Quarterly Income Statement Report
Viniterra POA
Viniterra
October 01, 2018 thru December 31, 2018

	Current Quarter			Year to Date			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Assessment Income								
4000 - Viniterra Assessments	(11,640.54)	0.00	(11,640.54)	12,641.93	0.00	12,641.93	0.00	(12,641.93)
4002 - Lot Assessments	5,184.00	0.00	5,184.00	5,184.00	0.00	5,184.00	0.00	(5,184.00)
4003 - Associate Developer Assessments	23,328.00	0.00	23,328.00	23,328.00	0.00	23,328.00	0.00	(23,328.00)
4009 - Developer Contribution	6,355.27	0.00	6,355.27	6,355.27	0.00	6,355.27	0.00	(6,355.27)
4065 - New Kent Master Assessments	3,869.40	0.00	3,869.40	11,617.50	0.00	11,617.50	0.00	(11,617.50)
4120 - Capital Contribution	(224.46)	0.00	(224.46)	729.87	0.00	729.87	0.00	(729.87)
4130 - Commercial Contribution	4,138.31	0.00	4,138.31	4,138.31	0.00	4,138.31	0.00	(4,138.31)
Total Assessment Income	**31,009.98**	**0.00**	**31,009.98**	**63,994.88**	**0.00**	**63,994.88**	**0.00**	**(63,994.88)**
User Fee Income								
4220 - Gate & Access Fees	0.00	0.00	0.00	50.00	0.00	50.00	0.00	(50.00)
Total User Fee Income	**0.00**	**0.00**	**0.00**	**50.00**	**0.00**	**50.00**	**0.00**	**(50.00)**
Total Viniterra Income	**31,009.98**	**0.00**	**31,009.98**	**64,044.88**	**0.00**	**64,044.88**	**0.00**	**(64,044.88)**
Expense								
Administrative								
5070 - Master Association Fee	9,495.03	0.00	9,495.03	11,617.50	0.00	11,617.50	0.00	(11,617.50)
5210 - Printing & Copying	141.70	0.00	141.70	292.80	0.00	292.80	0.00	(292.80)
5215 - Postage	22.75	0.00	22.75	38.30	0.00	38.30	0.00	(38.30)
5400 - Insurance Premiums	891.62	0.00	891.62	1,773.62	0.00	1,773.62	0.00	(1,773.62)
6300 - Corporate Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00	(25.00)
7000 - Audit & Tax Services	430.00	0.00	430.00	430.00	0.00	430.00	0.00	(430.00)
Total Administrative	**10,981.10**	**0.00**	**10,981.10**	**14,177.22**	**0.00**	**14,177.22**	**0.00**	**(14,177.22)**
Utilities								
6000 - Electricity	1,281.65	0.00	1,281.65	3,580.80	0.00	3,580.80	0.00	(3,580.80)
Total Utilities	**1,281.65**	**0.00**	**1,281.65**	**3,580.80**	**0.00**	**3,580.80**	**0.00**	**(3,580.80)**
Landscaping								
6100 - Lawn & Planting Maintenance	325.00	0.00	325.00	2,750.00	0.00	2,750.00	0.00	(2,750.00)

Quarterly Income Statement Report
Viniterra POA
Viniterra

October 01, 2018 thru December 31, 2018

	Current Quarter			Year to Date			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Landscaping								
6199 - Beautification & Repair	575.00	0.00	575.00	575.00	0.00	575.00	0.00	(575.00)
Total Landscaping	**900.00**	**0.00**	**900.00**	**3,325.00**	**0.00**	**3,325.00**	**0.00**	**(3,325.00)**
Repair & Maintenance								
6595 - Gate Maintenance	345.00	0.00	345.00	345.00	0.00	345.00	0.00	(345.00)
6750 - Snow Removal & Supplies	486.00	0.00	486.00	1,059.75	0.00	1,059.75	0.00	(1,059.75)
Total Repair & Maintenance	**831.00**	**0.00**	**831.00**	**1,404.75**	**0.00**	**1,404.75**	**0.00**	**(1,404.75)**
Professional Services								
7020 - Legal/Professional	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
7040 - Management Fees	3,688.93	0.00	3,688.93	5,977.30	0.00	5,977.30	0.00	(5,977.30)
Total Professional Services	**3,688.93**	**0.00**	**3,688.93**	**6,127.30**	**0.00**	**6,127.30**	**0.00**	**(6,127.30)**
Total Viniterra Expense	**17,682.68**	**0.00**	**17,682.68**	**28,615.07**	**0.00**	**28,615.07**	**0.00**	**(28,615.07)**
Total Viniterra Income / (Loss)	**13,327.30**	**0.00**	**13,327.30**	**35,429.81**	**0.00**	**35,429.81**	**0.00**	**(35,429.81)**

