

# Bonterra Village Homeowners Association, LLC

Balance Sheet as of 2/29/2024

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Assets</b>			
Merrill Lynch Reserve Investment - BANK DEPOSIT PROGRAM		\$1,298.53	\$1,298.53
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	\$157,463.25		\$157,463.25
Bonterra Village Social Committee Petty Cash Alliance x8943	\$3,054.71		\$3,054.71
Bonterra Village Board Petty Cash Alliance x9767	\$2,122.47		\$2,122.47
Bonterra Village Reserve Alliance x5389		\$72,364.88	\$72,364.88
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		\$114,250.26	\$114,250.26
<b>Total Assets</b>	<b>\$163,013.99</b>	<b>\$970,342.60</b>	<b>\$1,133,356.59</b>
<b>Receivables</b>			
Receivable	\$10,942.38		\$10,942.38
<b>Total Receivables</b>	<b>\$10,942.38</b>		<b>\$10,942.38</b>
<b>Total Assets</b>	<b>\$173,956.37</b>	<b>\$970,342.60</b>	<b>\$1,144,298.97</b>

# Bonterra Village Homeowners Association, LLC

Balance Sheet as of 2/29/2024

<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Liabilities</b>			
Accounts Payable	\$5,352.78		\$5,352.78
Prepaid Accounts Receivable	\$118,158.14		\$118,158.14
<b>Total Liabilities</b>	<b>\$123,510.92</b>		<b>\$123,510.92</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	\$51,258.72		\$51,258.72
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		\$542,471.31	\$542,471.31
Reserve Fund - Common Area Development		\$54,905.60	\$54,905.60
Reserve Fund - Building L/W		\$20,571.05	\$20,571.05
Net Income	(\$813.27)	\$42,518.85	\$41,705.58
<b>Total Reserves and Equity</b>	<b>\$50,445.45</b>	<b>\$970,342.60</b>	<b>\$1,020,788.05</b>
<b>Total Liabilities / Equity</b>	<b>\$173,956.37</b>	<b>\$970,342.60</b>	<b>\$1,144,298.97</b>

# Bonterra Village Homeowners Association, LLC

## Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	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	52,485.00	52,405.00	80.00	104,810.00	104,810.00	-	628,860.00
380026 - Patio Home Assessments	8,372.00	8,463.00	(91.00)	16,744.00	16,926.00	(182.00)	101,556.00
380038 - TH Assessments - Monthly	12,643.00	12,643.00	-	25,286.00	25,286.00	-	151,716.00
380100 - Fine Income	-	41.67	(41.67)	50.00	83.34	(33.34)	500.00
380106 - Pool Fob Income	-	50.00	(50.00)	-	100.00	(100.00)	600.00
380141 - Returned Payment Income	252.00	-	252.00	411.00	-	411.00	-
381016 - Charleston Assessments	4,810.00	4,884.00	(74.00)	9,620.00	9,768.00	(148.00)	58,608.00
381024 - Live/Work Assessments	1,236.00	1,998.00	(762.00)	3,234.00	3,996.00	(762.00)	23,976.00
381045 - Barn Lease Assessments	-	368.00	(368.00)	-	736.00	(736.00)	4,410.00
381058 - Garden Assessments	4,272.00	4,272.00	-	8,544.00	8,544.00	-	51,264.00
382004 - Operating Interest Income	3.17	-	3.17	7.04	-	7.04	-
382035 - CD - Interest Income	481.73	-	481.73	482.81	-	482.81	-
383200 - Late Fee Income	1,000.00	733.33	266.67	1,660.00	1,466.66	193.34	8,800.00
383205 - Late Fee Interest	99.61	-	99.61	182.09	-	182.09	-
386012 - Clubhouse Income	1,186.71	416.67	770.04	3,331.13	833.34	2,497.79	5,000.00
<b>Total Operating Revenue</b>	<b>86,841.22</b>	<b>86,274.67</b>	<b>566.55</b>	<b>174,362.07</b>	<b>172,549.34</b>	<b>1,812.73</b>	<b>1,035,290.00</b>
<b>Reserve Revenue</b>							
383500 - Reserve Assessment	16,715.00	16,715.00	-	33,430.00	33,430.00	-	200,580.00
383562 - TH Reserve Assessment	3,353.00	3,353.00	-	6,706.00	6,706.00	-	40,236.00
383564 - Live/Work Reserve Assessment	1,524.00	762.00	762.00	2,286.00	1,524.00	762.00	9,144.00
384120 - Reserve Interest Income	39.63	-	39.63	76.04	-	76.04	-
384132 - CD/Stock Interest	-	2,000.00	(2,000.00)	-	4,000.00	(4,000.00)	24,000.00
385000 - Capital Contribution	-	450.00	(450.00)	300.00	900.00	(600.00)	5,400.00
<b>Total Reserve Revenue</b>	<b>21,631.63</b>	<b>23,280.00</b>	<b>(1,648.37)</b>	<b>42,798.04</b>	<b>46,560.00</b>	<b>(3,761.96)</b>	<b>279,360.00</b>
<b>Total Income</b>	<b>108,472.85</b>	<b>109,554.67</b>	<b>(1,081.82)</b>	<b>217,160.11</b>	<b>219,109.34</b>	<b>(1,949.23)</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	11,718.00	13,050.00	1,332.00	78,300.00
416033 - Patio - Landscape Mulch/Needles	8,250.00	880.00	(7,370.00)	8,250.00	1,760.00	(6,490.00)	10,560.00
416035 - Patio - Landscape Supplies	-	1,083.00	1,083.00	-	2,166.00	2,166.00	12,996.00
<b>Total Service Area - Patio Homes</b>	<b>14,109.00</b>	<b>8,488.00</b>	<b>(5,621.00)</b>	<b>19,968.00</b>	<b>16,976.00</b>	<b>(2,992.00)</b>	<b>101,856.00</b>

