



April 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

04/30/2023

### Assets

Accounts Receivable	19,342.72
105000.00 - Allowance for Doubtful Accounts	(5,438.40)
<b>Operating Accounts</b>	
103000.00 - Bonterra Village Social Committee Fund FCB x0133	517.24
146000.00 - Bonterra Village Operating Alliance x3908	227,661.27
<b>TOTAL Operating Accounts</b>	<u>228,178.51</u>
<b>Reserve/Investment Accounts</b>	
147000.00 - Bonterra Village Reserve Alliance x5389	44,646.76
100503.00 - Merrill Lynch Reserve Investment - BANK DEPOSIT PROGRAM	11,930.61
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	260,774.22
<b>TOTAL Reserve/Investment Accounts</b>	<u>1,066,780.52</u>
<b><u>Total Assets</u></b>	<u><u>1,308,863.35</u></u>

### Liabilities

Prepaid Accounts Receivable	94,047.21
Accounts Payable - Net Total	19,658.80
<b><u>Total Liabilities</u></b>	<u><u>113,706.01</u></u>

### Net Worth

600000.00 - Current Operations Fund	225,682.36
600100.00 - Reserve Fund - Sidewalk/Street Trees	11,201.01
600101.00 - Reserve Fund - Barn	14,832.83
600102.00 - Reserve Fund - BioPonds	70,076.09
600103.00 - Reserve Fund - Alley	231,854.73
600104.00 - Reserve Fund - Recreation	61,419.20
600105.00 - Reserve Fund - Misc	20,248.98
600107.00 - Reserve Fund - Townhome	82,407.58

# Bonterra Village Homeowners Association, LLC

## Balance Sheet

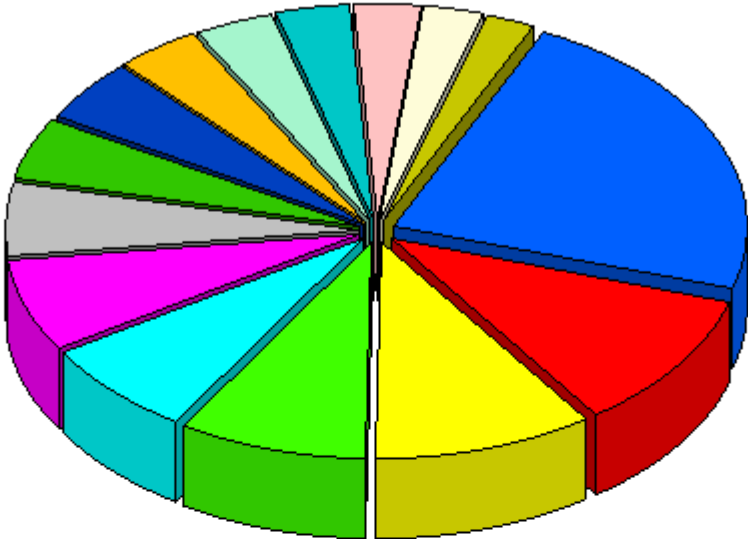
04/30/2023

600108.00 - Reserve Fund - Building L/W	7,557.05
600110.00 - Reserve Fund- Common Area Development	339,358.44
Net Income	130,519.07
<b><u>Total Net Worth</u></b>	<b><u>1,195,157.34</u></b>
<b><u>Total Net Worth and Liabilities</u></b>	<b><u>1,308,863.35</u></b>

Bonterra Village Homeowners Association, LLC

Expense Distribution Pie Chart for the Period

From 04/01/2023 to 04/30/2023



Others	22.8%
2023 Pool	10.6%
Reserve - Townhomes	9.9%
Landscape - Mulch	8.7%
Patio - Landscape Contract	7.2%
2023 Landscaping	7.0%
2023 Management	5.5%
2023 Utilities	4.8%
TH - Exterior Maintenance	4.6%
Landscape - Trees	4.0%
TH - Landscape Contract	3.6%
CH - Landscape Contract	3.3%
Patio - Landscape Mulch/Needles	3.0%
Garden - Landscape Contract	2.7%
TH - Landscape Mulch/Needles	2.3%
Total:	100.0%

