

Bonterra Village Homeowners Association, LLC

Balance Sheet as of 10/31/2023

Assets	Operating	Reserve	Total
Assets			
Merrill Lynch Reserve Investment - BANK DEPOSIT PROGRAM		\$469.09	\$469.09
Merrill Lynch Reserve Investment - Mutual Fund (ISHARES US TREASURY BOND)		\$379,428.93	\$379,428.93
Merrill Lynch Reserve Investment - CD (US BANK NATL) 11/24/23		\$100,000.00	\$100,000.00
Merrill Lynch Reserve Investment - CD (GODLMAN SACHS) 11/27/23		\$166,000.00	\$166,000.00
Merrill Lynch Reserve Investment - CD (MIZRAHI TEFAHOT BANK) 4/2/24		\$129,000.00	\$129,000.00
Bonterra Village Social Committee Fund FCB x0133	\$373.56		\$373.56
Bonterra Village Operating Alliance x3908	\$68,977.02		\$68,977.02
Bonterra Village Petty Cash Alliance x8943	\$4,068.61		\$4,068.61
Bonterra Village Reserve Alliance x5389		\$89,659.34	\$89,659.34
Bonterra Village HOA Alliance Reserve ICS x5672		\$145,227.96	\$145,227.96
Total Assets	\$73,419.19	\$1,009,785.32	\$1,083,204.51
Receivables			
Receivable	\$14,684.21		\$14,684.21
Total Receivables	\$14,684.21		\$14,684.21
Total Assets	\$88,103.40	\$1,009,785.32	\$1,097,888.72

Bonterra Village Homeowners Association, LLC

Balance Sheet as of 10/31/2023

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
Accounts Payable	\$13,655.00		\$13,655.00
Prepaid Accounts Receivable	\$75,851.98		\$75,851.98
Total Liabilities	\$89,506.98		\$89,506.98
Reserves and Equity			
Reserve Fund Balance		\$16,321.01	\$16,321.01
Retained Earnings	\$217,529.37		\$217,529.37
Building Reserves		\$248,371.04	\$248,371.04
DEQ Funds Reserve		\$23,166.18	\$23,166.18
Pool Structure & Equipment Reserves		\$50,032.58	\$50,032.58
Reserves-Clubhouse		\$85,076.09	\$85,076.09
Pool Furniture - Reserve		\$41,224.44	\$41,224.44
Reserve Fund - Common Area		\$54,905.60	\$54,905.60
Building LW Reserve		\$20,571.05	\$20,571.05
Net Income	\$16,462.69	\$234,721.69	\$251,184.38
Total Reserves and Equity	\$233,992.06	\$774,389.68	\$1,008,381.74
Total Liabilities / Equity	\$323,499.04	\$774,389.68	\$1,097,888.72

Bonterra Village Homeowners Association, LLC

Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Revenue							
380000 - Association Dues/Assessments	50,526.53	50,498.00	28.53	489,151.83	504,972.00	(15,820.17)	605,968.00
380026 - Patio Home Assessments	7,452.00	7,533.00	(81.00)	75,168.00	75,330.00	(162.00)	90,396.00
380038 - TH Assessments - Monthly	12,049.08	11,992.00	57.08	116,717.08	119,920.00	(3,202.92)	143,904.00
380100 - Fine Income	-	41.67	(41.67)	1,350.00	416.70	933.30	500.00
380106 - Pool Fob Income	-	50.00	(50.00)	2,280.00	500.00	1,780.00	600.00
380108 - Pool/Clubhouse Rental	2,418.60	250.00	2,168.60	6,445.51	2,500.00	3,945.51	3,000.00
380130 - Legal Fees	(427.50)	-	(427.50)	(142.50)	-	(142.50)	-
380131 - Legal Fee Income - TH	-	-	-	(142.50)	-	(142.50)	-
380140 - NSF Fees	-	-	-	600.00	-	600.00	-
380141 - Returned Payment Income	108.00	-	108.00	108.00	-	108.00	-
380150 - Other Income	-	-	-	570.38	-	570.38	-
381016 - Charleston Assessments	4,225.00	4,290.00	(65.00)	42,770.00	42,900.00	(130.00)	51,480.00
381024 - Live/Work Assessments	1,895.70	1,896.00	(.30)	18,185.70	18,960.00	(774.30)	22,752.00
381045 - Barn Lease Assessments	-	368.00	(368.00)	5,225.00	3,680.00	1,545.00	4,410.00
381058 - Garden Assessments	3,744.00	3,744.00	-	37,440.00	37,440.00	-	44,928.00
382004 - Operating Interest Income	2.03	-	2.03	2,823.97	-	2,823.97	-
382035 - CD - Interest Income	440.22	-	440.22	440.22	-	440.22	-
383200 - Late Fee Income	-	200.00	(200.00)	8,866.25	2,000.00	6,866.25	2,400.00
383205 - Late Fee Interest	-	-	-	266.30	-	266.30	-
Total Operating Revenue	82,433.66	80,862.67	1,570.99	808,123.24	808,618.70	(495.46)	970,338.00
Reserve Revenue							
383500 - Reserve Assessment	15,092.34	15,166.67	(74.33)	166,759.04	151,666.70	15,092.34	182,000.00
383562 - RES Trans - Townhomes	3,202.92	3,260.00	(57.08)	35,802.92	32,600.00	3,202.92	39,120.00
383564 - RES Trans - Live/Work	774.30	774.00	.30	8,514.30	7,740.00	774.30	9,288.00
384120 - Reserve Interest Income	48.75	-	48.75	900.06	-	900.06	-
384130 - CD - Interest Income	-	-	-	3,534.47	-	3,534.47	-
384132 - CD/Stock Interest	-	300.00	(300.00)	8,232.28	3,000.00	5,232.28	3,600.00
385000 - Capital Contribution	300.00	300.00	-	5,100.00	3,000.00	2,100.00	3,600.00
387012 - Allowance for Bad Debt	-	-	-	5,438.40	-	5,438.40	-
Total Reserve Revenue	19,418.31	19,800.67	(382.36)	234,281.47	198,006.70	36,274.77	237,608.00
Total Income	101,851.97	100,663.34	1,188.63	1,042,404.71	1,006,625.40	35,779.31	1,207,946.00

