



December 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

12/31/2022

Assets

Accounts Receivable	27,924.36
105000.00 - Allowance for Doubtful Accounts	(6,444.28)
Operating Accounts	
100000.00 - *DO NOT USE* Bonterra Village Operating FCB x3839	(474.34)
100003.00 - Bonterra Village Operating FCB x9324	(62.50)
103000.00 - Bonterra Village Social Committee Fund FCB x0133	547.24
146000.00 - Bonterra Village Operating Alliance x3908	151,642.76
TOTAL Operating Accounts	151,653.16
Reserve/Investment Accounts	
101000.00 - Bonterra Village Reserve FCB x9561	(4.78)
147000.00 - Bonterra Village Reserve Alliance x5389	335,186.45
100503.00 - Merrill Lynch Reserve Investment - BANK DEPOSIT PROGRAM	10,772.74
100505.00 - Merrill Lynch Reserve Investment - Mutual Fund (ISHARES US TREASUR	205,661.44
100506.00 - Merrill Lynch Reserve Investment - CD (BEAL BANK)	124,088.04
100508.00 - Merrill Lynch Reserve Investment - CD (KEY BANK)	125,111.25
100509.00 - Merrill Lynch Reserve Investment - CD (BANK OF CHINA)	125,138.75
100510.00 - Merrill Lynch Reserve Investment - CD (MIZRAHI TEFAHOT BANK)	125,087.50
TOTAL Reserve/Investment Accounts	1,051,041.39
Transitory Accounts	
100001.00 - Automated Cash Handling	500.00
TOTAL Transitory Accounts	500.00
Total Assets	1,224,674.63

Liabilities

Prepaid Accounts Receivable	78,044.11
Accounts Payable - Net Total	29,874.72
200000.00 - Cert Fee to Cedar	400.00
200200.00 - Market Fluctuation	(64,558.69)
210600.00 - FCB/Alliance Transition Fund	62.41
Total Liabilities	43,822.55

Net Worth

Bonterra Village Homeowners Association, LLC

Balance Sheet

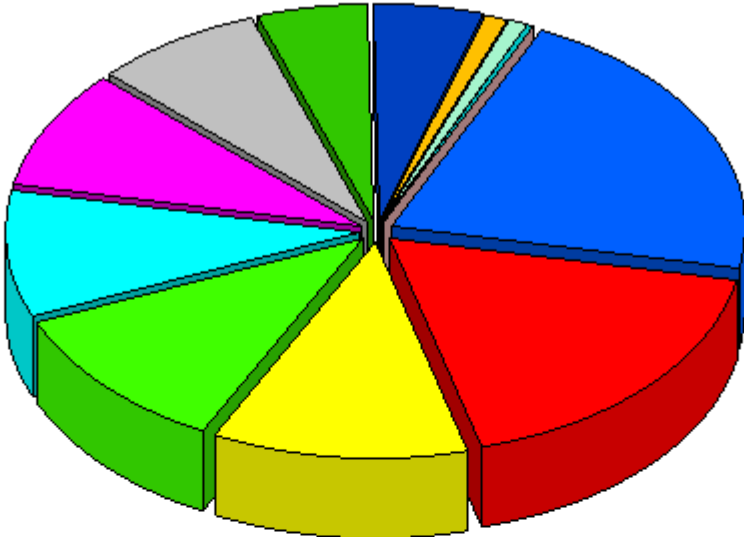
12/31/2022

600000.00 - Current Operations Fund	242,667.96
600100.00 - Reserve Fund - Sidewalk/Street Trees	1,201.01
600101.00 - Reserve Fund - Barn	25,536.15
600102.00 - Reserve Fund - BioPonds	58,076.09
600103.00 - Reserve Fund - Alley	233,604.73
600104.00 - Reserve Fund - Recreation	61,539.20
600105.00 - Reserve Fund - Misc	33,823.09
600107.00 - Reserve Fund - Townhome	80,967.58
600108.00 - Reserve Fund - Building L/W	14,509.05
600110.00 - Reserve Fund- Common Area Development	383,058.44
Net Income	45,868.78
<u>Total Net Worth</u>	<u>1,180,852.08</u>
<u>Total Net Worth and Liabilities</u>	<u>1,224,674.63</u>

