

THE BLUFFS HOMEOWNERS ASSOCIATION, INC.

FISCAL REPORT

(January 1, 2024 – December 31, 2024)

CHECKING ACCOUNT

Beginning Balance	10,614.46
2024 Annual Dues/Late Fees	9,090.00
Check 2931	86.00
Zelle Test Deposits	5.00
Transfers from Savings Reserve	31,627.00
2025 Annual Dues Paid in 2024	10,950.00

TOTAL INCOME **\$62,372.46**

EXPENDITURES

Toledo Edison	1,696.93
State Farm Insurance	1,144.00
Lucas County Treasurer (full yr)	46.62
Black Diamond (pre-pay discount)	290.35
Survey Plat 3, Lot D (Lewnadowski)	950.00
Snow Plowing	600.00
Green Space Cleanup	1,100.00
Green Space Trees – cul-de-sac & both entrances (L.E. Savory)	3,804.22
Per Rich Savory – shouldn't have to do any "maintenance" to cul-de-sac trees for 10-12 years. Trees overhanging St. Andrews Bluffs & The Bluffs entrances were cut back)	
Savory Tree Service	1,117.37

(fallen tree, large branch, , trees overhanging corner of St. Andrews Bluffs & Austin Bluffs)

West/East entrances/ islands plants/ spraying cleanout, extension, manual stump removal/mulch/labor	1,549.74
Superior Irrigation (sprinkler heads repaired – islands)	151.60
Road Repair/Sealcoating	19,106.90
Yearly hydrants inspections (Summit)	280.59
John Schmidt (cul-de-sac circle watering)	90.00
Post Office Box (full yr)	182.00
Mailings/Stamps	39.01
Copy paper/Ink (Walmart)	48.02
Copies (UPS Store & FedEx)	195.66
Preen (Bluffs Road Wall)	36.62
Roundup (Bluffs Road Wall/Islands)	33.92
Keep Off Posts (Hafner Ditch Bridge)	21.51
Barriger Electric (cul-de-sac light/new ballast/reinstall spotlights	
New spotlight cover/labor	458.00
Bluffs Road Wall Plants/Spray-Torch/mulch/labor	2,043.44
Remove Evergreen Sunken Hydrant (Turner Timber)	400.00
Lawn Service (Green Spaces)	1,070.00
Stump Removal	65.00
Mole Traps x 2 (Amazon)	65.10
Website (yearly)	120.00
Hydrants Raised	6,455.00
Cul-de-sac bushes trimmed x 2	50.00
Heather Stewart Lot 1 (reimbursed – watered new plants)	100.00
Lucas County Recorder (filed lien)	38.00

Supplies (envelopes, bulbs for low level lighting)	20.06
Lot 2 Condos Sprinkler Reimbursement yrs. 2023 & 2024	180.00
Lynne Harris (overpayment of special assessment)	20.00
Specialty Lawn Solutions	402.00
Low Level bulbs – WalMart	11.59
2025 Dues Increase transferred to Saving Reserve (\$50.00 x 3)	150.00

TOTAL EXPENDITURES	\$44,133.25
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TOTAL INCOME	\$62,372.46
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\$18,239.21

CHECK REGISTER BALANCE 12-31-2024	\$18,239.21
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BANK BALANCE 12-31-2024	\$18,320.21
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OUTSTANDING CHECK #2981	- 81.00
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\$18,239.21

SAVINGS RESERVE ACCOUNT

Total Collected (9-1-2024 Special Assessment - \$700)	\$40,680.00
Interest	+ \$1.00
Resident's Gift (to be used for cul-de-sac)	+ \$100.00
2025 Annual Dues Increase Payments (3 x \$50)	+ \$150.00
2 Hydrants Raised 2024 (transfer)	- \$6,455.00
Road Repair/Sealcoating Deposit 2024 (transfer)	- \$10,000.00
Road Repair/Sealcoating Final Payment (transfer)	- \$9,110.00
L.E. Savory Green Space cul-de-sac 2024 (transfer)	- \$2,672.00
1 Hydrant Raised 2023 (transfer)	- \$2,925.00
1 Evergreen Removed (too close to hydrant)	- \$400.00
2 Stumps Removed (Evergreen & 1 old left in place)	- \$65.00

TOTAL	\$9,304.00
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SAVINGS RESERVE ACCOUNT BALANCE 12-31-2024	\$9,304.00
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Unpaid Special Assessment/late fees (2 residents)	\$1,480.00
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58 of 60 residents paid the September 1, 2024

\$700 Special Assessment (\$80 in late fees collected)