



October 2022
Management Report
Accrual Basis



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Prepared for:
Bonterra Village Homeowners Association, LLC

Please note: You will have 60 days to review and request changes to the information reported in this month's financial package. Any changes requested after 60 days will be recorded in the current month.

Bonterra Village Homeowners Association, LLC

Balance Sheet

10/31/2022

Assets

Accounts Receivable	23,668.92
Allowance for Doubtful Accounts	(6,444.28)
Operating Accounts	
DO NOT USE Bonterra Village Operating FCB x3839	12,017.22
Bonterra Village Operating FCB x9324	81,822.15
Bonterra Village Social Committee Fund FCB x0133	562.24
Bonterra Village Operating Alliance x3908	28,404.78
TOTAL Operating Accounts	122,806.39
Reserve/Investment Accounts	
Bonterra Village Reserve FCB x9561	341.30
Bonterra Village Reserve Alliance x5389	494,656.77
Merrill Lynch Reserve Investment - BANK DEPOSIT PROGRAM	8,141.20
Merrill Lynch Reserve Investment - Mutual Fund (GOLDMAN SACHS)	249,225.57
Merrill Lynch Reserve Investment - Mutual Fund (ISHARES US TREASURY BOND)	202,945.84
Merrill Lynch Reserve Investment - CD (BEAL BANK)	124,928.75
Merrill Lynch Reserve Investment - CD (GOLDMAN SACHS)	124,890.00
TOTAL Reserve/Investment Accounts	1,205,129.43
Pre Paid Expense	13,929.00
Total Assets	1,359,089.46

Liabilities

Prepaid Accounts Receivable	66,437.56
Accounts Payable - Net Total	85,201.68
Cert Fee to Cedar	400.00
Market Fluctuation	(61,209.79)
Total Liabilities	90,829.45

Net Worth

Current Operations Fund	256,075.74
Reserve Fund - Sidewalk/Street Trees	10,666.01
Reserve Fund - Barn	32,652.15
Reserve Fund - BioPonds	53,976.09

Bonterra Village Homeowners Association, LLC

Balance Sheet

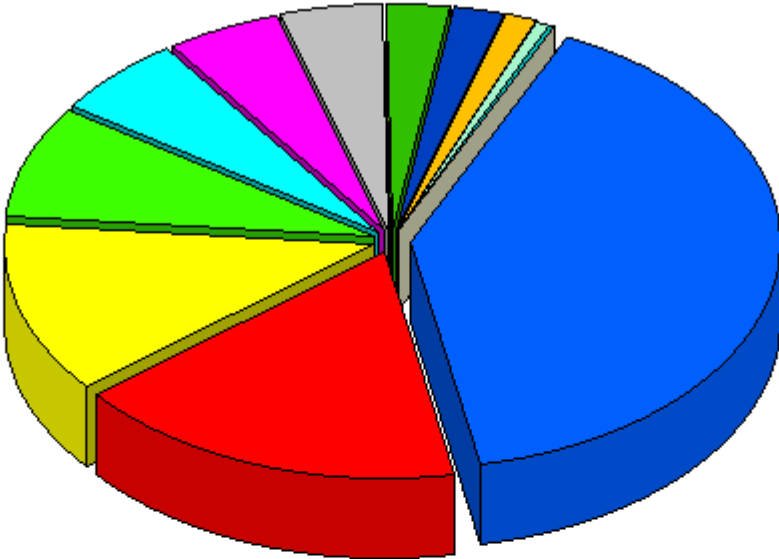
10/31/2022

Reserve Fund - Alley	230,604.73
Reserve Fund - Recreation	124,805.83
Reserve Fund - Misc	27,239.09
Reserve Fund - Townhome	85,233.58
Reserve Fund - Building L/W	16,839.05
Reserve Fund- Common Area Development	458,655.99
Net Income	(28,488.25)
<u>Total Net Worth</u>	<u>1,268,260.01</u>
<u>Total Net Worth and Liabilities</u>	<u>1,359,089.46</u>

