Bluff Condominium Association Inc.
Balance Sheet
As of July 31, 2026

	Jul 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Checking - Idaho First Bk 7270	13,694.25
Cap Res- Idaho First Bk - 6307	301,978.06
Total Checking/Savings	315,672.31
Accounts Receivable	
Accounts Receivable	-1,080.04
Total Accounts Receivable	-1,080.04
Other Current Assets	
Undeposited Funds	1,617.17
Total Other Current Assets	1,617.17
Total Current Assets	316,209.44
TOTAL ASSETS	**316,209.44**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-248.93
Total Accounts Payable	-248.93
Other Current Liabilities	
Income Tax Payable	30.00
Total Other Current Liabilities	30.00
Total Current Liabilities	-218.93
Total Liabilities	-218.93
Equity	
Members Equity - Cap. Res.	218,629.83
Member Equity - Operating	72,319.66
Retained Earnings	-25,415.87
Net Income	50,894.75
Total Equity	316,428.37
TOTAL LIABILITIES & EQUITY	**316,209.44**

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

	Aug '25 - Jul 26	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Operating Dues	452,240.64	452,244.00	-3.36
Interest	135.65	100.00	35.65
Laundry Income	372.00	400.00	-28.00
Owner Reimbursable Income	2,444.00	1,500.00	944.00
Finance Charges	713.65	500.00	213.65
Other Income	216.80	0.00	216.80
Total Income	456,122.74	454,744.00	1,378.74
Gross Profit	456,122.74	454,744.00	1,378.74
Expense			
Administration			
Insurance Premiums	117,346.96	108,000.00	9,346.96
Insurance Losses	0.00	5,000.00	-5,000.00
Accounting	1,950.00	2,100.00	-150.00
Bank Service Charges	250.00	240.00	10.00
Legal	0.00	1,000.00	-1,000.00
Management Fee	44,880.00	48,960.00	-4,080.00
Office Supplies	836.75	750.00	86.75
Taxes	10.00	1,500.00	-1,490.00
Website	504.00	500.00	4.00
Total Administration	165,777.71	168,050.00	-2,272.29
Common Area			
Chimney Sweep	3,404.00	3,500.00	-96.00
Common Area Cleaning	3,272.50	1,500.00	1,772.50
Electricity	28,065.31	40,000.00	-11,934.69
Gutter Cleaning & Repairs	9,005.00	6,000.00	3,005.00
Manintenance & Repairs	10,873.33	17,500.00	-6,626.67
Parking Lot/Garage Sweeping	1,505.00	1,500.00	5.00
Pest Control	1,900.00	2,000.00	-100.00
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	4,600.53	2,500.00	2,100.53
Trash - Condomiuiums	14,120.00	12,250.00	1,870.00
Trash - Clear Creek	6,520.01	6,500.00	20.01
Water &Sewer Domesitc	53,839.61	52,152.00	1,687.61
Water Irrigation	7,611.57	12,000.00	-4,388.43
Window Cleaning	4,200.00	4,100.00	100.00
Total Common Area	160,093.94	204,502.00	-44,408.06
Landscaping			
Irrigation Startup/Repairs	11,282.50	7,500.00	3,782.50
Flowers	6,689.48	4,500.00	2,189.48
Arbor/Shrub Care/Bark/Extras	17,613.50	18,500.00	-886.50
Landscape Contract	45,103.00	34,000.00	11,103.00
Landscape - Other	2,744.00	0.00	2,744.00
Total Landscaping	83,432.48	64,500.00	18,932.48
Pool/Hot Tub/Sauna			
Building Repairs & Maintenance	2,613.72	2,000.00	613.72
Building Cleaning	13,624.00	6,000.00	7,624.00
Natural Gas	2,939.05	4,000.00	-1,060.95
Pool/Hot Tub/Sauna Weekly Care	6,101.82	9,000.00	-2,898.18
Pool/Hot Tub Repairs	1,508.00	2,000.00	-492.00
Internet/Fire/Security	3,061.33	2,550.00	511.33
Sauna Repairs	0.00	0.00	0.00
Other Expenses	200.00		
Total Pool/Hot Tub/Sauna	30,047.92	25,550.00	4,497.92
Total Expense	439,352.05	462,602.00	-23,249.95

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

	Aug '25 - Jul 26	Budget	$ Over Budget
Net Ordinary Income	16,770.69	-7,858.00	24,628.69
Other Income/Expense			
Other Income			
Capital Reserve Income			
Capital Reserve Dues	174,999.84	175,000.00	-0.16
Interest Income - Capital	5,747.34	5,000.00	747.34
Total Capital Reserve Income	180,747.18	180,000.00	747.18
Total Other Income	180,747.18	180,000.00	747.18
Other Expense			
Capital Reserve Expenses			
Asphalt Crackfill & Patching	0.00	2,000.00	-2,000.00
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	2,500.00	-2,500.00
Heat Tape	19,530.00	35,000.00	-15,470.00
Painting	0.00	5,000.00	-5,000.00
Pool, Hot Tub & Sauna	23,482.17	20,000.00	3,482.17
Roof Expenses	0.00	0.00	0.00
Tree Removal	95,565.95	50,000.00	45,565.95
Landscape Capital Improvements	0.00	0.00	0.00
Paver Repairs	8,045.00	2,000.00	6,045.00
Windows & Sliding Doors	0.00	15,000.00	-15,000.00
Total Capital Reserve Expenses	146,623.12	131,500.00	15,123.12
Total Other Expense	146,623.12	131,500.00	15,123.12
Net Other Income	34,124.06	48,500.00	-14,375.94
Net Income	**50,894.75**	**40,642.00**	**10,252.75**