

January 2023  
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

01/31/2023

### Assets

<b>Accounts Receivable</b>	<b>23,677.25</b>
<b>105000.00 - Allowance for Doubtful Accounts</b>	<b>(5,438.40)</b>
<b>Operating Accounts</b>	
100000.00 - *DO NOT USE* Bonterra Village Operating FCB x3839	<b>(4,018.88)</b>
100003.00 - Bonterra Village Operating FCB x9324	<b>(62.50)</b>
103000.00 - Bonterra Village Social Committee Fund FCB x0133	<b>539.74</b>
146000.00 - Bonterra Village Operating Alliance x3908	<b>202,944.56</b>
<b>TOTAL Operating Accounts</b>	<b>199,402.92</b>
<b>Reserve/Investment Accounts</b>	
147000.00 - Bonterra Village Reserve Alliance x5389	<b>335,766.17</b>
100503.00 - Merrill Lynch Reserve Investment - BANK DEPOSIT PROGRAM	<b>10,772.84</b>
100505.00 - Merrill Lynch Reserve Investment - Mutual Fund (ISHARES US TREASUR	<b>211,183.16</b>
100506.00 - Merrill Lynch Reserve Investment - CD (BEAL BANK)	<b>123,933.04</b>
100508.00 - Merrill Lynch Reserve Investment - CD (KEY BANK)	<b>124,952.50</b>
100509.00 - Merrill Lynch Reserve Investment - CD (BANK OF CHINA)	<b>124,961.25</b>
100510.00 - Merrill Lynch Reserve Investment - CD (MIZRAHI TEFAHOT BANK)	<b>124,921.25</b>
<b>TOTAL Reserve/Investment Accounts</b>	<b>1,056,490.21</b>
<b>Transitory Accounts</b>	
100400.00 - ACH Transitory Account	<b>81.00</b>
<b>TOTAL Transitory Accounts</b>	<b>81.00</b>
<b><u>Total Assets</u></b>	<b><u>1,274,212.98</u></b>

### Liabilities

<b>Prepaid Accounts Receivable</b>	<b>110,896.28</b>
<b>Accounts Payable - Net Total</b>	<b>95,801.27</b>
<b>200000.00 - Cert Fee to Cedar</b>	<b>400.00</b>
<b>200200.00 - Market Fluctuation</b>	<b>(65,216.19)</b>
<b>200400.00 - Current Liabilities</b>	<b>200.12</b>
<b><u>Total Liabilities</u></b>	<b><u>142,081.48</u></b>

### Net Worth

<b>600000.00 - Current Operations Fund</b>	<b>288,354.74</b>
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# Bonterra Village Homeowners Association, LLC

## Balance Sheet

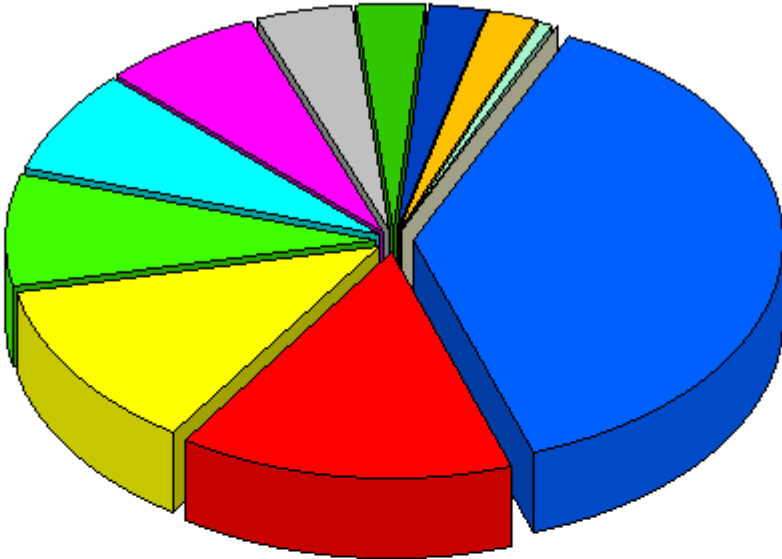
01/31/2023

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	23,463.02
600107.00 - Reserve Fund - Townhome	79,217.58
600108.00 - Reserve Fund - Building L/W	14,509.05
600110.00 - Reserve Fund- Common Area Development	353,208.44
Net Income	(6,578.51)
<b><u>Total Net Worth</u></b>	<hr/> <b>1,132,131.50</b> <hr/>
<b><u>Total Net Worth and Liabilities</u></b>	<hr/> <b>1,274,212.98</b> <hr/>

