

BEAR CREEK HOA FINANCIAL STATUS 2022

GL.NO	2022 Actual YTD @ 12/31		2022 Approved Budget		2021 Actual Full Year	
		Amount		Amount		Amount
	Revenues–Operating Fd		Revenues–Operating Fd		Revenues–Operating Fd	
103	Surplus from Previous Year	\$1,802.88	Surplus from Previous Year		Surplus from Previous Year	\$8,927.60
301.1	HOA Assessments	\$67,650.55	HOA Assessments	\$67,500.00	HOA Assessments – 2021	\$65,878.70
301.2	Assessment Discount	(\$200.00)	Assessment Discount	(\$200.00)	Assessment Discount	
302	HOA Garbage Fee Income	\$1,200.00	HOA Garbage Fee Income	\$1,200.00	HOA Garbage Fee Income – 2021	\$1,200.00
303	HOA Late Fee	\$150.00	HOA Late Fee 2022	\$0.00	HOA Late Fee 2021	\$375.00
304	Motorcoach Payment	\$3,600.00	Motorcoach Payment 2022 (13)	\$3,900.00	Motorcoach Payment 2021 (13)	\$3,900.00
305	Lot Transfer Fee	\$4,000.00	Lot Transfer Fee	\$0.00	Lot Transfer Fee 2021	\$4,000.00
306	Shared Well Payments	\$100.00	Shared Well Payment	\$200.00	Shared Well Payment 2021	\$200.00
307	Owners Lawn Service Income	\$8,430.00	Owners Lawn Service Income	\$6,600.00	Owners Lawn Service Income	\$6,510.00
308	Owners Landscaping Income	\$1,150.00	Owners Landscaping Income	\$1,700.00	Owners Landscaping Income	\$1,675.00
309	Gate Remote Sales	\$40.00	Gate Remote Sales	\$0.00	Gate Remote Sales	\$25.00
390	New Building Impact Fees		New Building Impact Fee	\$0.00	New Building Impact Fees	\$7,500.00
391	Mulch Rebate (Shorty Lawn Svc)		Mulch Rebate (Shorty's Lawn Svc)		Mulch Rebate (Shorty's Lawn Svc)	\$3,793.62
392	Blue Ridge Energy Rebate	\$56.16	Blue Ridge Energy Rebate		Blue Ridge Energy Rebate	
398	Transfer from Reserve		Transfer from Reserve	\$0.00	Transfer from Reserve	\$38,431.12
399	Other Income		Other income		Other income	\$592.99
	Total Operating Revenues	\$87,979.59	Total Operating Revenues	\$80,900.00	Total Operating Revenues	\$143,009.03

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		Amount		Amount		Amount
	Expenses–Operating Fd		Expenses–Operating Fd		Expenses–Operating Fd	
401	Donations/Gifts	\$450.00	Donations	\$500.00	Donations	\$575.00
402	Community Decorations/Flags	\$26.74	Community Decorations	\$350.00	Community Decorations	\$347.43
403	Community Events		Community Events	\$250.00	Community Events	\$5.28
404	Office Supplies/Postage	\$573.46	Office Supplies	\$750.00	Office Supplies	\$636.12
405	Web Site & Domain Name		Web Site & Domain Name	\$220.00	Web Site & Domain Name	\$211.04
406	Microsoft Office		Micrsoft Office	\$75.00	Microsoft Office	\$74.71
410	Pool Maintenance	\$3,928.86	Pool Maintenance	\$3,000.00	Pool Maintenance	\$6,105.58
411	Pool Supplies	\$1,057.92	Pool Supplies	\$1,520.00	Pool Supplies	\$1,786.06
412	Pool Future Needs	\$816.60	Pool Future Needs	\$1,500.00	Pool Future Needs	\$106.99
413	Pool Permit	\$225.00	Pool Permit	\$150.00	Pool Permit	\$150.00
414	Pool Building Permits		Pool Building Permits		Pool Building Permits	\$422.95
415	Pool/Gym Building	\$4,205.90	Pool/Gym Building		Pool/Gym Building	\$52,351.44
416	Pond Maintenance	\$1,094.71	Pond Maintenance	\$1,600.00	Pond Maintenance	\$1,632.47
420	Maintenance Grounds	\$398.69	Maintenance Grounds	\$1,500.00	Maintenance Grounds	\$1,443.60
421	Mulch	\$1,200.00	Mulch	\$1,200.00	Mulch	\$5,418.78
422	Maintenance Roads	\$5,499.30	Maintenance Roads	\$2,000.00	Maintenance Roads	\$2,394.81
423	Maintenance Outside Contract	\$307.41	Maintenance Outside Contract	\$3,000.00	Maintenance Outside Contract	\$2,109.02
424	Road Repairs	\$4,100.00	Road Repair	\$5,000.00	Road Repairs	\$6,169.00
425	Fence/Signage Repairs		Fence/Signage Repairs		Fence/Signage Repairs	
426	Snow Removal		Snow Removal	\$400.00	Snow Removal	\$0.00
427	Community Lawn Service	\$22,120.00	Community Lawn Service	\$22,120.00	Community Lawn Service	\$18,830.00
428	Owners Lawn Service	\$8,280.00	Owners Lawn Service	\$6,700.00	Owners Lawn Service	\$6,510.00

