

THE BLUFFS HOMEOWNERS' ASSOCIATION, INC.

FISCAL REPORT - 2022 (Jan - Dec 2022)

BEGINNING BALANCE 2022	\$5,769.85
ANNUAL ASSOCIATION FEES (2022)	\$8,345.00
( 37 LOTS + \$20 late fee included & 1 unpaid)	
TRUCK ACCIDENT CHECK GRANGE INS.	\$8,175.80
(overpaid by \$1,050& will be returned to Grange after everything is paid with taxes added)	
MILLER PIPELINE REIMBURSEMENT (electrical line break)	\$475.12

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TOTAL INCOME	\$22,765.77
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EXPENDITURES

Toledo Edison	\$1,714.26
Lucas County Treasurer	\$43.90
Snow Plowing Main Roads (Randy Deiger)	\$1,155.00
(\$2,275.00 MLS)	
Snowblowing Sidewalks (Jason Powers)	\$150.00
Legal (Jerome Parker)	\$2,650.00
Insurance (State Farm yearly)	\$1,029.00
(\$300.00 Florian)	
Next Day Signs (new entry signs, old sign-path on Austin Bluffs path entry	\$155.16
Cousino Hardscape (Truck Accident)	\$2,970.00 paid in full
Gross Electric (Truck Accident) Light post	\$2,500.80 paid in full

Gross Electric Spotlights (replaced) West Entrance	\$520.00
Barriger Electric (Truck Accident \$1,560.00)	\$1,560.00
Barriger Electric (association lights)	\$1,315.46
Barriger Electric (Miller Pipeline break)	\$475.12
L.E. Savory (Truck Accident)	\$102.96 paid in full
R.E. Schwartz (stump removal cul-de-sac GS)	\$355.00
L & S Lawn Service (GS Green Space)	\$964.37
Land Art	\$212.88
Clean Wood Recycling	\$66.00
(2023 pay \$50 for entire year's pass)	
2 Frames Constructed & Painted (Kyle Kennedy)	\$310.00
East & West Entrance Privacy Signs	
2 Posts for Sign Installation	\$22.80
Mailings/Stamps	\$80.27
Copies newsletters/decs/bylaws	\$251.29
Envelopes	\$6.32
Post Office Box Rental	\$83.00
Gift Boxes & Tissue Paper	\$4.39
Leaf Blower Rental (Spring Clean)	\$21.71
Tarp (Spring Clean)	\$14.00
Dog Poop Signs (2) for Path	\$12.41
Ice/Water/Donuts/Cookies (Spring Clean x 2)	\$67.62
Protegis (fire hydrant inspection)	\$418.00
Fed Ex Office (plat maps to all HOAs)	\$148.37

Stark Landscape - Jeremy	\$100.00
Everything Landscape (trimmed wall bushes & weedwacked Green Space)	\$179.98
Concrete (for posts)	\$6.44
Solar Light (West Entrance private property sign)	\$8.49
Harmon Painting (scraped & painted sign poles & painted Bluffs Signs)	\$650.00
Gerry Sahagian (pothole patch - military discount)	\$49.08
Decs Amendments filed with Louisville Title Company	\$100.00
Opened PNC for Zelle (transferred from Citizens)	\$1,000.00
Teddy McPherson (Green Space Cleanup) cash	\$300.00 + \$100.00 to petty
Service Charge	\$9.99

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TOTAL EXPENDITURES	\$21,884.07
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TOTAL INCOME	\$22,765.77
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MINUS

TOTAL EXPENDITURES	<u>\$21,884.07</u>
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\$881.70

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Checking Account Balance Dec 2022	\$881.70
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**ONE RESIDENT HAS NOT PAID ANNUAL DUES FOR 2022 & 2023**