

2025 - Bear Creek HOA - Expenses

	Expenses - Operating Fund	Amount		Jul-25 Transactions	Aug-25 Transactions	Sep-25 Transactions	Oct-25 Transactions	Nov-24 Transactions	Dec-25 Transactions	SubCat YTD	2025 YTD	SubCat Budget vs Actual	2025 Budget vs Actual
100	Bank Fees	\$ 100.00									\$ -		\$ 100.00
200	Donations & Gifts	\$ 300.00					\$ 100.00		\$ 314.90		\$ 514.90		\$ (214.90)
300	Insurance	\$ 5,600.00									\$ 5,234.60		\$ 365.40
400	Landscaping- TOTAL	\$ 25,200.00						\$ 38,144.00			\$ 40,394.00		\$ (15,194.00)
401	Labor-Shorty	\$ 23,000.00						\$ 23,859.00		\$ 23,859.00		\$ (859.00)	
402	Mulch	\$ 2,200.00						\$ 14,285.00		\$ 16,535.00		\$ (14,335.00)	
403	Owner's Landscaping												
	Category Total			\$ -	\$ -	\$ -	\$ -	\$ 38,144.00	\$ -			\$ -	
500	Licenses & Permits	\$ 300.00									\$ 150.00		\$ 150.00
600	Maintenance & Repairs Total	\$ 50,700.00		\$ 1,170.29	\$ 1,271.18	\$ 1,797.50	\$ 7,176.67	\$ 125.00	\$ 1,689.29		\$ 32,689.88		\$ 18,010.12
601	Buildings - Repairs/Staining & Painting	\$ 5,500.00					\$ 6,000.00			\$ 11,334.31		\$ (5,834.31)	
602	Entrance Gates - Repairs	\$ 600.00								\$ -		\$ 600.00	
603	Fence/Signange - Repairs	\$ 4,000.00		\$ 66.04			\$ 37.94		\$ 192.60	\$ 6,218.56		\$ (2,218.56)	
604	Maintenance - Labor	\$ 1,000.00								\$ -		\$ 1,000.00	
605	Pond - Maintenance	\$ 6,000.00			\$ 473.75	\$ 947.50	\$ 473.75		\$ 947.50	\$ 5,115.00		\$ 885.00	
606	Pool - Maintenance (Service)	\$ 4,400.00		\$ 1,104.25	\$ 750.00	\$ 850.00	\$ 225.00	\$ 225.00	\$ 425.00	\$ 6,361.62		\$ (1,961.62)	
606.1	Refunds/Adjustments							\$ (100.00)					
607	Pool - Supplies (Chemicals/Materials)	\$ 1,100.00			\$ 47.43					\$ 1,311.12		\$ (211.12)	
608	Pool - Supplies (Replacements)	\$ 1,100.00					\$ 439.98		\$ 124.19	\$ 759.98		\$ 340.02	
609	Roads - Maintenance	\$ 22,000.00								\$ -		\$ 22,000.00	
610	Roads - Repairs	\$ 5,000.00								\$ -		\$ 5,000.00	
	Category Total			\$ 1,170.29	\$ 1,271.18	\$ 1,797.50	\$ 7,176.67	\$ 125.00	\$ 1,689.29				
700	Office Expenses Total	\$ 800.00		\$ 29.99	\$ 29.99	\$ 29.99	\$ 200.88	\$ 78.97	\$ 132.91		\$ 890.11		\$ (90.11)
701	Microsoft Office	\$ 100.00					\$ 170.89			\$ 170.89		\$ (70.89)	
702	Office Supplies & Postage	\$ 300.00						\$ 48.98	\$ 102.92	\$ 256.42		\$ 43.58	
703	Web Site & Domain	\$ 400.00		\$ 29.99	\$ 29.99	\$ 29.99	\$ 29.99	\$ 29.99	\$ 29.99	\$ 329.89		\$ 70.11	
	Category Total			\$ 29.99	\$ 29.99	\$ 29.99	\$ 200.88	\$ 78.97	\$ 132.91				
800	Other Total	\$ 2,200.00					\$ 335.96	\$ 200.00			\$ 1,238.93		\$ 961.07
801	Community Events	\$ 200.00								\$ -		\$ 200.00	
802	Furniture & Fixtures - Pool & Gym	\$ 1,000.00								\$ 313.96		\$ 686.04	
803	Miscellaneous	\$ 1,000.00					\$ 335.96	\$ 200.00		\$ 924.97		\$ 75.03	
	Category Total			\$ -	\$ -	\$ -	\$ 335.96	\$ 200.00	\$ -				
900	Professional Services Total	\$ 3,500.00		\$ 340.00		\$ 790.00	\$ 892.50	\$ (152.50)	\$ 626.00		\$ 3,006.00		\$ 494.00
901	Accounting - Tax Preparation & Audits	\$ 700.00								\$ 300.00		\$ 400.00	
902	Legal	\$ 2,000.00		\$ 340.00		\$ 790.00	\$ 722.50	\$ 297.50	\$ 626.00	\$ 2,360.00		\$ (360.00)	

