

Bear Creek HOA - 2023 Financial Information

2023 Operating Fund Budget											
GL #	Revenues-Operating Fund	Amount	As of 6/30/23 Actual	Jul-23 Transactions	Aug-23 Transactions	Sep-23 Transactions	Oct-23 Transactions	Nov-23 Transactions	Dec-23 Transactions	2023 YTD	2023 Budget vs Actual
103	Surplus from Previous Year	\$ -	\$ 4,671.51							\$ 4,671.51	\$ (4,671.51)
301.1	HOA Assessments	\$ 70,200.00	\$ 72,715.98	\$ 600.00	\$ 730.80				\$ 13,080.00	\$ 87,126.78	\$ (16,926.78)
301.2	Assessment Discount	\$ (200.00)	\$ (200.00)							\$ (200.00)	\$ -
302	HOA Garbage Fee Income	\$ 1,900.00	\$ 2,100.00				\$ 100.00			\$ 2,200.00	\$ (300.00)
303	HOA Late Fee	\$ -	\$ 450.00							\$ 450.00	\$ (450.00)
304	Motorcoach Payment	\$ 3,600.00	\$ 2,400.00							\$ 2,400.00	\$ 1,200.00
305	Lot Transfer Fee	\$ 2,000.00	\$ 5,500.00				\$ 500.00			\$ 6,000.00	\$ (4,000.00)
306	Shared Well Payment	\$ 200.00	\$ 310.09							\$ 310.09	\$ (110.09)
307	Owners Lawn Service Income	\$ 6,500.00	\$ 9,185.00							\$ 9,185.00	\$ (2,685.00)
308	Owners Landscaping Income	\$ 1,200.00							\$ 75.00	\$ 75.00	\$ 1,125.00
309	Gate Remote Sales	\$ -								\$ -	\$ -
390	Road/Infrastructure Impact Fee	\$ -	\$ 4,500.00							\$ 4,500.00	\$ (4,500.00)
391	Mulch Rebate (Shorty Lawn)	\$ -	\$ 650.00							\$ 650.00	\$ (650.00)
392	Blue Ridge Energy Rebate	\$ -	\$ 77.92							\$ 77.92	\$ (77.92)
398	Transfer from Reserve	\$ -								\$ -	\$ -
399	Other Income	\$ -	\$ 3,572.74			\$ 12.95	\$ 0.37	\$ 25.66	\$ 869.24	\$ 4,468.01	\$ (4,468.01)
Total Operating Revenues		\$ 85,400.00	\$ 105,933.24	\$ 600.00	\$ 730.80	\$ 12.95	\$ 600.37	\$ 25.66	\$ 14,024.24	\$ 121,914.31	\$ (36,514.31)
	Expenses - Operating Fund	Amount	As of 6/30/23 Actual	Jul-23 Transactions	Aug-23 Transactions	Sep-23 Transactions	Oct-23 Transactions	Nov-23 Transactions	Dec-23 Transactions	2023 YTD	2023 Budget vs Actual
401	Donations/Gifts	\$ 700.00	\$ 100.00							\$ 100.00	\$ 600.00
402	Community Decorations/Flags	\$ 200.00						\$ 96.55	\$ 249.03	\$ 345.58	\$ (145.58)
403	Community Events	\$ 300.00	\$ 135.00							\$ 135.00	\$ 165.00
404	Office Supplies/Postage	\$ 500.00	\$ 36.60			\$ 101.29	\$ 8.99	\$ 243.13		\$ 390.01	\$ 109.99
405	Web Site & Domain Name	\$ 250.00	\$ 359.15	\$ 20.99	\$ 20.99	\$ 20.99	\$ 20.99	\$ 76.57	\$ 99.57	\$ 619.25	\$ (369.25)
406	Microsoft Office	\$ 100.00								\$ -	\$ 100.00
410	Pool Maintenance	\$ 4,000.00	\$ 3,395.50	\$ 300.00	\$ 200.00	\$ 50.00		\$ 225.00		\$ 4,170.50	\$ (170.50)
411	Pool Chemicals	\$ 1,000.00				\$ 366.19				\$ 366.19	\$ 633.81
412	Pool Supplies & Materials	\$ 1,000.00	\$ 1,003.13	\$ 907.00	\$ 650.00	\$ 650.00				\$ 3,210.13	\$ (2,210.13)
413	Pool Permit/Cert Class	\$ 225.00	\$ 600.00							\$ 600.00	\$ (375.00)
414	Pool Repairs		\$ 428.99			\$ 183.61				\$ 612.60	\$ (612.60)
415	Pool/Gym Building	\$ 500.00								\$ -	\$ 500.00
416	Pond Maintenance	\$ 1,200.00	\$ 523.66		\$ 215.00		\$ 645.00	\$ 215.00		\$ 1,598.66	\$ (398.66)
420	Maintenance Grounds	\$ 1,300.00		\$ 1,300.00						\$ 1,300.00	\$ -

