

**Bear Hollow HOA
2023 Budget**



	2022 Budget	2022 Actuals	2023 Budget	Variance	% CHG
Revenue					
40100-Member Dues	185,180.98	185,180.98	206,496.95	21,315.97	11.51%
40450-Internet Service	20,717.04	20,723.84	9,477.00	(11,246.84)	-54.27%
41100-Special Assessments Owners	12,500.00	12,500.00	12,500.00	-	0.00%
Total for Revenue	218,398.02	218,404.82	228,473.95	10,069.13	4.61%
Other Income					
41600-Other Income	50.00	150.00	150.00	-	0.00%
45100-Interest Income Operating	-	14.10	12.00	(2.10)	-14.89%
45150-Interest Income Reserve	-	53.88	50.00	(3.88)	-7.20%
45200-Finance Charges / Late Fees	300.00	314.16	300.00	(14.16)	-4.51%
45205-HOA Violations/Fines Income	100.00	50.00	50.00	-	0.00%
45275-Reinvestment/Transfer Fees	1,000.00	-	-	-	0.00%
Total for Other Income	1,450.00	582.14	562.00	(20.14)	-3.46%
Total Income	219,848.02	218,986.96	229,035.95	10,048.99	4.59%
General & Administration					
50200-Bank Fees	360.00	300.00	310.00	10.00	3.33%
50300-Legal and Professional Fees	2,700.00	5,715.75	4,000.00	(1,715.75)	-30.02%
50400-Audit	600.00	595.00	600.00	5.00	0.84%
50450-Accounting	3,600.00	3,704.00	3,704.00	-	0.00%
50525-Management Fees	12,116.00	12,116.00	12,428.00	312.00	2.58%
50540-Postage	60.00	41.75	60.00	18.25	43.71%
50550-Insurance	12,237.52	13,405.91	14,746.50	1,340.59	10.00%
50600-Master Assn	26,674.10	26,676.00	26,676.00	-	0.00%
50605-Association Dues Payable	9,000.00	9,000.00	-	(9,000.00)	-100.00%
50610-Settlement Expense	10,000.00	10,000.00	-	(10,000.00)	-100.00%
50615-LBH Hot tub	-	-	12,000.00	12,000.00	0.00%
Total for General & Administration	77,347.62	81,554.41	62,524.50	(19,029.91)	-23.33%
Repairs & Maintenance					
60025-Maintenance Labor	10,200.00	12,393.50	12,926.50	533.00	4.30%
60030-Contract Services	3,000.00	4,264.39	4,300.00	35.61	0.84%
60075-Alarm Monitoring	720.00	751.60	750.00	(1.60)	-0.21%
60100-Landscape Labor	2,800.00	2,800.00	2,832.50	32.50	1.16%
60115-Fire Sprinklers	1,000.00	1,848.00	2,000.00	152.00	8.23%
60260-Snow Removal Labor	4,600.00	1,953.50	4,738.00	2,784.50	142.54%
60400-Elevator Contractor	2,400.00	2,328.34	2,400.00	71.66	3.08%
Total for Repairs & Maintenance	24,720.00	26,339.33	29,947.00	3,607.67	13.70%
Supplies					
61100-Supplies-Building	750.00	743.05	750.00	6.95	0.94%
61120-Supplies-Grounds/Parking	455.00	130.00	150.00	20.00	15.38%

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61145-Supplies - Fuel	540.00	888.74	900.00	11.26	1.27%
61200-Supplies-Snow Removal	250.00	250.00	250.00	-	0.00%
Total for Supplies	1,995.00	2,011.79	2,050.00	38.21	1.90%
Utilities					
66100-Cable TV	3,137.67	5,744.72	-	(5,744.72)	-100.00%
66200-Electric	7,240.45	5,991.61	6,171.36	179.75	3.00%
66300-Gas	8,571.35	9,784.38	10,156.19	371.81	3.80%
66400-Internet	10,344.00	8,533.11	9,477.00	943.89	11.06%
66500-Sewer	12,325.57	12,846.66	13,232.06	385.40	3.00%
66800-Water	15,737.64	17,121.76	17,977.85	856.09	5.00%
Total for Utilities	57,356.68	60,022.24	57,014.45	(3,007.79)	-5.01%
Reserve Fund					
90005-Reserve Fund Contribution	45,928.71	45,880.19	65,000.00	19,119.81	41.67%
90500-Special Assessment Accrual	12,500.00	12,500.00	12,500.00	-	0.00%
Total for Reserve Fund	58,428.71	58,380.19	77,500.00	19,119.81	32.75%
Total Expenses	219,848.01	228,307.96	229,035.95	727.99	0.32%
Net Income	0.00	(9,321.00)	(0.00)	9,321.00	-100.00%