Bonterra Village Homeowners Association, LLC

Expense Distribution Pie Chart for the Period

From 12/01/2022 to 12/31/2022



Landscape	16.0%
Service Area - Patio	13.4%
Administrative	9.0%
Service Area - Townhomes	8.4%
Service Area - Charleston	7.1%
Utilities	6.8%
Service Area - Garden	5.8%
Social	3.8%
Clubhouse	3.8%
Security Services	1.0%
Service Area - Live/Work	0.6%
400712.00 - Bank Fees	0.1%
426500.00 - Phone/Internet	0.0%
Maintenance	0.0%
Others	(24.1)%
Total:	100.0%

Bonterra Village Homeowners Association, LLC

Income and Expense Comparative Statement

From : 12/01/2022 to 12/31/2022

	<u>December 2022</u>			<u>January to December</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Revenues						
Operating Income						
General Assessments	65,772	65,664	(108)	787,012	787,968	956
Patio Home Assessments	7,161	7,161		85,778	85,932	154
Townhome Assessments	14,508	14,508		174,096	174,096	
Charleston Assessments	4,026	4,026		48,312	48,312	
Garden Assessments	3,504	3,504		42,048	42,048	
Live/Work Assessments	2,550	2,550		30,600	30,600	
Barn Lease Assessments		350	350	6,000	4,200	(1,800)
Capital Contributions - New Homes	900		(900)	900		(900)
Capital Contributions - Resales	450	300	(150)	6,300	3,600	(2,700)
TOTAL Operating Income	98,871	98,063	(808)	1,181,046	1,176,756	(4,290)
Other Income						
Pool Income				30		(30)
Late Fee Income	200	212	12	11,992	2,500	(9,492)
Late Interest Income	2		(2)	41		(41)
Fine Income		38	38	200	500	300
NSF Fee	87		(87)	903		(903)
Pool Key Charge	50	10	(40)	800	120	(680)
Clubhouse Income	575	250	(325)	8,000	3,000	(5,000)
TOTAL Other Income	914	510	(404)	21,966	6,120	(15,846)
Interest						
CD/Stock Interest	893	250	(643)	8,659	3,000	(5,659)
Reserve Interest - Current	148		(148)	583		(583)
TOTAL Interest	1,041	250	(791)	9,242	3,000	(6,242)
Reserve Allocation						
RES Trans - Sidewalk/Street Trees	(5,000)	(2,500)	2,500	(30,000)	(30,000)	
RES Trans - Barn	(3,334)	(1,663)	1,671	(20,004)	(20,000)	4
RES Trans - Ponds	(6,000)	(3,000)	3,000	(36,000)	(36,000)	
RES Trans - Recreation	(5,000)	(2,500)	2,500	(30,000)	(30,000)	
RES Trans - Misc. Reserve	(4,084)	(2,046)	2,038	(33,325)	(24,508)	8,817
RES Trans - Alley Reserve	(3,000)	(1,500)	1,500	(18,000)	(18,000)	
RES Trans - Townhomes	(6,434)	(3,217)	3,217	(38,604)	(38,604)	

	<u>December 2022</u>			<u>January to December</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
RES Trans - Live/Work	(1,520)	(760)	760	(9,120)	(9,120)	
RES Trans - Common Area Development	(14,724)	(7,362)	7,362	(154,904)	(88,344)	66,560
TOTAL Reserve Allocation	(49,096)	(24,548)	24,548	(369,957)	(294,576)	75,381
Collection Fees				1,995		(1,995)
Insurance Claim Reimbursements				84,065		(84,065)
CD Dividends Earned				17,159		(17,159)
Misc Income				3,463		(3,463)
Operating Interest Income	454		(454)	456		(456)
Total Revenues	52,184	74,275	22,091	949,435	891,300	(58,135)

