

THE BLUFFS HOMEOWNERS ASSOCIATION, INC.

2025 EXPENSE REPORT (HALF YEAR)

CHECKING ACCOUNT

Beginning Balance	18,239.21
Annual Dues/Late & Returned Check Fees	9,050.00
Amazon Return (Gazing Ball)	90.81
Extra Plant Purchase (instead of return)	40.00
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TOTAL INCOME	\$27,420.02

EXPENDITURES

Transfers to Savings Reserve	1,450.00
Toledo Edison	1,177.92
Lawn/Treatment	999.35
Insurance	1,191.00
Snowplowing	1,200.00
Overpayments (returned to residents)	670.00
Real Estate Taxes	45.00
Post Office Box/FedEx	226.69
Barriger Electric	175.71
Summit (Hydrant Inspection)	277.00
Plants (Bluffs Rd Islands/St. Andrews Entrance	990.84
Landscaper (install plants/mulch)	650.00
Property Lien	34.63

Reimbursement (Judy/North Branch	211.31
Home Depot (Paver/Flowers)	24.75
Savory Tree Service	261.83
Solar Lights (Bluffs Road Islands)	43.09
Amazon (Gazing Ball East Entrance)	90.81
L.H. (resident "increase")	50.00
Returned Check	350.00
Website	123.36
Pit Sump Pump	205.86
Superior Irrigation (Blfs Rd. Islands)	122.00
Tractor Supply (Manure/Humus)	21.50
Lowe's (Manure)	14.14

TOTAL EXPENDITURES	\$10,606.79
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TOTAL INCOME	\$27,420.02
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TOTAL EXPENDITURES	- 10,606.79
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TOTAL	\$16,813.23
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ONLINE BANKING BALANCE	\$16,813.23
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SAVINGS RESERVE ACCOUNT BALANCE *\$12,354.64****

(June Interest .10 July Interest .11)

UNPAID DUES/DUES INCREASE/SPECIAL ASSESSMENT

Two (2) residents did not pay the 2025 \$300 Annual Dues

Two (2) residents did not pay the 2025 \$50 Dues Increase

Two (2) residents did not pay the 2024 \$700 Special Assessment

One (1) lien has once again been updated (it was previously filed and updated twice) with the Lucas County Recorder

(This property was sold at auction. The Master HOA is waiting for Court confirmation and ownership change to collect lien monies)

If necessary, a lien will be placed on the other resident September 2025

REMINDER: 2026 ANNUAL DUES WILL BE \$400

HAVE A WONDERFUL SUMMER :-)

**Keep your delegate info up to date**

Help prevent disruptions in access: Take a minute to make sure we have the latest info about your delegates. (Already did this or don't have delegates? Just close this message — you're all set.)

[Review Delegate Info](#)

Business checking accounts

\$16,813.23

Business Green Checking >**\$16,813.23**

Available balance

View Statements in Document Center

Manage Card

Business savings accounts

\$12,354.64

Business Savings >**\$12,354.64**

Available balance

View Statements in Document Center

Manage Card

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