

# Bonterra Village Homeowners Association, LLC

Balance Sheet as of 1/31/2024

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Assets</b>			
Merrill Lynch Reserve Investment - BANK DEPOSIT PROGRAM		\$816.80	\$816.80
Merrill Lynch Reserve Investment - Mutual Fund (ISHARES US TREASURY BOND)		\$250,428.93	\$250,428.93
Merrill Lynch Reserve Investment - CD (BANK HAPOALIM BM) 9/27/24		\$129,000.00	\$129,000.00
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	\$208,020.87		\$208,020.87
Bonterra Village Social Committee Petty Cash Alliance x8943	\$3,254.06		\$3,254.06
Bonterra Village Reserve Alliance x5389		\$30,687.94	\$30,687.94
Merrill Lynch Reserve Investment - CD (SAFRA NATIONAL BANK) 1/10/25		\$137,000.00	\$137,000.00
Merrill Lynch Reserve Investment - CD (MORGAN STANLEY PVT BK) 1/12/26		\$137,000.00	\$137,000.00
Bonterra Village HOA Alliance Reserve ICS x5672		\$114,227.57	\$114,227.57
<b>Total Assets</b>	<b>\$211,648.49</b>	<b>\$928,161.24</b>	<b>\$1,139,809.73</b>
<b>Receivables</b>			
Receivable	\$11,377.33		\$11,377.33
<b>Total Receivables</b>	<b>\$11,377.33</b>		<b>\$11,377.33</b>
<b>Total Assets</b>	<b>\$223,025.82</b>	<b>\$928,161.24</b>	<b>\$1,151,187.06</b>

# Bonterra Village Homeowners Association, LLC

Balance Sheet as of 1/31/2024

<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Liabilities</b>			
Accounts Payable	\$336.22		\$336.22
Prepaid Accounts Receivable	\$121,308.03		\$121,308.03
<b>Total Liabilities</b>	<b>\$121,644.25</b>		<b>\$121,644.25</b>
<b>Reserves and Equity</b>			
Reserve Fund - Sidewalk/Street Trees		\$16,321.01	\$16,321.01
Reserve Fund - Alley		\$146,554.73	\$146,554.73
Retained Earnings	\$71,499.80		\$71,499.80
Reserve Fund - Recreation		\$41,016.31	\$41,016.31
Reserve Fund - Barn		\$6,791.18	\$6,791.18
Reserve Fund - Townhome		\$23,088.61	\$23,088.61
Reserve Fund - BioPonds		\$76,103.95	\$76,103.95
Reserve Fund - Misc		\$522,230.23	\$522,230.23
Reserve Fund - Common Area Development		\$54,905.60	\$54,905.60
Reserve Fund - Building L/W		\$20,571.05	\$20,571.05
Net Income	\$29,881.77	\$20,578.57	\$50,460.34
<b>Total Reserves and Equity</b>	<b>\$101,381.57</b>	<b>\$928,161.24</b>	<b>\$1,029,542.81</b>
<b>Total Liabilities / Equity</b>	<b>\$223,025.82</b>	<b>\$928,161.24</b>	<b>\$1,151,187.06</b>