Operating Expense

Landscaping							
416005 - Landscape - Contract	5,900.00	5,900.00	-	53,100.00	59,000.00	5,900.00	70,800.00
416007 - Landscape - Flowers	-	490.00	490.00	5,544.00	4,900.00	(644.00)	5,880.00
416009 - Landscape - Irrigation Equip/Repairs	275.00	420.00	145.00	3,845.00	4,200.00	355.00	5,040.00
416013 - Landscape - Miscellaneous	14,735.00	840.00	(13,895.00)	26,555.00	8,400.00	(18,155.00)	10,080.00
416015 - Landscape - Mulch/Pine Needles/Pinestraw	680.00	3,250.00	2,570.00	26,925.00	32,500.00	5,575.00	39,000.00

Bonterra Village Homeowners Association, LLC

Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
416020 - Landscape - Trees	50.00	1,500.00	1,450.00	14,850.00	15,000.00	150.00	18,000.00
416031 - TH - Landscaping - General Contract	3,423.30	3,424.00	.70	30,809.70	34,231.00	3,421.30	41,079.00
416032 - Patio - Landscape Contract	5,859.00	5,976.00	117.00	55,331.00	59,760.00	4,429.00	71,714.00
416033 - Patio - Landscape Mulch/Needles	-	696.00	696.00	8,352.50	6,960.00	(1,392.50)	8,352.00
416035 - Patio - Landscape Supplies	-	834.00	834.00	1,952.00	8,332.00	6,380.00	10,000.00
416037 - TH - Landscape Mulch/Needles	-	541.00	541.00	6,500.00	5,418.00	(1,082.00)	6,500.00
416038 - TH - Landscape Supplies	-	600.00	600.00	928.00	6,000.00	5,072.00	7,200.00
416039 - CH - Landscape Contract	3,097.00	3,159.00	62.00	27,873.00	31,590.00	3,717.00	37,908.00
416040 - CH - Landscape Mulch/Needles	-	407.00	407.00	4,875.00	4,061.00	(814.00)	4,875.00
416041 - CH - Landscape Supplies	-	684.00	684.00	1,152.00	6,832.00	5,680.00	8,200.00
416043 - Garden - Landscape Contract	2,544.00	2,605.00	61.00	23,096.00	26,050.00	2,954.00	31,260.00
416046 - Garden - Landscape Mulch/Needles	-	487.00	487.00	5,850.00	4,875.00	(975.00)	5,850.00
416047 - Garden - Landscape Supplies	-	634.00	634.00	768.00	6,332.00	5,564.00	7,600.00
416049 - L/W - Landscape Contract	200.00	200.00	-	1,600.00	2,000.00	400.00	2,400.00
416050 - L/W - Landscape Mulch/Needles	-	54.00	54.00	650.00	540.00	(110.00)	650.00
416051 - L/W - Landscape Supplies	-	75.00	75.00	128.00	750.00	622.00	900.00
416072 - TH - Termite Contract	-	120.00	120.00	1,430.00	1,200.00	(230.00)	1,440.00
416075 - CH - Pest Control	-	60.00	60.00	-	600.00	600.00	720.00
416081 - L/W - Termite Contract	-	23.00	23.00	269.50	230.00	(39.50)	276.00
416084 - Termite Contract	-	21.00	21.00	275.00	210.00	(65.00)	252.00
416091 - Landscape - Supplies	-	907.00	907.00	2,190.00	9,070.00	6,880.00	10,884.00
Total Landscaping	36,763.30	33,907.00	(2,856.30)	304,848.70	339,041.00	34,192.30	406,860.00
Pool							
417001 - Pool - Bands	-	500.00	500.00	32.56	5,000.00	4,967.44	6,000.00
417005 - Pool - Contract	-	5,500.00	5,500.00	66,377.00	55,000.00	(11,377.00)	66,000.00
417009 - Pool - Furnishings	-	70.00	70.00	363.67	700.00	336.33	840.00
417013 - Pool - Permit	-	300.00	300.00	650.00	3,000.00	2,350.00	3,600.00
417014 - Pool - Phone/Cable/Internet	-	191.00	191.00	-	1,918.00	1,918.00	2,300.00
417016 - Pool - Repair & Maintenance	2,875.00	550.00	(2,325.00)	8,498.97	5,500.00	(2,998.97)	6,600.00
417019 - Pool - Supplies	178.94	65.00	(113.94)	2,278.65	650.00	(1,628.65)	780.00
417030 - Clubhouse - Card Reader Maint.	-	-	-	1,381.95	-	(1,381.95)	-
Total Pool	3,053.94	7,176.00	4,122.06	79,582.80	71,768.00	(7,814.80)	86,120.00
Management Fees							
418000 - Management: Contract	3,675.00	3,675.00	-	37,415.00	36,750.00	(665.00)	44,100.00
