

**THE BLUFFS HOMEOWNERS ASSOCIATION, INC.**

**2025 EXPENSE REPORT (HALF YEAR)**

**CHECKING ACCOUNT**

Beginning Balance 18,239.21

Annual Dues/Late & Returned Check Fees 8,700.00

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**TOTAL INCOME** **\$26,939.21**

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**EXPENDITURES**

Transfers to Savings Reserve	1,450.00
Toledo Edison	871.89
Lawn/Treatment	634.35
Insurance	1,191.00
Snowplowing	1,200.00
Overpayments (returned to residents)	670.00
Real Estate Taxes	44.96
Post Office Box/FedEx	221.65
Barriger Electric	175.71
Summit (Hydrant Inspection)	277.00
Plants (Bluffs Rd Islands/St. Andrews Entrance	990.84
Landscaper (install plants/mulch)	500.00
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
Returned Check	350.00

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<b>TOTAL EXPENDITURES</b>	<b>\$9,153.01</b>
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<b>TOTAL INCOME</b>	<b>\$26,939.21</b>
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<b>TOTAL EXPENDITURES</b>	<b>- 9,153.01</b>
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<b>TOTAL</b>	<b>\$17,786.20</b>
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<b>ONLINE BANKING BALANCE</b>	<b>18,720.03</b>
	<b>- 17,786.20</b>

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<b>DIFFERENCE</b>	<b>\$933.83</b>
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**OUTSTANDING CHECKS**

Check # 2997	500.00
Check #2998	172.00
Check #3001	261.83

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<b>Total Outstanding Checks</b>	<b>\$933.83</b>
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**SAVINGS RESERVE ACCOUNT BALANCE \*\*\*\$12,354.43\*\*\***

**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***

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

**REMINDER: 2026 ANNUAL DUES WILL BE \$400**

**HAVE A WONDERFUL SUMMER :-)**