### Service Area - Townhomes

416031 - TH - Landscaping - General Contract	3,423.30	3,738.00	314.70	6,846.60	7,476.00	629.40	44,856.00
416037 - TH - Landscape Mulch/Needles	7,350.00	708.00	(6,642.00)	7,350.00	1,416.00	(5,934.00)	8,496.00
416038 - TH - Landscape Supplies	-	775.00	775.00	-	1,550.00	1,550.00	9,300.00
416072 - TH - Termite Contract	-	120.00	120.00	-	240.00	240.00	1,440.00
419135 - TH - Exterior Maintenance	750.00	2,000.00	1,250.00	4,425.00	4,000.00	(425.00)	24,000.00
434002 - Insurance - TH	-	5,424.00	5,424.00	-	10,848.00	10,848.00	65,088.00

# Bonterra Village Homeowners Association, LLC

## Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Total Service Area - Townhomes</b>	<b>11,523.30</b>	<b>12,765.00</b>	<b>1,241.70</b>	<b>18,621.60</b>	<b>25,530.00</b>	<b>6,908.40</b>	<b>153,180.00</b>
<b>Service Area - Charleston Homes</b>							
416039 - CH - Landscape Contract	3,097.00	3,450.00	353.00	6,194.00	6,900.00	706.00	41,400.00
416040 - CH - Landscape Mulch/Needles	5,250.00	542.00	(4,708.00)	5,250.00	1,084.00	(4,166.00)	6,504.00
416041 - CH - Landscape Supplies	-	883.00	883.00	-	1,766.00	1,766.00	10,596.00
<b>Total Service Area - Charleston Homes</b>	<b>8,347.00</b>	<b>4,875.00</b>	<b>(3,472.00)</b>	<b>11,444.00</b>	<b>9,750.00</b>	<b>(1,694.00)</b>	<b>58,500.00</b>
<b>Service Area - Garden Homes</b>							
416043 - Garden - Landscape Contract	2,544.00	2,844.00	300.00	5,088.00	5,688.00	600.00	34,128.00
416046 - Garden - Landscape Mulch/Needles	5,250.00	625.00	(4,625.00)	5,250.00	1,250.00	(4,000.00)	7,500.00
416047 - Garden - Landscape Supplies	-	808.00	808.00	-	1,616.00	1,616.00	9,696.00
<b>Total Service Area - Garden Homes</b>	<b>7,794.00</b>	<b>4,277.00</b>	<b>(3,517.00)</b>	<b>10,338.00</b>	<b>8,554.00</b>	<b>(1,784.00)</b>	<b>51,324.00</b>
<b>Service Area - Live/Works</b>							
416049 - L/W - Landscape Contract	200.00	218.00	18.00	400.00	436.00	36.00	2,616.00
416050 - L/W - Landscape Mulch/Needles	525.00	100.00	(425.00)	525.00	200.00	(325.00)	1,200.00
416051 - L/W - Landscape Supplies	-	100.00	100.00	-	200.00	200.00	1,200.00
416081 - L/W - Termite Contract	-	23.00	23.00	-	46.00	46.00	276.00
419175 - Exterior Maintenance	280.67	550.00	269.33	1,630.67	1,100.00	(530.67)	6,600.00
434011 - L/W - Insurance	-	880.00	880.00	-	1,760.00	1,760.00	10,560.00
475064 - L/W - Fire Protection	222.00	125.00	(97.00)	444.00	250.00	(194.00)	1,500.00
<b>Total Service Area - Live/Works</b>	<b>1,227.67</b>	<b>1,996.00</b>	<b>768.33</b>	<b>2,999.67</b>	<b>3,992.00</b>	<b>992.33</b>	<b>23,952.00</b>
<b>Barn</b>							
419146 - Barn - Maintenance	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
429046 - Barn - Termite Contract	-	29.00	29.00	-	58.00	58.00	348.00
434023 - Barn - Insurance	-	968.00	968.00	-	1,936.00	1,936.00	11,616.00
<b>Total Barn</b>	<b>-</b>	<b>1,497.00</b>	<b>1,497.00</b>	<b>-</b>	<b>2,994.00</b>	<b>2,994.00</b>	<b>17,964.00</b>
<b>Administrative Fees</b>							
418000 - Management: Contract	3,858.75	3,858.75	-	7,717.50	7,717.50	-	46,305.00
429000 - Amenity Cards	-	125.00	125.00	-	250.00	250.00	1,500.00
432500 - Legal Fees	6,292.00	525.00	(5,767.00)	6,292.00	1,050.00	(5,242.00)	6,300.00
432503 - Legal Fees - Collections	-	263.00	263.00	-	526.00	526.00	3,156.00
432527 - Professional Services	-	53.00	53.00	-	106.00	106.00	636.00
434000 - Insurance	1,753.00	1,275.42	(477.58)	3,506.00	2,550.84	(955.16)	15,305.00
473000 - Administration & Postage	5,263.63	618.83	(4,644.80)	6,147.59	1,237.66	(4,909.93)	7,426.00
473050 - Accounting Fees	-	50.00	50.00	-	100.00	100.00	600.00
473070 - Postage/Office Supplies	-	105.00	105.00	-	210.00	210.00	1,260.00
475008 - Website Fee	74.00	400.00	326.00	1,889.69	800.00	(1,089.69)	4,800.00
<b>Total Administrative Fees</b>	<b>17,241.38</b>	<b>7,274.00</b>	<b>(9,967.38)</b>	<b>25,552.78</b>	<b>14,548.00</b>	<b>(11,004.78)</b>	<b>87,288.00</b>
<b>Pool</b>							

