

**Blairstone Forest Budget 2019****Revenue**

Dues Revenues

131 @ \$500 per Lot \$ 65,500.00

Budgeted CarryForward (Amount Estimated Remaining in Checking Account) 15,000.00

**Total Available to Spend \$ 80,500.00****Expenses*****Fixed Costs***

TPAM HOA Management Fee \$ 5,400.00

Utilities 5,562.00

Pond Maintenance 3,150.00

Annual Report Fee 61.25

CubeSmart Storage Locker 585.00

Website Use Fee 216.00

Website Manager 900.00

Capital City Lawn Care 6,000.00

Attorney Fees 3,000.00

Backflow Valve Inspection 35.00

Liability Insurance 3,914.00

Meeting Room Rental 300.00

Quickbooks Online Fee 150.00

Fine Notices 900.00

Grounds Maintenance 300.00

P.O Box Rental 82.00

**Total Fixed Costs \$ 30,555.25*****Variable Costs***

Fix Drainage beside 1700 Silverwood \$ 10,000.00

Wrap (Cage) Trees along Brookside Blvd \$ 6,000.00

Remove remaining Beaver damaged trees \$ 7,945.00

Pull beaver damaged trees out of pond \$ 3,000.00

Pond path improvements \$ 4,000.00

Maintenance \$ 2,849.75

Exotic plant eradication \$ 1,500.00

Beaver trapper \$ 3,150.00

**Total Variable Costs \$ 38,444.75****Set Aside for:**

Roads \$ 6,500.00

Emergency Fund \$ 5,000.00

**Total Set Aside: \$ 11,500.00**

Excess (deficit) in Assessment \$ --

Excess (deficit) per Lot (Total Excess/Deficit / 131) \$ --

BFCA Treasurer's Report (January 2019)  
Calendar Year 2019

	Budgeted	Total Spent	(Over) Under Budget	Jan.
<b>Utilities</b>				
City of Tallahassee	\$5,562.00	\$0.00	\$5,562.00	\$0.00
<b>Total Utilities</b>	<b>\$5,562.00</b>	<b>\$0.00</b>	<b>\$5,562.00</b>	<b>\$0.00</b>
<b>Routine Maintenance</b>				
Lake Doctors	\$3,150.00	\$0.00	\$3,150.00	\$0.00
Lawn Care	\$6,000.00	\$0.00	\$6,000.00	\$0.00
Backflow Valve Inspection	\$35.00	\$0.00	\$35.00	\$0.00
Grounds Maintenance	\$300.00	\$0.00	\$300.00	\$0.00
Fence Replacement	\$0.00	\$0.00	\$0.00	\$0.00
Entrance Landscaping & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Routine Maintenance</b>	<b>\$9,485.00</b>	<b>\$0.00</b>	<b>\$9,485.00</b>	<b>\$0.00</b>
<b>Emergency Maintenance</b>				
Pond Pump Repair	\$0.00	\$0.00	\$0.00	\$0.00
Pond Outflow Box Repairs	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Emergency Maintenance</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Other Maintenance/Common Area Projects -- Amenities</b>				
Fix Drainage beside 1700 Silverwood	\$10,000.00	\$0.00	\$10,000.00	\$0.00
Wrap (Cage) Trees along Brookside Blvd	\$6,000.00	\$0.00	\$6,000.00	\$0.00
Remove remaining Beaver damaged trees	\$7,945.00	\$0.00	\$7,945.00	\$0.00
Pull beaver damaged trees out of pond	\$3,000.00	\$0.00	\$3,000.00	\$0.00
Pond path improvements	\$4,000.00	\$0.00	\$4,000.00	\$0.00
Maintenance	\$2,849.75	\$0.00	\$2,849.75	\$0.00
Exotic plant eradication	\$1,500.00	\$0.00	\$1,500.00	\$0.00
Beaver trapper	\$3,150.00	\$0.00	\$3,150.00	\$0.00
<b>Total Other Maintenance/Common Area Projects -- Amenities</b>	<b>\$38,444.75</b>	<b>\$0.00</b>	<b>\$38,444.75</b>	<b>\$0.00</b>
<b>Professional Fees</b>				
Association Manager	\$5,400.00	\$0.00	\$5,400.00	\$0.00
Website Use Fee	\$216.00	\$0.00	\$216.00	\$0.00
Website Manager	\$900.00	\$0.00	\$900.00	\$0.00
Attorney Fees	\$3,000.00	\$0.00	\$3,000.00	\$0.00
Income Tax Preparation & Tax Payment	\$0.00	\$0.00	\$0.00	\$0.00
Quickbooks Online	\$150.00	\$0.00	\$150.00	\$0.00
<b>Total Professional Fees</b>	<b>\$9,666.00</b>	<b>\$0.00</b>	<b>\$9,666.00</b>	<b>\$0.00</b>

