

June 2023
Management Report
Accrual Basis



www.mycmg.com

Email | support@mycmg.com

HOA Vine | app.mycmg.com/login

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

06/30/2023

Assets

Accounts Receivable	17,362.59
105000.00 - Allowance for Doubtful Accounts	(5,438.40)
Operating Accounts	
103000.00 - Bonterra Village Social Committee Fund FCB x0133	396.06
146000.00 - Bonterra Village Operating Alliance x3908	118,767.37
146001.00 - Bonterra Village Petty Cash Alliance x8943	4,030.63
TOTAL Operating Accounts	123,194.06
Reserve/Investment Accounts	
147000.00 - Bonterra Village Reserve Alliance x5389	132,044.89
147800.00 - Bonterra Village HOA Alliance Reserve ICS x5672	125,114.86
100503.00 - Merrill Lynch Reserve Investment - BANK DEPOSIT PROGRAM	256,543.03
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	1,030,131.71
Total Assets	1,165,249.96

Liabilities

Prepaid Accounts Receivable	99,821.85
Accounts Payable - Net Total	59,020.39
Total Liabilities	158,842.24

Net Worth

600000.00 - Current Operations Fund	275,211.77
600100.00 - Reserve Fund - Sidewalk/Street Trees	8,821.01
600101.00 - Reserve Fund - Barn	18,166.17
600102.00 - Reserve Fund - BioPonds	76,076.09
600103.00 - Reserve Fund - Alley	202,854.73
600104.00 - Reserve Fund - Recreation	43,816.31
600105.00 - Reserve Fund - Misc	39,724.44
600107.00 - Reserve Fund - Townhome	44,952.58
600108.00 - Reserve Fund - Building L/W	20,135.05

Bonterra Village Homeowners Association, LLC

Balance Sheet

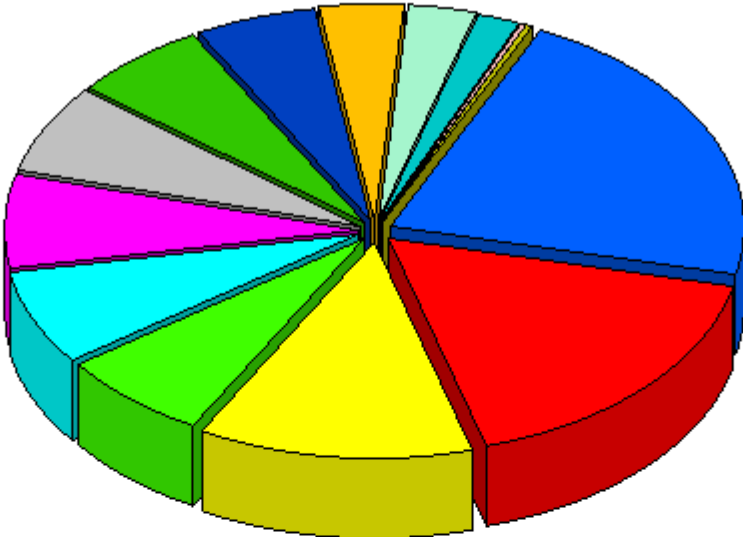
06/30/2023

600110.00 - Reserve Fund- Common Area Development	82,187.60
Net Income	194,461.97
<u>Total Net Worth</u>	<u>1,006,407.72</u>
<u>Total Net Worth and Liabilities</u>	<u>1,165,249.96</u>

Bonterra Village Homeowners Association, LLC

Expense Distribution Pie Chart for the Period

From 06/01/2023 to 06/30/2023



Landscape	21.7%
Pool	16.8%
Utilities	12.5%
Service Area - Barn	7.1%
Service Area - Patio	7.0%
Security Services	7.0%
Service Area - Townhomes	6.7%
Maintenance	6.2%
Administrative	5.5%
Service Area - Charleston	3.7%
Service Area - Garden	3.1%
Clubhouse	2.0%
Service Area - Live/Work	0.2%
417030.00 - Clubhouse - Card Reader Maint.	0.2%
Others	0.2%
Total:	100.0%

