

	BEAR CREEK HOA BUDGET 2026	
GL.NO	Description	Amount
	Revenue=operating FD	
	Surplus from Previous Year	0
	HOA Assessments (Based on 86 lots paying \$1225)	105,350.00
	Assessment Discount	0
	HOA Garbage Fee Income (bases on 26 homes)	2,600.00
	HOA Late Fee	0
	Motorcoach Payment (based on 7)	
	Lot Transfer Fee	1,000.00
	Shared Well (based on 3 shared wells-\$80x7)	1120
	Owner's Lawn Service Income	(+/-)
	Owner's Landscaping Income	(+/-)
	New Building Impact Fees	3,000.00
	Mulch Rebate (Shorty's Lawn Svc)	0
	Blue Ridge Energy Rebate	0
	Transfer from Reserve	0
	Other Income	0
	Total Income	113,070.00
	BEAR CREEK HOA BUDGET 2024	
	Expenses	
GL. NO	Description	Amount
	Donations/Gifts	300
	Community Decorations/Flags	200
	Community Events	200
	Office Supplies/Postage	300
	Web Site and Domain	400
	Microsoft Office	

Pool Service Fee	5,850.00	5 months full service - 3375 and 7 months at \$:
Pool Maintenance/Replacement Costs	1,100.00	
Pool Supplies/Materials/Chemicals	1,100.00	
Pool Permit	300	
Pool Furniture/Gym Building	700.00	
Pond Maintenance	6,000.00	based on \$500 a month - check with Aqua Doc
Maintenance Grounds	0.00	
Mulch	2,300.00	
Maintenance Roads	22,000.00	40 loads at \$550
Maintenance Outside Contract	0.00	
Road Repairs	5,000.00	
Fence/Signage Repairs	4,000.00	need to repair/replace street signs and log fenc
Snow Removal	0	
Community Lawn Service	26,000.00	
Owner's Lawn Service	(+/-)	
Owner's Landscaping	(+/-)	
Pest Control Maintenance	820	
Building Repair/Staining and Painting	5,500.00	need to remove rotten deck/replace wood on oi
Garbage Pickup	1,200.00	
Phone/Internet (2 routers/pool and library-cameras)	2,600.00	two routers / pool and library for security camer
Pool Well (electric for shared well)	3,600.00	
Electricity (community and 2 shared wells)	9,500.00	
Propane Gas (pool heater)	2,500.00	
Insurance	5,600.00	
Property Taxes - n/a	0	
Taxes (IRS)	400	H/R taxes
Franchise Tax	0	
Accounting	300	H/R Block audit
Legal Fees	2000	
Bank Transaction Fees	100	
Impact Fee Refund (\$1500 collected/\$500 refunded)	1000	

	Entrance Gates (maintenance)	600
	Lighting (fixtures/bulbs)	600
	Other Expense	1000
	Total Operating Expenses	113,070.00

225=1575 plus \$900 for daily check(\$50 for 18 weeks)

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