Operating Expenses

Service Area - Patio

Patio - Landscape Contract	11,718	5,977	(5,741)	71,148	71,724	576
Patio - Landscape Supplies		563	563	3,062	6,756	3,694
Patio - Landscape Mulch/Needles		596	596	8,352	7,152	(1,200)
TOTAL Service Area - Patio	11,718	7,136	(4,582)	82,562	85,632	3,070

Service Area - Townhomes

TH - Insurance Expense		4,825	4,825	61,547	57,900	(3,647)
TH - Exterior Maintenance	442	2,000	1,558	26,412	24,000	(2,412)
TH - Landscape Contract	6,847	3,424	(3,423)	41,959	41,088	(871)
TH - Landscape Mulch/Needles		515	515	6,370	6,180	(190)
TH - Landscape Supplies		359	359	1,523	4,308	2,785
TH - Termite Contract		109	109	1,300	1,308	8
TOTAL Service Area - Townhomes	7,289	11,232	3,943	139,111	134,784	(4,327)

Service Area - Charleston

CH - Landscape Contract	6,194	3,159	(3,035)	38,004	37,908	(96)
CH - Landscape Supplies		438	438	2,173	5,256	3,083
CH - Landscape Mulch/Needles		407	407	4,810	4,884	74
TOTAL Service Area - Charleston	6,194	4,004	(2,190)	44,987	48,048	3,061

Service Area - Garden

Garden - Landscape Contract	5,088	2,605	(2,483)	31,368	31,260	(108)
Garden - Landscape Supplies		414	414	1,574	4,968	3,394
Garden - Landscape Mulch/Needles		488	488	6,440	5,856	(584)
TOTAL Service Area - Garden	5,088	3,507	(1,581)	39,382	42,084	2,702

Service Area - Live/Work

L/W - Insurance		800	800	5,980	9,600	3,620
L/W - Exterior Maintenance		550	550		6,600	6,600

	<u>December 2022</u>			<u>January to December</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
L/W - Landscape Contract	400	200	(200)	2,600	2,400	(200)
L/W - Landscape Mulch/Needles		55	55	585	660	75
L/W - Landscape Supplies		36	36	147	432	285
L/W - Fire Protection	90	125	35	833	1,500	667
L/W - Termite Contract		21	21	245	252	7
TOTAL Service Area - Live/Work	490	1,787	1,297	10,390	21,444	11,054
Service Area - Barn						
Barn - Maintenance	(21,023)	300	21,323	3,025	3,600	575
Barn - Insurance		365	365	3,714	4,380	666
Barn - Termite Contract		22	22	260	264	4
TOTAL Service Area - Barn	(21,023)	687	21,710	6,999	8,244	1,245
Administrative						
Management Fees	3,500	3,475	(25)	42,909	41,700	(1,209)
Administrative Fees	684	280	(404)	9,904	3,360	(6,544)
Accounting Fees		38	38		500	500
Legal Fees	2,615	500	(2,115)	5,992	6,000	8
Legal - Collections		250	250	1,478	3,000	1,522
Legal - Litigation		87	87		1,000	1,000
Professional Fees		50	50		600	600
Office - Miscellaneous	856	100	(756)	3,777	1,200	(2,577)
Postage & Supplies	88	550	462	1,196	6,600	5,404
Insurance Premiums		990	990	20,744	11,880	(8,864)
Taxes				365		(365)
Amenity Cards		40	40	2,050	480	(1,570)
Website	129	400	271	3,077	4,800	1,723
Bad Debt				(703)		703
TOTAL Administrative	7,872	6,760	(1,112)	90,789	81,120	(9,669)
Pool						
Pool - Contract		4,084	4,084	57,966	49,008	(8,958)
Pool - Repairs		550	550	2,466	6,600	4,134
Pool - Key Charges				(10)		10
Pool - Supplies		300	300	1,517	3,600	2,083
Pool - Permit		46	46	600	552	(48)
Pool - Furniture/Accessories		300	300	67	3,600	3,533
Pool - Phone		38	38	410	456	46
TOTAL Pool	0	5,318	5,318	63,016	63,816	800
Clubhouse						
Clubhouse - Pest Control		42	42		504	504

