

May 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

05/31/2023

Assets

Accounts Receivable	21,262.78
105000.00 - Allowance for Doubtful Accounts	(5,438.40)
Operating Accounts	
103000.00 - Bonterra Village Social Committee Fund FCB x0133	403.56
146000.00 - Bonterra Village Operating Alliance x3908	110,390.03
146001.00 - Bonterra Village Petty Cash Alliance x8943	5,000.00
TOTAL Operating Accounts	115,793.59
Reserve/Investment Accounts	
147000.00 - Bonterra Village Reserve Alliance x5389	66,665.55
147800.00 - Bonterra Village HOA Alliance Reserve ICS x5672	260,888.18
100503.00 - Merrill Lynch Reserve Investment - BANK DEPOSIT PROGRAM	256,085.06
100505.00 - Merrill Lynch Reserve Investment - Mutual Fund (ISHARES US TREASUR	250,428.93
100511.00 - Merrill Lynch Reserve Investment - CD (US BANK NATL) 11/24/23	100,000.00
100512.00 - Merrill Lynch Reserve Investment - CD (GODLMAN SACHS) 11/27/23	166,000.00
TOTAL Reserve/Investment Accounts	1,100,067.72
100002.00 - Pre Paid Expense	165.00
Total Assets	1,231,850.69

Liabilities

Prepaid Accounts Receivable	99,012.24
Accounts Payable - Net Total	88,677.92
Total Liabilities	187,690.16

Net Worth

600000.00 - Current Operations Fund	204,425.23
600100.00 - Reserve Fund - Sidewalk/Street Trees	13,701.01
600101.00 - Reserve Fund - Barn	16,499.50
600102.00 - Reserve Fund - BioPonds	73,076.09
600103.00 - Reserve Fund - Alley	233,354.73
600104.00 - Reserve Fund - Recreation	56,996.95
600105.00 - Reserve Fund - Misc	10,507.44
600107.00 - Reserve Fund - Townhome	44,417.58

Bonterra Village Homeowners Association, LLC

Balance Sheet

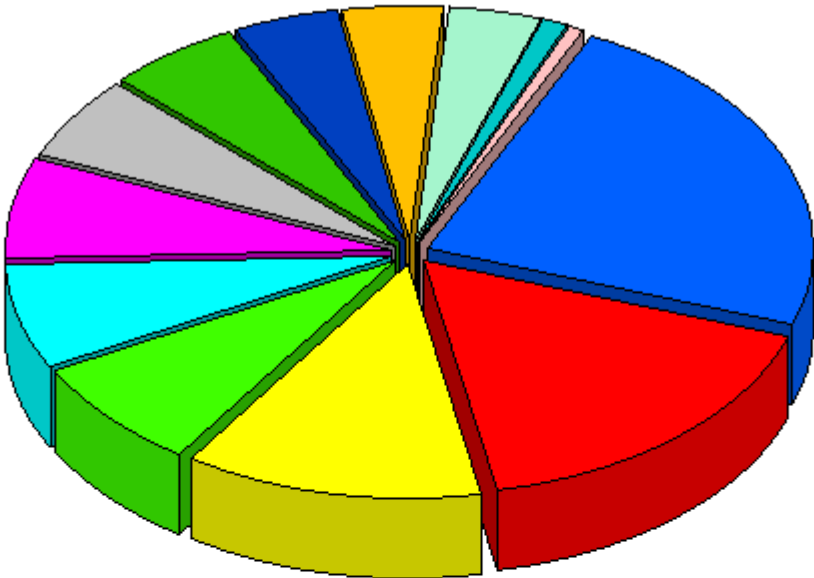
05/31/2023

600108.00 - Reserve Fund - Building L/W	8,319.05
600110.00 - Reserve Fund- Common Area Development	206,948.02
Net Income	175,914.93
<u>Total Net Worth</u>	<u>1,044,160.53</u>
<u>Total Net Worth and Liabilities</u>	<u>1,231,850.69</u>