Total Management Fees	3,675.00	3,675.00	-	37,415.00	36,750.00	(665.00)	44,100.00
Maintenance/Repairs							
419000 - General Maintenance	9,065.00	4,645.00	(4,420.00)	34,407.19	46,456.00	12,048.81	55,746.00
419048 - Sidewalks/Streets - Repair/Installation/Cleaning	-	1,000.00	1,000.00	4,050.00	10,000.00	5,950.00	12,000.00
419121 - Recreation Maintenance	131.20	2,000.00	1,868.80	2,346.40	20,000.00	17,653.60	24,000.00

Bonterra Village Homeowners Association, LLC

Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
419135 - TH - Maintenance Other	11,850.00	2,000.00	(9,850.00)	48,345.67	20,000.00	(28,345.67)	24,000.00
419146 - Barn - Maintenance	750.00	300.00	(450.00)	5,010.88	3,000.00	(2,010.88)	3,600.00
419155 - CH - Misc Maintenance	-	500.00	500.00	8,954.79	5,000.00	(3,954.79)	6,000.00
419175 - L/W - Exterior Maintenance	-	550.00	550.00	800.00	5,500.00	4,700.00	6,600.00
Total Maintenance/Repairs	21,796.20	10,995.00	(10,801.20)	103,914.93	109,956.00	6,041.07	131,946.00
Stormwater/Pond							
424000 - Pond/Lake Expenses	910.00	1,170.00	260.00	9,100.00	11,700.00	2,600.00	14,040.00
Total Stormwater/Pond	910.00	1,170.00	260.00	9,100.00	11,700.00	2,600.00	14,040.00
Utilities							
426000 - Electric	2,222.32	2,500.00	277.68	26,373.17	25,000.00	(1,373.17)	30,000.00
426500 - Internet/Spectrum	102.67	-	(102.67)	437.49	-	(437.49)	-
426502 - Clubhouse-Cable	-	25.00	25.00	100.40	250.00	149.60	300.00
431000 - Water	6,213.89	3,775.00	(2,438.89)	30,562.37	37,750.00	7,187.63	45,300.00
431023 - Storm Water	-	575.00	575.00	4,589.10	5,750.00	1,160.90	6,900.00
431500 - Gas	23.54	600.00	576.46	1,665.64	6,000.00	4,334.36	7,200.00
Total Utilities	8,562.42	7,475.00	(1,087.42)	63,728.17	74,750.00	11,021.83	89,700.00
Miscellaneous Expenses							
429000 - Amenity Cards	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
429002 - UCSO Patrol Services	-	1,500.00	1,500.00	14,269.50	15,000.00	730.50	18,000.00
429005 - Pet Waste Station Contract	-	-	-	3,400.00	-	(3,400.00)	-
429014 - CH - Supplies	1,738.92	100.00	(1,638.92)	5,183.67	1,000.00	(4,183.67)	1,200.00
429018 - CH - Cleaning	2,385.00	475.00	(1,910.00)	9,150.00	4,750.00	(4,400.00)	5,700.00
429034 - Pool - Security	-	-	-	5,040.00	-	(5,040.00)	-
429046 - Barn - Termite Contract	-	29.00	29.00	286.00	290.00	4.00	348.00
429069 - Fitness Center - Equipment	794.81	500.00	(294.81)	5,526.85	5,000.00	(526.85)	6,000.00
429076 - Nature Trails	1,875.00	1,000.00	(875.00)	4,279.24	10,000.00	5,720.76	12,000.00
429077 - Gazebo Park	-	75.00	75.00	750.00	750.00	-	900.00
429089 - Social Shack	-	150.00	150.00	176.41	1,500.00	1,323.59	1,800.00
429115 - Alley Maintenance	-	900.00	900.00	-	9,000.00	9,000.00	10,800.00
475008 - Website Fee	-	400.00	400.00	3,734.55	4,000.00	265.45	4,800.00
475013 - Social Committee	2,169.40	1,334.00	(835.40)	12,474.78	13,332.00	857.22	16,000.00
475064 - L/W - Fire Protection	-	125.00	125.00	888.00	1,250.00	362.00	1,500.00
475088 - Miscellaneous Expenses	-	-	-	4,116.05	-	(4,116.05)	-
475143 - CH - HVAC	-	-	-	225.00	-	(225.00)	-
Total Miscellaneous Expenses	8,963.13	6,713.00	(2,250.13)	69,500.05	67,122.00	(2,378.05)	80,548.00
Legal Expenses							
432500 - Legal Fees	-	525.00	525.00	7,963.84	5,250.00	(2,713.84)	6,300.00
432501 - Legal - Litigation	-	88.00	88.00	-	880.00	880.00	1,056.00
432503 - Legal Fees - Collections	-	263.00	263.00	11.00	2,630.00	2,619.00	3,156.00
432512 - Bad Debt	-	-	-	(1,005.88)	-	1,005.88	-

