

**THE BLUFFS HOMEOWNERS ASSOCIATION, INC.**

**2025 EXPENSE REPORT (YEAR END)**

**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
Eastman & Smith overpayment returned	936.78
2026 Anuual Dues	11,200.00
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<b>TOTAL INCOME</b>	<b>\$39,556.80</b>

**EXPENDITURES**

2026 Annual Dues transfers to Reserve	1,900.00
Transfers to Savings Reserve	1,450.00
Toledo Edison	1,787.24
Lawn/Treatment/cleanup	2,011.35
Insurance	1,191.00
Snowplowing	1,700.00
Overpayments (returned to residents)	670.00
Real Estate Taxes	45.00
Post Office Box/FedEx /UPS/Supplies	362.65
Barriger Electric	175.71
Summit (Hydrant Inspection)	277.00

Plants (East & West Entrances)	1,076.34
Landscaper (install plants/mulch)	650.00
Lucas County Recorder	157.26
Fence	429.00
Stump Grinding	125.00
Property Lien	34.63
Reimbursement (Judy/North Branch)	211.31
Home Depot (Paver/Flowers)	24.75
Savory Tree Service	1,176.63
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

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<b>TOTAL EXPENDITURES</b>	\$16,475.63
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<b>TOTAL INCOME</b>	\$39,556.80
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<b>TOTAL EXPENDITURES</b>	- 16,475.63
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<b>TOTAL</b>	<b>\$23,081.17</b>
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**ONLINE STATEMENT BALANCE**

**\$23,081.17**

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**SAVINGS RESERVE ACCOUNT BALANCE \*\*\*\$14,255.17\*\*\***

**(Interest .53)**

**UNPAID DUES 2026 ANNUAL DUES**

**Five (5) residents have not yet paid the \$400 2026 Annual Dues**

**\*\*\**(Each of the 5 residents owe additional late fees of \$40 as of February 1, 2026, and an additional \$25 late fee will be added March 1, 2026. After April 1, 2026, Complaints will be filed in Sylvania Small Claims Court in the amount of \$465 + Court Costs (\$75) for each resident that has not paid their 2026 Annual Dues. \$400 annual dues + \$65 late fees (\$15-Jan 16 + \$25-Feb 1 + \$25-Mar 1) + \$75 filing fee = \$540.00 total for each resident)*\*\*\***

***1 of the 5 residents has a lien on their property that has been updated multiple times to increase the amount owed. That property sold at auction a few months back. The auction has to be confirmed by the court before the new owner is listed on Areis. The new owner will ultimately be responsible for payment of the lien as well as the 2026 Annual Dues & late fees.***

# **TOLEDO LEGAL NEWS**

## **Sheriff Sale results for December 3, 2025**

Dec 4, 2025

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### **SHERIFF SALE RESULTS**

**December 3, 2025**

CI201803432 HOME POINT FINANCIAL, Plaintiff(s) vs KIMBLE/MARQUIS/L,

Defendant(s). Parcel no. 65-95089. Located at 2034 AUSTIN BLUFFS CT  
TOLEDO, OH 43615. Appraised at \$240,000.00. Douglas A Haessig, atty.  
Sold to JESSE SMITH 9692 BISHOPSWOOD LN PERRYSBURG, OH 43551 for  
\$227,900.00.