

Quarterly Income Statement Report

Viniterra POA

October 01, 2017 thru December 31, 2017

	Current Quarter			Year to Date			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Assessment Income								
4000 - Viniterra Assessments	3,011.94	0.00	3,011.94	12,164.94	0.00	12,164.94	0.00	(12,164.94)
4001 - Villas Assessments	675.00	0.00	675.00	1,799.06	0.00	1,799.06	0.00	(1,799.06)
4065 - New Kent Master Assessments	2,070.51	0.00	2,070.51	8,174.93	0.00	8,174.93	0.00	(8,174.93)
4120 - Capital Contribution	1,214.67	0.00	1,214.67	2,926.66	0.00	2,926.66	0.00	(2,926.66)
Total Assessment Income	6,972.12	0.00	6,972.12	25,065.59	0.00	25,065.59	0.00	(25,065.59)
User Fee Income								
4220 - Gate & Access Fees	0.00	0.00	0.00	225.00	0.00	225.00	0.00	(225.00)
Total User Fee Income	0.00	0.00	0.00	225.00	0.00	225.00	0.00	(225.00)
Total Income	6,972.12	0.00	6,972.12	25,290.59	0.00	25,290.59	0.00	(25,290.59)
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	25.00	0.00	25.00	0.00	(25.00)
5010 - Uncollectable Accounts	594.05	0.00	594.05	589.47	0.00	589.47	0.00	(589.47)
5025 - Collection Charges	0.00	0.00	0.00	65.00	0.00	65.00	0.00	(65.00)
5070 - Master Association Fee	6,285.72	0.00	6,285.72	8,174.93	0.00	8,174.93	0.00	(8,174.93)
5210 - Printing & Copying	44.40	0.00	44.40	182.30	0.00	182.30	0.00	(182.30)
5215 - Postage	18.22	0.00	18.22	48.60	0.00	48.60	0.00	(48.60)
5400 - Insurance Premiums	0.00	0.00	0.00	1,748.62	0.00	1,748.62	0.00	(1,748.62)
7000 - Audit & Tax Services	0.00	0.00	0.00	410.00	0.00	410.00	0.00	(410.00)
Total Administrative	6,942.39	0.00	6,942.39	11,243.92	0.00	11,243.92	0.00	(11,243.92)
Utilities								
6000 - Electricity	939.50	0.00	939.50	3,668.57	0.00	3,668.57	0.00	(3,668.57)
6025 - Water Service	85.00	0.00	85.00	4,986.01	0.00	4,986.01	0.00	(4,986.01)
Total Utilities	1,024.50	0.00	1,024.50	8,654.58	0.00	8,654.58	0.00	(8,654.58)

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Landscaping								
6100 - Lawn & Planting Maintenance	1,712.00	0.00	1,712.00	3,062.00	0.00	3,062.00	0.00	(3,062.00)
6199 - Beautification & Repair	565.00	0.00	565.00	2,719.37	0.00	2,719.37	0.00	(2,719.37)
Total Landscaping	2,277.00	0.00	2,277.00	5,781.37	0.00	5,781.37	0.00	(5,781.37)
Repair & Maintenance								
6595 - Gate Maintenance	2,760.85	0.00	2,760.85	1,463.45	0.00	1,463.45	0.00	(1,463.45)
Total Repair & Maintenance	2,760.85	0.00	2,760.85	1,463.45	0.00	1,463.45	0.00	(1,463.45)
Professional Services								
7020 - Legal/Professional	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
7040 - Management Fees	600.00	0.00	600.00	2,516.23	0.00	2,516.23	0.00	(2,516.23)
Total Professional Services	600.00	0.00	600.00	2,666.23	0.00	2,666.23	0.00	(2,666.23)
Total Expense	13,604.74	0.00	13,604.74	29,809.55	0.00	29,809.55	0.00	(29,809.55)
Net Income / (Loss)	(6,632.62)	0.00	(6,632.62)	(4,518.96)	0.00	(4,518.96)	0.00	4,518.96