# Bonterra Village Homeowners Association, LLC

## Income and Expense Comparative Statement

From : 04/01/2023 to 04/30/2023

	<u>April 2023</u>			<u>January to April</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
<b><u>Revenues</u></b>						
380000.00 - Association Dues/Assessments	65,588	50,497	(15,091)	216,852	201,988	(14,864)
380026.00 - Patio Home Assessments	7,533	7,533		30,132	30,132	
380038.00 - Townhome Assessments	15,252	11,992	(3,260)	51,228	47,968	(3,260)
381016.00 - Charleston Assessments	4,290	4,290		17,160	17,160	
381024.00 - Live/Work Assessments	2,670	1,896	(774)	8,358	7,584	(774)
381045.00 - Barn Lease Assessments	1,785	368	(1,417)	3,335	1,472	(1,863)
381058.00 - Garden Assessments	3,744	3,744		14,976	14,976	
382000.00 - Reserve Interest Income	125		(125)	479		(479)
382004.00 - Operating Interest Income	4		(4)	17		(17)
382035.00 - CD Dividends Earned	394		(394)	1,157		(1,157)
382042.00 - CD/Stock Interest		300	300		1,200	1,200
383031.00 - Capital Contributions - Resales	300	300		1,050	1,200	150
383500.00 - Reserve Assessment		15,167	15,167	45,500	60,667	15,167
383562.00 - Reserve Assessment - Townhomes		3,260	3,260	9,780	13,040	3,260
383564.00 - Reserve Assessment - Live/Work		774	774	2,322	3,096	774
384000.00 - Late Fee Income	1,040	200	(840)	5,560	800	(4,760)
384500.00 - Late Fee Interest Income	9		(9)	17		(17)
385000.00 - Capital Contribution	300		(300)	600		(600)
385500.00 - Fines		42	42		168	168
386005.00 - Pool Key Charge	730	50	(680)	1,170	200	(970)
386012.00 - Clubhouse Income	(250)	250	500	1,934	1,000	(934)
387003.00 - Collection Fees	(142)		142	(142)		142
388000.00 - NSF Fees				369		(369)
389000.00 - Other Income				570		(570)
<b>Total Revenues</b>	<b>103, 372</b>	<b>100,663</b>	<b>(2,709)</b>	<b>412,424</b>	<b>402, 651</b>	<b>(9,773)</b>

### Expenses

416005.00 - Landscape Contract		5,900	5,900	17,700	23,600	5,900
416007.00 - Landscape - Flowers		490	490	2,772	1,960	(812)
416009.00 - Landscape Irrigation/Equipment Repairs		420	420	520	1,680	1,160
416013.00 - Landscape Miscellaneous		840	840	1,425	3,360	1,935
416015.00 - Landscape - Mulch		3,250	3,250	24,645	13,000	(11,645)
416020.00 - Landscape - Trees		1,500	1,500	11,300	6,000	(5,300)
416031.00 - TH - Landscape Contract		3,423	3,423	10,270	13,692	3,422
416032.00 - Patio - Landscape Contract		5,976	5,976	20,177	23,904	3,727

	<u>April 2023</u>			<u>January to April</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
416033.00 - Patio - Landscape Mulch/Needles		696	696	8,352	2,784	(5,568)
416035.00 - Patio - Landscape Supplies		833	833	992	3,332	2,340
416037.00 - TH - Landscape Mulch/Needles		542	542	6,500	2,168	(4,332)
416038.00 - TH - Landscape Supplies		600	600	448	2,400	1,952
416039.00 - CH - Landscape Contract		3,159	3,159	9,291	12,636	3,345
416040.00 - CH - Landscape Mulch/Needles		406	406	4,875	1,624	(3,251)
416041.00 - CH - Landscape Supplies		683	683	576	2,732	2,156
416043.00 - Garden - Landscape Contract		2,605	2,605	7,632	10,420	2,788
416046.00 - Garden - Landscape Mulch/Needles		487	487	5,850	1,950	(3,900)
416047.00 - Garden - Landscape Supplies		633	633	352	2,532	2,180
416049.00 - L/W - Landscape Contract		200	200	600	800	200
416050.00 - L/W - Landscape Mulch/Needles		54	54	650	216	(434)
416051.00 - L/W - Landscape Supplies		75	75	64	300	236
416072.00 - TH - Termite Contract		120	120	1,430	480	(950)
416075.00 - Clubhouse - Pest Control		60	60		240	240
416081.00 - L/W - Termite Contract		23	23	270	92	(178)
416084.00 - Clubhouse - Termite Contract		21	21	275	84	(191)
416091.00 - Landscape - Supplies		907	907	1,486	3,628	2,142
417001.00 - Pool - Key Charges		500	500	10	2,000	1,990
417005.00 - Pool Contract	13,277	5,500	(7,777)	29,866	22,000	(7,866)
417009.00 - Pool - Furniture/Accessories		70	70		280	280
417013.00 - Pool - Permit		300	300	650	1,200	550
417014.00 - Pool - Phone		192	192		768	768
417016.00 - Pool - Repairs	1,144	550	(594)	1,625	2,200	575
417019.00 - Pool - Supplies		65	65		260	260
418000.00 - Management: Contract	4,340	3,675	(665)	15,365	14,700	(665)
419000.00 - General Maintenance	800	4,646	3,846	3,462	18,584	15,122
419048.00 - Sidewalks/Streets - Repair & Installation	100	1,000	900	100	4,000	3,900
419121.00 - Rec. Maintenance		2,000	2,000	750	8,000	7,250
419135.00 - TH - Exterior Maintenance	1,525	2,000	475	13,085	8,000	(5,085)
419146.00 - Barn - Maintenance	3,600	300	(3,300)	4,100	1,200	(2,900)
419155.00 - Clubhouse - Repairs & Maint.		500	500	5,521	2,000	(3,521)
419175.00 - L/W - Exterior Maintenance		550	550	800	2,200	1,400
424000.00 - Pond - Contract.Maintenance	910	1,170	260	3,640	4,680	1,040
426000.00 - Electricity	1,861	2,500	639	7,371	10,000	2,629
426500.00 - Phone/Internet				122		(122)
426502.00 - Clubhouse - Cable	13	25	12	50	100	50
428032.00 - Reserves - Misc.	3,910		(3,910)	3,910		(3,910)
428079.00 - Reserve - Townhomes	27,850		(27,850)	27,850		(27,850)
429000.00 - Amenity Cards		125	125		500	500
429002.00 - USCO Patrol Services	882	1,500	618	882	6,000	5,118
429014.00 - Clubhouse - Supplies	470	100	(370)	1,712	400	(1,312)

