



March 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

03/31/2023

Assets

Accounts Receivable	19,246.47
105000.00 - Allowance for Doubtful Accounts	(5,438.40)
Operating Accounts	
100000.00 - *DO NOT USE* Bonterra Village Operating FCB x3839	(40.73)
103000.00 - Bonterra Village Social Committee Fund FCB x0133	524.74
146000.00 - Bonterra Village Operating Alliance x3908	181,460.82
TOTAL Operating Accounts	181,944.83
Reserve/Investment Accounts	
147000.00 - Bonterra Village Reserve Alliance x5389	24,853.32
100503.00 - Merrill Lynch Reserve Investment - BANK DEPOSIT PROGRAM	11,536.81
100505.00 - Merrill Lynch Reserve Investment - Mutual Fund (ISHARES US TREASUR	250,428.93
100506.00 - Merrill Lynch Reserve Investment - CD (BEAL BANK) 5/17/23	124,000.00
100508.00 - Merrill Lynch Reserve Investment - CD (KEY BANK) 5/15/23	125,000.00
100509.00 - Merrill Lynch Reserve Investment - CD (BANK OF CHINA) 5/30/23	125,000.00
100510.00 - Merrill Lynch Reserve Investment - CD (MIZRAHI TEFAHOT BANK) 5/3	125,000.00
147800.00 - Bonterra Village HOA Alliance Reserve ICS x5672	325,004.00
TOTAL Reserve/Investment Accounts	1,110,823.06
Total Assets	1,306,575.96

Liabilities

Prepaid Accounts Receivable	100,262.82
Accounts Payable - Net Total	41,418.90
Total Liabilities	141,681.72

Net Worth

600000.00 - Current Operations Fund	244,871.03
600100.00 - Reserve Fund - Sidewalk/Street Trees	8,701.01
600101.00 - Reserve Fund - Barn	13,166.16
600102.00 - Reserve Fund - BioPonds	67,076.09
600103.00 - Reserve Fund - Alley	230,354.73
600104.00 - Reserve Fund - Recreation	67,539.20
600105.00 - Reserve Fund - Misc	19,748.98

Bonterra Village Homeowners Association, LLC

Balance Sheet

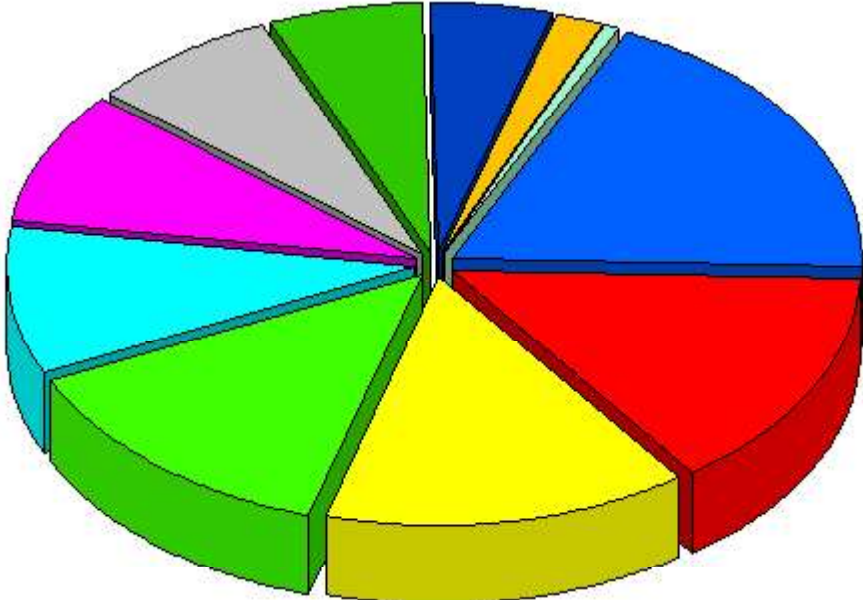
03/31/2023

600107.00 - Reserve Fund - Townhome	79,147.58
600108.00 - Reserve Fund - Building L/W	6,795.05
600110.00 - Reserve Fund- Common Area Development	335,358.44
Net Income	92,135.97
<u>Total Net Worth</u>	<u>1,164,894.24</u>
<u>Total Net Worth and Liabilities</u>	<u>1,306,575.96</u>

