

BEAR CREEK HOA APPROVED BUDGET 2023

2023 Approved Budget		
GL.NO	Description	Amount
Revenues-Operating Fd		
103	Surplus from Previous Year	\$0.00
301.1	HOA Assessments	\$70,200.00
301.2	Assessment Discount	(\$200.00)
302	HOA Garbage Fee Income	\$1,900.00
303	HOA Late Fee	\$0.00
304	Motorcoach Payment	\$3,600.00
305	Lot Transfer Fee	\$2,000.00
306	Shared Well Payments	\$200.00
307	Owners Lawn Service Income	\$6,500.00
308	Owners Landscaping Income	\$1,200.00
309	Gate Remote Sales	\$0.00
390	New Building Impact Fees	\$0.00
391	Mulch Rebate (Shorty's Lawn Svc)	\$0.00
392	Blue Ridge Energy Rebate	\$0.00
398	Transfer from Reserve	\$0.00
399	Other Income	\$0.00
	Total Operating Revenues	\$85,400.00

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2023 Approved Budget		
GL.NO	Description	Amount
	Expenses-Operating Fd	
401	Donations/Gifts	\$700.00
402	Community Decorations/Flags	\$200.00
403	Community Events	\$300.00
404	Office Supplies/Postage	\$500.00
405	Web Site & Domain Name	\$250.00
406	Microsoft Office	\$100.00
410	Pool Maintenance	\$4,000.00
411	Pool Supplies	\$1,000.00
412	Pool Future Needs	\$1,000.00
413	Pool Permit	\$225.00
414	Pool Building Permits	\$0.00
415	Pool/Gym Building	\$500.00
416	Pond Maintenance	\$1,200.00
420	Maintenance Grounds	\$1,300.00
421	Mulch	\$1,500.00
422	Maintenance Roads	\$5,000.00
423	Maintenance Outside Contract	\$1,000.00
424	Road Repairs	\$5,000.00
425	Fence/Signage Repairs	\$1,000.00
426	Snow Removal	\$400.00
427	Community Lawn Service	\$23,000.00

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GL.NO	Description	Amount
428	Owners Lawn Service	\$6,500.00
429	Owners Landscaping	\$1,200.00
430	Pest Control Maintenance	\$650.00
431	Staining & Painting	\$1,500.00
432	Garbage Pickup	\$1,500.00
440	Phone/Internet	\$1,500.00
441	Electricity	\$10,000.00
442	Propane Gas	\$4,000.00
450	Insurance	\$3,900.00
451	Property Taxes	\$1,100.00
452	H&R Block Taxes	\$300.00
453	Franchise Tax	\$200.00
454	Accounting	\$500.00
455	Legal Fees	\$500.00
456	Bank Transaction Fees	\$0.00
490	Impact Fee Refund	\$0.00
491	Owner Refunds	\$0.00
492	Tractor Lease	\$0.00
498	Transfer to Reserve	\$0.00
499	Other Expense	\$0.00
	Total Operating Expenses	\$81,525.00
501	Net Income YTD	\$3,875.00

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GL.NO	Description	Amount
	General Reserve Fund YTD	
591	Beginning Balance 01/01/23	\$ 22,305.44
592	Interest Income	\$ 300.00
593	Transfers IN	\$3,875.00
598	Transfers OUT	
599	Ending Balance 12/31/23	\$ 26,480.44