

February 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

02/28/2023

### Assets

<b>Accounts Receivable</b>	<b>28,403.26</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	(8.37)
100003.00 - Bonterra Village Operating FCB x9324	(62.50)
103000.00 - Bonterra Village Social Committee Fund FCB x0133	532.24
146000.00 - Bonterra Village Operating Alliance x3908	157,846.21
<b>TOTAL Operating Accounts</b>	<b>158,307.58</b>
<b>Reserve/Investment Accounts</b>	
147000.00 - Bonterra Village Reserve Alliance x5389	340,100.48
100503.00 - Merrill Lynch Reserve Investment - BANK DEPOSIT PROGRAM	11,170.21
100505.00 - Merrill Lynch Reserve Investment - Mutual Fund (ISHARES US TREASUR	205,978.26
100506.00 - Merrill Lynch Reserve Investment - CD (BEAL BANK)	123,950.40
100508.00 - Merrill Lynch Reserve Investment - CD (KEY BANK)	124,967.50
100509.00 - Merrill Lynch Reserve Investment - CD (BANK OF CHINA)	124,956.25
100510.00 - Merrill Lynch Reserve Investment - CD (MIZRAHI TEFAHOT BANK)	124,925.00
<b>TOTAL Reserve/Investment Accounts</b>	<b>1,056,048.10</b>
<b>Transitory Accounts</b>	
100400.00 - ACH Transitory Account	81.00
<b>TOTAL Transitory Accounts</b>	<b>81.00</b>
<b><u>Total Assets</u></b>	<b><u>1,237,401.54</u></b>

### Liabilities

<b>Prepaid Accounts Receivable</b>	<b>99,330.50</b>
<b>Accounts Payable - Net Total</b>	<b>25,465.66</b>
<b>200200.00 - Market Fluctuation</b>	<b>(70,426.09)</b>
<b><u>Total Liabilities</u></b>	<b><u>54,370.07</u></b>

### Net Worth

<b>600000.00 - Current Operations Fund</b>	<b>284,276.44</b>
<b>600100.00 - Reserve Fund - Sidewalk/Street Trees</b>	<b>6,201.01</b>
<b>600101.00 - Reserve Fund - Barn</b>	<b>28,469.49</b>

# Bonterra Village Homeowners Association, LLC

## Balance Sheet

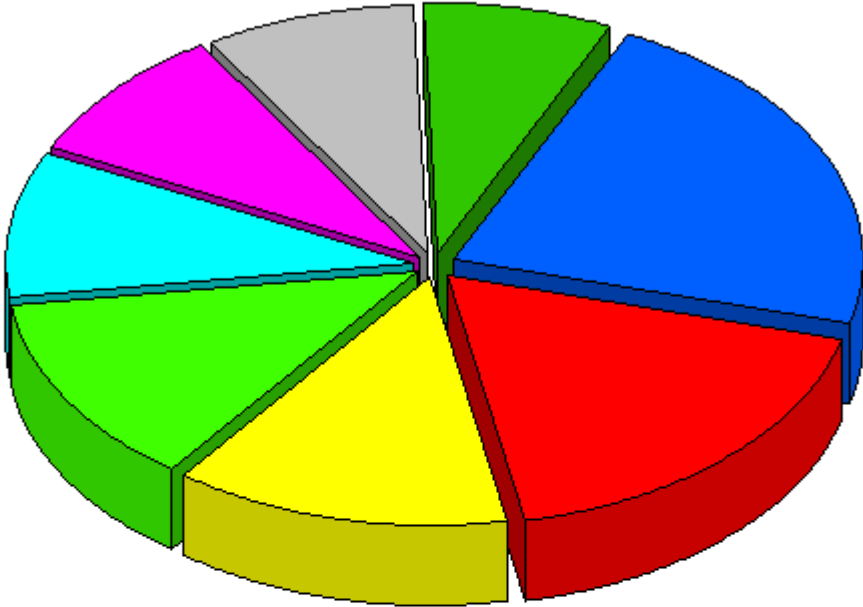
02/28/2023

600102.00 - Reserve Fund - BioPonds	64,076.09
600103.00 - Reserve Fund - Alley	228,854.73
600104.00 - Reserve Fund - Recreation	65,539.20
600105.00 - Reserve Fund - Misc	19,248.98
600107.00 - Reserve Fund - Townhome	75,887.58
600108.00 - Reserve Fund - Building L/W	16,033.05
600110.00 - Reserve Fund- Common Area Development	331,358.44
Net Income	63,086.46
<b><u>Total Net Worth</u></b>	<b><u>1,183,031.47</u></b>
<b><u>Total Net Worth and Liabilities</u></b>	<b><u>1,237,401.54</u></b>