Bonterra Village Homeowners Association, LLC

Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
432527 - Professional Services	-	53.00	53.00	-	530.00	530.00	636.00
Total Legal Expenses	-	929.00	929.00	6,968.96	9,290.00	2,321.04	11,148.00
Insurance Expenses							
434000 - Insurance	18,454.00	1,120.00	(17,334.00)	20,207.00	11,200.00	(9,007.00)	13,440.00
434002 - Insurance - TH	71,235.00	5,308.00	(65,927.00)	71,235.00	53,080.00	(18,155.00)	63,696.00
434011 - L/W - Insurance	-	880.00	880.00	-	8,800.00	8,800.00	10,560.00
434023 - Barn - Insurance	-	402.00	402.00	5,790.38	4,020.00	(1,770.38)	4,824.00
434024 - Common Area Maintenance	-	-	-	4,553.06	-	(4,553.06)	-
Total Insurance Expenses	89,689.00	7,710.00	(81,979.00)	101,785.44	77,100.00	(24,685.44)	92,520.00
Taxes/Audit							
435000 - Tax/Audit	-	-	-	365.00	-	(365.00)	-
Total Taxes/Audit	-	-	-	365.00	-	(365.00)	-
Administrative/Bank Fees							
473000 - Administration & Postage	1,021.84	294.00	(727.84)	7,876.37	2,940.00	(4,936.37)	3,528.00
473013 - Operating Bank Fees	30.00	-	(30.00)	462.50	-	(462.50)	-
473029 - CH - Card Reader Maint.	-	500.00	500.00	2,027.79	5,000.00	2,972.21	6,000.00
473050 - Accounting Fees	-	48.00	48.00	-	480.00	480.00	576.00
473069 - Postage / Delivery / Administration	-	578.00	578.00	-	5,780.00	5,780.00	6,936.00
473070 - Postage/Office Supplies	-	105.00	105.00	617.93	1,050.00	432.07	1,260.00
473071 - Signage	-	200.00	200.00	26.69	2,000.00	1,973.31	2,400.00
Total Administrative/Bank Fees	1,051.84	1,725.00	673.16	11,011.28	17,250.00	6,238.72	20,700.00
Reserve Expenses							
428097 - CH - Reserves	-	-	-	3,000.00	-	(3,000.00)	-
Total Reserve Expenses	-	-	-	3,000.00	-	(3,000.00)	-
Total Expense	174,464.83	81,475.00	(92,989.83)	791,220.33	814,727.00	23,506.67	977,682.00
Operating Net Total	(72,612.86)	19,188.34	(91,801.20)	251,184.38	191,898.40	59,285.98	230,264.00
Net Total	(72,612.86)	19,188.34	(91,801.20)	251,184.38	191,898.40	59,285.98	230,264.00