

# Bonterra Village Homeowners Association, LLC

Balance Sheet as of 11/30/2023

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Assets</b>			
Merrill Lynch Reserve Investment - BANK DEPOSIT PROGRAM		\$273,768.57	\$273,768.57
Merrill Lynch Reserve Investment - Mutual Fund (ISHARES US TREASURY BOND)		\$379,428.93	\$379,428.93
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	\$36,244.42		\$36,244.42
Bonterra Village Petty Cash Alliance x8943	\$4,068.69		\$4,068.69
Bonterra Village Reserve Alliance x5389		\$37,221.32	\$37,221.32
Bonterra Village HOA Alliance Reserve ICS x5672		\$145,257.80	\$145,257.80
<b>Total Assets</b>	<b>\$40,686.67</b>	<b>\$964,676.62</b>	<b>\$1,005,363.29</b>
<b>Receivables</b>			
Receivable	\$20,906.57		\$20,906.57
<b>Total Receivables</b>	<b>\$20,906.57</b>		<b>\$20,906.57</b>
<b>Total Assets</b>	<b>\$61,593.24</b>	<b>\$964,676.62</b>	<b>\$1,026,269.86</b>

# Bonterra Village Homeowners Association, LLC

Balance Sheet as of 11/30/2023

<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Liabilities</b>			
Accounts Payable	\$988.28		\$988.28
Prepaid Accounts Receivable	\$82,792.55		\$82,792.55
<b>Total Liabilities</b>	<b>\$83,780.83</b>		<b>\$83,780.83</b>
<b>Reserves and Equity</b>			
Reserve Fund Balance		\$16,321.01	\$16,321.01
Reserve Barn	(\$2,575.00)		(\$2,575.00)
Reserve Fund - Alley	(\$60,800.00)		(\$60,800.00)
Reserve Miscellaneous	(\$7,263.27)		(\$7,263.27)
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	(\$8,972.14)	\$85,076.09	\$76,103.95
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	\$6,444.85	\$258,457.23	\$264,902.08
<b>Total Reserves and Equity</b>	<b>\$144,363.81</b>	<b>\$798,125.22</b>	<b>\$942,489.03</b>
<b>Total Liabilities / Equity</b>	<b>\$228,144.64</b>	<b>\$798,125.22</b>	<b>\$1,026,269.86</b>

