

BEAR CREEK HOA BUDGET 2024		
GL.NO	Description	Amount
	Revenue=operating FD	
	Surplus from Previous Year	0
	HOA Assessments (Based on 85 lots paying \$1,375)	116,875.00
	Assessment Discount	0
	HOA Garbage Fee Income	2,200.00
	HOA Late Fee	0
	Motorcoach Payment	2,100.00
	Lot Transfer Fee	1,000.00
	Shared Well Payment	250
	Owner's Lawn Service Income	(+/-)
	Owner's Landscaping Income	(+/-)
	New Building Impact Fees	1,500.00
	Mulch Rebate (Shorty's Lawn Svc)	0
	Blue Ridge Energy Rebate	0
	Transfer from Reserve	0
	Other Income	0
	Total Income	123,925.00
BEAR CREEK HOA BUDGET 2024		
Expenses		
GL. NO	Description	Amount
	Donations/Gifts	300
	Community Decorations/Flags	200
	Community Events	200
	Office Supplies/Postage	200
	Web Site and Domain	400
	Microsoft Office	100
	Pool Service Fee	3,375.00
	Pool Maintenance	8,245.00
	Pool Supplies/Materials	1,100.00
	Pool Chemicals	1,100.00
	Pool Permit	300
	Pool Repairs	500
	Pool/Gym Building	1,000.00
	Pond Maintenance	5,520.00
	Maintenance Grounds	1,000.00
	Mulch	2,000.00
	Maintenance Roads	25,000.00
	Maintenance Outside Contract	1,000.00

Road Repairs	10,000.00
Fence/Signage Repairs	6,500.00
Snow Removal	0
Community Lawn Service	23,000.00
Owner's Lawn Service	(+/-)
Owner's Landscaping	(+/-)
Pest Control Maintenance	675
Building Repair/Staining and Painting	2,000.00
Garbage Pickup	1,200.00
Phone/Internet	1,500.00
Electricity	11,000.00
Propane Gas	3,000.00
Insurance	4,000.00
Property Taxes	0
Taxes (IRS)	400
Franchise Tax	500
HOA Management Co.	6,600.00
Accounting	0
Legal Fees	500
Bank Transaction Fees	50
Impact Fee Refund (\$1500 collected/\$500 refunded)	500
Owner Refunds	0
Tractor Lease	0
Transfer to Reserve	0
Other Expense	750
Total Operating Expenses	123,715.00

2024 Budget with 25k ratification to include gravel and ditch/culvert repair as outlined in AJ's (S&T Grading) bid sent out on 11/8/23.