Bonterra Village Homeowners Association, LLC

Expense Distribution Pie Chart for the Period

From 10/01/2022 to 10/31/2022



Service Area - Townhomes	40.1%
Service Area - Patio	17.2%
Administrative	12.1%
Maintenance	8.1%
Utilities	5.8%
Landscape	5.1%
Service Area - Live/Work	4.4%
Service Area - Charleston	2.6%
Service Area - Garden	2.3%
Clubhouse	1.4%
Social	0.5%
426000.00 - Electricity	0.3%
Pool	0.0%
400712.00 - Bank Fees	0.0%
Total:	100.0%

Bonterra Village Homeowners Association, LLC

Income and Expense Comparative Statement

From : 10/01/2022 to 10/31/2022

	<u>October 2022</u>			<u>January to October</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Revenues						
Operating Income						
General Assessments	65,588	65,664	76	655,652	656,640	988
Patio Home Assessments	7,161	7,161		71,456	71,610	154
Townhome Assessments	14,508	14,508		145,080	145,080	
Charleston Assessments	4,026	4,026		40,260	40,260	
Garden Assessments	3,504	3,504		35,040	35,040	
Live/Work Assessments	2,550	2,550		25,500	25,500	
Barn Lease Assessments		350	350	4,500	3,500	(1,000)
Capital Contributions - Resales	600	300	(300)	5,250	3,000	(2,250)
TOTAL Operating Income	97,937	98,063	126	982,738	980,630	(2,108)
Other Income						
Pool Income				10		(10)
Late Fee Income	1,680	208	(1,472)	11,612	2,080	(9,532)
Late Interest Income	3		(3)	36		(36)
Fine Income	200	42	(158)	200	420	220
NSF Fee	72		(72)	684		(684)
Pool Key Charge	20	10	(10)	720	100	(620)
Clubhouse Income	1,150	250	(900)	8,275	2,500	(5,775)
TOTAL Other Income	3,125	510	(2,615)	21,537	5,100	(16,437)
Interest						
CD/Stock Interest	1,147	250	(897)	5,011	2,500	(2,511)
Reserve Interest - Current	41		(41)	259		(259)
TOTAL Interest	1,188	250	(938)	5,270	2,500	(2,770)
Reserve Allocation						
RES Trans - Sidewalk/Street Trees	(2,500)	(2,500)		(25,000)	(25,000)	
RES Trans - Barn	(1,667)	(1,667)		(16,670)	(16,670)	
RES Trans - Ponds	(3,000)	(3,000)		(30,000)	(30,000)	
RES Trans - Recreation	(2,500)	(2,500)		(25,000)	(25,000)	
RES Trans - Misc. Reserve	(2,042)	(2,042)		(29,241)	(20,420)	8,821
RES Trans - Alley Reserve	(1,500)	(1,500)		(15,000)	(15,000)	
RES Trans - Townhomes	(3,217)	(3,217)		(32,170)	(32,170)	
RES Trans - Live/Work	(760)	(760)		(7,600)	(7,600)	

	<u>October 2022</u>			<u>January to October</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
RES Trans - Common Area Development	(7,362)	(7,362)		(140,180)	(73,620)	66,560
TOTAL Reserve Allocation	(24,548)	(24,548)	0	(320,861)	(245,480)	75,381
Collection Fees				1,995		(1,995)
Insurance Claim Reimbursements				84,065		(84,065)
CD Dividends Earned				12,180		(12,180)
Misc Income				3,463		(3,463)
Reserve Income	6		(6)	6		(6)
Amenities Income				125		(125)
Pool Key Charge				20		(20)
Operating Interest Income						
Total Revenues	77,708	74,275	(3,433)	790,538	742,750	(47,788)