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GL.NO		Amount		Amount		Amount
429	Owners Landscaping	\$1,250.00	Owners Landscaping	\$1,700.00	Owners Landscaping	\$2,275.00
430	Pest Control Maintenance	\$650.00	Pest Control Maintenance	\$500.00	Pest Control Maintenance	\$300.00
431	Staining & Painting		Staining & Painting	\$3,800.00	Staining & Painting	\$0.00
432	Garbage Pickup	\$900.00	Garbage Pickup	\$900.00	Garbage Pickup	\$900.00
440	Phone/Internet	\$1,307.67	Phone/Internet	\$1,100.00	Phone/Internet	\$1,083.28
441	Electricity	\$10,372.89	Utilities	\$10,000.00	Utilities	\$9,943.12
442	Propane Gas	\$5,370.00	Propane Gas	\$4,000.00	Propane Gas	\$2,995.33
450	Insurance	\$3,807.00	Insurance	\$2,900.00	Insurance	\$2,859.00
451	Property Taxes	\$868.67	Property Taxes	\$1,100.00	Property Taxes	\$1,075.24
452	H&R Block Taxes	\$300.00	H&R Block Taxes	\$300.00	H&R Block Taxes	\$0.00
453	Franchise Tax	\$432.48	Franchise Tax		Franchise Tax	
454	Accounting	\$240.00	Accounting	\$500.00	Accounting	\$567.30
455	Legal Fees		Legal Fees	\$500.00	Legal Fees	\$800.00
456	Bank Transaction Fees	\$0.00	Bank Transaction Fees		Bank Transaction Fees	
490	Impact Fee Refund	\$1,500.00	Impact Fee Refund		Impact Fee Refund	
491	Owner Refunds		Owner Refunds		Owner Refunds	\$900.00
492	Tractor Lease		Tractor Lease		Tractor Lease	\$1,300.00
498	Transfer to Reserve	\$1,802.88	Transfer to Reserve		Transfer to Reserve	\$8,927.60
499	Other Expense	\$221.90	Other Expense		Other Expense	
	Total Operating Expenses	\$83,308.08	Total Operating Expenses	\$79,135.00	Total Operating Expenses	\$141,206.15
501	Net Income YTD	\$4,671.51	Net Income YTD	\$1,765.00	Net Income YTD	\$1,802.88

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GL.NO		Amount		Amount		Amount
	2022 Reserve Fund YTD @12/31		2022 Reserve Fund Budget		2021 Reserve Fund Actual Full Year	
591	Beginning Balance 01/01/22	\$ 20,500.37			Beginning Balance 01/01/21	\$ 50,000.04
592	Interest Income	\$ 2.19			Interest Income	\$ 3.85
593	Transfers IN	\$ 1,802.88			Transfers IN	\$ 8,927.60
598	Transfers OUT				Transfers OUT	\$ (38,431.12)
599	Ending Balance 12/31/22	\$ 22,305.44			Ending Balance 12/31/21	\$ 20,500.37