

Bluff Condominium Association, Inc.
Capital Reserve Budget - Proposed 2026

Fiscal Year End (Ends 7/31)	Actual YE	Actual YE	7/31/2025	As of	Increase \$45,000	Increase \$20,000	Increase \$20,000	Increase \$20,000	Increase \$20,000	Increase \$20,000	Increase \$20,000	Increase \$20,000	Increase \$20,000	Increase \$20,000	Increase \$20,000
	2022/23	2023/24	Actual YE 2024/25	2/4/2026 2025/26	25.7% 2026/27	9.09% 2027/28	8.33% 2028/29	8.33% 2029/30	7.69% 2030/31	7.69% 2031/32	7.69% 2032/33	7.69% 2033/34	7.69% 2034/35	7.69% 2035/36	7.69% 2036/37
Beginning Balance	98,731.00	311,467.67	218,629.48	267,851.68	327,384.90	1,018,156.45	436,601.14	597,049.17	815,760.65	157,963.72	346,002.63	594,032.71	842,253.69	-152,660.25	81,839.75
Current Capital Dues	220,744.71	220,743.72	220,743.72	175,000.00	220,000.00	220,000.00	240,000.00	240,000.00	260,000.00	260,000.00	280,000.00	280,000.00	280,000.00	280,000.00	280,000.00
Capital Reserve Interest Earned @ 3%	2,251.04	7,474.80	6,821.62	2,396.75	9,821.55	30,544.69	13,098.03	17,911.48	24,472.82	4,738.91	10,380.08	17,820.98	25,267.61	0.00	2,455.19
Special Assessment	0.00	254,999.69	0.00	0.00	600,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	321,726.75	794,685.88	446,194.82	445,248.43	1,157,206.45	1,268,701.14	689,699.17	854,960.65	1,100,233.47	422,702.63	636,382.71	891,853.69	1,147,521.30	127,339.75	364,294.94
Standard Projects															
Driveway															
Asphalt Crackfill & Patching		1,500.00		2,000.00		5,000.00									
Asphalt Sealcoating			28,282.00			30,000.00				30,000.00			30,000.00		
Asphalt Pulverize/Overlay									454,365.00						
Pathway - Pool to Elkhorn Road															
Asphalt Crackfill & Patching															
Asphalt Sealcoating						5,000.00			5,000.00			5,000.00			5,000.00
Asphalt Pulverize/Overlay					50,000.00										
Building Maintenance															
Capital Building Improvement Project	6,532.43	264,996.21	54,616.04						50,000.00	Siding Replacement					
Capital Building Decks/Stairs/Landings		183,170.73													
Capital Gutters				2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
Capital Heat Tape			4,120.42	19,530.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Capital Painting Improvement Bldg		97,668.65	59,070.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	240,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
Capital Roof Expenses/Repairs		9,800.00													
Capital Roof Replacement														958,765.00	Bid Received 2026
Capital Windows and Sliding Doors	34.00	4,879.71	5,637.11	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
Lighting and Electrical									20,000.00	Back Decks					
Paver Repairs - Walkways			2,671.40	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
Bike Racks - Add to CR?															
Rec Facilities Maintenance															
Capital Pool Hot/Tub/Sauna - Equipment/Repa	2,692.65		3,768.50	21,833.53	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
Pool Furniture Replacement										20,000.00					
Capital Landscaping Improvements															
Capital Tree Removal	1,000.00	6,400.00		Included	Included	Included	Included								
Capital Landscaping Improvements		7,641.10	20,177.67	50,000.00	50,000.00	25,000.00	25,000.00								
Sprinkler System Renovation						25,000.00	25,000.00								
Recreational Facilities Rebuild															
Pool Replacement - Contingency						50,000.00									
Hot Tub Replacement						Included									
Pool Equip. Building Addition						610,000.00									
Total Expenditures	10,259.08	576,056.40	178,343.14	117,863.53	135,000.00	785,000.00	85,000.00	35,000.00	819,365.00	65,000.00	35,000.00	40,000.00	1,023,765.00	35,000.00	40,000.00
Inflation @ 3%	Incl.	Incl.	Incl.	0.00	4,050.00	47,100.00	7,650.00	4,200.00	122,904.75	11,700.00	7,350.00	9,600.00	276,416.55	10,500.00	13,200.00
Total Expenses with Inflation	10,259.08	576,056.40	178,343.14	117,863.53	139,050.00	832,100.00	92,650.00	39,200.00	942,269.75	76,700.00	42,350.00	49,600.00	1,300,181.55	45,500.00	53,200.00
Ending Balance - Carried Forward	311,467.67	218,629.48	267,851.68	327,384.90	1,018,156.45	436,601.14	597,049.17	815,760.65	157,963.72	346,002.63	594,032.71	842,253.69	-152,660.25	81,839.75	311,094.94