<b>Office Supplies and Postage</b>				
G-suite (Google mail, google calendar, google drive)	\$0.00	\$0.00	\$0.00	\$0.00
President Reimbursement	\$0.00	\$0.00	\$0.00	\$0.00
Printing Annual Report	\$0.00	\$0.00	\$0.00	\$0.00
Office Supplies and Copying	\$0.00	\$0.00	\$0.00	\$0.00
Printing Mailing Notices to Residents	\$0.00	\$0.00	\$0.00	\$0.00
Food For Annual Meeting	\$0.00	\$0.00	\$0.00	\$0.00
Printing/Mailing Statements	\$0.00	\$0.00	\$0.00	\$0.00
Printing/Mailing Ballots	\$0.00	\$0.00	\$0.00	\$0.00
Mailings	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Office Supplies and Postage</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Insurance</b>				
Liability Insurance -- 2 policies	\$3,914.00	\$0.00	\$3,914.00	\$0.00
<b>Total Insurance</b>	<b>\$3,914.00</b>	<b>\$0.00</b>	<b>\$3,914.00</b>	<b>\$0.00</b>
<b>Fees and Permits</b>				
Credit Card Fees	\$0.00	\$1.00	-\$1.00	\$1.00
Fine Notices	\$900.00	\$0.00	\$900.00	\$0.00
Stormwater Management Permit (3yr)	\$0.00	\$0.00	\$0.00	\$0.00
FL Dept of State -- Annual Report	\$61.25	\$0.00	\$61.25	\$0.00
<b>Total Fees and Permits</b>	<b>\$961.25</b>	<b>\$1.00</b>	<b>\$960.25</b>	<b>\$1.00</b>
<b>Rentals</b>				
CubeSmart H-1	\$585.00	\$0.00	\$585.00	\$0.00
P.O. Box Rental	\$82.00	\$0.00	\$82.00	\$0.00
Hilaman Rental for Meetings (6@\$50)	\$300.00	\$0.00	\$300.00	\$0.00
<b>Total Rentals</b>	<b>\$967.00</b>	<b>\$0.00</b>	<b>\$967.00</b>	<b>\$0.00</b>
<b>Budget Savings</b>				
Emergency Funds	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00
Saving for Roads	\$6,500.00	\$6,500.00	\$0.00	\$6,500.00
<b>Total Budgeted Savings</b>	<b>\$11,500.00</b>	<b>\$11,500.00</b>	<b>\$0.00</b>	<b>\$11,500.00</b>
	<b>\$80,500.00</b>	<b>\$11,501.00</b>	<b>\$68,999.00</b>	<b>\$11,501.00</b>
Amount spent (C39), less emergency fund (B22) & Road Fund (C24)		<u>\$1.00</u>		

2019 Budget set for 131 Lots at \$500 per Lot and carrying over \$15,000 of surplus in the checking account at the end of 2018.

Expense Key for Fonts Used		
Debit Card	CU/Bank Check	Paid through TPAM Bill.com
Auto Debit	Written Check	Charged through Intuit

Notes: We still have not been billed for Association Managemet Fees for July - December, this will be about \$3,150.

Deposits that came in during November	\$	1,150.00	
Deposits that came in during December	\$	24,650.00	
Deposits that came in during January	\$	20,900.00	
<b>Balances in Accounts as of 1/14/2019:</b>			
Checking Account	\$	63,169.66	
Prepay Account	\$	3,576.75	To be adjusted to actual at end of Janaury. Most, if not
Road Savings Account	\$	19,519.56	all of the prepay will be moved into Checking.
Emergency Fund	\$	25,019.48	