Bonterra Village Homeowners Association, LLC

Expense Distribution

From 05/01/2023 to 05/31/2023



Landscape	23.3%
Pool	16.6%
Service Area - Patio	12.8%
Administrative	7.6%
Service Area - Townhomes	7.4%
Service Area - Charleston	6.8%
Social	5.8%
Service Area - Garden	5.5%
Utilities	4.5%
Security Services	4.1%
Clubhouse	4.0%
Maintenance	1.1%
Service Area - Live/Work	0.5%
Total:	100.0%

Bonterra Village Homeowners Association, LLC

Income and Expense Comparative Statement

From : 05/01/2023 to 05/31/2023

	<u>May 2023</u>			<u>January to May</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	50,421	50,497	76	252,107	252,485	378
380038.00 - Townhome Assessments	11,992	11,992		59,960	59,960	
380026.00 - Patio Home Assessments	7,533	7,533		37,665	37,665	
381016.00 - Charleston Assessments	4,290	4,290		21,450	21,450	
381024.00 - Live/Work Assessments	1,896	1,896		9,480	9,480	
381058.00 - Garden Assessments	3,744	3,744		18,720	18,720	
381045.00 - Barn Lease Assessments		368	368	3,335	1,840	(1,495)
TOTAL Operating Income	79,876	80,320	444	402,717	401,600	(1,117)
Reserve Income						
383031.00 - Capital Contributions - Resales	150	300	150	1,200	1,500	300
385000.00 - Capital Contributions - New Homes	600		(600)	1,200		(1,200)
383500.00 - Reserve Assessment	15,167	15,167		75,833	75,833	
383562.00 - Reserve Assessment - Townhomes	3,260	3,260		16,300	16,300	
383564.00 - Reserve Assessment - Live/Work	774	774		3,870	3,870	
TOTAL Reserve Income	19,951	19,501	(450)	98,403	97,503	(900)
Other Income						
384000.00 - Late Fee Income	800	200	(600)	6,360	1,000	(5,360)
384500.00 - Late Fee Interest Income	74		(74)	90		(90)
385500.00 - Fine Income		42	42		210	210
386012.00 - Clubhouse Income	138	250	112	2,072	1,250	(822)
386005.00 - Pool Key Charge	600	50	(550)	1,770	250	(1,520)
387003.00 - Collection Fees				(142)		142
388000.00 - NSF Fee	36		(36)	405		(405)
389000.00 - Other Income				570		(570)
TOTAL Other Income	1,648	542	(1,106)	11,125	2,710	(8,415)
Interest						
382042.00 - CD/Stock Interest	8,223	300	(7,923)	8,223	1,500	(6,723)
382004.00 - Operating Interest Income	2,793		(2,793)	2,810		(2,810)
382035.00 - CD Dividends Earned	443		(443)	1,600		(1,600)
382000.00 - Reserve Interest Income	126		(126)	604		(604)
TOTAL Interest	11,585	300	(11,285)	13,237	1,500	(11,737)

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

Total Revenues	113,060	100,663	(12,397)	525,482	503,313	(22,169)
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Operating Expenses

Service Area - Patio

416032.00 - Patio - Landscape Contract	11,718	5,976	(5,742)	31,895	29,880	(2,015)
416035.00 - Patio - Landscape Supplies	960	833	(127)	1,952	4,165	2,213
416033.00 - Patio - Landscape Mulch/Needles		696	696	8,352	3,480	(4,872)
TOTAL Service Area - Patio	12,678	7,505	(5,173)	42,199	37,525	(4,674)

Service Area - Townhomes

434002.00 - TH - Insurance Expense		5,308	5,308		26,540	26,540
419135.00 - TH - Exterior Maintenance		2,000	2,000	13,085	10,000	(3,085)
416031.00 - TH - Landscape Contract	6,847	3,423	(3,424)	17,116	17,115	(1)
416037.00 - TH - Landscape Mulch/Needles		542	542	6,500	2,710	(3,790)
416038.00 - TH - Landscape Supplies	480	600	120	928	3,000	2,072
416072.00 - TH - Termite Contract		120	120	1,430	600	(830)
TOTAL Service Area - Townhomes	7,327	11,993	4,666	39,059	59,965	20,906

