

November 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

11/30/2022

Assets

Accounts Receivable	28,474.49
Allowance for Doubtful Accounts	(6,444.28)
Operating Accounts	
DO NOT USE Bonterra Village Operating FCB x3839	5,731.54
Bonterra Village Operating FCB x9324	81,458.02
Bonterra Village Social Committee Fund FCB x0133	554.74
Bonterra Village Operating Alliance x3908	47,617.51
TOTAL Operating Accounts	135,361.81
Reserve/Investment Accounts	
Bonterra Village Reserve FCB x9561	2,841.54
Bonterra Village Reserve Alliance x5389	338,899.45
Merrill Lynch Reserve Investment - BANK DEPOSIT PROGRAM	10,011.65
Merrill Lynch Reserve Investment - Mutual Fund (ISHARES US TREASURY BOND)	207,924.44
Merrill Lynch Reserve Investment - CD (BEAL BANK)	123,956.60
TOTAL Reserve/Investment Accounts	683,633.68
Pre Paid Expense	13,929.00
Merrill Lynch Reserve Investment - CD (KEY BANK)	124,991.25
Merrill Lynch Reserve Investment - CD (BANK OF CHINA)	124,978.75
Merrill Lynch Reserve Investment - CD (MIZRAHI TEFAHOT BANK)	124,916.25
<u>Total Assets</u>	<u>1,229,840.95</u>

Liabilities

Prepaid Accounts Receivable	64,774.08
Accounts Payable - Net Total	56,962.39
Cert Fee to Cedar	400.00
Market Fluctuation	(62,295.69)
<u>Total Liabilities</u>	<u>59,840.78</u>

Net Worth

Current Operations Fund	255,997.74
Reserve Fund - Sidewalk/Street Trees	10,728.51
Reserve Fund - Barn	22,202.15

Bonterra Village Homeowners Association, LLC

Balance Sheet

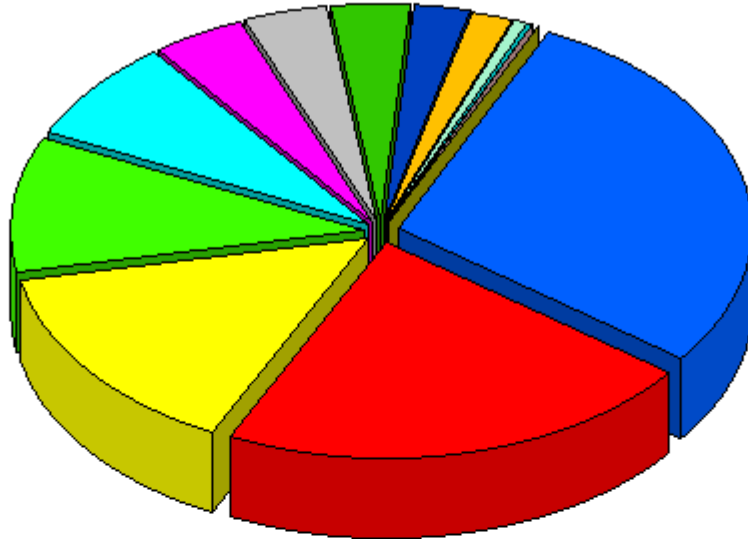
11/30/2022

Reserve Fund - BioPonds	52,076.09
Reserve Fund - Alley	230,604.73
Reserve Fund - Recreation	59,688.33
Reserve Fund - Misc	29,739.09
Reserve Fund - Townhome	84,133.58
Reserve Fund - Building L/W	14,439.05
Reserve Fund- Common Area Development	387,183.44
Net Income	23,207.46
<u>Total Net Worth</u>	<u>1,170,000.17</u>
<u>Total Net Worth and Liabilities</u>	<u>1,229,840.95</u>

Bonterra Village Homeowners Association, LLC

Expense Distribution Pie Chart for the Period

From 11/01/2022 to 11/30/2022



Service Area - Barn	28.4%
Administrative	21.8%
Landscape	14.7%
Utilities	10.0%
Service Area - Patio	7.9%
Service Area - Charleston	4.2%
Service Area - Townhomes	3.9%
Service Area - Garden	3.4%
Maintenance	2.5%
Clubhouse	2.1%
Social	0.4%
Service Area - Live/Work	0.3%
Security Services	0.2%
Pool	0.1%
Others	0.1%
Total:	100.0%