Bonterra Village Homeowners Association, LLC

Income and Expense Comparative Statement

From : 06/01/2023 to 06/30/2023

	<u>June 2023</u>			<u>January to June</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	302,528	302,982	454
380038.00 - Townhome Assessments	11,992	11,992		71,952	71,952	
380026.00 - Patio Home Assessments	7,533	7,533		45,198	45,198	
381016.00 - Charleston Assessments	4,290	4,290		25,740	25,740	
381024.00 - Live/Work Assessments	1,896	1,896		11,376	11,376	
381058.00 - Garden Assessments	3,744	3,744		22,464	22,464	
381045.00 - Barn Lease Assessments				3,335	2,205	(1,130)
TOTAL Operating Income	79,876	79,952	76	482,593	481,917	(676)
Reserve Income						
383031.00 - Capital Contributions - Resales	150	300	150	1,350	1,800	450
385000.00 - Capital Contributions - New Homes	150		(150)	1,350		(1,350)
383500.00 - Reserve Assessment	15,167	15,167		91,000	91,000	
383562.00 - Reserve Assessment - Townhomes	3,260	3,260		19,560	19,560	
383564.00 - Reserve Assessment - Live/Work	774	774		4,644	4,644	
TOTAL Reserve Income	19,501	19,501	0	117,904	117,004	(900)
Other Income						
384000.00 - Late Fee Income	860	200	(660)	7,220	1,200	(6,020)
384500.00 - Late Fee Interest Income	62		(62)	152		(152)
385500.00 - Fine Income		42	42		252	252
386012.00 - Clubhouse Income	537	250	(287)	2,610	1,500	(1,110)
386005.00 - Pool Key Charge	470	50	(420)	2,240	300	(1,940)
387003.00 - Collection Fees				(142)		142
388000.00 - NSF Fee	36		(36)	441		(441)
389000.00 - Other Income				570		(570)
TOTAL Other Income	1,965	542	(1,423)	13,091	3,252	(9,839)
Interest						
382042.00 - CD/Stock Interest	2	300	298	8,225	1,800	(6,425)
382004.00 - Operating Interest Income	3		(3)	2,813		(2,813)
382035.00 - CD Dividends Earned	456		(456)	2,056		(2,056)
382000.00 - Reserve Interest Income	93		(93)	697		(697)
TOTAL Interest	554	300	(254)	13,791	1,800	(11,991)

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

Total Revenues	101,896	100,295	(1,601)	627,379	603,973	(23,406)
-----------------------	----------------	----------------	----------------	----------------	----------------	-----------------

Operating Expenses

Service Area - Patio

416032.00 - Patio - Landscape Contract	5,859	5,976	117	37,754	35,856	(1,898)
416035.00 - Patio - Landscape Supplies		833	833	1,952	4,998	3,046
416033.00 - Patio - Landscape Mulch/Needles		696	696	8,352	4,176	(4,176)
TOTAL Service Area - Patio	5,859	7,505	1,646	48,058	45,030	(3,028)

Service Area - Townhomes

434002.00 - TH - Insurance Expense		5,308	5,308		31,848	31,848
419135.00 - TH - Exterior Maintenance	2,196	2,000	(196)	15,281	12,000	(3,281)
416031.00 - TH - Landscape Contract	3,423	3,423		20,540	20,538	(2)
416037.00 - TH - Landscape Mulch/Needles		542	542	6,500	3,252	(3,248)
416038.00 - TH - Landscape Supplies		600	600	928	3,600	2,672
416072.00 - TH - Termite Contract		120	120	1,430	720	(710)
TOTAL Service Area - Townhomes	5,619	11,993	6,374	44,679	71,958	27,279

Service Area - Charleston

416039.00 - CH - Landscape Contract	3,097	3,159	62	18,582	18,954	372
416041.00 - CH - Landscape Supplies		683	683	1,152	4,098	2,946
416040.00 - CH - Landscape Mulch/Needles		406	406	4,875	2,436	(2,439)
TOTAL Service Area - Charleston	3,097	4,248	1,151	24,609	25,488	879

Service Area - Garden

416043.00 - Garden - Landscape Contract	2,544	2,605	61	15,264	15,630	366
416047.00 - Garden - Landscape Supplies		633	633	768	3,798	3,030
416046.00 - Garden - Landscape Mulch/Needles		487	487	5,850	2,925	(2,925)
TOTAL Service Area - Garden	2,544	3,725	1,181	21,882	22,353	471

Service Area - Live/Work

434011.00 - L/W - Insurance		880	880		5,280	5,280
419175.00 - L/W - Exterior Maintenance		550	550	800	3,300	2,500
416049.00 - L/W - Landscape Contract	200	200		1,200	1,200	
416050.00 - L/W - Landscape Mulch/Needles		54	54	650	324	(326)
416051.00 - L/W - Landscape Supplies		75	75	128	450	322
475064.00 - L/W - Fire Protection		125	125	666	750	84
416081.00 - L/W - Termite Contract		23	23	270	138	(132)
TOTAL Service Area - Live/Work	200	1,907	1,707	3,714	11,442	7,728