	<u>December 2022</u>			<u>January to December</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
Clubhouse - Repairs & Maint.		500	500	15,314	6,000	(9,314)
Clubhouse - Cleaning	795	430	(365)	8,477	5,160	(3,317)
Clubhouse - Supplies	467	100	(367)	3,608	1,200	(2,408)
Clubhouse - Termite Contract		21	21	250	252	2
DO NOT USE Clubhouse - Cable	13	25	12	151	300	149
Clubhouse - Card Reader Maint.	2,023	200	(1,823)	6,993	2,400	(4,593)
Fitness Center - Equipment		750	750	3,349	9,000	5,651
Storage Building		150	150	550	1,800	1,250
TOTAL Clubhouse	3,298	2,218	(1,080)	38,692	26,616	(12,076)
Security Services						
UCSO Patrol Services	882	1,400	518	14,449	16,800	2,351
TOTAL Security Services	882	1,400	518	14,449	16,800	2,351
Utilities						
Electricity	452		(452)	452		(452)
DO NOT USE Electricity	1,176	2,000	824	21,881	24,000	2,119
DO NOT USE Gas		251	251	2,096	3,012	916
DO NOT USE Water & Sewer	4,300	3,300	(1,000)	50,556	39,600	(10,956)
Stormwater Fee		500	500	4,589	6,000	1,411
TOTAL Utilities	5,928	6,051	123	79,574	72,612	(6,962)
Social						
DO NOT USE Social Committee	3,319	1,663	(1,656)	12,126	20,000	7,874
TOTAL Social	3,319	1,663	(1,656)	12,126	20,000	7,874
Landscape						
Landscape - Contract	11,800	5,650	(6,150)	63,870	67,800	3,930
DO NOT USE Landscape - Trees		1,500	1,500	6,155	18,000	11,845
Landscape - Irrigation Equip/Repairs		420	420	3,327	5,040	1,713
Landscape - Miscellaneous		318	318	7,074	3,860	(3,214)
Landscape - Street Tree Maint.				400		(400)
Landscape - Supplies		625	625	3,949	7,500	3,551
Landscape - Flowers		438	438	2,772	5,300	2,528
Landscape - Mulch		2,375	2,375	27,480	28,500	1,020
Pond - Contract/Maintenance	2,142	1,100	(1,042)	15,351	13,200	(2,151)
Nature Trails		1,000	1,000	9,065	12,000	2,935
TOTAL Landscape	13,942	13,426	(516)	139,443	161,200	21,757
Maintenance						
Sidewalks/Streets - Repair & Installation		2,000	2,000	6,146	24,000	17,854
Miscellaneous Signs		200	200	276	2,400	2,124

	<u>December 2022</u>			<u>January to December</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
DO NOT USE Common Area Maintenance	(7,669)		7,669			
General Maintenance	7,669	3,900	(3,769)	20,022	46,800	26,778
Gazebo Park		75	75	1,750	900	(850)
Rec Maintenance		2,000	2,000	1,931	24,000	22,069
Termite Contract						
Insect Treatment						
Alley Maintenance		900	900	2,160	10,800	8,640
TOTAL Maintenance	<u>0</u>	<u>9,075</u>	<u>9,075</u>	<u>32,285</u>	<u>108,900</u>	<u>76,615</u>
Insurance Claim Repairs				86,999		(86,999)
Bank Fees	112		(112)	205		(205)
Security - Pool, Clubhouse, Fitness Center				16,175		(16,175)
Phone/Internet	40		(40)	40		(40)
Reserves-Misc.				6,320		(6,320)
Bank Fees				20		(20)
Total Operating Expenses	<u>45,149</u>	<u>74,264</u>	<u>29,115</u>	<u>903,564</u>	<u>891,300</u>	<u>(12,264)</u>
Net Income	<u>7,035</u>	<u>11</u>	<u>7,024</u>	<u>45,871</u>	<u>0</u>	<u>45,871</u>