# Bonterra Village Homeowners Association, LLC

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	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	52,325.00	52,405.00	(80.00)	52,325.00	52,405.00	(80.00)	628,860.00
380026 - Patio Home Assessments	8,372.00	8,463.00	(91.00)	8,372.00	8,463.00	(91.00)	101,556.00
380038 - TH Assessments - Monthly	12,643.00	12,643.00	-	12,643.00	12,643.00	-	151,716.00
380100 - Fine Income	50.00	41.67	8.33	50.00	41.67	8.33	500.00
380106 - Pool Fob Income	-	50.00	(50.00)	-	50.00	(50.00)	600.00
380141 - Returned Payment Income	159.00	-	159.00	159.00	-	159.00	-
381016 - Charleston Assessments	4,810.00	4,884.00	(74.00)	4,810.00	4,884.00	(74.00)	58,608.00
381024 - Live/Work Assessments	1,998.00	1,998.00	-	1,998.00	1,998.00	-	23,976.00
381045 - Barn Lease Assessments	-	368.00	(368.00)	-	368.00	(368.00)	4,410.00
381058 - Garden Assessments	4,272.00	4,272.00	-	4,272.00	4,272.00	-	51,264.00
382004 - Operating Interest Income	3.80	-	3.80	3.80	-	3.80	-
382035 - CD - Interest Income	1.08	-	1.08	1.08	-	1.08	-
383200 - Late Fee Income	660.00	733.33	(73.33)	660.00	733.33	(73.33)	8,800.00
383205 - Late Fee Interest	82.48	-	82.48	82.48	-	82.48	-
386012 - Clubhouse Income	2,144.42	416.67	1,727.75	2,144.42	416.67	1,727.75	5,000.00
<b>Total Operating Revenue</b>	<b>87,520.78</b>	<b>86,274.67</b>	<b>1,246.11</b>	<b>87,520.78</b>	<b>86,274.67</b>	<b>1,246.11</b>	<b>1,035,290.00</b>
<b>Reserve Revenue</b>							
383500 - Reserve Assessment	16,715.00	16,715.00	-	16,715.00	16,715.00	-	200,580.00
383562 - TH Reserve Assessment	3,353.00	3,353.00	-	3,353.00	3,353.00	-	40,236.00
383564 - Live/Work Reserve Assessment	762.00	762.00	-	762.00	762.00	-	9,144.00
384120 - Reserve Interest Income	36.48	-	36.48	36.48	-	36.48	-
384132 - CD/Stock Interest	-	2,000.00	(2,000.00)	-	2,000.00	(2,000.00)	24,000.00
385000 - Capital Contribution	300.00	450.00	(150.00)	300.00	450.00	(150.00)	5,400.00
<b>Total Reserve Revenue</b>	<b>21,166.48</b>	<b>23,280.00</b>	<b>(2,113.52)</b>	<b>21,166.48</b>	<b>23,280.00</b>	<b>(2,113.52)</b>	<b>279,360.00</b>
<b>Total Income</b>	<b>108,687.26</b>	<b>109,554.67</b>	<b>(867.41)</b>	<b>108,687.26</b>	<b>109,554.67</b>	<b>(867.41)</b>	<b>1,314,650.00</b>

## Operating Expense

### Service Area - Patio Homes

416032 - Patio - Landscape Contract	5,859.00	6,525.00	666.00	5,859.00	6,525.00	666.00	78,300.00
416033 - Patio - Landscape Mulch/Needles	-	880.00	880.00	-	880.00	880.00	10,560.00
416035 - Patio - Landscape Supplies	-	1,083.00	1,083.00	-	1,083.00	1,083.00	12,996.00
<b>Total Service Area - Patio Homes</b>	<b>5,859.00</b>	<b>8,488.00</b>	<b>2,629.00</b>	<b>5,859.00</b>	<b>8,488.00</b>	<b>2,629.00</b>	<b>101,856.00</b>

### Service Area - Townhomes

416031 - TH - Landscaping - General Contract	3,423.30	3,738.00	314.70	3,423.30	3,738.00	314.70	44,856.00
416037 - TH - Landscape Mulch/Needles	-	708.00	708.00	-	708.00	708.00	8,496.00
416038 - TH - Landscape Supplies	-	775.00	775.00	-	775.00	775.00	9,300.00
416072 - TH - Termite Contract	-	120.00	120.00	-	120.00	120.00	1,440.00
419135 - TH - Exterior Maintenance	3,675.00	2,000.00	(1,675.00)	3,675.00	2,000.00	(1,675.00)	24,000.00
434002 - Insurance - TH	-	5,424.00	5,424.00	-	5,424.00	5,424.00	65,088.00