Service Area - Barn

	<u>June 2023</u>			<u>January to June</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
419146.00 - Barn - Maintenance	161	300	139	4,261	1,800	(2,461)
434023.00 - Barn - Insurance	5,790	402	(5,388)	5,790	2,412	(3,378)
429046.00 - Barn - Termite Contract		29	29	286	174	(112)
TOTAL Service Area - Barn	5,951	731	(5,220)	10,337	4,386	(5,951)
Administrative						
473000.00 - Administrative Fees	601	294	(307)	3,323	1,764	(1,559)
418000.00 - Management Fees	3,675	3,675		22,715	22,050	(665)
473050.00 - Accounting Fees		48	48		288	288
432500.00 - Legal - Collections		525	525	6,473	3,150	(3,323)
432503.00 - Legal Fees - Collections		263	263	11	1,578	1,567
432501.00 - Legal - Litigation		88	88		528	528
432527.00 - Professional Fees		53	53		318	318
473070.00 - Office - Miscellaneous	182	105	(77)	569	630	61
473069.00 - Postage & Supplies		578	578		3,468	3,468
434000.00 - Insurance Premiums		1,120	1,120		6,720	6,720
429000.00 - Amenity Cards		125	125		750	750
475008.00 - Website	129	400	271	2,506	2,400	(106)
435000.00 - Taxes				365		(365)
473013.00 - Bank Fees	18		(18)	360		(360)
432512.00 - Bad Debt				(1,006)		1,006
TOTAL Administrative	4,605	7,274	2,669	35,316	43,644	8,328
Pool						
417005.00 - Pool - Contract	13,277	5,500	(7,777)	56,419	33,000	(23,419)
417016.00 - Pool - Repairs		550	550	3,653	3,300	(353)
417001.00 - Pool - Key Charges		500	500	33	3,000	2,967
417019.00 - Pool - Supplies	766	65	(701)	1,933	390	(1,543)
417013.00 - Pool - Permit		300	300	650	1,800	1,150
417009.00 - Pool - Furniture/Accessories		70	70		420	420
417014.00 - Pool - Phone		192	192		1,152	1,152
TOTAL Pool	14,043	7,177	(6,866)	62,688	43,062	(19,626)
Clubhouse						
416075.00 - Clubhouse - Pest Control		60	60		360	360
419155.00 - Clubhouse - Repairs & Maint.	256	500	244	5,777	3,000	(2,777)
429018.00 - Clubhouse - Cleaning		475	475	4,770	2,850	(1,920)
429014.00 - Clubhouse - Supplies	118	100	(18)	2,905	600	(2,305)
416084.00 - Clubhouse - Termite Contract		21	21	275	126	(149)
426502.00 - Clubhouse - Cable	13	25	12	75	150	75
473029.00 - Clubhouse - Card Reader Maint.	1,270	500	(770)	1,435	3,000	1,565
429069.00 - Fitness Center - Equipment		500	500	3,323	3,000	(323)

	<u>June 2023</u>			<u>January to June</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	900	800
475143.00 - CH - HVAC				225		(225)
TOTAL Clubhouse	1,657	2,331	674	18,885	13,986	(4,899)
Security Services						
429002.00 - USCO Patrol Services	2,992	1,500	(1,492)	5,890	9,000	3,110
429034.00 - Security - Pool, Clubhouse, Fitness Ce	2,808		(2,808)	5,040		(5,040)
TOTAL Security Services	5,800	1,500	(4,300)	10,930	9,000	(1,930)
Utilities						
426000.00 - Electricity	2,200	2,500	300	11,508	15,000	3,492
431500.00 - Gas	47	600	553	1,595	3,600	2,005
431000.00 - Water & Sewer	8,097	3,775	(4,322)	15,109	22,650	7,541
431023.00 - Stormwater Fee		575	575		3,450	3,450
426500.00 - Phone/Internet	40		(40)	243		(243)
TOTAL Utilities	10,384	7,450	(2,934)	28,455	44,700	16,245
Social						
475013.00 - Social Committee	130	1,333	1,203	6,196	7,998	1,802
TOTAL Social	130	1,333	1,203	6,196	7,998	1,802
Landscape						
416005.00 - Landscape - Contract	5,900	5,900		35,400	35,400	
416020.00 - Landscape - Trees	100	1,500	1,400	14,650	9,000	(5,650)
416009.00 - Landscape - Irrigation Equip/Repairs		420	420	2,790	2,520	(270)
416013.00 - Landscape - Miscellaneous	7,495	840	(6,655)	10,370	5,040	(5,330)
416091.00 - Landscape - Supplies		907	907	2,190	5,442	3,252
416007.00 - Landscape - Flowers		490	490	5,544	2,940	(2,604)
416015.00 - Landscape - Mulch	1,600	3,250	1,650	26,245	19,500	(6,745)
424000.00 - Pond - Contract.Maintenance	910	1,170	260	5,460	7,020	1,560
429076.00 - Nature Trails	2,100	1,000	(1,100)	2,100	6,000	3,900
TOTAL Landscape	18,105	15,477	(2,628)	104,749	92,862	(11,887)
Maintenance						
419048.00 - Sidewalks/Streets - Repair & Installa		1,000	1,000	100	6,000	5,900
429115.00 - Alley Maintenance		900	900		5,400	5,400
473071.00 - Miscellaneous Signs		200	200		1,200	1,200
419000.00 - General Maintenance	3,980	4,646	666	7,442	27,876	20,434
429077.00 - Gazebo Park		75	75	750	450	(300)
419121.00 - Rec. Maintenance		2,000	2,000	1,565	12,000	10,435
434024.00 - Common Area Maintenance				836		(836)
475088.00 - Miscellaneous Expense	969		(969)	999		(999)

	<u>June 2023</u>			<u>January to June</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	240		(240)	560		(560)
TOTAL Maintenance	5,189	8,821	3,632	12,252	52,926	40,674
417030.00 - Clubhouse - Card Reader Maint.	165		(165)	165		(165)
Total Operating Expenses	83,348	81,472	(1,876)	432,915	488,835	55,920
Net Income	18,548	18,823	(275)	194,464	115,138	79,326