Service Area - Charleston

416039.00 - CH - Landscape Contract	6,194	3,159	(3,035)	15,485	15,795	310
416041.00 - CH - Landscape Supplies	576	683	107	1,152	3,415	2,263
416040.00 - CH - Landscape Mulch/Needles		406	406	4,875	2,030	(2,845)
TOTAL Service Area - Charleston	6,770	4,248	(2,522)	21,512	21,240	(272)

Service Area - Garden

416043.00 - Garden - Landscape Contract	5,088	2,605	(2,483)	12,720	13,025	305
416047.00 - Garden - Landscape Supplies	416	633	217	768	3,165	2,397
416046.00 - Garden - Landscape Mulch/Needles		488	488	5,850	2,438	(3,412)
TOTAL Service Area - Garden	5,504	3,726	(1,778)	19,338	18,628	(710)

Service Area - Live/Work

434011.00 - L/W - Insurance		880	880		4,400	4,400
419175.00 - L/W - Exterior Maintenance		550	550	800	2,750	1,950
416049.00 - L/W - Landscape Contract	400	200	(200)	1,000	1,000	
416050.00 - L/W - Landscape Mulch/Needles		54	54	650	270	(380)
416051.00 - L/W - Landscape Supplies	64	75	11	128	375	247
475064.00 - L/W - Fire Protection		125	125	666	625	(41)
416081.00 - L/W - Termite Contract		23	23	270	115	(155)
TOTAL Service Area - Live/Work	464	1,907	1,443	3,514	9,535	6,021

Service Area - Barn

	<u>May 2023</u>			<u>January to May</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
419146.00 - Barn - Maintenance		300	300	4,100	1,500	(2,600)
434023.00 - Barn - Insurance		402	402		2,010	2,010
429046.00 - Barn - Termite Contract		29	29	286	145	(141)
TOTAL Service Area - Barn	0	731	731	4,386	3,655	(731)
Administrative						
473000.00 - Administrative Fees	786	294	(492)	2,722	1,470	(1,252)
418000.00 - Management Fees	3,675	3,675		19,040	18,375	(665)
473050.00 - Accounting Fees		48	48		240	240
432500.00 - Legal - Collections	2,295	525	(1,770)	6,473	2,625	(3,848)
432503.00 - Legal Fees - Collections	11	263	252	11	1,315	1,304
432501.00 - Legal - Litigation		88	88		440	440
432527.00 - Professional Fees		53	53		265	265
473070.00 - Office - Miscellaneous		105	105	387	525	138
473069.00 - Postage & Supplies		578	578		2,890	2,890
434000.00 - Insurance Premiums		1,120	1,120		5,600	5,600
429000.00 - Amenity Cards		125	125		625	625
475008.00 - Website	129	400	271	2,377	2,000	(377)
435000.00 - Taxes	365		(365)	365		(365)
473013.00 - Bank Fees	308		(308)	342		(342)
432512.00 - Bad Debt				(1,006)		1,006
TOTAL Administrative	7,569	7,274	(295)	30,711	36,370	5,659
Pool						
417005.00 - Pool - Contract	13,277	5,500	(7,777)	43,143	27,500	(15,643)
417016.00 - Pool - Repairs	2,028	550	(1,478)	3,653	2,750	(903)
417001.00 - Pool - Key Charges	23	500	477	33	2,500	2,467
417019.00 - Pool - Supplies	1,167	65	(1,102)	1,167	325	(842)
417013.00 - Pool - Permit		300	300	650	1,500	850
417009.00 - Pool - Furniture/Accessories		70	70		350	350
417014.00 - Pool - Phone		192	192		960	960
TOTAL Pool	16,495	7,177	(9,318)	48,646	35,885	(12,761)
Clubhouse						
416075.00 - Clubhouse - Pest Control		60	60		300	300
419155.00 - Clubhouse - Repairs & Maint.		500	500	5,521	2,500	(3,021)
429018.00 - Clubhouse - Cleaning	1,590	475	(1,115)	4,770	2,375	(2,395)
429014.00 - Clubhouse - Supplies	1,075	100	(975)	2,787	500	(2,287)
416084.00 - Clubhouse - Termite Contract		21	21	275	105	(170)
426502.00 - Clubhouse - Cable	13	25	12	63	125	62
473029.00 - Clubhouse - Card Reader Maint.	165	500	335	165	2,500	2,335
429069.00 - Fitness Center - Equipment	931	500	(431)	3,323	2,500	(823)