# Bonterra Village Homeowners Association, LLC

## Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Operating Revenue</b>							
380000 - Association Dues/Assessments	50,159.55	50,498.00	(338.45)	539,311.38	555,470.00	(16,158.62)	605,968.00
380026 - Patio Home Assessments	7,452.00	7,533.00	(81.00)	82,620.00	82,863.00	(243.00)	90,396.00
380038 - TH Assessments - Monthly	12,049.08	11,992.00	57.08	128,766.16	131,912.00	(3,145.84)	143,904.00
380100 - Fine Income	-	41.67	(41.67)	1,350.00	458.37	891.63	500.00
380103 - Amenities Income	530.00	-	530.00	530.00	-	530.00	-
380106 - Pool Fob Income	-	50.00	(50.00)	2,280.00	550.00	1,730.00	600.00
380108 - Pool/Clubhouse Rental	1,349.82	250.00	1,099.82	7,795.33	2,750.00	5,045.33	3,000.00
380130 - Legal Fees	342.20	-	342.20	199.70	-	199.70	-
380131 - Legal Fee Income - TH	-	-	-	(142.50)	-	(142.50)	-
380140 - NSF Fees	-	-	-	600.00	-	600.00	-
380141 - Returned Payment Income	72.00	-	72.00	180.00	-	180.00	-
380150 - Other Income	-	-	-	570.38	-	570.38	-
381016 - Charleston Assessments	4,225.00	4,290.00	(65.00)	46,995.00	47,190.00	(195.00)	51,480.00
381024 - Live/Work Assessments	1,895.70	1,896.00	(.30)	20,081.40	20,856.00	(774.60)	22,752.00
381045 - Barn Lease Assessments	1,890.00	368.00	1,522.00	7,115.00	4,048.00	3,067.00	4,410.00
381058 - Garden Assessments	3,744.00	3,744.00	-	41,184.00	41,184.00	-	44,928.00
382004 - Operating Interest Income	1.65	-	1.65	2,825.62	-	2,825.62	-
382035 - CD - Interest Income	512.57	-	512.57	512.57	-	512.57	-
383200 - Late Fee Income	2,520.00	200.00	2,320.00	11,386.25	2,200.00	9,186.25	2,400.00
383205 - Late Fee Interest	145.71	-	145.71	412.01	-	412.01	-
<b>Total Operating Revenue</b>	<b>86,889.28</b>	<b>80,862.67</b>	<b>6,026.61</b>	<b>894,572.30</b>	<b>889,481.37</b>	<b>5,090.93</b>	<b>970,338.00</b>
<b>Reserve Revenue</b>							
383500 - Reserve Assessment	15,120.20	15,166.67	(46.47)	181,879.24	166,833.37	15,045.87	182,000.00
383562 - RES Trans - Townhomes	3,202.92	3,260.00	(57.08)	39,005.84	35,860.00	3,145.84	39,120.00
383564 - RES Trans - Live/Work	774.30	774.00	.30	9,288.60	8,514.00	774.60	9,288.00
384120 - Reserve Interest Income	38.64	-	38.64	938.70	-	938.70	-
384130 - CD - Interest Income	6,786.91	-	6,786.91	10,761.60	-	10,761.60	-
384132 - CD/Stock Interest	-	300.00	(300.00)	8,232.28	3,300.00	4,932.28	3,600.00
385000 - Capital Contribution	300.00	300.00	-	5,400.00	3,300.00	2,100.00	3,600.00
387012 - Allowance for Bad Debt	-	-	-	5,438.40	-	5,438.40	-
<b>Total Reserve Revenue</b>	<b>26,222.97</b>	<b>19,800.67</b>	<b>6,422.30</b>	<b>260,944.66</b>	<b>217,807.37</b>	<b>43,137.29</b>	<b>237,608.00</b>
<b>Total Income</b>	<b>113,112.25</b>	<b>100,663.34</b>	<b>12,448.91</b>	<b>1,155,516.96</b>	<b>1,107,288.74</b>	<b>48,228.22</b>	<b>1,207,946.00</b>

## Operating Expense

<b>Landscaping</b>							
416005 - Landscape - Contract	5,900.00	5,900.00	-	59,000.00	64,900.00	5,900.00	70,800.00
416007 - Landscape - Flowers	3,832.00	490.00	(3,342.00)	9,376.00	5,390.00	(3,986.00)	5,880.00
416009 - Landscape - Irrigation Equip/Repairs	160.00	420.00	260.00	4,005.00	4,620.00	615.00	5,040.00
416013 - Landscape - Miscellaneous	75.00	840.00	765.00	26,630.00	9,240.00	(17,390.00)	10,080.00

