

Bluff Condominium Association, Inc.,
Proposed 2026-27 Budget
FY Aug. 1 through July 31

	APPROVED FY 2025/26 Budget	To Date FY 2025/26 Actual - 5/31/26	Projected FY 2025/26	PROPOSED FY 2026/27 Budget
Operating Income				
Operating Dues	452,244.00	376,867.20	452,244.00	452,244.00
Interest Income	100.00	135.65	150.00	100.00
Late Fee	500.00	547.94	570.00	500.00
Laundry Income	400.00	372.00	400.00	400.00
Special Assessment	0.00	0.00	0.00	0.00
Owner Reimbursable	1,500.00	2,444.00	2,444.00	1,500.00
Other Income	0.00	213.28	200.00	0.00
Total Operating Income	454,744.00	380,580.07	456,008.00	454,744.00
Administrative				
Insurance	108,000.00	95,887.96	110,193.96	92,244.00
Insurance Losses	5,000.00	0.00	0.00	5,000.00
Accounting Fees	2,100.00	1,950.00	1,950.00	2,100.00
Bank Service Charges	240.00	210.00	240.00	240.00
Legal Fees	1,000.00	0.00	0.00	700.00
Management Fee	48,960.00	36,720.00	48,960.00	55,080.00
Office Supplies/Phone/Meeting	750.00	328.45	500.00	750.00
Taxes	1,500.00	10.00	10.00	1,500.00
Website	500.00	0.00	600.00	0.00
Total Administration	168,050.00	135,106.41	162,453.96	157,614.00
Common Area				
Chimney Sweep	3,500.00	3,404.00	3,404.00	3,500.00
Common Area Cleaning	1,500.00	3,272.50	3,750.00	1,750.00
Electricity	40,000.00	24,029.56	26,350.00	40,000.00
Gutter Cleaning/Repairs	6,000.00	4,305.00	8,610.00	8,700.00
Maintenance & Repairs	17,500.00	10,133.07	17,500.00	17,500.00
Parking Lot/Garage Sweeping	1,500.00	875.00	1,500.00	1,600.00
Pest Control	2,000.00	1,475.00	2,000.00	2,000.00
Snow Removal - Paths/Drives	40,000.00	11,177.08	11,177.08	40,000.00
Snow Removal - Roof	3,000.00	0.00	0.00	3,000.00
Supplies	2,500.00	3,923.53	4,200.00	3,500.00
Trash - Condominiums	12,250.00	11,320.00	14,120.00	13,520.00
Trash - Clear Creek	6,500.00	4,456.73	5,523.73	6,000.00
Water & Sewer	52,152.00	44,755.42	53,955.42	54,767.00
Water - Irrigation	12,000.00	4,171.08	9,300.00	10,500.00
Window Cleaning	4,100.00	0.00	4,100.00	4,300.00
Total Common Area	204,502.00	127,297.97	165,490.23	210,637.00
Landscaping				
Irrigation System Startup/Repairs	7,500.00	5,940.00	7,500.00	7,500.00
Flowers	4,500.00	907.00	3,500.00	4,500.00
Landscape - Arbor/Shrub Care/Bark/Extras	18,500.00	11,714.00	18,500.00	18,500.00
Landscape Contract	34,000.00	29,420.00	34,000.00	36,000.00
Total Landscaping	64,500.00	47,981.00	63,500.00	66,500.00
Pool/Hot Tub/Sauna				
Building Repairs/Maintenance	2,000.00	2,613.72	2,800.00	2,000.00
Building Cleaning	6,000.00	10,451.50	12,000.00	9,000.00
Natural Gas	4,000.00	2,180.45	3,100.00	3,500.00
Pool/Hot Tub/Sauna Weekly Care	9,000.00	3,586.45	6,750.00	7,750.00
Pool/Hot Tub Repairs	2,000.00	1,508.00	2,000.00	2,000.00

Internet/Fire/Security	2,550.00	2,550.41	2,970.00	3,000.00
OtherExpense	0.00	0.00	0.00	0.00
Total Pool/Hot Tub/Sauna	25,550.00	22,890.53	29,620.00	27,250.00

Total Operating Expenses	462,602.00	333,275.91	421,064.19	462,001.00
Net Operating Income	-7,858.00	47,304.16	34,943.81	-7,257.00

Bluff Condominium Association 2024/25

Capital Income

Capital Reserve Dues	175,000.00	145,833.20	175,000.00	220,000.00
Special Assessment	0.00	0.00	0.00	0.00
Interest Income	5,000.00	5,004.07	5,000.00	5,000.00
Total Capital Income	180,000.00	150,837.27	180,000.00	225,000.00

Capital Expenses

Asphalt Crackfill & Patching	2,000.00	0.00	0.00	0.00
Asphalt Sealcoating	0.00	0.00	0.00	0.00
Asphalt Pulverize/Overlay	0.00	0.00	0.00	50,000.00
Capital Building Improvement Project	0.00	0.00	0.00	0.00
Capital Building Decks/Stairs/Landings	0.00	0.00	0.00	0.00
Capital Crawl Spaces	0.00	0.00	0.00	0.00
Capital Gutters	2,500.00	0.00	0.00	1,000.00
Capital Heat Tape	35,000.00	19,530.00	19,530.00	10,000.00
Capital Painting Improvement Bldg	5,000.00	0.00	5,000.00	5,000.00
Capital Pool Hot/Tub/Sauna	20,000.00	23,482.17	23,482.17	0.00
Capital Roof Expenses	0.00	0.00	0.00	0.00
Capital Tree Removal	50,000.00	55,800.00	55,800.00	10,000.00
Capital Windows and Sliding Doors	15,000.00	0.00	0.00	15,000.00
Capital Landscaping Improvements	0.00	0.00	20,000.00	40,000.00
Capital Contingency	0.00	0.00	0.00	0.00
Collection Legal Fees	0.00	0.00	0.00	0.00
Water Shut -Off	0.00	0.00	0.00	0.00
Lighting and Electrical	0.00	0.00	0.00	0.00
Water Shut Off Valve Reimbursement	0.00	0.00	0.00	0.00
Walkway Paver Repairs	2,000.00	8,045.00	8,045.00	2,000.00
Pool Landscape	0.00	0.00	0.00	0.00
Pool Furniture	0.00	0.00	0.00	0.00
Equipment Replacement	0.00	0.00	0.00	2,000.00
Total Capital Expenses	131,500.00	106,857.17	131,857.17	135,000.00

Net Capital Income	48,500.00	43,980.10	48,142.83	90,000.00
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Net Income Ops & Cap. Res. Combined	40,642.00	91,284.26	83,086.64	82,743.00
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