Bonterra Village Homeowners Association, LLC

Expense Distribution Pie Chart for the Period

From 02/01/2023 to 02/28/2023



Pool	22.3%
Landscape	17.6%
Clubhouse	13.3%
Administrative	12.6%
Maintenance	9.6%
Utilities	8.9%
Service Area - Townhomes	8.3%
Service Area - Patio	7.4%
Total:	100.0%

# Bonterra Village Homeowners Association, LLC

## Income and Expense Comparative Statement

From : 02/01/2023 to 02/28/2023

<u>February 2023</u>			<u>January to February</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		100,995	100,994	(1)
383500.00 - Reserve Assessment	15,167	15,167		30,333	30,333	
380038.00 - Townhome Assessments	11,992	11,992		23,984	23,984	
383562.00 - Reserve Assessment - Townhomes	3,260	3,260		6,520	6,520	
380026.00 - Patio Home Assessments	7,533	7,533		15,066	15,066	
381016.00 - Charleston Assessments	4,290	4,290		8,580	8,580	
381024.00 - Live/Work Assessments	1,896	1,896		3,792	3,792	
383564.00 - Reserve Assessment - Live/Work	774	774		1,548	1,548	
381058.00 - Garden Assessments	3,744	3,744		7,488	7,488	
381045.00 - Barn Lease Assessments		368	368		736	736
383031.00 - Capital Contributions - Resales	150	300	150	600	600	
<b>TOTAL Operating Income</b>	<b>99,303</b>	<b>99,821</b>	<b>518</b>	<b>198,906</b>	<b>199,641</b>	<b>735</b>

#### Other Income

384000.00 - Late Fee Income	1,940	200	(1,740)	3,580	400	(3,180)
384500.00 - Late Fee Interest Income	7		(7)	13		(13)
385500.00 - Fine Income		42	42		84	84
386012.00 - Clubhouse Income		250	250	800	500	(300)
386005.00 - Pool Key Charge	30	50	20	70	100	30
388000.00 - NSF Fee	144		(144)	246		(246)
<b>TOTAL Other Income</b>	<b>2,121</b>	<b>542</b>	<b>(1,579)</b>	<b>4,709</b>	<b>1,084</b>	<b>(3,625)</b>

#### Interest

382042.00 - CD/Stock Interest	433	300	(133)	434	600	166
382004.00 - Operating Interest Income	4		(4)	8		(8)
382035.00 - CD Dividends Earned				5,522		(5,522)
382000.00 - Reserve Interest Income	106		(106)	236		(236)
<b>TOTAL Interest</b>	<b>543</b>	<b>300</b>	<b>(243)</b>	<b>6,200</b>	<b>600</b>	<b>(5,600)</b>

<b>Total Revenues</b>	<b>101,967</b>	<b>100,663</b>	<b>(1,304)</b>	<b>209,815</b>	<b>201,325</b>	<b>(8,490)</b>
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### Operating Expenses

