

THE BLUFFS HOMEOWNERS ASSOCIATION, INC.

FISCAL REPORT 2023

CHECKING ACCOUNT

BEGINNING BALANCE	\$881.70
BALANCE TRANSFERRED FROM PNC	\$12,641.30
(\$1,000 TO OPEN PNC, ANNUAL DUES \$11,700, Minus \$47.94 Check in the mail Minus \$10.76 deposit only stamp	
ANNUAL DUES PAID TO CITIZENS BANK	\$6,300.99
ANNUAL DUES LATE FEES COLLECTED (Lot 21, 8-unit Condos)	\$280.00
REIMBURSEMENT OF COURT FILING FEES (Lot 21 Condos)	\$75.00
PETTY CASH REDEPOSITED	\$50.00
(\$50 OF THE \$100 PETTY CASH PAID FOR YEARLY PASS TO CLEAN WOOD) One (1) nonpayment of Annual Dues - Lot 35, Single-Family Home)	
*** <u>2024 ANNUAL DUES PAID IN 2023 (29 RESIDENCES)</u>	\$8,700.00
Zelle test (Bluffs Rd. Villas HOA)	\$1.00

TOTAL INCOME	\$28,929.99
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EXPENDITURES

Checks In The Mail (from PNC account \$47.94) Citizens	\$49.99
Deposit Only Stamp (from PNC account (\$10.76)	--
Toledo Edison	\$1,738.51
L&S Services, LLC (former lawn service)	\$43.10
Treasurer Lucas County (R.E. Taxes)	\$49.03
U.S. Postal Service	\$249.21
State Farm Insurance	\$1,096.00

Snow Removal 1 Plow (Randy Deiger)	\$200.00
Nazieh M. Oweis reimbursed (double paid 2023 Annual Dues)	\$300.00
Sylvania Muni Court Small Claims Division (Lot 21/8-unit condos)	\$75.00
Black Diamond (prepaid for 2023)	\$290.35
Sylvania Muni Court Small Claims Division (2nd mailing)	\$15.00
Barriger Electric (New Electrical Box by 4-unit/cul-de-sac light)	\$1,265.00
R.E. Schwartz Stump Removal Green Spaces/Blfs Rd. Islands	\$355.00
Harbor Freight (2 Orange Safety Cones/Bluffs Rd Wall)	\$19.38
Kroger Fuel/U-Haul truck/Blfs Wall (Bush Removal Blfs Rd)	\$11.01
U-haul box truck rental/ Blfs Wall (Bush Removal Blfs Rd)	\$54.84
Don Singer Green Spaces cleanup/21 stumps manually removed	\$900.00
John Schmidt 2022 refund cul-de-sac water	\$90.00
Protegis (fire hydrants inspection)	\$255.50
Trent Orzechowski 2022 refund Bluffs Rd water	\$90.00
FedEx Office (reduce Bylaws/copying)	\$196.74
Earl Armstrong Lawn Care (2023 lawn service)	\$940.00
Accel Fire Systems (raised 1 of 3 fire hydrants)	\$2,925.00
Deluxe Lawn (2023 lawn service discontinued)	\$129.30
Gerry Sahagian (asphalt patch for roads) military discount	\$63.14
Anthony Powell (tamper rental/Home Depot/road patch)	\$8.67
Judy Stead (garage sale signs)	\$19.96
Amazon (suggestion box)	\$29.08
Get It Done Landscape - Spring cleanup (Green Space-Austin Bluffs Ct/retention pond drain/all sidewalks on Bancroft/main entrances/back entrance/part of Green Space-The Bluffs Road)	
Assisted in loading/unloading to dump 2 trips to Clean Wood	
Fall cleanup - 8 1/2 hours 2 people - 3 dump trips to Clean Wood	\$800.00
Stamps	\$12.60

Webador (HOA website payment for 1 yr)	\$92.70
Meijer (roundup, preen extended, Dave Stead weed killer-Blfs Rd bridge)	\$90.74
Eastman & Smith/Attorney Abercrombie (initial engagement, searched county records for all Bluffs HOA filed documents, registered with State of Ohio as HOA's agent, attended & answered questions entire Homeowners meeting, prepared & filed lien against 2034 Austin Bluffs, Lot 35 for two years nonpayment of annual dues/late fees, received lot deeds from builder's attorney, reviewed and corrected errors in deeds and filed with Lucas County)	\$4,604.00
Wildlife Pro (feral cats removal - share 50% of cost with Blfs Rd. Villas)	\$951.40
Nature's Corner (1 bag topsoil) planted donated Hosta in Green Space	\$5.59
Walmart (Blfs Rd wall light bulbs, envelopes, copy paper)	\$40.54
Affordable Stump (2 stumps Bluffs Road wall-special equipment)	\$150.85
Home Depot Leaf Blower rental fall cleanup cul-de-sac Green Space	\$48.49
Stop & Go Gas - refuel U-haul truck fall cleanup cul-de-sac	\$8.00
U-haul rental fall cleanup cul-de-sac Green Space (3 trips to Cleanwood)	\$51.81

TOTAL EXPENDITURES	\$18,315.53
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TOTAL INCOME	\$28,929.99
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TOTAL EXPENDITURES	- \$ 18,315.53
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	\$10,614.46
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Check Register Balance	\$10,614.46
Statement Balance 12-31-23	\$10,425.46
2024 ANNUAL DUES DEPOSITED ON 12/31/23 (posted 1/2/24)	+ 300.00
OUTSTANDING CHECK #2931	- 86.00
OUTSTANDING CHECK #2935	- 25.00

	\$10,614.46

SAVINGS RESERVE ACCOUNT (\$700 SPECIAL ASSESSMENT)

Deposits in 2023

Six (6) \$700 Special Assessment Deposits	\$4,200.00
2023 Interest	.04

	\$4,200.04