

Bluff Condominium Association Inc.

01/14/26

Balance Sheet

Accrual Basis

As of October 31, 2025

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - Idaho First Bk 7270	110,042.64
Cap Res- Idaho First Bk - 6307	202,948.83
	<u>312,991.47</u>
Total Checking/Savings	312,991.47
Accounts Receivable	
Accounts Receivable	1,709.00
	<u>1,709.00</u>
Total Accounts Receivable	1,709.00
Other Current Assets	
Due from Operating	24,047.00
Undeposited Funds	12,606.47
	<u>36,653.47</u>
Total Other Current Assets	36,653.47
Total Current Assets	<u>351,353.94</u>
TOTAL ASSETS	<u>351,353.94</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Capital Reserve	24,047.00
Income Tax Payable	30.00
	<u>24,077.00</u>
Total Other Current Liabilities	24,077.00
Total Current Liabilities	<u>24,077.00</u>
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	61,743.32
	<u>327,276.94</u>
Total Equity	327,276.94
TOTAL LIABILITIES & EQUITY	<u>351,353.94</u>

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

	Aug - Oct 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Operating Dues	113,060.16	113,061.00	-0.84
Interest	0.00	25.00	-25.00
Laundry Income	60.00	100.03	-40.03
Owner Reimbursable Income	0.00	1,500.00	-1,500.00
Finance Charges	139.10	125.06	14.04
Other Income	31.64	0.00	31.64
Total Income	113,290.90	114,811.09	-1,520.19
Gross Profit	113,290.90	114,811.09	-1,520.19
Expense			
Administration			
Insurance Premiums	25,754.22	27,000.00	-1,245.78
Insurance Losses	0.00	5,000.00	-5,000.00
Accounting	1,950.00	2,100.00	-150.00
Bank Service Charges	65.00	60.00	5.00
Legal	0.00	500.00	-500.00
Management Fee	8,160.00	12,240.00	-4,080.00
Office Supplies	80.03	187.50	-107.47
Taxes	10.00	1,500.00	-1,490.00
Website	0.00	500.00	-500.00
Total Administration	36,019.25	49,087.50	-13,068.25
Common Area			
Chimney Sweep	0.00	0.00	0.00
Common Area Cleaning	1,075.00	375.00	700.00
Electricity	1,642.56	5,000.00	-3,357.44
Gutter Cleaning & Repairs	150.00	4,000.00	-3,850.00
Manintenance & Repairs	2,884.16	4,375.03	-1,490.87
Parking Lot/Garage Sweeping	0.00	0.00	0.00
Pest Control	500.00	500.06	-0.06
Snow Removal - Paths/Drives	0.00	0.00	0.00
Snow Removal - Roofs	0.00	0.00	0.00
Supplies	730.61	625.03	105.58
Trash - Condomiuiums	3,600.00	3,090.00	510.00
Trash - Clear Creek	1,121.93	1,625.06	-503.13
Water & Sewer Domesitc	13,035.54	13,038.00	-2.46
Water Irrigation	4,153.86	4,000.00	153.86
Window Cleaning	0.00	0.00	0.00
Total Common Area	28,893.66	36,628.18	-7,734.52
Landscaping			
Irrigation Startup/Repairs	3,012.50	1,500.00	1,512.50
Flowers	907.00	1,500.00	-593.00
Arbor/Shrub Care/Bark/Extras	5,994.00	7,400.00	-1,406.00
Landscape Contract	12,665.00	13,600.00	-935.00
Landscape - Other	1,237.50	0.00	1,237.50
Total Landscaping	23,816.00	24,000.00	-184.00

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

	Aug - Oct 25	Budget	\$ Over Budget
Pool/Hot Tub/Sauna			
Building Repairs & Maintenance	1,026.51	500.00	526.51
Building Cleaning	3,821.50	1,500.00	2,321.50
Natural Gas	910.21	1,000.03	-89.82
Pool/Hot Tub/Sauna Weekly Care	1,665.31	3,000.00	-1,334.69
Pool/Hot Tub Repairs	0.00	500.00	-500.00
Internet/Fire/Security	688.53	637.50	51.03
Sauna Repairs	0.00	0.00	0.00
Total Pool/Hot Tub/Sauna	8,112.06	7,137.53	974.53
Total Expense	96,840.97	116,853.21	-20,012.24
Net Ordinary Income	16,449.93	-2,042.12	18,492.05
Other Income/Expense			
Other Income			
Capital Reserve Income			
Capital Reserve Dues	43,749.96	43,750.03	-0.07
Interest Income - Capital	1,543.43	1,250.06	293.37
Total Capital Reserve Income	45,293.39	45,000.09	293.30
Total Other Income	45,293.39	45,000.09	293.30
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	0.00	35,000.00	-35,000.00
Painting	0.00	0.00	0.00
Pool & Hot Tub	0.00	0.00	0.00
Tree Removal	0.00	0.00	0.00
Landscape Capital Improvements	0.00	0.00	0.00
Paver Repairs	0.00	0.00	0.00
Windows & Sliding Doors	0.00	0.00	0.00
Total Capital Reserve Expenses	0.00	35,000.00	-35,000.00
Total Other Expense	0.00	35,000.00	-35,000.00
Net Other Income	45,293.39	10,000.09	35,293.30
Net Income	61,743.32	7,957.97	53,785.35