# Bonterra Village Homeowners Association, LLC

## Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
416015 - Landscape - Mulch/Pine Needles/Pinestraw	-	3,250.00	3,250.00	26,925.00	35,750.00	8,825.00	39,000.00
416020 - Landscape - Trees	4,775.00	1,500.00	(3,275.00)	19,625.00	16,500.00	(3,125.00)	18,000.00
416031 - TH - Landscaping - General Contract	3,423.30	3,424.00	.70	34,233.00	37,655.00	3,422.00	41,079.00
416032 - Patio - Landscape Contract	5,859.00	5,977.00	118.00	61,190.00	65,737.00	4,547.00	71,714.00
416033 - Patio - Landscape Mulch/Needles	-	696.00	696.00	8,352.50	7,656.00	(696.50)	8,352.00
416035 - Patio - Landscape Supplies	6,630.00	834.00	(5,796.00)	8,582.00	9,166.00	584.00	10,000.00
416037 - TH - Landscape Mulch/Needles	-	541.00	541.00	6,500.00	5,959.00	(541.00)	6,500.00
416038 - TH - Landscape Supplies	3,514.00	600.00	(2,914.00)	4,442.00	6,600.00	2,158.00	7,200.00
416039 - CH - Landscape Contract	3,097.00	3,159.00	62.00	30,970.00	34,749.00	3,779.00	37,908.00
416040 - CH - Landscape Mulch/Needles	-	407.00	407.00	4,875.00	4,468.00	(407.00)	4,875.00
416041 - CH - Landscape Supplies	5,092.00	684.00	(4,408.00)	6,244.00	7,516.00	1,272.00	8,200.00
416043 - Garden - Landscape Contract	2,544.00	2,605.00	61.00	25,640.00	28,655.00	3,015.00	31,260.00
416046 - Garden - Landscape Mulch/Needles	-	488.00	488.00	5,850.00	5,363.00	(487.00)	5,850.00
416047 - Garden - Landscape Supplies	3,414.00	634.00	(2,780.00)	4,182.00	6,966.00	2,784.00	7,600.00
416049 - L/W - Landscape Contract	200.00	200.00	-	1,800.00	2,200.00	400.00	2,400.00
416050 - L/W - Landscape Mulch/Needles	-	55.00	55.00	650.00	595.00	(55.00)	650.00
416051 - L/W - Landscape Supplies	318.00	75.00	(243.00)	446.00	825.00	379.00	900.00
416072 - TH - Termite Contract	-	120.00	120.00	1,430.00	1,320.00	(110.00)	1,440.00
416075 - CH - Pest Control	-	60.00	60.00	-	660.00	660.00	720.00
416081 - L/W - Termite Contract	-	23.00	23.00	269.50	253.00	(16.50)	276.00
416084 - Termite Contract	-	21.00	21.00	275.00	231.00	(44.00)	252.00
416091 - Landscape - Supplies	4,466.00	907.00	(3,559.00)	6,656.00	9,977.00	3,321.00	10,884.00
<b>Total Landscaping</b>	<b>53,299.30</b>	<b>33,910.00</b>	<b>(19,389.30)</b>	<b>358,148.00</b>	<b>372,951.00</b>	<b>14,803.00</b>	<b>406,860.00</b>
<b>Pool</b>							
417001 - Pool - Bands	-	500.00	500.00	32.56	5,500.00	5,467.44	6,000.00
417005 - Pool - Contract	-	5,500.00	5,500.00	66,377.00	60,500.00	(5,877.00)	66,000.00
417009 - Pool - Furnishings	-	70.00	70.00	363.67	770.00	406.33	840.00
417013 - Pool - Permit	-	300.00	300.00	650.00	3,300.00	2,650.00	3,600.00
417014 - Pool - Phone/Cable/Internet	-	191.00	191.00	-	2,109.00	2,109.00	2,300.00
417016 - Pool - Repair & Maintenance	-	550.00	550.00	8,498.97	6,050.00	(2,448.97)	6,600.00
417019 - Pool - Supplies	-	65.00	65.00	2,278.65	715.00	(1,563.65)	780.00
417030 - Clubhouse - Card Reader Maint.	-	-	-	1,381.95	-	(1,381.95)	-
<b>Total Pool</b>	<b>-</b>	<b>7,176.00</b>	<b>7,176.00</b>	<b>79,582.80</b>	<b>78,944.00</b>	<b>(638.80)</b>	<b>86,120.00</b>
<b>Management Fees</b>							
418000 - Management: Contract	3,675.00	3,675.00	-	41,090.00	40,425.00	(665.00)	44,100.00
<b>Total Management Fees</b>	<b>3,675.00</b>	<b>3,675.00</b>	<b>-</b>	<b>41,090.00</b>	<b>40,425.00</b>	<b>(665.00)</b>	<b>44,100.00</b>
<b>Maintenance/Repairs</b>							
419000 - General Maintenance	425.00	4,645.00	4,220.00	34,832.19	51,101.00	16,268.81	55,746.00