Bonterra Village Homeowners Association, LLC

Expense Distribution Pie Chart for the Period

From 03/01/2023 to 03/31/2023



Landscape	18.5%
Service Area - Townhomes	14.6%
Service Area - Patio	14.3%
Pool	13.8%
Administrative	9.2%
Utilities	8.6%
Service Area - Charleston	7.7%
Service Area - Garden	6.0%
Clubhouse	4.8%
Maintenance	1.9%
Service Area - Live/Work	0.6%
Total:	100.0%

Bonterra Village Homeowners Association, LLC

Income and Expense Comparative Statement

From : 03/01/2023 to 03/31/2023

	<u>March 2023</u>			<u>January to March</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
<u>Revenues</u>						
380000.00 - Association Dues/Assessments	50,269	50,497	228	151,264	151,491	227
380026.00 - Patio Home Assessments	7,533	7,533		22,599	22,599	
380038.00 - Townhome Assessments	11,992	11,992		35,976	35,976	
381016.00 - Charleston Assessments	4,290	4,290		12,870	12,870	
381024.00 - Live/Work Assessments	1,896	1,896		5,688	5,688	
381045.00 - Barn Lease Assessments	1,550	368	(1,182)	1,550	1,104	(446)
381058.00 - Garden Assessments	3,744	3,744		11,232	11,232	
382000.00 - Reserve Interest Income	118		(118)	354		(354)
382004.00 - Operating Interest Income	4		(4)	13		(13)
382035.00 - CD Dividends Earned	366		(366)	764		(764)
382042.00 - CD/Stock Interest		300	300		900	900
383031.00 - Capital Contributions - Resales	150	300	150	750	900	150
383500.00 - Reserve Assessment	15,167	15,167		45,500	45,500	
383562.00 - Reserve Assessment - Townhomes	3,260	3,260		9,780	9,780	
383564.00 - Reserve Assessment - Live/Work	774	774		2,322	2,322	
384000.00 - Late Fee Income	940	200	(740)	4,520	600	(3,920)
384500.00 - Late Fee Interest Income	(5)		5	7		(7)
385000.00 - Capital Contribution	300		(300)	300		(300)
385500.00 - Fines		42	42		126	126
386005.00 - Pool Key Charge	370	50	(320)	440	150	(290)
386012.00 - Clubhouse Income	1,384	250	(1,134)	2,184	750	(1,434)
388000.00 - NSF Fees	123		(123)	369		(369)
389000.00 - Other Income	570		(570)	570		(570)
Total Revenues	104,795	100,663	(4,132)	309,052	301,988	(7,064)

Expenses

416005.00 - Landscape Contract	5,900	5,900		11,800	17,700	5,900
416007.00 - Landscape - Flowers		490	490	2,772	1,470	(1,302)
416009.00 - Landscape Irrigation/Equipment Repairs		420	420	400	1,260	860
416013.00 - Landscape Miscellaneous		840	840	375	2,520	2,145
416015.00 - Landscape - Mulch	595	3,250	2,655	24,645	9,750	(14,895)
416020.00 - Landscape - Trees		1,500	1,500	11,300	4,500	(6,800)
416031.00 - TH - Landscape Contract	3,423	3,423		6,847	10,269	3,422
416032.00 - Patio - Landscape Contract	5,859	5,976	117	14,318	17,928	3,610
416033.00 - Patio - Landscape Mulch/Needles		696	696	8,352	2,088	(6,264)