Operating Expenses

Service Area - Patio

Patio - Landscape Contract	25,624	5,977	(19,647)	72,496	59,770	(12,726)
Patio - Landscape Supplies		563	563	3,062	5,630	2,568
Patio - Landscape Mulch/Needles		596	596	8,352	5,960	(2,392)
TOTAL Service Area - Patio	25,624	7,136	(18,488)	83,910	71,360	(12,550)

Service Area - Townhomes

TH - Insurance Expense	55,612	4,825	(50,787)	63,911	48,250	(15,661)
TH - Exterior Maintenance		2,000	2,000	25,320	20,000	(5,320)
TH - Landscape Contract	4,263	3,424	(839)	31,689	34,240	2,551
TH - Landscape Mulch/Needles		515	515	6,370	5,150	(1,220)
TH - Landscape Supplies		359	359	1,523	3,590	2,067
TH - Termite Contract		109	109	1,300	1,090	(210)
TOTAL Service Area - Townhomes	59,875	11,232	(48,643)	130,113	112,320	(17,793)

Service Area - Charleston

CH - Landscape Contract	3,937	3,159	(778)	28,713	31,590	2,877
CH - Landscape Supplies		438	438	2,173	4,380	2,207
CH - Landscape Mulch/Needles		407	407	4,810	4,070	(740)
TOTAL Service Area - Charleston	3,937	4,004	67	35,696	40,040	4,344

Service Area - Garden

Garden - Landscape Contract	3,384	2,605	(779)	23,736	26,050	2,314
Garden - Landscape Supplies		414	414	1,574	4,140	2,566
Garden - Landscape Mulch/Needles		488	488	6,440	4,880	(1,560)
TOTAL Service Area - Garden	3,384	3,507	123	31,750	35,070	3,320

Service Area - Live/Work

	<u>October 2022</u>			<u>January to October</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
L/W - Insurance	5,980	800	(5,180)	5,980	8,000	2,020
L/W - Exterior Maintenance		550	550		5,500	5,500
L/W - Landscape Contract	400	200	(200)	2,000	2,000	
L/W - Landscape Mulch/Needles		55	55	585	550	(35)
L/W - Landscape Supplies		36	36	147	360	213
L/W - Fire Protection	222	125	(97)	743	1,250	507
L/W - Termite Contract		21	21	245	210	(35)
TOTAL Service Area - Live/Work	6,602	1,787	(4,815)	9,700	17,870	8,170
Service Area - Barn						
Barn - Maintenance		300	300	3,025	3,000	(25)
Barn - Insurance		365	365		3,650	3,650
Barn - Termite Contract		22	22	260	220	(40)
TOTAL Service Area - Barn	0	687	687	3,285	6,870	3,585
Administrative						
Management Fees	3,500	3,475	(25)	35,909	34,750	(1,159)
Administrative Fees	875	280	(595)	6,887	2,800	(4,087)
Accounting Fees		42	42		420	420
Legal Fees	694	500	(194)	3,377	5,000	1,623
Legal - Collections		250	250	1,478	2,500	1,022
Legal - Litigation		83	83		830	830
Professional Fees		50	50		500	500
Office - Miscellaneous	2,282	100	(2,182)	2,921	1,000	(1,921)
Postage & Supplies		550	550	1,107	5,500	4,393
Insurance Premiums	10,577	990	(9,587)	14,291	9,900	(4,391)
Taxes				365		(365)
Amenity Cards		40	40	2,080	400	(1,680)
Website	129	400	271	2,819	4,000	1,181
Bad Debt				(703)		703
TOTAL Administrative	18,057	6,760	(11,297)	70,531	67,600	(2,931)
Pool						
Pool - Contract		4,084	4,084	57,966	40,840	(17,126)
Pool - Repairs		550	550	2,466	5,500	3,034
Pool - Key Charges				(10)		10
Pool - Supplies	14	300	286	1,517	3,000	1,483
Pool - Permit		46	46	600	460	(140)
Pool - Furniture/Accessories		300	300	67	3,000	2,933
Pool - Phone		38	38	207	380	173
TOTAL Pool	14	5,318	5,304	62,813	53,180	(9,633)