# Bonterra Village Homeowners Association, LLC

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Total Service Area - Townhomes</b>	<b>7,098.30</b>	<b>12,765.00</b>	<b>5,666.70</b>	<b>7,098.30</b>	<b>12,765.00</b>	<b>5,666.70</b>	<b>153,180.00</b>
<b>Service Area - Charleston Homes</b>							
416039 - CH - Landscape Contract	3,097.00	3,450.00	353.00	3,097.00	3,450.00	353.00	41,400.00
416040 - CH - Landscape Mulch/Needles	-	542.00	542.00	-	542.00	542.00	6,504.00
416041 - CH - Landscape Supplies	-	883.00	883.00	-	883.00	883.00	10,596.00
<b>Total Service Area - Charleston Homes</b>	<b>3,097.00</b>	<b>4,875.00</b>	<b>1,778.00</b>	<b>3,097.00</b>	<b>4,875.00</b>	<b>1,778.00</b>	<b>58,500.00</b>
<b>Service Area - Garden Homes</b>							
416043 - Garden - Landscape Contract	2,544.00	2,844.00	300.00	2,544.00	2,844.00	300.00	34,128.00
416046 - Garden - Landscape Mulch/Needles	-	625.00	625.00	-	625.00	625.00	7,500.00
416047 - Garden - Landscape Supplies	-	808.00	808.00	-	808.00	808.00	9,696.00
<b>Total Service Area - Garden Homes</b>	<b>2,544.00</b>	<b>4,277.00</b>	<b>1,733.00</b>	<b>2,544.00</b>	<b>4,277.00</b>	<b>1,733.00</b>	<b>51,324.00</b>
<b>Service Area - Live/Works</b>							
416049 - L/W - Landscape Contract	200.00	218.00	18.00	200.00	218.00	18.00	2,616.00
416050 - L/W - Landscape Mulch/Needles	-	100.00	100.00	-	100.00	100.00	1,200.00
416051 - L/W - Landscape Supplies	-	100.00	100.00	-	100.00	100.00	1,200.00
416081 - L/W - Termite Contract	-	23.00	23.00	-	23.00	23.00	276.00
419175 - Exterior Maintenance	1,350.00	550.00	(800.00)	1,350.00	550.00	(800.00)	6,600.00
434011 - L/W - Insurance	-	880.00	880.00	-	880.00	880.00	10,560.00
475064 - L/W - Fire Protection	222.00	125.00	(97.00)	222.00	125.00	(97.00)	1,500.00
<b>Total Service Area - Live/Works</b>	<b>1,772.00</b>	<b>1,996.00</b>	<b>224.00</b>	<b>1,772.00</b>	<b>1,996.00</b>	<b>224.00</b>	<b>23,952.00</b>
<b>Barn</b>							
419146 - Barn - Maintenance	-	500.00	500.00	-	500.00	500.00	6,000.00
429046 - Barn - Termite Contract	-	29.00	29.00	-	29.00	29.00	348.00
434023 - Barn - Insurance	-	968.00	968.00	-	968.00	968.00	11,616.00
<b>Total Barn</b>	<b>-</b>	<b>1,497.00</b>	<b>1,497.00</b>	<b>-</b>	<b>1,497.00</b>	<b>1,497.00</b>	<b>17,964.00</b>
<b>Administrative Fees</b>							
418000 - Management: Contract	3,858.75	3,858.75	-	3,858.75	3,858.75	-	46,305.00
429000 - Amenity Cards	-	125.00	125.00	-	125.00	125.00	1,500.00
432500 - Legal Fees	-	525.00	525.00	-	525.00	525.00	6,300.00
432503 - Legal Fees - Collections	-	263.00	263.00	-	263.00	263.00	3,156.00
432527 - Professional Services	-	53.00	53.00	-	53.00	53.00	636.00
434000 - Insurance	1,753.00	1,275.42	(477.58)	1,753.00	1,275.42	(477.58)	15,305.00
473000 - Administration & Postage	883.96	618.83	(265.13)	883.96	618.83	(265.13)	7,426.00
473050 - Accounting Fees	-	50.00	50.00	-	50.00	50.00	600.00
473070 - Postage/Office Supplies	-	105.00	105.00	-	105.00	105.00	1,260.00
475008 - Website Fee	1,815.69	400.00	(1,415.69)	1,815.69	400.00	(1,415.69)	4,800.00
<b>Total Administrative Fees</b>	<b>8,311.40</b>	<b>7,274.00</b>	<b>(1,037.40)</b>	<b>8,311.40</b>	<b>7,274.00</b>	<b>(1,037.40)</b>	<b>87,288.00</b>
<b>Pool</b>							