Bonterra Village Homeowners Association, LLC

Expense Distribution Pie Chart for the Period

From 01/01/2023 to 01/31/2023



Landscape	37.7%
Service Area - Townhomes	14.7%
Service Area - Patio	12.4%
Administrative	8.0%
Service Area - Garden	7.3%
Service Area - Charleston	7.0%
Clubhouse	4.3%
Pool	2.9%
Utilities	2.7%
Service Area - Live/Work	2.1%
Service Area - Barn	0.7%
Security Services	0.1%
Social	0.0%
Maintenance	0.0%
Total:	100.0%

# Bonterra Village Homeowners Association, LLC

## Income and Expense Comparative Statement

From : 01/01/2023 to 01/31/2023

<u>January 2023</u>			<u>January to January</u>		
<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>

### Revenues

#### Operating Income

380000.00 - Association Dues/Assessments	50,497	50,497		50,497	50,497	
383500.00 - Reserve Assessment	15,167	15,167		15,167	15,167	
380038.00 - Townhome Assessments	11,992	11,992		11,992	11,992	
383562.00 - Reserve Assessment - Townhomes	3,260	3,260		3,260	3,260	
380026.00 - Patio Home Assessments	7,533	7,533		7,533	7,533	
381016.00 - Charleston Assessments	4,290	4,290		4,290	4,290	
381024.00 - Live/Work Assessments	1,896	1,896		1,896	1,896	
383564.00 - Reserve Assessment - Live/Work	774	774		774	774	
381058.00 - Garden Assessments	3,744	3,744		3,744	3,744	
381045.00 - Barn Lease Assessments		368	368		368	368
383031.00 - Capital Contributions - Resales	450	300	(150)	450	300	(150)
<b>TOTAL Operating Income</b>	<b>99,603</b>	<b>99,821</b>	<b>218</b>	<b>99,603</b>	<b>99,821</b>	<b>218</b>

#### Other Income

384000.00 - Late Fee Income	1,640	200	(1,440)	1,640	200	(1,440)
384500.00 - Late Fee Interest Income	6		(6)	6		(6)
385500.00 - Fine Income		42	42		42	42
386012.00 - Clubhouse Income	800	250	(550)	800	250	(550)
386005.00 - Pool Key Charge	40	50	10	40	50	10
388000.00 - NSF Fee	102		(102)	102		(102)
<b>TOTAL Other Income</b>	<b>2,588</b>	<b>542</b>	<b>(2,046)</b>	<b>2,588</b>	<b>542</b>	<b>(2,046)</b>

#### Interest

382042.00 - CD/Stock Interest		300	300		300	300
382004.00 - Operating Interest Income	4		(4)	4		(4)
382035.00 - CD Dividends Earned	5,522		(5,522)	5,522		(5,522)
382000.00 - Reserve Interest Income	130		(130)	130		(130)
<b>TOTAL Interest</b>	<b>5,656</b>	<b>300</b>	<b>(5,356)</b>	<b>5,656</b>	<b>300</b>	<b>(5,356)</b>

<b>Total Revenues</b>	<b>107,847</b>	<b>100,663</b>	<b>(7,184)</b>	<b>107,847</b>	<b>100,663</b>	<b>(7,184)</b>
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### Operating Expenses

