Fund - This fund is used to account for financial resources available for the general operations of the Association.

Capital Reserve Fund - This fund is used to accumulate financial resources designated for future major repairs and replacements.

The financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

Members Assessments

Association members are subject to monthly assessments to provide for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments receivable at the balance sheet date represent fees due from unit owners. The annual budget and assessments of owners are determined by the board of directors. Any excess assessments at year end are retained by the Association for use in future years.

Bad Debt

The Association's collection policy is to assess a late fee of \$15 plus a 10% per annum late charge once the account is thirty days past due. No provision for uncollectible accounts is deemed necessary due to collection remedies, including filing of liens on the units, available to the Association.

Property and Equipment

Real property and common areas acquired from the developer and related improvements to such property are not reflected on the Association's financial statements. Those properties are owned by the individual unit owners in common and not by the association.

Note 3: Income Taxes

Condominium associations may be taxed either as homeowners' associations or as regular corporations. For the fiscal year ended July 31, 2024, the Association was taxed as a homeowners' association. As a homeowner's association, the Association is taxed on nonmember income, such as interest income. The statute of limitations for our income tax filings with taxing authorities is generally open for years beginning in 2021 through 2023.

Note 4: Future Major Repairs and Replacements

The Association is not required by statute or association documents to accumulate funds for future major repairs and replacements. However, the Association is assessing funds for such purposes. Accumulated funds are held in separate savings accounts and are generally not available for expenditures for normal operations.

The board is funding for major repairs and replacements based on the annual budget developed by management and the board of directors. In developing the budget, projected dues and expenditures are considered plus amounts previously accumulated in the capital reserve fund.

Funds are being accumulated in the replacement fund based on estimated future costs for repairs and replacements of common property components. Actual expenditures and investment income may vary from the estimated amounts, and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the right to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

During the year ended July 31, 2024 the Association assessed \$475,744 for reserves.

Note 5: Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates and the difference could be material.

Note 6: Cash and Cash Equivalents

The Association considers all short-term investments with an original maturity of three months or less to be cash equivalents.

Note 7: Custodial Credit Risk

Custodial credit risk is the risk that in the event of a bank failure, the Association's deposit may not be returned to it. Accounts at each financial institution are insured by Federal Deposit Insurance Corporation for up to \$250,000. As of July 31, 2024 none of the Associations' bank balances were over this amount and none were exposed to custodial credit risk.

Note 8: Concentration of Risk

Collection of the assessments receivable is subject to the overall economic conditions of the Wood River Valley or the area in which the owners may reside.

Note 9: Date of Management's Review

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through August 21, 2024 the date that the financial statements were available to be issued.