# Bonterra Village Homeowners Association, LLC

## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
417005 - Pool - Contract	3,699.28	6,100.00	2,400.72	3,699.28	6,100.00	2,400.72	73,200.00
417009 - Pool - Furnishings	-	300.00	300.00	-	300.00	300.00	3,600.00
417013 - Pool - Permit	-	70.00	70.00	-	70.00	70.00	840.00
417014 - Pool - Phone/Cable/Internet	103.21	70.00	(33.21)	103.21	70.00	(33.21)	840.00
417016 - Pool - Repair & Maintenance	-	608.00	608.00	-	608.00	608.00	7,296.00
417019 - Pool - Supplies	-	500.00	500.00	-	500.00	500.00	6,000.00
<b>Total Pool</b>	<b>3,802.49</b>	<b>7,648.00</b>	<b>3,845.51</b>	<b>3,802.49</b>	<b>7,648.00</b>	<b>3,845.51</b>	<b>91,776.00</b>
<b>Clubhouse</b>							
416075 - CH - Pest Control	-	60.00	60.00	-	60.00	60.00	720.00
416084 - Termite Contract	-	21.00	21.00	-	21.00	21.00	252.00
419155 - CH - Misc Maintenance	-	600.00	600.00	-	600.00	600.00	7,200.00
429014 - CH - Supplies	1,101.10	100.00	(1,001.10)	1,101.10	100.00	(1,001.10)	1,200.00
429018 - CH - Cleaning	1,590.00	475.00	(1,115.00)	1,590.00	475.00	(1,115.00)	5,700.00
429069 - Fitness Center - Equipment	4,043.93	500.00	(3,543.93)	4,043.93	500.00	(3,543.93)	6,000.00
429089 - Social Shack	-	150.00	150.00	-	150.00	150.00	1,800.00
473029 - CH - Card Reader Maint.	-	500.00	500.00	-	500.00	500.00	6,000.00
475143 - CH - HVAC	-	75.00	75.00	-	75.00	75.00	900.00
<b>Total Clubhouse</b>	<b>6,735.03</b>	<b>2,481.00</b>	<b>(4,254.03)</b>	<b>6,735.03</b>	<b>2,481.00</b>	<b>(4,254.03)</b>	<b>29,772.00</b>
<b>Security Services</b>							
429002 - UCSO Patrol Services	588.00	1,500.00	912.00	588.00	1,500.00	912.00	18,000.00
429034 - Pool - Security	-	116.67	116.67	-	116.67	116.67	1,400.00
<b>Total Security Services</b>	<b>588.00</b>	<b>1,616.67</b>	<b>1,028.67</b>	<b>588.00</b>	<b>1,616.67</b>	<b>1,028.67</b>	<b>19,400.00</b>
<b>Utilities</b>							
426000 - Electric	1,818.12	2,500.00	681.88	1,818.12	2,500.00	681.88	30,000.00
426500 - Internet/Spectrum	-	79.00	79.00	-	79.00	79.00	948.00
426502 - Clubhouse-Cable	-	25.00	25.00	-	25.00	25.00	300.00
431000 - Water	2,183.46	3,775.00	1,591.54	2,183.46	3,775.00	1,591.54	45,300.00
431023 - Storm Water	-	575.00	575.00	-	575.00	575.00	6,900.00
431500 - Gas	-	600.00	600.00	-	600.00	600.00	7,200.00
<b>Total Utilities</b>	<b>4,001.58</b>	<b>7,554.00</b>	<b>3,552.42</b>	<b>4,001.58</b>	<b>7,554.00</b>	<b>3,552.42</b>	<b>90,648.00</b>
<b>Social</b>							
475013 - Social Committee	838.99	2,000.00	1,161.01	838.99	2,000.00	1,161.01	24,000.00
<b>Total Social</b>	<b>838.99</b>	<b>2,000.00</b>	<b>1,161.01</b>	<b>838.99</b>	<b>2,000.00</b>	<b>1,161.01</b>	<b>24,000.00</b>
<b>Landscape</b>							
416005 - Landscape - Contract	5,900.00	6,442.00	542.00	5,900.00	6,442.00	542.00	77,304.00
416007 - Landscape - Flowers	-	533.00	533.00	-	533.00	533.00	6,396.00
416009 - Landscape - Irrigation Equip/Repairs	-	667.00	667.00	-	667.00	667.00	8,004.00
416013 - Landscape - Miscellaneous	-	1,083.00	1,083.00	-	1,083.00	1,083.00	12,996.00