#### Service Area - Patio

416032.00 - Patio - Landscape Contract	5,859	5,976	117	5,859	5,976	117
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	<u>January 2023</u>			<u>January to January</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
416035.00 - Patio - Landscape Supplies		833	833		833	833
416033.00 - Patio - Landscape Mulch/Needles	8,352	696	(7,656)	8,352	696	(7,656)
<b>TOTAL Service Area - Patio</b>	<b>14,211</b>	<b>7,505</b>	<b>(6,706)</b>	<b>14,211</b>	<b>7,505</b>	<b>(6,706)</b>
<b>Service Area - Townhomes</b>						
434002.00 - TH - Insurance Expense		5,308	5,308		5,308	5,308
419135.00 - TH - Exterior Maintenance	5,520	2,000	(3,520)	5,520	2,000	(3,520)
416031.00 - TH - Landscape Contract	3,423	3,423		3,423	3,423	
416037.00 - TH - Landscape Mulch/Needles	6,500	542	(5,958)	6,500	542	(5,958)
416038.00 - TH - Landscape Supplies		600	600		600	600
416072.00 - TH - Termite Contract	1,430	120	(1,310)	1,430	120	(1,310)
<b>TOTAL Service Area - Townhomes</b>	<b>16,873</b>	<b>11,993</b>	<b>(4,880)</b>	<b>16,873</b>	<b>11,993</b>	<b>(4,880)</b>
<b>Service Area - Charleston</b>						
416039.00 - CH - Landscape Contract	3,097	3,159	62	3,097	3,159	62
416041.00 - CH - Landscape Supplies		683	683		683	683
416040.00 - CH - Landscape Mulch/Needles	4,875	406	(4,469)	4,875	406	(4,469)
<b>TOTAL Service Area - Charleston</b>	<b>7,972</b>	<b>4,248</b>	<b>(3,724)</b>	<b>7,972</b>	<b>4,248</b>	<b>(3,724)</b>
<b>Service Area - Garden</b>						
416043.00 - Garden - Landscape Contract	2,544	2,605	61	2,544	2,605	61
416047.00 - Garden - Landscape Supplies		633	633		633	633
416046.00 - Garden - Landscape Mulch/Needles	5,850	488	(5,362)	5,850	488	(5,362)
<b>TOTAL Service Area - Garden</b>	<b>8,394</b>	<b>3,726</b>	<b>(4,668)</b>	<b>8,394</b>	<b>3,726</b>	<b>(4,668)</b>
<b>Service Area - Live/Work</b>						
434011.00 - L/W - Insurance		880	880		880	880
419175.00 - L/W - Exterior Maintenance	800	550	(250)	800	550	(250)
416049.00 - L/W - Landscape Contract	200	200		200	200	
416050.00 - L/W - Landscape Mulch/Needles	650	54	(596)	650	54	(596)
416051.00 - L/W - Landscape Supplies		75	75		75	75
475064.00 - L/W - Fire Protection	444	125	(319)	444	125	(319)
416081.00 - L/W - Termite Contract	270	23	(246)	270	23	(247)
<b>TOTAL Service Area - Live/Work</b>	<b>2,364</b>	<b>1,907</b>	<b>(456)</b>	<b>2,364</b>	<b>1,907</b>	<b>(457)</b>
<b>Service Area - Barn</b>						
419146.00 - Barn - Maintenance	500	300	(200)	500	300	(200)
434023.00 - Barn - Insurance		402	402		402	402
429046.00 - Barn - Termite Contract	286	29	(257)	286	29	(257)
<b>TOTAL Service Area - Barn</b>	<b>786</b>	<b>731</b>	<b>(55)</b>	<b>786</b>	<b>731</b>	<b>(55)</b>
<b>Administrative</b>						

	<u>January 2023</u>			<u>January to January</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
473000.00 - Administrative Fees	168	294	126	168	294	126
418000.00 - Management Fees	3,675	3,675		3,675	3,675	
473050.00 - Accounting Fees		48	48		48	48
432500.00 - Legal - Collections	4,178	525	(3,653)	4,178	525	(3,653)
432503.00 - Legal Fees - Collections		263	263		263	263
432501.00 - Legal - Litigation		88	88		88	88
432527.00 - Professional Fees		53	53		53	53
473070.00 - Office - Miscellaneous	287	105	(182)	287	105	(182)
473069.00 - Postage & Supplies		578	578		578	578
434000.00 - Insurance Premiums		1,120	1,120		1,120	1,120
429000.00 - Amenity Cards		125	125		125	125
475008.00 - Website	1,862	400	(1,462)	1,862	400	(1,462)
473013.00 - Bank Fees	12		(12)	12		(12)
432512.00 - Bad Debt	(1,006)		1,006	(1,006)		1,006
<b>TOTAL Administrative</b>	<b>9,176</b>	<b>7,274</b>	<b>(1,902)</b>	<b>9,176</b>	<b>7,274</b>	<b>(1,902)</b>
<b>Pool</b>						
417005.00 - Pool - Contract	3,319	5,500	2,181	3,319	5,500	2,181
417016.00 - Pool - Repairs		550	550		550	550
417001.00 - Pool - Key Charges		500	500		500	500
417019.00 - Pool - Supplies		65	65		65	65
417013.00 - Pool - Permit		300	300		300	300
417009.00 - Pool - Furniture/Accessories		70	70		70	70
417014.00 - Pool - Phone		192	192		192	192
<b>TOTAL Pool</b>	<b>3,319</b>	<b>7,177</b>	<b>3,858</b>	<b>3,319</b>	<b>7,177</b>	<b>3,858</b>
<b>Clubhouse</b>						
416075.00 - Clubhouse - Pest Control		60	60		60	60
419155.00 - Clubhouse - Repairs & Maint.	3,175	500	(2,675)	3,175	500	(2,675)
429018.00 - Clubhouse - Cleaning	795	475	(320)	795	475	(320)
429014.00 - Clubhouse - Supplies	328	100	(228)	328	100	(228)
416084.00 - Clubhouse - Termite Contract	275	21	(254)	275	21	(254)
426502.00 - Clubhouse - Cable	13	25	12	13	25	12
473029.00 - Clubhouse - Card Reader Maint.		500	500		500	500
429069.00 - Fitness Center - Equipment	230	500	270	230	500	270
429089.00 - Social Shack	100	150	50	100	150	50
<b>TOTAL Clubhouse</b>	<b>4,916</b>	<b>2,331</b>	<b>(2,585)</b>	<b>4,916</b>	<b>2,331</b>	<b>(2,585)</b>
<b>Security Services</b>						
429002.00 - USCO Patrol Services		1,500	1,500		1,500	1,500
429034.00 - Security - Pool, Clubhouse, Fitness Ce	126		(126)	126		(126)
<b>TOTAL Security Services</b>	<b>126</b>	<b>1,500</b>	<b>1,374</b>	<b>126</b>	<b>1,500</b>	<b>1,374</b>