<u>October 2022</u>			<u>January to October</u>		
<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>

Clubhouse

Clubhouse - Pest Control		42	42		420	420
Clubhouse - Repairs & Maint.		500	500	15,314	5,000	(10,314)
Clubhouse - Cleaning		430	430	6,887	4,300	(2,587)
Clubhouse - Supplies		100	100	2,752	1,000	(1,752)
Clubhouse - Termite Contract		21	21	250	210	(40)
Clubhouse - Cable	13	25	12	126	250	124
Clubhouse - Card Reader Maint.	165	200	35	4,613	2,000	(2,613)
Fitness Center - Equipment	1,947	750	(1,197)	3,349	7,500	4,151
Storage Building		150	150	550	1,500	950
TOTAL Clubhouse	2,125	2,218	93	33,841	22,180	(11,661)

Security Services

UCSO Patrol Services		1,400	1,400	13,440	14,000	560
TOTAL Security Services	0	1,400	1,400	13,440	14,000	560

Utilities

Electricity	2,823	2,000	(823)	19,717	20,000	283
Gas	86	251	165	1,999	2,510	511
Water & Sewer	5,790	3,300	(2,490)	39,442	33,000	(6,442)
Stormwater Fee		500	500	4,589	5,000	411
TOTAL Utilities	8,699	6,051	(2,648)	65,747	60,510	(5,237)

Social

Social Committee	740	1,667	927	8,523	16,670	8,147
TOTAL Social	740	1,667	927	8,523	16,670	8,147

Landscape

Landscape - Contract	6,740	5,650	(1,090)	46,170	56,500	10,330
Landscape - Trees		1,500	1,500	6,155	15,000	8,845
Landscape - Irrigation Equip/Repairs	35	420	385	3,327	4,200	873
Landscape - Miscellaneous		322	322	6,159	3,220	(2,939)
Landscape - Street Tree Maint.				400		(400)
Landscape - Supplies		625	625	3,949	6,250	2,301
Landscape - Flowers		442	442	2,772	4,420	1,648
Landscape - Mulch		2,375	2,375	27,430	23,750	(3,680)
Pond - Contract/Maintenance	875	1,100	225	12,334	11,000	(1,334)
Nature Trails		1,000	1,000	5,950	10,000	4,050
TOTAL Landscape	7,650	13,434	5,784	114,646	134,340	19,694

Maintenance

Sidewalks/Streets - Repair & Installation		2,000	2,000	6,146	20,000	13,854
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	<u>October 2022</u>			<u>January to October</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Miscellaneous Signs		200	200	276	2,000	1,724
Common Area Maintenance	1,500		(1,500)	4,392		(4,392)
General Maintenance	10,650	3,900	(6,750)	13,825	39,000	25,175
Gazebo Park		75	75	1,750	750	(1,000)
Rec Maintenance		2,000	2,000	1,875	20,000	18,125
Termite Contract						
Insect Treatment						
Alley Maintenance		900	900	2,160	9,000	6,840
TOTAL Maintenance	12,150	9,075	(3,075)	30,424	90,750	60,326
Insurance Claim Repairs				86,999		(86,999)
Bank Fees	8		(8)	75		(75)
Security - Pool, Clubhouse, Fitness Center				16,175		(16,175)
Electricity	452		(452)	452		(452)
Phone/Internet				122		(122)
Reserve: Maintenance/Repairs				14,465		(14,465)
Reserves-Misc.				6,320		(6,320)
Total Operating Expenses	149,317	74,276	(75,041)	819,027	742,760	(76,267)
Net Income	(71,609)	(1)	(71,608)	(28,489)	(10)	(28,479)