

Bluff Condominium Association Inc.

Balance Sheet

As of May 2, 2026

	<u>May 2, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - Idaho First Bk 7270	105,529.05
Cap Res- Idaho First Bk - 6307	205,440.40
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Total Checking/Savings	310,969.45
Accounts Receivable	
Accounts Receivable	5,707.01
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Total Accounts Receivable	5,707.01
Other Current Assets	
Due from Operating	24,047.00
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Total Other Current Assets	24,047.00
Total Current Assets	<hr/> 340,723.46
TOTAL ASSETS	<hr/> 340,723.46 <hr/>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Capital Reserve	24,047.00
Income Tax Payable	30.00
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Total Other Current Liabilities	24,077.00
Total Current Liabilities	<hr/> 24,077.00
Total Liabilities	24,077.00
Equity	
Members Equity - Cap. Res.	218,629.83
Member Equity - Operating	72,319.66
Retained Earnings	-25,415.87
Net Income	51,112.84
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Total Equity	316,646.46
TOTAL LIABILITIES & EQUITY	<hr/> 340,723.46 <hr/>

Bluff Condominium Association Inc.
Profit & Loss Budget vs. Actual
August 2025 through April 2026

	Aug '25 - Apr 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Operating Dues	339,180.48	339,183.00	-2.52
Interest	0.00	75.00	-75.00
Laundry Income	282.00	300.01	-18.01
Owner Reimbursable Income	2,444.00	1,500.00	944.00
Finance Charges	452.75	375.02	77.73
Other Income	316.37	0.00	316.37
Total Income	342,675.60	341,433.03	1,242.57
Gross Profit	342,675.60	341,433.03	1,242.57
Expense			
Administration			
Insurance Premiums	95,887.96	81,000.00	14,887.96
Insurance Losses	0.00	5,000.00	-5,000.00
Accounting	1,950.00	2,100.00	-150.00
Bank Service Charges	190.00	180.00	10.00
Legal	0.00	1,000.00	-1,000.00
Management Fee	32,640.00	36,720.00	-4,080.00
Office Supplies	328.45	562.50	-234.05
Taxes	10.00	1,500.00	-1,490.00
Website	0.00	500.00	-500.00
Total Administration	131,006.41	128,562.50	2,443.91
Common Area			
Chimney Sweep	3,404.00	3,500.00	-96.00
Common Area Cleaning	4,147.50	1,125.00	3,022.50
Electricity	22,375.92	36,500.00	-14,124.08
Gutter Cleaning & Repairs	4,305.00	4,000.00	305.00
Maintenance & Repairs	9,908.07	13,125.01	-3,216.94
Parking Lot/Garage Sweeping	0.00	0.00	0.00
Pest Control	1,350.00	1,500.02	-150.02
Snow Removal - Paths/Drives	11,177.08	40,000.00	-28,822.92
Snow Removal - Roofs	0.00	3,000.00	-3,000.00
Supplies	3,614.59	1,875.01	1,739.58
Trash - Condominiums	10,520.00	8,690.00	1,830.00
Trash - Clear Creek	4,291.73	4,875.02	-583.29
Water & Sewer Domestic	40,191.52	39,114.00	1,077.52
Water Irrigation	4,157.16	6,000.00	-1,842.84
Window Cleaning	0.00	0.00	0.00
Total Common Area	119,442.57	163,304.06	-43,861.49
Landscaping			
Irrigation Startup/Repairs	5,940.00	1,500.00	4,440.00
Flowers	907.00	1,500.00	-593.00
Arbor/Shrub Care/Bark/Extras	7,661.50	7,400.00	261.50
Landscape Contract	29,420.00	13,600.00	15,820.00
Landscape - Other	3,227.50	0.00	3,227.50
Total Landscaping	47,156.00	24,000.00	23,156.00
Pool/Hot Tub/Sauna			
Building Repairs & Maintenance	2,613.72	1,500.00	1,113.72
Building Cleaning	9,934.00	4,500.00	5,434.00
Natural Gas	2,180.45	3,000.01	-819.56
Pool/Hot Tub/Sauna Weekly Care	3,157.25	6,000.00	-2,842.75
Pool/Hot Tub Repairs	1,508.00	1,500.00	8.00
Internet/Fire/Security	2,274.90	1,912.50	362.40
Sauna Repairs	0.00	0.00	0.00
Other Expenses	73.31	0.00	73.31
Total Pool/Hot Tub/Sauna	21,741.63	18,412.51	3,329.12
Total Expense	319,346.61	334,279.07	-14,932.46

Bluff Condominium Association Inc.
Profit & Loss Budget vs. Actual
August 2025 through April 2026

	Aug '25 - Apr 26	Budget	\$ Over Budget
Net Ordinary Income	23,328.99	7,153.96	16,175.03
Other Income/Expense			
Other Income			
Capital Reserve Income			
Capital Reserve Dues	131,249.88	131,250.01	-0.13
Interest Income - Capital	4,050.00	3,750.02	299.98
Total Capital Reserve Income	135,299.88	135,000.03	299.85
Total Other Income	135,299.88	135,000.03	299.85
Other Expense			
Capital Reserve Expenses			
Asphalt Crackfill & Patching	0.00	0.00	0.00
Asphalt Sealcoating	0.00	0.00	0.00
Building Improvement Project	0.00	0.00	0.00
Crawl Space	0.00	0.00	0.00
Gutters	0.00	0.00	0.00
Heat Tape	19,530.00	35,000.00	-15,470.00
Painting	0.00	0.00	0.00
Pool & Hot Tub	21,833.53	20,000.00	1,833.53
Tree Removal	55,800.00	0.00	55,800.00
Landscape Capital Improvements	0.00	0.00	0.00
Paver Repairs	8,045.00	0.00	8,045.00
Windows & Sliding Doors	0.00	0.00	0.00
Total Capital Reserve Expenses	105,208.53	55,000.00	50,208.53
Total Other Expense	105,208.53	55,000.00	50,208.53
Net Other Income	30,091.35	80,000.03	-49,908.68
Net Income	53,420.34	87,153.99	-33,733.65