Bonterra Village Homeowners Association, LLC

Income and Expense Comparative Statement

From : 11/01/2022 to 11/30/2022

	<u>November 2022</u>			<u>January to November</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	721,240	722,304	1,064
Patio Home Assessments	7,161	7,161		78,617	78,771	154
Townhome Assessments	14,508	14,508		159,588	159,588	
Charleston Assessments	4,026	4,026		44,286	44,286	
Garden Assessments	3,504	3,504		38,544	38,544	
Live/Work Assessments	2,550	2,550		28,050	28,050	
Barn Lease Assessments	1,500	350	(1,150)	6,000	3,850	(2,150)
Capital Contributions - Resales	600	300	(300)	5,850	3,300	(2,550)
TOTAL Operating Income	99,437	98,063	(1,374)	1,082,175	1,078,693	(3,482)
Other Income						
Pool Income				30		(30)
Late Fee Income	180	208	28	11,792	2,288	(9,504)
Late Interest Income	2		(2)	38		(38)
Fine Income		42	42	200	462	262
NSF Fee	132		(132)	816		(816)
Pool Key Charge	40	10	(30)	750	110	(640)
Clubhouse Income	(975)	250	1,225	7,425	2,750	(4,675)
TOTAL Other Income	(621)	510	1,131	21,051	5,610	(15,441)
Interest						
CD/Stock Interest	2,755	250	(2,505)	7,766	2,750	(5,016)
Reserve Interest - Current	170		(170)	435		(435)
TOTAL Interest	2,925	250	(2,675)	8,201	2,750	(5,451)
Reserve Allocation						
RES Trans - Sidewalk/Street Trees		(2,500)	(2,500)	(25,000)	(27,500)	(2,500)
RES Trans - Barn		(1,667)	(1,667)	(16,670)	(18,337)	(1,667)
RES Trans - Ponds		(3,000)	(3,000)	(30,000)	(33,000)	(3,000)
RES Trans - Recreation		(2,500)	(2,500)	(25,000)	(27,500)	(2,500)
RES Trans - Misc. Reserve		(2,042)	(2,042)	(29,241)	(22,462)	6,779
RES Trans - Alley Reserve		(1,500)	(1,500)	(15,000)	(16,500)	(1,500)
RES Trans - Townhomes		(3,217)	(3,217)	(32,170)	(35,387)	(3,217)
RES Trans - Live/Work		(760)	(760)	(7,600)	(8,360)	(760)

	<u>November 2022</u>			<u>January to November</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)	(80,982)	59,198
TOTAL Reserve Allocation	0	(24,548)	(24,548)	(320,861)	(270,028)	50,833
Collection Fees				1,995		(1,995)
Insurance Claim Reimbursements				84,065		(84,065)
CD Dividends Earned	4,979		(4,979)	17,159		(17,159)
Misc Income				3,463		(3,463)
Operating Interest Income	1		(1)	1		(1)
Total Revenues	106,721	74,275	(32,446)	897,249	817,025	(80,224)

Operating Expenses

Service Area - Patio

Patio - Landscape Contract	5,859	5,977	118	59,430	65,747	6,317
Patio - Landscape Supplies		563	563	3,062	6,193	3,131
Patio - Landscape Mulch/Needles		596	596	8,352	6,556	(1,796)
TOTAL Service Area - Patio	5,859	7,136	1,277	70,844	78,496	7,652

Service Area - Townhomes

TH - Insurance Expense	(1,184)	4,825	6,009	62,727	53,075	(9,652)
TH - Exterior Maintenance	650	2,000	1,350	25,970	22,000	(3,970)
TH - Landscape Contract	3,423	3,424	1	35,113	37,664	2,551
TH - Landscape Mulch/Needles		515	515	6,370	5,665	(705)
TH - Landscape Supplies		359	359	1,523	3,949	2,426
TH - Termite Contract		109	109	1,300	1,199	(101)
TOTAL Service Area - Townhomes	2,889	11,232	8,343	133,003	123,552	(9,451)

Service Area - Charleston

CH - Landscape Contract	3,097	3,159	62	31,810	34,749	2,939
CH - Landscape Supplies		438	438	2,173	4,818	2,645
CH - Landscape Mulch/Needles		407	407	4,810	4,477	(333)
TOTAL Service Area - Charleston	3,097	4,004	907	38,793	44,044	5,251

Service Area - Garden

Garden - Landscape Contract	2,544	2,605	61	26,280	28,655	2,375
Garden - Landscape Supplies		414	414	1,574	4,554	2,980
Garden - Landscape Mulch/Needles		488	488	6,440	5,368	(1,072)
TOTAL Service Area - Garden	2,544	3,507	963	34,294	38,577	4,283

Service Area - Live/Work

L/W - Insurance		800	800	5,980	8,800	2,820
L/W - Exterior Maintenance		550	550		6,050	6,050
L/W - Landscape Contract	200	200		2,200	2,200	