# Bonterra Village Homeowners Association, LLC

## Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
419048 - Sidewalks/Streets - Repair/Installation/Cleaning	-	1,000.00	1,000.00	4,050.00	11,000.00	6,950.00	12,000.00
419121 - Recreation Maintenance	-	2,000.00	2,000.00	2,346.40	22,000.00	19,653.60	24,000.00
419135 - TH - Maintenance Other	-	2,000.00	2,000.00	48,345.67	22,000.00	(26,345.67)	24,000.00
419146 - Barn - Maintenance	-	300.00	300.00	5,010.88	3,300.00	(1,710.88)	3,600.00
419155 - CH - Misc Maintenance	-	500.00	500.00	8,954.79	5,500.00	(3,454.79)	6,000.00
419175 - L/W - Exterior Maintenance	-	550.00	550.00	800.00	6,050.00	5,250.00	6,600.00
<b>Total Maintenance/Repairs</b>	<b>425.00</b>	<b>10,995.00</b>	<b>10,570.00</b>	<b>104,339.93</b>	<b>120,951.00</b>	<b>16,611.07</b>	<b>131,946.00</b>
<b>Stormwater/Pond</b>							
424000 - Pond/Lake Expenses	910.00	1,170.00	260.00	10,010.00	12,870.00	2,860.00	14,040.00
<b>Total Stormwater/Pond</b>	<b>910.00</b>	<b>1,170.00</b>	<b>260.00</b>	<b>10,010.00</b>	<b>12,870.00</b>	<b>2,860.00</b>	<b>14,040.00</b>
<b>Utilities</b>							
426000 - Electric	2,164.22	2,500.00	335.78	28,537.39	27,500.00	(1,037.39)	30,000.00
426500 - Internet/Spectrum	51.60	-	(51.60)	489.09	-	(489.09)	-
426502 - Clubhouse-Cable	-	25.00	25.00	100.40	275.00	174.60	300.00
431000 - Water	3,527.60	3,775.00	247.40	34,089.97	41,525.00	7,435.03	45,300.00
431023 - Storm Water	-	575.00	575.00	4,589.10	6,325.00	1,735.90	6,900.00
431500 - Gas	85.67	600.00	514.33	1,751.31	6,600.00	4,848.69	7,200.00
<b>Total Utilities</b>	<b>5,829.09</b>	<b>7,475.00</b>	<b>1,645.91</b>	<b>69,557.26</b>	<b>82,225.00</b>	<b>12,667.74</b>	<b>89,700.00</b>
<b>Miscellaneous Expenses</b>							
429000 - Amenity Cards	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
429002 - UCSO Patrol Services	441.00	1,500.00	1,059.00	14,710.50	16,500.00	1,789.50	18,000.00
429005 - Pet Waste Station Contract	-	-	-	3,400.00	-	(3,400.00)	-
429014 - CH - Supplies	432.80	100.00	(332.80)	5,616.47	1,100.00	(4,516.47)	1,200.00
429018 - CH - Cleaning	795.00	475.00	(320.00)	9,945.00	5,225.00	(4,720.00)	5,700.00
429034 - Pool - Security	294.00	-	(294.00)	5,334.00	-	(5,334.00)	-
429046 - Barn - Termite Contract	-	29.00	29.00	286.00	319.00	33.00	348.00
429069 - Fitness Center - Equipment	236.40	500.00	263.60	5,763.25	5,500.00	(263.25)	6,000.00
429076 - Nature Trails	1,875.00	1,000.00	(875.00)	6,154.24	11,000.00	4,845.76	12,000.00
429077 - Gazebo Park	-	75.00	75.00	750.00	825.00	75.00	900.00
429089 - Social Shack	-	150.00	150.00	176.41	1,650.00	1,473.59	1,800.00
429115 - Alley Maintenance	-	900.00	900.00	-	9,900.00	9,900.00	10,800.00
475008 - Website Fee	82.69	400.00	317.31	3,817.24	4,400.00	582.76	4,800.00
475013 - Social Committee	2,495.00	1,334.00	(1,161.00)	14,969.78	14,666.00	(303.78)	16,000.00
475064 - L/W - Fire Protection	-	125.00	125.00	888.00	1,375.00	487.00	1,500.00
475088 - Miscellaneous Expenses	-	-	-	4,116.05	-	(4,116.05)	-
475143 - CH - HVAC	-	-	-	225.00	-	(225.00)	-
<b>Total Miscellaneous Expenses</b>	<b>6,651.89</b>	<b>6,713.00</b>	<b>61.11</b>	<b>76,151.94</b>	<b>73,835.00</b>	<b>(2,316.94)</b>	<b>80,548.00</b>
<b>Legal Expenses</b>							
432500 - Legal Fees	779.70	525.00	(254.70)	8,743.54	5,775.00	(2,968.54)	6,300.00