421	Mulch	\$ 1,500.00	\$ 2,600.00	\$ 60.00						\$ 2,660.00	\$ (1,160.00)
422	Maintenance Roads	\$ 5,000.00	\$ 2,502.47		\$ 2,600.00					\$ 5,102.47	\$ (102.47)
423	Maintenance Outside Contract	\$ 1,000.00	\$ 626.62	\$ 1,595.00						\$ 2,221.62	\$ (1,221.62)
424	Road Repair	\$ 5,000.00		\$ 770.00						\$ 770.00	\$ 4,230.00
425	Fence/Signage Repairs	\$ 1,000.00	\$ 33.17	\$ 610.06	\$ 80.15			\$ 8,046.30		\$ 8,769.68	\$ (7,769.68)
426	Snow Removal	\$ 400.00								\$ -	\$ 400.00
427	Community Lawn Service	\$ 23,000.00		\$ 11,830.00		\$ 21.01			\$ 11,085.00	\$ 22,936.01	\$ 63.99
428	Owners Lawn Services	\$ 6,500.00		\$ 3,150.00					\$ 4,835.00	\$ 7,985.00	\$ (1,485.00)
429	Owners Landscaping	\$ 1,200.00							\$ 1,200.00	\$ 1,200.00	\$ -
430	Pest Control Maintenance	\$ 650.00	\$ 665.00							\$ 665.00	\$ (15.00)
431	Building Repairs/Stain/Paint	\$ 1,500.00	\$ 2,107.72							\$ 2,107.72	\$ (607.72)
432	Garbage Pick Up	\$ 1,500.00	\$ 450.00		\$ 25.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 775.00	\$ 725.00
440	Phone/Internet	\$ 1,500.00	\$ 715.32	\$ 119.04	\$ 131.90	\$ 119.04	\$ 119.04	\$ 120.06	\$ 119.55	\$ 1,443.95	\$ 56.05
441	Electricity	\$ 10,000.00	\$ 5,980.60	\$ 1,013.39	\$ 1,005.08	\$ 1,152.39		\$ 2,172.07	\$ 976.55	\$ 12,300.08	\$ (2,300.08)
442	Propane Gas	\$ 4,000.00	\$ 711.92							\$ 711.92	\$ 3,288.08
450	Insurance	\$ 3,900.00	\$ 3,857.13							\$ 3,857.13	\$ 42.87
451	Property Taxes	\$ 1,100.00				\$ 868.67			\$ (868.67)	\$ -	\$ 1,100.00
452	H&R Block Taxes	\$ 300.00	\$ 13.62				\$ 458.00			\$ 471.62	\$ (171.62)
453	Franchise Tax	\$ 200.00								\$ -	\$ 200.00
454	Accounting	\$ 500.00					\$ 980.00			\$ 980.00	\$ (480.00)
455	Legal Fees	\$ 500.00	\$ 100.00		\$ 308.00		\$ 304.00	\$ 325.00		\$ 1,037.00	\$ (537.00)
456	Bank Transaction Fee		\$ 8.41						\$ 12.00	\$ 20.41	\$ (20.41)
490	Impact Fee Refund		\$ 1,000.00							\$ 1,000.00	\$ (1,000.00)
491	Owner Refunds		\$ 300.00							\$ 300.00	\$ (300.00)
492	Tractor Lease									\$ -	\$ -
498	Transfer to Reserve		\$ 4,671.51							\$ 4,671.51	\$ (4,671.51)
499	Other Expense		\$ 292.66	\$ 50.46			\$ 118.75	\$ 73.02		\$ 534.89	\$ (534.89)
500	Management Fees					\$ 1,100.00	\$ 550.00	\$ 550.00	\$ 550.00	\$ 2,750.00	\$ (2,750.00)
	Transfer to Cedar Mgt Acc				\$ 5,000.00		\$ 34,915.13				\$ -
	Total Operating Expense	\$ 81,525.00	\$ 33,218.18	\$ 21,725.94	\$ 10,236.12	\$ 4,708.19	\$ 38,194.90	\$ 12,217.70	\$ 18,333.03	\$ 98,718.93	\$ (17,193.93)