Quarterly Income Statement Report
Viniterra POA
Villas

October 01, 2018 thru December 31, 2018

	Current Quarter			Year to Date			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Assessment Income								
4001 - Villas Assessments	1,350.00	0.00	1,350.00	4,870.00	0.00	4,870.00	0.00	(4,870.00)
Total Assessment Income	**1,350.00**	**0.00**	**1,350.00**	**4,870.00**	**0.00**	**4,870.00**	**0.00**	**(4,870.00)**
Total Villas Income	**1,350.00**	**0.00**	**1,350.00**	**4,870.00**	**0.00**	**4,870.00**	**0.00**	**(4,870.00)**
Expense								
Landscaping								
6100 - Lawn & Planting Maintenance	4,045.81	0.00	4,045.81	7,818.56	0.00	7,818.56	0.00	(7,818.56)
Total Landscaping	**4,045.81**	**0.00**	**4,045.81**	**7,818.56**	**0.00**	**7,818.56**	**0.00**	**(7,818.56)**
Total Villas Expense	**4,045.81**	**0.00**	**4,045.81**	**7,818.56**	**0.00**	**7,818.56**	**0.00**	**(7,818.56)**
Total Villas Income / (Loss)	**(2,695.81)**	**0.00**	**(2,695.81)**	**(2,948.56)**	**0.00**	**(2,948.56)**	**0.00**	**2,948.56**

Quarterly Income Statement Report
Viniterra POA
Shared Entrance

October 01, 2018 thru December 31, 2018

	Current Quarter			Year to Date			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Utilities								
6000 - Electricity	60.88	0.00	60.88	182.25	0.00	182.25	0.00	(182.25)
6025 - Water Service	426.12	0.00	426.12	1,230.08	0.00	1,230.08	0.00	(1,230.08)
Total Utilities	**487.00**	**0.00**	**487.00**	**1,412.33**	**0.00**	**1,412.33**	**0.00**	**(1,412.33)**
Landscaping								
6100 - Lawn & Planting Maintenance	9,467.00	0.00	9,467.00	23,717.00	0.00	23,717.00	0.00	(23,717.00)
6199 - Beautification & Repair	3,400.00	0.00	3,400.00	5,400.00	0.00	5,400.00	0.00	(5,400.00)
Total Landscaping	**12,867.00**	**0.00**	**12,867.00**	**29,117.00**	**0.00**	**29,117.00**	**0.00**	**(29,117.00)**
Irrigation								
6200 - Irrigation Repair & Maintenance	1,550.00	0.00	1,550.00	2,425.00	0.00	2,425.00	0.00	(2,425.00)
Total Irrigation	**1,550.00**	**0.00**	**1,550.00**	**2,425.00**	**0.00**	**2,425.00**	**0.00**	**(2,425.00)**
Repair & Maintenance								
6750 - Snow Removal & Supplies	121.50	0.00	121.50	597.75	0.00	597.75	0.00	(597.75)
Total Repair & Maintenance	**121.50**	**0.00**	**121.50**	**597.75**	**0.00**	**597.75**	**0.00**	**(597.75)**
Total Shared Entrance Expense	**15,025.50**	**0.00**	**15,025.50**	**33,552.08**	**0.00**	**33,552.08**	**0.00**	**(33,552.08)**
Total Shared Entrance Income / (Loss)	**(15,025.50)**	**0.00**	**(15,025.50)**	**(33,552.08)**	**0.00**	**(33,552.08)**	**0.00**	**33,552.08**
Total Association Net Income / (Loss)	**(4,394.01)**	**0.00**	**(4,394.01)**	**(1,070.83)**	**0.00**	**(1,070.83)**	**0.00**	**1,070.83**