

**Bear Creek POA  
Proposed Operating Budget  
January - December 2019**

<b>Income</b>	<b>With Increase</b>	
	<b>Dues</b>	<b>Plan</b>
<b>Annual Dues (128 lots)</b>	\$ 595	\$ 76,160
<b>Misc. (Bank Interest, Late Fees...)</b>		\$ 400
<b>Total Income</b>		<b>\$ 76,560</b>
<b>Operating Expenses</b>		
<b>Administration</b>	<b>\$ 4,750</b>	
Admin Support		\$ 2,500
Tax Preparation		\$ 250
Misc. Legal		\$ 2,000
<b>General Maintnace</b>	<b>\$ 17,175</b>	
Front Entrance Landscape		\$ 800
Trail		\$ 200
General Contractor		\$ 7,900
Tractor Operating Cost		\$ 2,000
Crack Repair		\$ 2,000
Culvert & Shoulder Maint		\$ 1,000
Weed Control		\$ 2,000
Gate		\$ 500
J-Hook		\$ 250
Signs		\$ 25
Common Area / Parking		\$ 250
Fire Wells		\$ 250
<b>Insurance</b>	<b>\$ 3,000</b>	
Board E&O		\$ 1,200
Liability		\$ 1,800
<b>Office Expenses</b>	<b>\$ 3,205</b>	
Mailing		\$ 600
Meetings & Misc.		\$ 800
Supplies		\$ 100
Internet		\$ 720
Website		\$ 985
<b>Taxes</b>	<b>\$ 20</b>	
Tax Liability		\$ 20
<b>Utilities</b>	<b>\$ 1,475</b>	
Electricity & Telephone		\$ 1,300
Water Permit		\$ 175
		<b>\$ 29,625</b>
<b>Total Operating Expenses</b>		
<b>Allocation for Capital Reserve</b>		<b>\$ 45,000</b>
		<b>\$ 1,935</b>

**Net Income**