	<u>November 2022</u>			<u>January to November</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
L/W - Landscape Mulch/Needles		55	55	585	605	20
L/W - Landscape Supplies		36	36	147	396	249
L/W - Fire Protection		125	125	743	1,375	632
L/W - Termite Contract		21	21	245	231	(14)
TOTAL Service Area - Live/Work	200	1,787	1,587	9,900	19,657	9,757
Service Area - Barn						
Barn - Maintenance	21,023	300	(20,723)	24,049	3,300	(20,749)
Barn - Insurance		365	365		4,015	4,015
Barn - Termite Contract		22	22	260	242	(18)
TOTAL Service Area - Barn	21,023	687	(20,336)	24,309	7,557	(16,752)
Administrative						
Management Fees	3,500	3,475	(25)	39,409	38,225	(1,184)
Administrative Fees	2,333	280	(2,053)	9,220	3,080	(6,140)
Accounting Fees		42	42		462	462
Legal Fees		500	500	3,377	5,500	2,123
Legal - Collections		250	250	1,478	2,750	1,272
Legal - Litigation		83	83		913	913
Professional Fees		50	50		550	550
Office - Miscellaneous		100	100	2,921	1,100	(1,821)
Postage & Supplies		550	550	1,107	6,050	4,943
Insurance Premiums	10,167	990	(9,177)	24,458	10,890	(13,568)
Taxes				365		(365)
Amenity Cards	(30)	40	70	2,050	440	(1,610)
Website	129	400	271	2,948	4,400	1,452
Bad Debt				(703)		703
TOTAL Administrative	16,099	6,760	(9,339)	86,630	74,360	(12,270)
Pool						
Pool - Contract		4,084	4,084	57,966	44,924	(13,042)
Pool - Repairs		550	550	2,466	6,050	3,584
Pool - Key Charges				(10)		10
Pool - Supplies		300	300	1,517	3,300	1,783
Pool - Permit		46	46	600	506	(94)
Pool - Furniture/Accessories		300	300	67	3,300	3,233
Pool - Phone	81	38	(43)	410	418	8
TOTAL Pool	81	5,318	5,237	63,016	58,498	(4,518)
Clubhouse						
Clubhouse - Pest Control		42	42		462	462
Clubhouse - Repairs & Maint.		500	500	15,314	5,500	(9,814)

	<u>November 2022</u>			<u>January to November</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Clubhouse - Cleaning	795	430	(365)	7,682	4,730	(2,952)
Clubhouse - Supplies	390	100	(290)	3,142	1,100	(2,042)
Clubhouse - Termite Contract		21	21	250	231	(19)
Clubhouse - Cable	13	25	12	138	275	137
Clubhouse - Card Reader Maint.	357	200	(157)	4,970	2,200	(2,770)
Fitness Center - Equipment		750	750	3,349	8,250	4,901
Storage Building		150	150	550	1,650	1,100
TOTAL Clubhouse	1,555	2,218	663	35,395	24,398	(10,997)
Security Services						
UCSO Patrol Services	127	1,400	1,273	13,567	15,400	1,833
TOTAL Security Services	127	1,400	1,273	13,567	15,400	1,833
Utilities						
Electricity	536	2,000	1,464	20,705	22,000	1,295
Gas	98	251	153	2,096	2,761	665
Water & Sewer	6,796	3,300	(3,496)	46,238	36,300	(9,938)
Stormwater Fee		500	500	4,589	5,500	911
TOTAL Utilities	7,430	6,051	(1,379)	73,628	66,561	(7,067)
Social						
Social Committee	284	1,667	1,383	8,807	18,337	9,530
TOTAL Social	284	1,667	1,383	8,807	18,337	9,530
Landscape						
Landscape - Contract	5,900	5,650	(250)	52,070	62,150	10,080
Landscape - Trees		1,500	1,500	6,155	16,500	10,345
Landscape - Irrigation Equip/Repairs		420	420	3,327	4,620	1,293
Landscape - Miscellaneous	915	322	(593)	7,074	3,542	(3,532)
Landscape - Street Tree Maint.				400		(400)
Landscape - Supplies		625	625	3,949	6,875	2,926
Landscape - Flowers		442	442	2,772	4,862	2,090
Landscape - Mulch	50	2,375	2,325	27,480	26,125	(1,355)
Pond - Contract/Maintenance	875	1,100	225	13,209	12,100	(1,109)
Nature Trails	3,115	1,000	(2,115)	9,065	11,000	1,935
TOTAL Landscape	10,855	13,434	2,579	125,501	147,774	22,273
Maintenance						
Sidewalks/Streets - Repair & Installation		2,000	2,000	6,146	22,000	15,854
Miscellaneous Signs		200	200	276	2,200	1,924
Common Area Maintenance	1,373		(1,373)	5,765		(5,765)
General Maintenance	432	3,900	3,468	14,257	42,900	28,643

	<u>November 2022</u>			<u>January to November</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Gazebo Park		75	75	1,750	825	(925)
Rec Maintenance	55	2,000	1,945	1,931	22,000	20,069
Termite Contract						
Insect Treatment						
Alley Maintenance		900	900	2,160	9,900	7,740
TOTAL Maintenance	1,860	9,075	7,215	32,285	99,825	67,540
Insurance Claim Repairs				86,999		(86,999)
Bank Fees	18		(18)	92		(92)
General Maintenance				14,465		(14,465)
Security - Pool, Clubhouse, Fitness Center				16,175		(16,175)
Reserves-Misc.				6,320		(6,320)
Bank Fees	20		(20)	20		(20)
Total Operating Expenses	73,941	74,276	335	874,043	817,036	(57,007)
Net Income	32,780	(1)	32,781	23,206	(11)	23,217