**Bear Hollow HOA
Capital Expense Budget 2023**



Component	Amount	Useful Life	Actuals	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	
			2022	2023	2024	2025	2026	2027	2028	2029	2030	
Concrete	20,911	1- 8		9,446	-	8,807	-	3,866	-	-	11,967	
Decks	37,122	1		-	-	-	-	-	-	-	-	
Doors	195,015	16		9,135	-	-	-	-	-	-	-	
Elevator	66,243	21		-	-	-	-	-	-	-	-	
Fences/Walls/Gates	2,620	1		-	-	3,037	-	-	-	-	-	
Fire Protection	41,612	1-11		6,870	-	-	6,006	-	-	6,562	1,740	
HVAC	133,816	1-16		-	-	-	-	3,222	-	683	-	
Irrigation	2,160	1- 3		-	-	1,214	-	-	-	1,367	-	
Landscape	7,864	1- 8		-	3,538	3,037	-	6,186	-	-	-	
Lighting	29,102	11-16		-	-	-	-	-	-	-	-	
Maintenance Equipment	1,127			-	-	-	-	-	-	-	-	
Major Repairs	3,335	3		-	-	-	-	-	-	4,101	-	
Mechanical Equipment	70,308	1-21		2,033	-	1,937	1,654	-	-	1,737	580	
Paint/Repair	11,350	3- 4		8,015	-	-	3,753	-	6,637	-	2,901	
Painting	32,220	8		-	-	-	-	32,220	-	-	-	
Paving	1,048	1		-	-	1,214	-	-	-	-	-	
Plumbing	1,056	11		-	-	-	-	-	-	-	-	
Repair/Repaint	2,620	1		-	-	3,037	-	-	-	-	-	
Roofing	116,350	2-16		2,290	-	-	-	1,288	-	3,418	2,901	
Sanitation	2,242	1- 4		1,717	-	607	-	-	-	-	2,175	
Security	8,450	11		-	-	-	-	-	-	-	-	
Siding	166,596	3-16		-	-	-	3,753	-	-	-	-	
Signage	1,145	4		1,145	-	-	-	-	-	-	1,450	
Utilities	1,893	21		-	-	-	-	-	-	-	-	
Communication System Replacement				5,077								
	<u>956,205</u>			<u>5,077</u>	<u>40,651</u>	<u>3,538</u>	<u>22,890</u>	<u>15,166</u>	<u>46,782</u>	<u>6,637</u>	<u>17,868</u>	<u>23,714</u>
Anticipated Beginning Balance			112,121	156,151	193,000	268,912	327,481	395,842	434,718	515,934	588,180	
Annual Capital Contribution			45,929	65,000	66,950	68,959	71,027	73,158	75,353	77,613	79,942	
Special Assessment			12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	
Excess (Deficit) of Revenues over Expenses			(9,321)	-	-	-	-	-	-	-	-	
Annual Capital Expenses			(5,077)	(40,651)	(3,538)	(22,890)	(15,166)	(46,782)	(6,637)	(17,868)	(23,714)	
Anticipated Ending Balance			156,151	193,000	268,912	327,481	395,842	434,718	515,934	588,180	656,907	
Fully Funded Reserve			256,557	302,718	336,131	399,279	444,089	503,528	532,979	606,347	672,996	
Percent Funded by the HOA - Ending Capital Balance			60.9%	63.8%	80.0%	82.0%	89.1%	86.3%	96.8%	97.0%	97.6%	