#### Service Area - Patio

416032.00 - Patio - Landscape Contract	2,600	5,976	3,376	8,459	11,952	3,493
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	<u>February 2023</u>			<u>January to February</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		1,666	1,666
416033.00 - Patio - Landscape Mulch/Needles		696	696	8,352	1,392	(6,960)
<b>TOTAL Service Area - Patio</b>	<b>2,600</b>	<b>7,505</b>	<b>4,905</b>	<b>16,811</b>	<b>15,010</b>	<b>(1,801)</b>
<b>Service Area - Townhomes</b>						
434002.00 - TH - Insurance Expense		5,308	5,308		10,616	10,616
419135.00 - TH - Exterior Maintenance	2,890	2,000	(890)	8,410	4,000	(4,410)
416031.00 - TH - Landscape Contract		3,423	3,423	3,423	6,846	3,423
416037.00 - TH - Landscape Mulch/Needles		542	542	6,500	1,084	(5,416)
416038.00 - TH - Landscape Supplies		600	600		1,200	1,200
416072.00 - TH - Termite Contract		120	120	1,430	240	(1,190)
<b>TOTAL Service Area - Townhomes</b>	<b>2,890</b>	<b>11,993</b>	<b>9,103</b>	<b>19,763</b>	<b>23,986</b>	<b>4,223</b>
<b>Service Area - Charleston</b>						
416039.00 - CH - Landscape Contract		3,159	3,159	3,097	6,318	3,221
416041.00 - CH - Landscape Supplies		683	683		1,366	1,366
416040.00 - CH - Landscape Mulch/Needles		406	406	4,875	812	(4,063)
<b>TOTAL Service Area - Charleston</b>	<b>0</b>	<b>4,248</b>	<b>4,248</b>	<b>7,972</b>	<b>8,496</b>	<b>524</b>
<b>Service Area - Garden</b>						
416043.00 - Garden - Landscape Contract		2,605	2,605	2,544	5,210	2,666
416047.00 - Garden - Landscape Supplies		633	633		1,266	1,266
416046.00 - Garden - Landscape Mulch/Needles		487	487	5,850	975	(4,875)
<b>TOTAL Service Area - Garden</b>	<b>0</b>	<b>3,725</b>	<b>3,725</b>	<b>8,394</b>	<b>7,451</b>	<b>(943)</b>
<b>Service Area - Live/Work</b>						
434011.00 - L/W - Insurance		880	880		1,760	1,760
419175.00 - L/W - Exterior Maintenance		550	550	800	1,100	300
416049.00 - L/W - Landscape Contract		200	200	200	400	200
416050.00 - L/W - Landscape Mulch/Needles		54	54	650	108	(542)
416051.00 - L/W - Landscape Supplies		75	75		150	150
475064.00 - L/W - Fire Protection		125	125	444	250	(194)
416081.00 - L/W - Termite Contract		23	23	270	46	(224)
<b>TOTAL Service Area - Live/Work</b>	<b>0</b>	<b>1,907</b>	<b>1,907</b>	<b>2,364</b>	<b>3,814</b>	<b>1,450</b>
<b>Service Area - Barn</b>						
419146.00 - Barn - Maintenance		300	300	500	600	100
434023.00 - Barn - Insurance		402	402		804	804
429046.00 - Barn - Termite Contract		29	29	286	58	(228)
<b>TOTAL Service Area - Barn</b>	<b>0</b>	<b>731</b>	<b>731</b>	<b>786</b>	<b>1,462</b>	<b>676</b>
<b>Administrative</b>						

	<u>February 2023</u>			<u>January to February</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
473000.00 - Administrative Fees	594	294	(300)	762	588	(174)
418000.00 - Management Fees	3,675	3,675		7,350	7,350	
473050.00 - Accounting Fees		48	48		96	96
432500.00 - Legal - Collections		525	525	4,178	1,050	(3,128)
432503.00 - Legal Fees - Collections		263	263		526	526
432501.00 - Legal - Litigation		88	88		176	176
432527.00 - Professional Fees		53	53		106	106
473070.00 - Office - Miscellaneous		105	105	287	210	(77)
473069.00 - Postage & Supplies		578	578		1,156	1,156
434000.00 - Insurance Premiums		1,120	1,120		2,240	2,240
429000.00 - Amenity Cards		125	125		250	250
475008.00 - Website	129	400	271	1,990	800	(1,190)
473013.00 - Bank Fees	8		(8)	20		(20)
432512.00 - Bad Debt				(1,006)		1,006
<b>TOTAL Administrative</b>	<b>4,406</b>	<b>7,274</b>	<b>2,868</b>	<b>13,581</b>	<b>14,548</b>	<b>967</b>
<b>Pool</b>						
417005.00 - Pool - Contract	6,638	5,500	(1,138)	9,958	11,000	1,042
417016.00 - Pool - Repairs	480	550	70	480	1,100	620
417001.00 - Pool - Key Charges	10	500	490	10	1,000	990
417019.00 - Pool - Supplies		65	65		130	130
417013.00 - Pool - Permit	650	300	(350)	650	600	(50)
417009.00 - Pool - Furniture/Accessories		70	70		140	140
417014.00 - Pool - Phone		192	192		384	384
<b>TOTAL Pool</b>	<b>7,778</b>	<b>7,177</b>	<b>(601)</b>	<b>11,098</b>	<b>14,354</b>	<b>3,256</b>
<b>Clubhouse</b>						
416075.00 - Clubhouse - Pest Control		60	60		120	120
419155.00 - Clubhouse - Repairs & Maint.	2,346	500	(1,846)	5,521	1,000	(4,521)
429018.00 - Clubhouse - Cleaning	795	475	(320)	1,590	950	(640)
429014.00 - Clubhouse - Supplies	432	100	(332)	760	200	(560)
416084.00 - Clubhouse - Termite Contract		21	21	275	42	(233)
426502.00 - Clubhouse - Cable	13	25	12	25	50	25
473029.00 - Clubhouse - Card Reader Maint.		500	500		1,000	1,000
429069.00 - Fitness Center - Equipment	1,060	500	(560)	1,290	1,000	(290)
429089.00 - Social Shack		150	150	100	300	200
<b>TOTAL Clubhouse</b>	<b>4,646</b>	<b>2,331</b>	<b>(2,315)</b>	<b>9,561</b>	<b>4,662</b>	<b>(4,899)</b>
<b>Security Services</b>						
429002.00 - USCO Patrol Services		1,500	1,500		3,000	3,000
429034.00 - Security - Pool, Clubhouse, Fitness Ce				126		(126)
<b>TOTAL Security Services</b>	<b>0</b>	<b>1,500</b>	<b>1,500</b>	<b>126</b>	<b>3,000</b>	<b>2,874</b>

