PLACE:	Community Chapel		
TIME:	1pm		
RE:	A quorum is not required to move forward with budget ratification.		
road repa would br	ber's meeting the majority favored increasing line items in 2024's budget to a total of 3 ing our annual assessments for 2024 to \$1, for and is following through with the majorit budget for your considerate	5k to improve our roads. This 375 per lot. The Board is also y vote and has ratified the	
	received at both October and November's ou return this form, your prior vote concer All new proxies must be received before the	ning gravel roads will stand.	
I am for th	ne 2024 budget ratification.		
I am agair	nst the 2024 budget ratification.		
Name (pri	inted)	Date	
Name (sig	nature)		
Lot Numb	er(s)		

DATE:

January 2, 2024

Return to; Bear Creek HOA – 60 Bear Den Road Sparta, NC 28675

Or <u>bearcreekhoasparta@gmail.com</u>

	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
	DEAD CREEK HOA BURGET 2024	
	BEAR CREEK HOA BUDGET 2024	
GL. NO	Expenses	Amount
GL. NO	Description  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
	I POOI Permit	300
	Pool Permit Pool Renairs	300 500
	Pool Repairs	500
	Pool Repairs Pool/Gym Building	500 1,000.00
	Pool Repairs Pool/Gym Building Pond Maintenance	500 1,000.00 5,520.00
	Pool Repairs Pool/Gym Building Pond Maintenance Maintenance Grounds	500 1,000.00 5,520.00 1,000.00
	Pool Repairs Pool/Gym Building Pond Maintenance Maintenance Grounds Mulch	500 1,000.00 5,520.00 1,000.00 2,000.00
	Pool Repairs Pool/Gym Building Pond Maintenance Maintenance Grounds	500 1,000.00 5,520.00 1,000.00

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 refunde	ed) 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.