Bluff Condominium Association Inc.
Balance Sheet
As of July 31, 2025

	Jul 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Checking - Idaho First Bk 7270	66,402.69
Cap Res- Idaho First Bk - 6307	201,405.40
Total Checking/Savings	267,808.09
Accounts Receivable	
Accounts Receivable	6,093.30
Total Accounts Receivable	6,093.30
Other Current Assets	
Due from Operating	24,047.00
Total Other Current Assets	24,047.00
Total Current Assets	297,948.39
TOTAL ASSETS	**297,948.39**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	7,962.77
Total Accounts Payable	7,962.77
Other Current Liabilities	
Due to Capital Reserve	24,047.00
Income Tax Payable	30.00
Total Other Current Liabilities	24,077.00
Total Current Liabilities	32,039.77
Total Liabilities	32,039.77
Equity	
Members Equity - Cap. Res.	218,629.83
Member Equity - Operating	72,319.66
Net Income	-25,040.87
Total Equity	265,908.62
TOTAL LIABILITIES & EQUITY	**297,948.39**

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

	Aug '24 - Jul 25	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Operating Dues	396,529.80	396,543.00	-13.20
Interest	0.00	350.00	-350.00
Laundry Income	614.70	500.00	114.70
Special Assessment	0.00	0.00	0.00
Owner Reimbursable Income	2,247.00	1,200.00	1,047.00
Finance Charges	447.63	500.00	-52.37
Other Income	132.28	0.00	132.28
Total Income	399,971.41	399,093.00	878.41
Gross Profit	399,971.41	399,093.00	878.41
Expense			
Administration			
Insurance Premiums	101,482.68	98,342.00	3,140.68
Insurance Losses	0.00	5,000.00	-5,000.00
Accounting	1,950.00	1,750.00	200.00
Bank Service Charges	275.00	240.00	35.00
Legal	0.00	1,500.00	-1,500.00
Management Fee	48,960.00	48,960.00	0.00
Office Supplies	550.52	750.00	-199.48
Taxes	10.00	1,500.00	-1,490.00
Total Administration	153,228.20	158,042.00	-4,813.80
Common Area			
Chimney Sweep	3,522.00	3,300.00	222.00
Common Area Cleaning	1,055.00	1,500.00	-445.00
Electricity	39,732.09	40,000.00	-267.91
Gutter Cleaning & Repairs	4,345.00	9,000.00	-4,655.00
Manintenance & Repairs	22,228.03	17,500.00	4,728.03
Parking Lot/Garage Sweeping	0.00	1,500.00	-1,500.00
Parking Lot Repair/Crack Fill	0.00	0.00	0.00
Pest Control	1,200.00	2,000.00	-800.00
Snow Removal - Paths/Drives	44,642.78	35,000.00	9,642.78
Snow Removal - Roofs	1,997.50	3,000.00	-1,002.50
Supplies	3,461.44	1,500.00	1,961.44
Trash - Condomiuiums	12,800.00	12,250.00	550.00
Trash - Clear Creek	4,978.22	6,500.00	-1,521.78
Water &Sewer Domesitc	50,974.84	49,250.00	1,724.84
Water Irrigation	9,793.49	12,000.00	-2,206.51
Window Cleaning	3,900.00	3,900.00	0.00
Total Common Area	204,630.39	198,200.00	6,430.39
Landscaping			
Irrigation Startup/Repairs	12,634.50	7,000.00	5,634.50
Flowers	4,133.00	4,000.00	133.00
Arbor/Shrub Care/Bark/Extras	22,715.00	18,000.00	4,715.00
Landscape Contract	46,340.00	33,000.00	13,340.00
Total Landscaping	85,822.50	62,000.00	23,822.50

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

	Aug '24 - Jul 25	Budget	$ Over Budget
Pool/Hot Tub/Sauna			
Building Repairs & Maintenance	6,398.60	2,000.00	4,398.60
Building Cleaning	6,699.54	5,940.00	759.54
Natural Gas	3,422.91	4,000.00	-577.09
Pool/Hot Tub/Sauna Weekly Care	7,105.97	9,000.00	-1,894.03
Pool/Hot Tub Repairs	3,481.87	2,000.00	1,481.87
Internet/Fire/Security	2,849.34	2,550.00	299.34
Sauna Repairs	595.16	300.00	295.16
Total Pool/Hot Tub/Sauna	30,553.39	25,790.00	4,763.39
Total Expense	474,234.48	444,032.00	30,202.48
Net Ordinary Income	-74,263.07	-44,939.00	-29,324.07
Other Income/Expense			
Other Income			
Capital Reserve Income			
Capital Reserve Dues	220,743.72	220,744.00	-0.28
Special Assessment	0.00	0.00	0.00
Interest Income - Capital	6,821.62	2,500.00	4,321.62
Total Capital Reserve Income	227,565.34	223,244.00	4,321.34
Total Other Income	227,565.34	223,244.00	4,321.34
Other Expense			
Capital Reserve Expenses			
Asphalt Sealcoating	28,282.00	28,500.00	-218.00
Building Improvement Project	54,616.04	50,000.00	4,616.04
Crawl Space	0.00	2,500.00	-2,500.00
Gutters	0.00	2,500.00	-2,500.00
Heat Tape	4,120.42	5,000.00	-879.58
Painting	59,070.00	55,800.00	3,270.00
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	20,177.67	40,000.00	-19,822.33
Paver Repairs	2,671.40	5,000.00	-2,328.60
Windows & Sliding Doors	5,637.11	0.00	5,637.11
Total Capital Reserve Expenses	178,343.14	209,300.00	-30,956.86
Total Other Expense	178,343.14	209,300.00	-30,956.86
Net Other Income	49,222.20	13,944.00	35,278.20
Net Income	**-25,040.87**	**-30,995.00**	**5,954.13**