

## Bluff Condominium Association Inc.

02/19/25

## Balance Sheet

Accrual Basis

As of January 31, 2025

	<u>Jan 31, 25</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Checking - Idaho First Bk 7270	75,832.29
Cap Res- Idaho First Bk - 6307	198,059.34
	<u>273,891.63</u>
<b>Total Checking/Savings</b>	273,891.63
<b>Accounts Receivable</b>	
Accounts Receivable	4,846.28
	<u>4,846.28</u>
<b>Total Accounts Receivable</b>	4,846.28
<b>Other Current Assets</b>	
Due from Operating	24,047.00
Undeposited Funds	1,751.37
	<u>25,798.37</u>
<b>Total Other Current Assets</b>	25,798.37
<b>Total Current Assets</b>	<u>304,536.28</u>
<b>TOTAL ASSETS</b>	<b><u>304,536.28</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	-10,490.21
	<u>280,459.28</u>
<b>Total Equity</b>	280,459.28
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>304,536.28</u></b>

**Bluff Condominium Association Inc.**  
**Profit & Loss Budget vs. Actual**  
**August 2024 through January 2025**

	Aug '24 - Jan 25	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Operating Dues	198,264.90	198,271.50	-6.60
Interest	0.00	175.04	-175.04
Laundry Income	296.70	300.00	-3.30
Special Assessment	0.00	0.00	0.00
Owner Reimbursable Income	2,622.00	0.00	2,622.00
Finance Charges	279.96	250.04	29.92
Other Income	62.85	1,200.00	-1,137.15
<b>Total Income</b>	<b>201,526.41</b>	<b>200,196.58</b>	<b>1,329.83</b>
<b>Gross Profit</b>	<b>201,526.41</b>	<b>200,196.58</b>	<b>1,329.83</b>
<b>Expense</b>			
<b>Administration</b>			
Insurance Premiums	49,974.24	49,171.04	803.20
Insurance Losses	0.00	5,000.00	-5,000.00
Accounting	1,950.00	1,750.00	200.00
Bank Service Charges	135.00	120.00	15.00
Legal	0.00	1,000.00	-1,000.00
Management Fee	20,400.00	24,480.00	-4,080.00
Office Supplies	0.00	375.00	-375.00
Taxes	10.00	1,500.00	-1,490.00
<b>Total Administration</b>	<b>72,469.24</b>	<b>83,396.04</b>	<b>-10,926.80</b>
<b>Common Area</b>			
Chimney Sweep	3,522.00	3,300.00	222.00
Common Area Cleaning	215.00	750.00	-535.00
Electricity	12,561.46	21,000.00	-8,438.54
Gutter Cleaning & Repairs	245.00	9,000.00	-8,755.00
Maintenance & Repairs	15,794.47	8,500.00	7,294.47
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	700.00	1,000.04	-300.04
Snow Removal - Paths/Drives	19,588.50	21,000.00	-1,411.50
Snow Removal - Roofs	0.00	0.00	0.00
Supplies	1,853.03	1,000.00	853.03
Trash - Condominiums	6,400.00	6,500.00	-100.00
Trash - Clear Creek	1,943.15	3,250.04	-1,306.89
Water & Sewer Domestic	24,903.76	24,625.04	278.72
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>92,353.45</b>	<b>108,925.12</b>	<b>-16,571.67</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	18,647.50	13,200.00	5,447.50
Landscape - Other	5,087.00		
<b>Total Landscaping</b>	<b>39,462.00</b>	<b>22,200.00</b>	<b>17,262.00</b>

**Bluff Condominium Association Inc.**  
**Profit & Loss Budget vs. Actual**  
**August 2024 through January 2025**

	Aug '24 - Jan 25	Budget	\$ Over Budget
<b>Pool/Hot Tub/Sauna</b>			
Building Repairs & Maintenance	6,357.94	1,000.00	5,357.94
Building Cleaning	2,547.04	2,970.00	-422.96
Natural Gas	1,607.69	2,000.01	-392.32
Pool/Hot Tub/Sauna Weekly Care	2,947.76	4,600.00	-1,652.24
Pool/Hot Tub Repairs	904.72	1,000.00	-95.28
Internet/Fire/Security	1,421.55	1,275.00	146.55
Sauna Repairs	595.16	300.00	295.16
<b>Total Pool/Hot Tub/Sauna</b>	<b>16,381.86</b>	<b>13,145.01</b>	<b>3,236.85</b>
<b>Total Expense</b>	<b>220,666.55</b>	<b>227,666.17</b>	<b>-6,999.62</b>
<b>Net Ordinary Income</b>	<b>-19,140.14</b>	<b>-27,469.59</b>	<b>8,329.45</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
<b>Capital Reserve Income</b>			
Capital Reserve Dues	110,371.86	110,372.02	-0.16
Special Assessment	0.00	0.00	0.00
Interest Income - Capital	3,475.56	1,250.02	2,225.54
<b>Total Capital Reserve Income</b>	<b>113,847.42</b>	<b>111,622.04</b>	<b>2,225.38</b>
<b>Total Other Income</b>	<b>113,847.42</b>	<b>111,622.04</b>	<b>2,225.38</b>
<b>Other Expense</b>			
<b>Capital Reserve Expenses</b>			
Asphalt Sealcoating	28,282.00	28,500.00	-218.00
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	57,220.00	55,800.00	1,420.00
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	9,135.17	40,000.00	-30,864.83
Paver Repairs	2,671.40	3,000.00	-328.60
Windows & Sliding Doors	0.00	0.00	0.00
<b>Total Capital Reserve Expenses</b>	<b>105,197.49</b>	<b>202,300.00</b>	<b>-97,102.51</b>
<b>Total Other Expense</b>	<b>105,197.49</b>	<b>202,300.00</b>	<b>-97,102.51</b>
<b>Net Other Income</b>	<b>8,649.93</b>	<b>-90,677.96</b>	<b>99,327.89</b>
<b>Net Income</b>	<b>-10,490.21</b>	<b>-118,147.55</b>	<b>107,657.34</b>