# Bonterra Village Homeowners Association, LLC

## Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
432501 - Legal - Litigation	183.00	88.00	(95.00)	183.00	968.00	785.00	1,056.00
432503 - Legal Fees - Collections	-	263.00	263.00	11.00	2,893.00	2,882.00	3,156.00
432512 - Bad Debt	-	-	-	(1,005.88)	-	1,005.88	-
432527 - Professional Services	-	53.00	53.00	-	583.00	583.00	636.00
<b>Total Legal Expenses</b>	<b>962.70</b>	<b>929.00</b>	<b>(33.70)</b>	<b>7,931.66</b>	<b>10,219.00</b>	<b>2,287.34</b>	<b>11,148.00</b>
<b>Insurance Expenses</b>							
434000 - Insurance	25,077.00	1,120.00	(23,957.00)	45,284.00	12,320.00	(32,964.00)	13,440.00
434002 - Insurance - TH	-	5,308.00	5,308.00	71,235.00	58,388.00	(12,847.00)	63,696.00
434011 - L/W - Insurance	-	880.00	880.00	-	9,680.00	9,680.00	10,560.00
434023 - Barn - Insurance	-	402.00	402.00	5,790.38	4,422.00	(1,368.38)	4,824.00
434024 - Common Area Maintenance	-	-	-	4,553.06	-	(4,553.06)	-
<b>Total Insurance Expenses</b>	<b>25,077.00</b>	<b>7,710.00</b>	<b>(17,367.00)</b>	<b>126,862.44</b>	<b>84,810.00</b>	<b>(42,052.44)</b>	<b>92,520.00</b>
<b>Taxes/Audit</b>							
435000 - Tax/Audit	-	-	-	365.00	-	(365.00)	-
<b>Total Taxes/Audit</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>365.00</b>	<b>-</b>	<b>(365.00)</b>	<b>-</b>
<b>Administrative/Bank Fees</b>							
473000 - Administration & Postage	381.78	294.00	(87.78)	8,258.15	3,234.00	(5,024.15)	3,528.00
473013 - Operating Bank Fees	20.00	-	(20.00)	482.50	-	(482.50)	-
473029 - CH - Card Reader Maint.	877.35	500.00	(377.35)	2,905.14	5,500.00	2,594.86	6,000.00
473050 - Accounting Fees	-	48.00	48.00	-	528.00	528.00	576.00
473069 - Postage / Delivery / Administration	1,218.35	578.00	(640.35)	1,218.35	6,358.00	5,139.65	6,936.00
473070 - Postage/Office Supplies	67.09	105.00	37.91	685.02	1,155.00	469.98	1,260.00
473071 - Signage	-	200.00	200.00	26.69	2,200.00	2,173.31	2,400.00
<b>Total Administrative/Bank Fees</b>	<b>2,564.57</b>	<b>1,725.00</b>	<b>(839.57)</b>	<b>13,575.85</b>	<b>18,975.00</b>	<b>5,399.15</b>	<b>20,700.00</b>
<b>Reserve Expenses</b>							
428097 - CH - Reserves	-	-	-	3,000.00	-	(3,000.00)	-
<b>Total Reserve Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,000.00</b>	<b>-</b>	<b>(3,000.00)</b>	<b>-</b>
<b>Total Expense</b>	<b>99,394.55</b>	<b>81,478.00</b>	<b>(17,916.55)</b>	<b>890,614.88</b>	<b>896,205.00</b>	<b>5,590.12</b>	<b>977,682.00</b>
<b>Operating Net Total</b>	<b>13,717.70</b>	<b>19,185.34</b>	<b>(5,467.64)</b>	<b>264,902.08</b>	<b>211,083.74</b>	<b>53,818.34</b>	<b>230,264.00</b>
<b>Net Total</b>	<b>13,717.70</b>	<b>19,185.34</b>	<b>(5,467.64)</b>	<b>264,902.08</b>	<b>211,083.74</b>	<b>53,818.34</b>	<b>230,264.00</b>