

Bear Creek HOA -

\$22,800 Total Dues Collected in Dec 2024 & \$600 in garbage fees

2025 Operating Fund Budget													
GL #	Revenues-Operating Fund	Budget Amount	Jan-25 Transactions	Feb-25 Transactions	Mar-25 Transactions	Apr-25 Transactions	May-25 Transactions	Jun-25 Transactions	DEC 2024	2025 YTD			2025 Budget vs Actual
	HOA Assessments*	\$ 102,000.00	\$ 37,199.79	\$ 18,096.57	\$ 14,399.37	\$ 2,557.00	\$ 4,800.00	\$ 2,325.00	\$ 22,800.00	\$ 102,177.73			\$ (177.73)
	* 85 lots paying \$1200 each									\$ -			\$ -
										\$ -			\$ -
	Garbage Fees*	\$ 2,300.00	\$ 1,000.00	\$ 600.00	\$ 100.00				\$ 600.00	\$ 2,300.00			\$ -
	* 23 Homes paying \$100 each									\$ -			\$ -
										\$ -			\$ -
	Motorcoach Fees*	\$ 2,100.00			\$ 300.00		\$ 300.00	\$ 299.58		\$ 899.58			\$ 1,200.42
	*Based on & member paying \$300 each									\$ -			\$ -
										\$ -			\$ -
	Landscaping (Owners)				\$ 6,145.68	\$ 4,825.00	\$ 4,185.00						
	Lot Transfer Fees	\$ 1,000.00			\$ 500.00		\$ 1,000.00	\$ 500.00		\$ 2,000.00			\$ (1,000.00)
										\$ -			\$ -
	Shared Wells*	\$ 700.00		\$ 429.97	\$ 98.00	\$ 25.35				\$ 553.32			\$ 146.68
	*Based on 3 shared wells									\$ -			\$ -
										\$ -			\$ -
	New Building Impact Fees	\$ 3,000.00		\$ 1,500.00						\$ 1,500.00			
										\$ -			
	Other				\$ 75.00		\$ 553.04			\$ 628.04			\$ (628.04)
										\$ -			\$ -
	Total Operating Revenues	\$ 111,100.00	\$ 38,199.79	\$ 20,626.54	\$ 21,618.05	\$ 7,407.35	\$ 10,838.04	\$ 3,124.58		\$ 110,058.67			\$ (458.67)

2025 - Bear Creek HOA - Expenses

	Expenses - Operating Fund	Amount	Jan-25 Transactions	Feb-25 Transactions	Mar-25 Transactions	Apr-25 Transactions	May-25 Transactions	Jun-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				\$ 100.00		\$ 200.00
300	Insurance	\$ 5,600.00			\$ 5,142.60			\$ 92.00		\$ 5,234.60		\$ 365.40
400	Landscaping- TOTAL	\$ 25,200.00				\$ 750.00	\$ 1,500.00			\$ 2,250.00		\$ 22,950.00
401	Labor-Shorty	\$ 23,000.00							\$ -		\$ 23,000.00	
402	Mulch	\$ 2,200.00				\$ 750.00	\$ 1,500.00		\$ 2,250.00		\$ (50.00)	
	Category Total		\$ -	\$ -	\$ -	\$ 750.00	\$ 1,500.00	\$ -			\$ -	
500	Licenses & Permits	\$ 300.00					\$ 150.00			\$ 150.00		\$ 150.00
600	Maintenance & Repairs Total	\$ 50,700.00	\$ 920.00	\$ 4.27	\$ 1,605.00	\$ 12,642.66	\$ 2,485.69	\$ 1,802.33		\$ 19,459.95		\$ 31,240.05
601	Buildings - Repairs/Staining & Painting	\$ 5,500.00		\$ 4.27		\$ 5,200.00	\$ 58.17	\$ 71.87	\$ 5,334.31		\$ 165.69	
602	Entrance Gates - Repairs	\$ 600.00							\$ -		\$ 600.00	
603	Fence/Signange - Repairs	\$ 4,000.00				\$ 5,978.71		\$ 135.87	\$ 6,114.58		\$ (2,114.58)	
604	Maintenance - Labor	\$ 1,000.00							\$ -		\$ 1,000.00	
605	Pond - Maintenance	\$ 6,000.00	\$ 920.00		\$ 460.00	\$ 460.00		\$ 1,380.00	\$ 3,220.00		\$ 2,780.00	
606	Pool - Maintenance (Service)	\$ 4,400.00			\$ 825.00	\$ 957.37	\$ 1,300.00	\$ 125.00	\$ 3,207.37		\$ 1,192.63	
607	Pool - Supplies (Chemicals/Materials)	\$ 1,100.00				\$ 46.58	\$ 1,127.52	\$ 89.59	\$ 1,263.69		\$ (163.69)	
608	Pool - Supplies (Replacements)	\$ 1,100.00			\$ 320.00				\$ 320.00		\$ 780.00	
609	Roads - Maintenance	\$ 22,000.00							\$ -		\$ 22,000.00	
610	Roads - Repairs	\$ 5,000.00							\$ -		\$ 5,000.00	
	Category Total		\$ 920.00	\$ 4.27	\$ 1,605.00	\$ 12,642.66	\$ 2,485.69	\$ 1,802.33				
700	Office Expenses Total	\$ 800.00	\$ 52.04	\$ 29.99	\$ 29.99	\$ 55.48	\$ 29.99	\$ 189.89		\$ 387.38		\$ 412.62
701	Microsoft Office	\$ 100.00							\$ -		\$ 100.00	

