

8:32 AM
01/23/19
Accrual Basis

Blairstone Forest Community Association, Inc.
Profit & Loss
January through December 2018

	Jan - Dec 18
Ordinary Income/Expense	
Income	
Homeowner's Dues	
Current Year Dues	79,242.39
Finance Charges	2,225.07
Late Fees	350.00
Total Homeowner's Dues	81,817.46
Total Income	81,817.46
Gross Profit	81,817.46
Expense	
Merchant deposit fees	15.94
Communications	
Website	286.00
Total Communications	286.00
Insurance	3,712.00
Licenses, Permits, Taxes	
Dept. of State Annual Report	61.25
Federal Taxes	35.45
Stormwater Permit	469.79
Total Licenses, Permits, Taxes	566.49
Meeting Expenses	
Food for Annual Meeting	94.61
Total Meeting Expenses	94.61
Office Supplies & Copying	365.84
Postage (Mailings)	20.60
Printing/Mailing	
Annual Meeting Report	98.37
Printing/Mailing - Other	76.99
Total Printing/Mailing	175.36
Professional Fees	
Accounting	
Bookkeeper	1,025.00
Income Tax Filing	120.00
Total Accounting	1,145.00
Attorney Fees	1,537.50
Association Manager	4,525.00
Professional Fees - Other	91.36
Total Professional Fees	7,298.86
Repairs & Maintenance	
Grounds Improvement	
Entrance Landscaping & Maint	182.00
Fence Replacement	972.78
Total Grounds Improvement	1,154.78
Grounds Maintenance	
Beaver Trapping & Removal	3,130.00
Replace Damaged Boardwalk	14,985.00
Capital City Lawn Care	2,295.00
Lake	1,400.00
Lights/Electric	164.57
Plumbing Repair	35.00
Ponds	1,870.00

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	Jan - Dec 18
Roads	10,985.00
Tree Service	18,575.00
Grounds - General Maintenance	2,987.50
Total Grounds Maintenance	56,427.07
Total Repairs & Maintenance	57,581.85
Utilities	4,840.31
Bad Debt	994.81
Bank Charges	25.00
Depreciation	28.75
Total Expense	76,006.42
Net Ordinary Income	5,811.04
Other Income/Expense	
Other Income	
Dividend Income	30.90
Total Other Income	30.90
Other Expense	
Voided Checks	330.00
Total Other Expense	330.00
Net Other Income	-299.10
Net Income	5,511.94

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Profit & Loss

January through December 2018

	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	TOTAL
Ordinary Income/Expense													
Income													
Homeowner's Dues													
Current Year Dues	79,242.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,242.39
Finance Charges	453.37	215.15	241.46	237.29	248.81	242.77	0.00	0.00	0.00	0.00	586.22	0.00	2,225.07
Late Fees	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
Total Homeowner's Dues	80,045.76	215.15	241.46	237.29	248.81	242.77	0.00	0.00	0.00	0.00	586.22	0.00	81,817.46
Total Income	80,045.76	215.15	241.46	237.29	248.81	242.77	0.00	0.00	0.00	0.00	586.22	0.00	81,817.46
Gross Profit	80,045.76	215.15	241.46	237.29	248.81	242.77	0.00	0.00	0.00	0.00	586.22	0.00	81,817.46
Expense													
Merchant deposit fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.94	15.94
Communications													
Website	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286.00	0.00	0.00	0.00	0.00	286.00
Total Communications	0.00	0.00	0.00	0.00	0.00	0.00	0.00	286.00	0.00	0.00	0.00	0.00	286.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,630.00	0.00	2,082.00	3,712.00
Licenses, Permits, Taxes													
Dept. of State Annual Report	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.25	0.00	0.00	0.00	61.25
Federal Taxes	0.00	0.00	0.00	35.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.45
Stormwater Permit	0.00	0.00	469.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	469.79
Total Licenses, Permits, Taxes	0.00	0.00	469.79	35.45	0.00	0.00	0.00	0.00	61.25	0.00	0.00	0.00	566.49
Meeting Expenses													
Food for Annual Meeting	94.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	94.61
Total Meeting Expenses	94.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	94.61
Office Supplies & Copying	8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.64	0.00	0.00	277.20	365.84
Postage (Mailings)	7.20	0.00	0.00	13.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.60
Printing/Mailing													
Annual Meeting Report	98.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.00	0.00	98.37
Printing/Mailing - Other	0.00	0.00	0.00	18.39	0.00	58.60	0.00	0.00	0.00	0.00	0.00	0.00	76.99
Total Printing/Mailing	98.37	0.00	0.00	18.39	0.00	58.60	0.00	0.00	0.00	0.00	0.00	0.00	175.36
Professional Fees													
Accounting													
Bookkeeper	0.00	0.00	0.00	0.00	0.00	1,025.00	0.00	0.00	0.00	0.00	0.00	0.00	1,025.00
Income Tax Filing	0.00	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Total Accounting	0.00	0.00	0.00	0.00	0.00	1,145.00	0.00	0.00	0.00	0.00	0.00	0.00	1,145.00
Attorney Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,537.50	1,537.50
Association Manager	512.50	262.50	262.50	262.50	262.50	262.50	0.00	0.00	0.00	0.00	0.00	2,700.00	4,525.00
Professional Fees - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91.36	0.00	91.36
Total Professional Fees	512.50	262.50	262.50	262.50	262.50	1,407.50	0.00	0.00	0.00	0.00	91.36	4,237.50	7,298.86
Repairs & Maintenance													
Grounds Improvement													
Entrance Landscaping & Maint	0.00	182.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.00
Fence Replacement	0.00	0.00	0.00	0.00	0.00	0.00	272.78	0.00	700.00	0.00	0.00	0.00	972.78
Total Grounds Improvement	0.00	182.00	0.00	0.00	0.00	0.00	272.78	0.00	700.00	0.00	0.00	0.00	1,154.78
Grounds Maintenance													
Beaver Trapping & Removal	0.00	180.00	0.00	500.00	0.00	700.00	1,750.00	0.00	0.00	0.00	0.00	0.00	3,130.00
Replace Damaged Boardwalk	0.00	222.00	14,763.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,985.00
Capital City Lawn Care	306.00	459.00	306.00	306.00	306.00	612.00	0.00	0.00	0.00	0.00	0.00	0.00	2,295.00
Lake	200.00	200.00	200.00	200.00	200.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00