902.1	Refunds/Adjustments						\$ (450.00)						
903	Pest Control	\$ 800.00				\$ 170.00			\$ 170.00		\$ 630.00		
	Category Total		\$ 340.00	\$ -	\$ 790.00	\$ 892.50	\$ (152.50)	\$ 626.00					
1000	Refunds	\$ 1,000.00										\$ 1,000.00	
1100	Supplies Total	\$ 500.00		\$ 12.61						\$ 33.89		\$ 466.11	
1101	Community Decorations/Flags	\$ 200.00							\$ 21.28		\$ 178.72		
1102	Lighting - Fixtures & Bulbs	\$ 300.00		\$ 12.61					\$ 12.61		\$ 287.39		
	Category Total		\$ -	\$ 12.61	\$ -	\$ -	\$ -	\$ -					
1200	Taxes	\$ 500.00								\$ -		\$ 500.00	
	Franchise Tax												
1300	Utilities Total	\$ 20,400.00	\$ 1,473.96	\$ 1,720.94	\$ 1,463.48	\$ 3,781.68	\$ 1,302.49	\$ 1,556.47		\$ 20,044.73		\$ 355.27	
1301	Electricity - Community - Shared Wells	\$ 9,500.00	\$ 1,192.74	\$ 1,133.62	\$ 1,182.26	\$ 1,218.57	\$ 1,096.13	\$ 1,200.11	\$ 12,186.29		\$ (2,686.29)		
1302	Electricity - Pool Well & Shared Wells	\$ 3,600.00							\$ -		\$ 3,600.00		
1303	Garbage Service	\$ 1,200.00	\$ 75.00		\$ 75.00	\$ 75.00		\$ 150.00	\$ 825.00		\$ 375.00		
1304	Propane Gas - Pool Heater	\$ 3,500.00		\$ 381.10		\$ 2,281.80			\$ 3,208.14		\$ 291.86		
1305	Telephone/Internet	\$ 2,600.00	\$ 206.22	\$ 206.22	\$ 206.22	\$ 206.36	\$ 206.36	\$ 206.36	\$ 2,268.88		\$ 331.12		
	Category Totals		\$ 1,473.96	\$ 1,720.94	\$ 1,463.48	\$ 3,781.73	\$ 1,302.49	\$ 1,556.47					
Total Operating Expense		\$ 214,400.00	\$ 3,014.24	\$ 3,034.72	\$ 4,080.97	\$ 12,487.69	\$ 39,697.96	\$ 4,319.57	\$ -	\$ 104,197.04		\$ 6,902.96	
Beginning Bank Balance		Truist	\$ 87,850.69	\$ 84,836.45	\$ 83,666.27	\$ 81,357.88	\$ 69,984.64	\$ 32,437.23					
Deposits				\$ 1,864.54	\$ 1,772.58	\$ 1,114.50	\$ 2,700.55						
Expenses			\$ 3,014.24	\$ 3,034.72	\$ 4,080.97	\$ 12,487.74	\$ 40,247.96	\$ 4,319.57					
Operating Funds Available		Truist	\$ 84,836.45	\$ 83,666.27	\$ 81,357.88	\$ 69,984.64	\$ 32,437.23	\$ 28,117.66					

2025 Reserve Fund Budget															
2023 Reserve Fund Budget		Amount		Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24						
				Transactions	Transactions	Transactions	Transactions	Transactions	Transactions						
599	Beginning Balance 1/1/25		\$	28,201.08	\$	28,275.90	\$	28,348.01	\$	28,411.75	\$	28,472.99	\$	28,529.44	
592	Interest Income		\$	74.82	\$	72.11	\$	63.74	\$	61.24	\$	56.45	\$	49.82	
593	Transfers In														
598	Transfers Out														
		\$	-	\$	28,275.90	\$	28,348.01	\$	28,411.75	\$	28,472.99	\$	28,529.44	\$	28,579.26