

Bluff Condominium Association Inc.

08/26/24

Profit & Loss

Accrual Basis

August 2023 through July 2024

	Aug '23 - Jul 24
Ordinary Income/Expense	
Income	
Operating Dues	396,542.78
Interest	387.89
Laundry Income	438.00
Special Assessment	64,999.85
Owner Reimbursable Income	2,432.00
Finance Charges	1,173.78
Other Income	14,541.49
Total Income	480,515.79
Gross Profit	480,515.79
Expense	
Administration	
Insurance Premiums	90,924.04
Insurance Losses	60,084.34
Accounting	1,700.00
Bank Service Charges	270.00
Legal	6,247.66
Management Fee	48,960.00
Office Supplies	450.65
Taxes	10.00
Total Administration	208,646.69
Common Area	
Chimney Sweep	3,267.00
Common Area Cleaning	2,870.00
Electricity	34,262.54
Gutter Cleaning & Repairs	4,675.00
Maintenance & Repairs	14,074.63
Pest Control	1,790.00
Snow Removal - Paths/Drives	31,025.00
Supplies	1,913.38
Trash - Condominiums	11,800.00
Trash - Clear Creek	4,660.44
Water & Sewer Domesitc	42,282.09
Water Irrigation	6,757.54
Total Common Area	159,377.62
Landscaping	
Irrigation Startup/Repairs	7,749.90
Flowers	195.00
Arbor/Shrub Care/Bark/Extras	17,357.50
Landscape Contract	39,300.00
Landscape - Other	12,635.00
Total Landscaping	77,237.40
Pool/Hot Tub/Sauna	
Building Repairs & Maintenance	14,875.87
Building Cleaning	4,952.50
Natural Gas	4,051.30
Pool/Hot Tub/Sauna Weekly Care	8,335.27
Pool/Hot Tub Repairs	342.90
Internet/Fire/Security	2,437.83
Other Expenses	614.80
Total Pool/Hot Tub/Sauna	35,610.47
Total Expense	480,872.18
Net Ordinary Income	-356.39
Other Income/Expense	
Other Income	

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	<u>Aug '23 - Jul 24</u>
Capital Reserve Income	
Capital Reserve Dues	220,743.72
Special Assessment	254,999.69
Interest Income - Capital	7,474.80
Total Capital Reserve Income	<u>483,218.21</u>
Total Other Income	483,218.21
Other Expense	
Capital Reserve Expenses	
Asphalt Crackfill & Patching	1,500.00
Building Improvement Project	264,996.21
Decks, Stairs, Landings	183,170.73
Painting	97,668.65
Roof Expenses	9,800.00
Tree Removal	6,400.00
Landscape Capital Improvements	7,641.10
Windows & Sliding Doors	4,879.71
Total Capital Reserve Expenses	<u>576,056.40</u>
Total Other Expense	<u>576,056.40</u>
Net Other Income	<u>-92,838.19</u>
Net Income	<u><u>-93,194.58</u></u>