Beginning Bank Balance	Truist	\$ 72,715.06	\$ 51,589.12	\$ 42,083.80	\$ 39,915.13	\$ 3,583.27	\$ 3,478.57
Deposits		\$ 600.00	\$ 730.80	\$ 12.86	\$ 600.00	\$ 7,943.00	
Expenses		\$ 21,725.94	\$ 10,236.12	\$ 2,181.53	\$ 36,931.86	\$ 8,047.70	\$ 34.99
Operating Funds Available	Truist	\$ 51,589.12	\$ 42,083.80	\$ 39,915.13	\$ 3,583.27	\$ 3,478.57	\$ 3,443.58
Funds At Cedar			\$ 5,000.00	\$ 5,000.00	\$ 2,473.43	\$ 36,125.89	\$ 24,038.56
Expenses Paid by Cedar				\$ 2,526.66	\$ 1,263.04	\$ 12,087.99	\$ 19,166.71
Deposits Into Cedar				\$ 0.09	\$ 34,915.50	\$ 0.66	\$ 14,024.24
Balance at Cedar x HOA				\$ 2,473.43	\$ 36,125.89	\$ 24,038.56	\$ 18,896.09

Total HOA Operating Funds

\$ 47,083.80 \$ 42,388.56 \$ 39,709.16 \$ 27,517.13 \$ 22,339.67

NOTE:
\$9259.67 of the ending balance is 2023 funds

2023 Reserve Fund Budget

2023 Reserve Fund Budget		Amount	As of 6/30/23 Actual	Jul-23 Transactions	Aug-23 Transaction	Sep-23 Transaction	Oct-23 Transactions	Nov-23 Transactions	Dec-23 Transactions		
599	Beginning Balance 1/1/23	\$ 22,305.44	\$ 22,305.44	\$ 26,978.17	\$ 26,978.40	\$ 26,978.23	\$ 26,978.85	\$ 26,980.29	\$ 26,983.62		
592	Interest Income	\$ 300.00	\$ 1.22	\$ 0.23	\$ 0.23	\$ 0.22	\$ 1.44	\$ 3.33	\$ 3.44		
593	Transfers In	\$ 3,875.00	\$ 4,671.51								
598	Transfers Out										
	Ending Balance (12/31/22)	\$ 26,480.44	\$ 26,978.17	\$ 26,978.40	\$ 26,978.63	\$ 26,978.45	\$ 26,980.29	\$ 26,983.62	\$ 26,987.06		

NOTE:
As of October 2023 Cedar Management has funds.