	<u>March 2023</u>			<u>January to March</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
416035.00 - Patio - Landscape Supplies	992	833	(159)	992	2,499	1,507
416037.00 - TH - Landscape Mulch/Needles		542	542	6,500	1,626	(4,874)
416038.00 - TH - Landscape Supplies	448	600	152	448	1,800	1,352
416039.00 - CH - Landscape Contract	3,097	3,159	62	6,194	9,477	3,283
416040.00 - CH - Landscape Mulch/Needles		406	406	4,875	1,218	(3,657)
416041.00 - CH - Landscape Supplies	576	683	107	576	2,049	1,473
416043.00 - Garden - Landscape Contract	2,544	2,605	61	5,088	7,815	2,727
416046.00 - Garden - Landscape Mulch/Needles		488	488	5,850	1,463	(4,387)
416047.00 - Garden - Landscape Supplies	352	633	281	352	1,899	1,547
416049.00 - L/W - Landscape Contract	200	200		400	600	200
416050.00 - L/W - Landscape Mulch/Needles		54	54	650	162	(488)
416051.00 - L/W - Landscape Supplies	64	75	11	64	225	161
416072.00 - TH - Termite Contract		120	120	1,430	360	(1,070)
416075.00 - Clubhouse - Pest Control		60	60		180	180
416081.00 - L/W - Termite Contract		23	23	270	69	(201)
416084.00 - Clubhouse - Termite Contract		21	21	275	63	(212)
416091.00 - Landscape - Supplies	1,486	907	(579)	1,486	2,721	1,235
417001.00 - Pool - Key Charges		500	500	10	1,500	1,490
417005.00 - Pool Contract	6,631	5,500	(1,131)	16,589	16,500	(89)
417009.00 - Pool - Furniture/Accessories		70	70		210	210
417013.00 - Pool - Permit		300	300	650	900	250
417014.00 - Pool - Phone		192	192		576	576
417016.00 - Pool - Repairs		550	550	480	1,650	1,170
417019.00 - Pool - Supplies		65	65		195	195
418000.00 - Management: Contract	3,675	3,675		11,025	11,025	
419000.00 - General Maintenance	150	4,646	4,496	2,662	13,938	11,276
419048.00 - Sidewalks/Streets - Repair & Installation		1,000	1,000		3,000	3,000
419121.00 - Rec. Maintenance	750	2,000	1,250	750	6,000	5,250
419135.00 - TH - Exterior Maintenance	3,150	2,000	(1,150)	11,560	6,000	(5,560)
419146.00 - Barn - Maintenance		300	300	500	900	400
419155.00 - Clubhouse - Repairs & Maint.		500	500	5,521	1,500	(4,021)
419175.00 - L/W - Exterior Maintenance		550	550	800	1,650	850
424000.00 - Pond - Contract.Maintenance	910	1,170	260	2,730	3,510	780
426000.00 - Electricity	1,860	2,500	640	5,510	7,500	1,990
426500.00 - Phone/Internet	81		(81)	122		(122)
426502.00 - Clubhouse - Cable	13	25	12	38	75	37
429000.00 - Amenity Cards		125	125		375	375
429002.00 - USCO Patrol Services		1,500	1,500		4,500	4,500
429014.00 - Clubhouse - Supplies	482	100	(382)	1,242	300	(942)
429018.00 - Clubhouse - Cleaning	795	475	(320)	2,385	1,425	(960)
429034.00 - Security - Pool, Clubhouse, Fitness Center				126		(126)
429046.00 - Barn - Termite Contract		29	29	286	87	(199)

	<u>March 2023</u>			<u>January to March</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
429069.00 - Fitness Center - Equipment	996	500	(496)	2,286	1,500	(786)
429076.00 - Nature Trails		1,000	1,000		3,000	3,000
429077.00 - Gazebo Park		75	75		225	225
429089.00 - Social Shack		150	150	100	450	350
429115.00 - Alley Maintenance		900	900		2,700	2,700
431000.00 - Water & Sewer	1,033	3,775	2,742	3,263	11,325	8,062
431023.00 - Stormwater Fee		575	575		1,725	1,725
431500.00 - Gas	1,174	600	(574)	1,484	1,800	316
432500.00 - Legal Fees		525	525	4,178	1,575	(2,603)
432501.00 - Legal - Litigation		88	88		264	264
432503.00 - Legal Fees - Collections		263	263		789	789
432512.00 - Bad Debt				(1,006)		1,006
432527.00 - Professional Fees		53	53		159	159
434000.00 - Insurance		1,120	1,120		3,360	3,360
434002.00 - TH - Insurance Expense		5,308	5,308		15,924	15,924
434011.00 - L/W - Insurance		880	880		2,640	2,640
434023.00 - Barn - Insurance		402	402		1,206	1,206
434024.00 - Common Area Maintenance				836		(836)
473000.00 - Administration & Postage	523	294	(229)	1,285	882	(403)
473013.00 - Bank Fees	8		(8)	28		(28)
473029.00 - Clubhouse - Card Reader Maint.		500	500		1,500	1,500
473050.00 - Accounting Fees		48	48		144	144
473069.00 - Postage & Supplies		578	578		1,734	1,734
473070.00 - Office - Miscellaneous	100	105	5	387	315	(72)
473071.00 - Miscellaneous Signs		200	200		600	600
475008.00 - Website Fees	129	400	271	2,119	1,200	(919)
475013.00 - Social Committee Expenses		1,333	1,333	44	3,999	3,955
475064.00 - L/W - Fire Protection		125	125	444	375	(69)
475088.00 - Miscellaneous Expense				29		(29)
Total Expenses	47,996	81,473	33,477	194,722	244,418	49,696
Net Income	56,799	19,190	37,609	114,330	57,570	56,760