	<u>April 2023</u>			<u>January to April</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
429018.00 - Clubhouse - Cleaning	795	475	(320)	3,180	1,900	(1,280)
429034.00 - Security - Pool, Clubhouse, Fitness Center				126		(126)
429046.00 - Barn - Termite Contract		29	29	286	116	(170)
429069.00 - Fitness Center - Equipment	107	500	393	2,392	2,000	(392)
429076.00 - Nature Trails		1,000	1,000		4,000	4,000
429077.00 - Gazebo Park	750	75	(675)	750	300	(450)
429089.00 - Social Shack		150	150	100	600	500
429115.00 - Alley Maintenance		900	900		3,600	3,600
431000.00 - Water & Sewer	1,325	3,775	2,450	4,588	15,100	10,512
431023.00 - Stormwater Fee		575	575		2,300	2,300
431500.00 - Gas	63	600	537	1,548	2,400	852
432500.00 - Legal Fees		525	525	4,178	2,100	(2,078)
432501.00 - Legal - Litigation		88	88		352	352
432503.00 - Legal Fees - Collections		263	263		1,052	1,052
432512.00 - Bad Debt				(1,006)		1,006
432527.00 - Professional Fees		53	53		212	212
434000.00 - Insurance		1,120	1,120		4,480	4,480
434002.00 - TH - Insurance Expense		5,308	5,308		21,232	21,232
434011.00 - L/W - Insurance		880	880		3,520	3,520
434023.00 - Barn - Insurance		402	402		1,608	1,608
434024.00 - Common Area Maintenance				836		(836)
473000.00 - Administration & Postage	651	294	(357)	1,935	1,176	(759)
473013.00 - Bank Fees	8		(8)	35		(35)
473029.00 - Clubhouse - Card Reader Maint.		500	500		2,000	2,000
473050.00 - Accounting Fees		48	48		192	192
473069.00 - Postage & Supplies		578	578		2,312	2,312
473070.00 - Office - Miscellaneous		105	105	387	420	33
473071.00 - Miscellaneous Signs		200	200		800	800
475008.00 - Website Fees	129	400	271	2,248	1,600	(648)
475013.00 - Social Committee Expenses	258	1,333	1,075	302	5,332	5,030
475064.00 - L/W - Fire Protection	222	125	(97)	666	500	(166)
475088.00 - Miscellaneous Expense				29		(29)
<b>Total Expenses</b>	<b>64,990</b>	<b>81,472</b>	<b>16,482</b>	<b>281,903</b>	<b>325,890</b>	<b>43,987</b>
<b>Net Income</b>	<b>38,382</b>	<b>19,191</b>	<b>19,191</b>	<b>130,521</b>	<b>76,761</b>	<b>53,760</b>