# Bonterra Village Homeowners Association, LLC

## Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
417005 - Pool - Contract	7,398.55	6,100.00	(1,298.55)	11,097.83	12,200.00	1,102.17	73,200.00
417009 - Pool - Furnishings	-	300.00	300.00	-	600.00	600.00	3,600.00
417013 - Pool - Permit	650.00	70.00	(580.00)	650.00	140.00	(510.00)	840.00
417014 - Pool - Phone/Cable/Internet	51.61	70.00	18.39	154.82	140.00	(14.82)	840.00
417016 - Pool - Repair & Maintenance	-	608.00	608.00	-	1,216.00	1,216.00	7,296.00
417019 - Pool - Supplies	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
<b>Total Pool</b>	<b>8,100.16</b>	<b>7,648.00</b>	<b>(452.16)</b>	<b>11,902.65</b>	<b>15,296.00</b>	<b>3,393.35</b>	<b>91,776.00</b>
<b>Clubhouse</b>							
416075 - CH - Pest Control	-	60.00	60.00	-	120.00	120.00	720.00
416084 - Termite Contract	-	21.00	21.00	-	42.00	42.00	252.00
419155 - CH - Misc Maintenance	-	600.00	600.00	-	1,200.00	1,200.00	7,200.00
429014 - CH - Supplies	769.44	100.00	(669.44)	1,870.54	200.00	(1,670.54)	1,200.00
429018 - CH - Cleaning	795.00	475.00	(320.00)	2,385.00	950.00	(1,435.00)	5,700.00
429069 - Fitness Center - Equipment	489.99	500.00	10.01	4,533.92	1,000.00	(3,533.92)	6,000.00
429089 - Social Shack	17.51	150.00	132.49	17.51	300.00	282.49	1,800.00
473029 - CH - Card Reader Maint.	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
475143 - CH - HVAC	-	75.00	75.00	-	150.00	150.00	900.00
<b>Total Clubhouse</b>	<b>2,071.94</b>	<b>2,481.00</b>	<b>409.06</b>	<b>8,806.97</b>	<b>4,962.00</b>	<b>(3,844.97)</b>	<b>29,772.00</b>
<b>Security Services</b>							
429002 - UCSO Patrol Services	-	1,500.00	1,500.00	588.00	3,000.00	2,412.00	18,000.00
429034 - Pool - Security	-	116.67	116.67	-	233.34	233.34	1,400.00
<b>Total Security Services</b>	<b>-</b>	<b>1,616.67</b>	<b>1,616.67</b>	<b>588.00</b>	<b>3,233.34</b>	<b>2,645.34</b>	<b>19,400.00</b>
<b>Utilities</b>							
426000 - Electric	1,978.62	2,500.00	521.38	3,796.74	5,000.00	1,203.26	30,000.00
426500 - Internet/Spectrum	-	79.00	79.00	-	158.00	158.00	948.00
426502 - Clubhouse-Cable	-	25.00	25.00	-	50.00	50.00	300.00
431000 - Water	922.40	3,775.00	2,852.60	3,105.86	7,550.00	4,444.14	45,300.00
431023 - Storm Water	-	575.00	575.00	-	1,150.00	1,150.00	6,900.00
431500 - Gas	305.82	600.00	294.18	305.82	1,200.00	894.18	7,200.00
<b>Total Utilities</b>	<b>3,206.84</b>	<b>7,554.00</b>	<b>4,347.16</b>	<b>7,208.42</b>	<b>15,108.00</b>	<b>7,899.58</b>	<b>90,648.00</b>
<b>Social</b>							
475013 - Social Committee	701.44	2,000.00	1,298.56	1,540.43	4,000.00	2,459.57	24,000.00
<b>Total Social</b>	<b>701.44</b>	<b>2,000.00</b>	<b>1,298.56</b>	<b>1,540.43</b>	<b>4,000.00</b>	<b>2,459.57</b>	<b>24,000.00</b>
<b>Landscape</b>							
416005 - Landscape - Contract	5,350.00	6,442.00	1,092.00	11,250.00	12,884.00	1,634.00	77,304.00
416007 - Landscape - Flowers	-	533.00	533.00	-	1,066.00	1,066.00	6,396.00
416009 - Landscape - Irrigation Equip/Repairs	-	667.00	667.00	-	1,334.00	1,334.00	8,004.00
416013 - Landscape - Miscellaneous	75.00	1,083.00	1,008.00	75.00	2,166.00	2,091.00	12,996.00