<u>January 2023</u>			<u>January to January</u>		
<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>

**Utilities**

426000.00 - Electricity	1,736	2,500	764	1,736	2,500	764
431500.00 - Gas	310	600	290	310	600	290
431000.00 - Water & Sewer	1,086	3,775	2,689	1,086	3,775	2,689
431023.00 - Stormwater Fee		575	575		575	575
<b>TOTAL Utilities</b>	<b>3,132</b>	<b>7,450</b>	<b>4,318</b>	<b>3,132</b>	<b>7,450</b>	<b>4,318</b>

**Social**

475013.00 - Social Committee	44	1,333	1,289	44	1,333	1,289
<b>TOTAL Social</b>	<b>44</b>	<b>1,333</b>	<b>1,289</b>	<b>44</b>	<b>1,333</b>	<b>1,289</b>

**Landscape**

416005.00 - Landscape - Contract	8,525	5,900	(2,625)	8,525	5,900	(2,625)
416020.00 - Landscape - Trees	6,050	1,500	(4,550)	6,050	1,500	(4,550)
416009.00 - Landscape - Irrigation Equip/Repairs	400	420	20	400	420	20
416013.00 - Landscape - Miscellaneous	375	840	465	375	840	465
416091.00 - Landscape - Supplies		907	907		907	907
416007.00 - Landscape - Flowers	2,772	490	(2,282)	2,772	490	(2,282)
416015.00 - Landscape - Mulch	24,050	3,250	(20,800)	24,050	3,250	(20,800)
424000.00 - Pond - Contract.Maintenance	910	1,170	260	910	1,170	260
429076.00 - Nature Trails		1,000	1,000		1,000	1,000
<b>TOTAL Landscape</b>	<b>43,082</b>	<b>15,477</b>	<b>(27,605)</b>	<b>43,082</b>	<b>15,477</b>	<b>(27,605)</b>

**Maintenance**

419048.00 - Sidewalks/Streets - Repair & Installa		1,000	1,000		1,000	1,000
429115.00 - Alley Maintenance		900	900		900	900
473071.00 - Miscellaneous Signs		200	200		200	200
419000.00 - General Maintenance		4,646	4,646		4,646	4,646
429077.00 - Gazebo Park		75	75		75	75
419121.00 - Rec. Maintenance		2,000	2,000		2,000	2,000
475088.00 - Miscellaneous Expense	29		(29)	29		(29)
<b>TOTAL Maintenance</b>	<b>29</b>	<b>8,821</b>	<b>8,792</b>	<b>29</b>	<b>8,821</b>	<b>8,792</b>

<b>Total Operating Expenses</b>	<b>114,424</b>	<b>81,473</b>	<b>(32,950)</b>	<b>114,424</b>	<b>81,473</b>	<b>(32,951)</b>
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<b>Net Income</b>	<b>(6,577)</b>	<b>19,190</b>	<b>(25,767)</b>	<b>(6,577)</b>	<b>19,190</b>	<b>(25,767)</b>
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