702	Office Supplies & Postage	\$ 300.00		\$ 22.05			\$ 25.49		\$ 159.90	\$ 207.44		\$ 92.56	
703	Web Site & Domain	\$ 400.00		\$ 29.99	\$ 29.99	\$ 29.99	\$ 29.99	\$ 29.99	\$ 29.99	\$ 179.94		\$ 220.06	
	Category Total			\$ 52.04	\$ 29.99	\$ 29.99	\$ 55.48	\$ 29.99	\$ 189.89				
800	Other Total	\$ 2,200.00					\$ 283.66	\$ 34.23	\$ 385.08		\$ 702.97		\$ 1,497.03
801	Community Events	\$ 200.00								\$ -		\$ 200.00	
802	Furniture & Fixtures - Pool & Gym	\$ 1,000.00					\$ 178.09	\$ 34.23	\$ 101.64	\$ 313.96		\$ 686.04	
803	Miscellaneous	\$ 1,000.00					\$ 105.57		\$ 283.44	\$ 389.01		\$ 610.99	
	Category Total			\$ -	\$ -	\$ -	\$ 283.66	\$ 34.23	\$ 385.08				
900	Professional Services Total	\$ 3,500.00				\$ 85.00	\$ 300.00	\$ 125.00			\$ 510.00		\$ 2,990.00
901	Accounting - Tax Preparation & Audits	\$ 700.00					\$ 300.00			\$ 300.00		\$ 400.00	
902	Legal	\$ 2,000.00				\$ 85.00		\$ 125.00		\$ 210.00		\$ 1,790.00	
903	Pest Control	\$ 800.00								\$ -		\$ 800.00	
	Category Total			\$ -	\$ -	\$ 85.00	\$ 300.00	\$ 125.00	\$ -				
1000	Refunds	\$ 1,000.00											\$ 1,000.00
1100	Supplies Total	\$ 500.00		\$ 21.28							\$ 21.28		\$ 478.72
1101	Community Decorations/Flags	\$ 200.00		\$ 21.28						\$ 21.28		\$ 178.72	
1102	Lighting - Fixtures & Bulbs	\$ 300.00								\$ -		\$ 300.00	
	Category Total			\$ 21.28	\$ -	\$ -	\$ -	\$ -	\$ -				
1200	Taxes	\$ 500.00									\$ -		\$ 500.00
	Franchise Tax												
1300	Utilities Total	\$ 20,400.00		\$ 1,299.43	\$ 1,455.54	\$ 1,210.78	\$ 1,284.07	\$ 1,484.24	\$ 2,011.65		\$ 8,745.71		\$ 11,654.29
1301	Electricity - Community - Shared Wells	\$ 9,500.00		\$ 1,018.19	\$ 1,024.30	\$ 929.54	\$ 1,002.81	\$ 1,202.98	\$ 1,185.15	\$ 6,362.97		\$ 3,137.03	
1302	Electricity - Pool Well & Shared Wells	\$ 3,600.00								\$ -		\$ 3,600.00	
1303	Garbage Service	\$ 1,200.00		\$ 75.00	\$ 225.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 600.00		\$ 600.00	
1304	Propane Gas - Pool Heater	\$ 3,500.00							\$ 545.24	\$ 545.24		\$ 2,954.76	
1305	Telephone/Internet	\$ 2,600.00		\$ 206.24	\$ 206.24	\$ 206.24	\$ 206.26	\$ 206.26	\$ 206.26	\$ 1,237.50		\$ 1,362.50	
	Category Totals			\$ 1,299.43	\$ 1,455.54	\$ 1,210.78	\$ 1,284.07	\$ 1,484.24	\$ 2,011.65				
Total Operating Expense		\$ 214,400.00		\$ 2,292.75	\$ 1,489.80	\$ 8,073.37	\$ 15,415.87	\$ 5,809.15	\$ 4,480.95	\$ -	\$ 37,561.89		\$ 73,538.11

Beginning Bank Balance	Truist	\$ 23,598.23	\$ 59,505.27	\$ 78,642.01	\$ 92,186.69	\$ 84,178.17	\$ 89,207.06
Deposits		\$ 38,199.79	\$ 20,626.54	\$ 21,618.05	\$ 7,407.35	\$ 10,838.04	\$ 3,124.58
Expenses		\$ 2,292.75	\$ 1,489.80	\$ 8,073.37	\$ 15,415.87	\$ 5,809.15	\$ 4,480.95
Operating Funds Available	Truist	\$ 59,505.27	\$ 78,642.01	\$ 92,186.69	\$ 84,178.17	\$ 89,207.06	\$ 87,850.69

2025 Reserve Fund Budget													
2023 Reserve Fund Budget		Amount	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24					
			Transactions	Transaction	Transaction	Transactions	Transactions	Transactions					
599	Beginning Balance 1/1/25		\$ 27,741.97	\$ 27,834.48	\$ 27,908.52	\$ 27,982.57	\$ 28,054.42	\$ 28,128.86					
592	Interest Income		\$ 92.51	\$ 74.04	\$ 74.05	\$ 71.85	\$ 74.44	\$ 72.22					
593	Transfers In												
598	Transfers Out												
		\$ -	\$ 27,834.48	\$ 27,908.52	\$ 27,982.57	\$ 28,054.42	\$ 28,128.86	\$ 28,201.08					

AW

409 Mountain View Pools

0

695.5
695.5

454

Hall's



2022 Reserve Fund Actual			
599	Beginning Balance 1/1/22	\$	20,500.37
592	Interest Income	\$	2.19
593	Transfers In	\$	1,802.88
598	Transfers Out		
		\$	22,305.44