	<u>February 2023</u>			<u>January to February</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
<b>Utilities</b>						
426000.00 - Electricity	1,915	2,500	585	3,651	5,000	1,349
431500.00 - Gas		600	600	310	1,200	890
431000.00 - Water & Sewer	1,144	3,775	2,631	2,230	7,550	5,320
431023.00 - Stormwater Fee		575	575		1,150	1,150
426500.00 - Phone/Internet	41		(41)	41		(41)
<b>TOTAL Utilities</b>	<b>3,100</b>	<b>7,450</b>	<b>4,350</b>	<b>6,232</b>	<b>14,900</b>	<b>8,668</b>
<b>Social</b>						
475013.00 - Social Committee		1,333	1,333	44	2,666	2,622
<b>TOTAL Social</b>	<b>0</b>	<b>1,333</b>	<b>1,333</b>	<b>44</b>	<b>2,666</b>	<b>2,622</b>
<b>Landscape</b>						
416005.00 - Landscape - Contract		5,900	5,900	5,900	11,800	5,900
416020.00 - Landscape - Trees	5,250	1,500	(3,750)	11,300	3,000	(8,300)
416009.00 - Landscape - Irrigation Equip/Repairs		420	420	400	840	440
416013.00 - Landscape - Miscellaneous		840	840	375	1,680	1,305
416091.00 - Landscape - Supplies		907	907		1,814	1,814
416007.00 - Landscape - Flowers		490	490	2,772	980	(1,792)
416015.00 - Landscape - Mulch		3,250	3,250	24,050	6,500	(17,550)
424000.00 - Pond - Contract.Maintenance	910	1,170	260	1,820	2,340	520
429076.00 - Nature Trails		1,000	1,000		2,000	2,000
<b>TOTAL Landscape</b>	<b>6,160</b>	<b>15,477</b>	<b>9,317</b>	<b>46,617</b>	<b>30,954</b>	<b>(15,663)</b>
<b>Maintenance</b>						
419048.00 - Sidewalks/Streets - Repair & Installa		1,000	1,000		2,000	2,000
429115.00 - Alley Maintenance		900	900		1,800	1,800
473071.00 - Miscellaneous Signs		200	200		400	400
419000.00 - General Maintenance	2,512	4,646	2,134	2,512	9,292	6,780
429077.00 - Gazebo Park		75	75		150	150
419121.00 - Rec. Maintenance		2,000	2,000		4,000	4,000
434024.00 - Common Area Maintenance	836		(836)	836		(836)
475088.00 - Miscellaneous Expense				29		(29)
<b>TOTAL Maintenance</b>	<b>3,348</b>	<b>8,821</b>	<b>5,473</b>	<b>3,377</b>	<b>17,642</b>	<b>14,265</b>
<b>Total Operating Expenses</b>	<b>34,928</b>	<b>81,472</b>	<b>46,544</b>	<b>146,726</b>	<b>162,945</b>	<b>16,219</b>
<b>Net Income</b>	<b>67,039</b>	<b>19,191</b>	<b>47,848</b>	<b>63,089</b>	<b>38,380</b>	<b>24,709</b>