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## Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
416015 - Landscape - Mulch/Pine Needles/Pinestraw	5,200.00	3,850.00	(1,350.00)	5,200.00	3,850.00	(1,350.00)	46,200.00
416020 - Landscape - Trees	-	1,500.00	1,500.00	-	1,500.00	1,500.00	18,000.00
416091 - Landscape - Supplies	-	1,167.00	1,167.00	-	1,167.00	1,167.00	14,004.00
424000 - Pond/Lake Expenses	910.00	1,200.00	290.00	910.00	1,200.00	290.00	14,400.00
429076 - Nature Trails	(62.28)	1,000.00	1,062.28	(62.28)	1,000.00	1,062.28	12,000.00
<b>Total Landscape</b>	<b>11,947.72</b>	<b>17,442.00</b>	<b>5,494.28</b>	<b>11,947.72</b>	<b>17,442.00</b>	<b>5,494.28</b>	<b>209,304.00</b>
<b>Maintenance/Repairs</b>							
419000 - General Maintenance	1,247.41	4,646.00	3,398.59	1,247.41	4,646.00	3,398.59	55,746.00
419121 - Recreation Maintenance	-	2,000.00	2,000.00	-	2,000.00	2,000.00	24,000.00
429077 - Gazebo Park	-	75.00	75.00	-	75.00	75.00	900.00
429115 - Alley Maintenance	-	890.00	890.00	-	890.00	890.00	10,680.00
473071 - Signage	-	200.00	200.00	-	200.00	200.00	2,400.00
<b>Total Maintenance/Repairs</b>	<b>1,247.41</b>	<b>7,811.00</b>	<b>6,563.59</b>	<b>1,247.41</b>	<b>7,811.00</b>	<b>6,563.59</b>	<b>93,726.00</b>
<b>Total Expense</b>	<b>57,842.92</b>	<b>87,724.67</b>	<b>29,881.75</b>	<b>57,842.92</b>	<b>87,724.67</b>	<b>29,881.75</b>	<b>1,052,690.00</b>
<b>Operating Net Total</b>	<b>50,844.34</b>	<b>21,830.00</b>	<b>29,014.34</b>	<b>50,844.34</b>	<b>21,830.00</b>	<b>29,014.34</b>	<b>261,960.00</b>
<b>Net Total</b>	<b>50,844.34</b>	<b>21,830.00</b>	<b>29,014.34</b>	<b>50,844.34</b>	<b>21,830.00</b>	<b>29,014.34</b>	<b>261,960.00</b>