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## Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
416015 - Landscape - Mulch/Pine Needles/Pinestraw	27,375.00	3,850.00	(23,525.00)	32,575.00	7,700.00	(24,875.00)	46,200.00
416020 - Landscape - Trees	-	1,500.00	1,500.00	-	3,000.00	3,000.00	18,000.00
416091 - Landscape - Supplies	-	1,167.00	1,167.00	-	2,334.00	2,334.00	14,004.00
424000 - Pond/Lake Expenses	6,247.83	1,200.00	(5,047.83)	7,157.83	2,400.00	(4,757.83)	14,400.00
429076 - Nature Trails	-	1,000.00	1,000.00	(62.28)	2,000.00	2,062.28	12,000.00
<b>Total Landscape</b>	<b>39,047.83</b>	<b>17,442.00</b>	<b>(21,605.83)</b>	<b>50,995.55</b>	<b>34,884.00</b>	<b>(16,111.55)</b>	<b>209,304.00</b>
<b>Maintenance/Repairs</b>							
419000 - General Maintenance	-	4,646.00	4,646.00	1,247.41	9,292.00	8,044.59	55,746.00
419121 - Recreation Maintenance	769.01	2,000.00	1,230.99	769.01	4,000.00	3,230.99	24,000.00
429077 - Gazebo Park	-	75.00	75.00	-	150.00	150.00	900.00
429115 - Alley Maintenance	-	890.00	890.00	-	1,780.00	1,780.00	10,680.00
473071 - Signage	-	200.00	200.00	-	400.00	400.00	2,400.00
<b>Total Maintenance/Repairs</b>	<b>769.01</b>	<b>7,811.00</b>	<b>7,041.99</b>	<b>2,016.42</b>	<b>15,622.00</b>	<b>13,605.58</b>	<b>93,726.00</b>
<b>Total Expense</b>	<b>114,139.57</b>	<b>87,724.67</b>	<b>(26,414.90)</b>	<b>171,982.49</b>	<b>175,449.34</b>	<b>3,466.85</b>	<b>1,052,690.00</b>
<b>Operating Net Total</b>	<b>(5,666.72)</b>	<b>21,830.00</b>	<b>(27,496.72)</b>	<b>45,177.62</b>	<b>43,660.00</b>	<b>1,517.62</b>	<b>261,960.00</b>
<b>Net Total</b>	<b>(5,666.72)</b>	<b>21,830.00</b>	<b>(27,496.72)</b>	<b>45,177.62</b>	<b>43,660.00</b>	<b>1,517.62</b>	<b>261,960.00</b>