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Accrual Basis

	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	TOTAL
Lights/Electric	0.00	0.00	0.00	0.00	0.00	164.57	0.00	0.00	0.00	0.00	0.00	0.00	164.57
Plumbing Repair	0.00	0.00	0.00	0.00	0.00	35.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00
Ponds	0.00	0.00	0.00	0.00	0.00	300.00	0.00	200.00	200.00	0.00	570.00	600.00	1,870.00
Roads	10,985.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,985.00
Tree Service	1,500.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	425.00	15,850.00	18,575.00
Grounds - General Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	306.00	306.00	0.00	1,751.00	624.50	2,987.50
Total Grounds Maintenance	12,991.00	1,091.00	15,269.00	1,006.00	506.00	2,211.57	2,550.00	506.00	506.00	0.00	2,746.00	17,074.50	56,427.07
Total Repairs & Maintenance	12,991.00	1,243.00	15,269.00	1,006.00	506.00	2,211.57	2,822.78	506.00	1,206.00	0.00	2,746.00	17,074.50	57,581.85
Utilities	463.34	474.25	428.21	477.57	398.26	515.92	0.00	455.63	381.32	379.81	377.79	488.21	4,840.31
Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	994.81	0.00	0.00	0.00	0.00	0.00	994.81
Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00
Depreciation	28.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.75
Total Expense	14,203.77	1,979.75	16,429.50	1,813.31	1,166.76	4,193.59	3,817.59	1,247.63	1,729.21	2,009.81	3,215.15	24,200.35	76,006.42
Net Ordinary Income	65,841.99	-1,764.60	-16,188.04	-1,576.02	-917.95	-3,950.82	-3,817.59	-1,247.63	-1,729.21	-2,009.81	-2,628.93	-24,200.35	5,811.04
Other Income/Expense													
Other Income													
Dividend Income	2.56	2.53	2.96	2.71	4.21	4.25	3.62	1.64	1.66	1.84	2.92	0.00	30.90
Total Other Income	2.56	2.53	2.96	2.71	4.21	4.25	3.62	1.64	1.66	1.84	2.92	0.00	30.90
Other Expense													
Voided Checks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.00	330.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.00	330.00
Net Other Income	2.56	2.53	2.96	2.71	4.21	4.25	3.62	1.64	1.66	1.84	2.92	-330.00	-299.10
Net Income	65,844.55	-1,762.07	-16,185.08	-1,573.31	-913.74	-3,946.57	-3,813.97	-1,246.99	-1,727.55	-2,007.97	-2,626.01	-24,530.35	5,511.94