	<u>May 2023</u>			<u>January to May</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
429089.00 - Social Shack		150	150	100	750	650
475143.00 - CH - HVAC	225		(225)	225		(225)
TOTAL Clubhouse	3,999	2,331	(1,668)	17,229	11,655	(5,574)
Security Services						
429002.00 - USCO Patrol Services	2,016	1,500	(516)	2,898	7,500	4,602
429034.00 - Security - Pool, Clubhouse, Fitness Ce	2,106		(2,106)	2,232		(2,232)
TOTAL Security Services	4,122	1,500	(2,622)	5,130	7,500	2,370
Utilities						
426000.00 - Electricity	1,937	2,500	563	9,308	12,500	3,192
431500.00 - Gas		600	600	1,548	3,000	1,452
431000.00 - Water & Sewer	2,424	3,775	1,351	7,012	18,875	11,863
431023.00 - Stormwater Fee		575	575		2,875	2,875
426500.00 - Phone/Internet	81		(81)	203		(203)
TOTAL Utilities	4,442	7,450	3,008	18,071	37,250	19,179
Social						
475013.00 - Social Committee	5,763	1,333	(4,430)	6,065	6,665	600
TOTAL Social	5,763	1,333	(4,430)	6,065	6,665	600
Landscape						
416005.00 - Landscape - Contract	11,800	5,900	(5,900)	29,500	29,500	
416020.00 - Landscape - Trees	3,250	1,500	(1,750)	14,550	7,500	(7,050)
416009.00 - Landscape - Irrigation Equip/Repairs	2,270	420	(1,850)	2,790	2,100	(690)
416013.00 - Landscape - Miscellaneous	1,450	840	(610)	2,875	4,200	1,325
416091.00 - Landscape - Supplies	704	907	203	2,190	4,535	2,345
416007.00 - Landscape - Flowers	2,772	490	(2,282)	5,544	2,450	(3,094)
416015.00 - Landscape - Mulch		3,250	3,250	24,645	16,250	(8,395)
424000.00 - Pond - Contract.Maintenance	910	1,170	260	4,550	5,850	1,300
429076.00 - Nature Trails		1,000	1,000		5,000	5,000
TOTAL Landscape	23,156	15,477	(7,679)	86,644	77,385	(9,259)
Maintenance						
419048.00 - Sidewalks/Streets - Repair & Installa		1,000	1,000	100	5,000	4,900
429115.00 - Alley Maintenance		900	900		4,500	4,500
473071.00 - Miscellaneous Signs		200	200		1,000	1,000
419000.00 - General Maintenance		4,646	4,646	3,462	23,230	19,768
429077.00 - Gazebo Park		75	75	750	375	(375)
419121.00 - Rec. Maintenance	815	2,000	1,185	1,565	10,000	8,435
434024.00 - Common Area Maintenance				836		(836)
475088.00 - Miscellaneous Expense				29		(29)

	<u>May 2023</u>			<u>January to May</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
429005.00 - Pet Waste Station Contract	320		(320)	320		(320)
TOTAL Maintenance	<u>1,135</u>	<u>8,821</u>	<u>7,686</u>	<u>7,062</u>	<u>44,105</u>	<u>37,043</u>
Total Operating Expenses	99,424	81,473	(17,951)	349,566	407,363	57,797
Net Income	13,636	19,190	(5,554)	175,916	95,950	79,966