

Quarterly Income Statement Report

Viniterra POA

Viniterra

October 01, 2019 thru December 31, 2019

	Actual	Current Quarter Budget	Variance	Actual	Year to Date Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Assessment Income								
4000 - Viniterra Assessments	5,638.41	4,176.00	1,462.41	17,878.41	16,704.00	1,174.41	16,704.00	(1,174.41)
4002 - Lot Assessments	2,344.24	792.00	1,552.24	3,208.24	3,168.00	40.24	3,168.00	(40.24)
4003 - Associate Developer Assessments	21,024.00	5,832.00	15,192.00	21,024.00	23,328.00	(2,304.00)	23,328.00	2,304.00
4009 - Developer Contribution	5,872.89	20,078.00	(14,205.11)	56,772.89	80,313.00	(23,540.11)	80,313.00	23,540.11
4065 - New Kent Master Assessments	5,726.54	3,441.00	2,285.54	15,854.07	13,765.00	2,089.07	13,765.00	(2,089.07)
4120 - Capital Contribution	730.91	0.00	730.91	1,924.25	0.00	1,924.25	0.00	(1,924.25)
4130 - Commercial Contribution	6,769.17	1,801.00	4,968.17	6,769.17	7,203.00	(433.83)	7,203.00	433.83
Total Assessment Income	48,106.16	36,120.00	11,986.16	123,431.03	144,481.00	(21,049.97)	144,481.00	21,049.97
User Fee Income								
4248 - Administrative Fee	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
Total User Fee Income	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
Total Viniterra Income	48,106.16	36,370.00	11,736.16	123,431.03	145,481.00	(22,049.97)	145,481.00	22,049.97
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	62.00	(62.00)	0.00	250.00	(250.00)	250.00	250.00
5025 - Collection Charges	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
5070 - Master Association Fee	(3,981.69)	3,441.00	(7,422.69)	15,854.07	13,765.00	2,089.07	13,765.00	(2,089.07)
5210 - Printing & Copying	282.35	200.00	82.35	500.20	800.00	(299.80)	800.00	299.80
5215 - Postage	44.75	200.00	(155.25)	63.82	800.00	(736.18)	800.00	736.18
5400 - Insurance Premiums	(1,658.32)	675.00	(2,333.32)	1,814.91	2,700.00	(885.09)	2,700.00	885.09
6300 - Corporate Fees	0.00	62.00	(62.00)	25.00	250.00	(225.00)	250.00	225.00
7000 - Audit & Tax Services	450.00	112.00	338.00	450.00	450.00	0.00	450.00	0.00
Total Administrative	(4,862.91)	5,002.00	(9,864.91)	18,708.00	20,015.00	(1,307.00)	20,015.00	1,307.00
Utilities								
6000 - Electricity	(451.95)	790.00	(1,241.95)	2,443.83	3,160.00	(716.17)	3,160.00	716.17
Total Utilities	(451.95)	790.00	(1,241.95)	2,443.83	3,160.00	(716.17)	3,160.00	716.17

Quarterly Income Statement Report
Viniterra POA
Viniterra

October 01, 2019 thru December 31, 2019

	Actual	Current Quarter Budget	Variance	Actual	Year to Date Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Landscaping								
6100 - Lawn & Planting Maintenance	(156.00)	1,131.00	(1,287.00)	3,740.00	4,526.00	(786.00)	4,526.00	786.00
6110 - Landscape Repair & Maintenance	(277.00)	0.00	(277.00)	0.00	0.00	0.00	0.00	0.00
6140 - Easement Mowing	150.00	250.00	(100.00)	375.00	1,000.00	(625.00)	1,000.00	625.00
6199 - Beautification & Repair	(1,243.30)	375.00	(1,618.30)	1,055.00	1,500.00	(445.00)	1,500.00	445.00
Total Landscaping	(1,526.30)	1,756.00	(3,282.30)	5,170.00	7,026.00	(1,856.00)	7,026.00	1,856.00
Repair & Maintenance								
6595 - Gate Maintenance	256.00	500.00	(244.00)	519.25	2,000.00	(1,480.75)	2,000.00	1,480.75
6750 - Snow Removal & Supplies	0.00	625.00	(625.00)	336.00	2,500.00	(2,164.00)	2,500.00	2,164.00
6760 - Street Sweeping & Maintenance	700.00	300.00	400.00	700.00	1,200.00	(500.00)	1,200.00	500.00
Total Repair & Maintenance	956.00	1,425.00	(469.00)	1,555.25	5,700.00	(4,144.75)	5,700.00	4,144.75
Professional Services								
7020 - Legal/Professional	0.00	87.00	(87.00)	150.00	350.00	(200.00)	350.00	200.00
7040 - Management Fees	2,428.46	3,977.00	(1,548.54)	5,055.59	15,908.00	(10,852.41)	15,908.00	10,852.41
Total Professional Services	2,428.46	4,064.00	(1,635.54)	5,205.59	16,258.00	(11,052.41)	16,258.00	11,052.41
Reserve Expenses								
9800 - Repair & Replacement Expenses	34,400.00	8,600.00	25,800.00	34,400.00	34,400.00	0.00	34,400.00	0.00
9912 - Operating Contingency Expenses	0.00	625.00	(625.00)	0.00	2,500.00	(2,500.00)	2,500.00	2,500.00
Total Reserve Expenses	34,400.00	9,225.00	25,175.00	34,400.00	36,900.00	(2,500.00)	36,900.00	2,500.00
Total Viniterra Expense	30,943.30	22,262.00	8,681.30	67,482.67	89,059.00	(21,576.33)	89,059.00	21,576.33
Total Viniterra Income / (Loss)	17,162.86	14,108.00	3,054.86	55,948.36	56,422.00	(473.64)	56,422.00	473.64

Quarterly Income Statement Report

Viniterra POA

Villas

October 01, 2019 thru December 31, 2019

	Actual	Current Quarter Budget	Variance	Actual	Year to Date Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Assessment Income								
4001 - Villas Assessments	1,350.00	1,350.00	0.00	5,400.00	5,400.00	0.00	5,400.00	0.00
Total Assessment Income	1,350.00	1,350.00	0.00	5,400.00	5,400.00	0.00	5,400.00	0.00
Total Villas Income	1,350.00	1,350.00	0.00	5,400.00	5,400.00	0.00	5,400.00	0.00
<u>Expense</u>								
Landscaping								
6100 - Lawn & Planting Maintenance	3,551.52	1,237.00	2,314.52	6,157.52	4,950.00	1,207.52	4,950.00	(1,207.52)
Total Landscaping	3,551.52	1,237.00	2,314.52	6,157.52	4,950.00	1,207.52	4,950.00	(1,207.52)
Irrigation								
6200 - Irrigation Repair & Maintenance	340.00	112.00	228.00	840.00	450.00	390.00	450.00	(390.00)
Total Irrigation	340.00	112.00	228.00	840.00	450.00	390.00	450.00	(390.00)
Total Villas Expense	3,891.52	1,349.00	2,542.52	6,997.52	5,400.00	1,597.52	5,400.00	(1,597.52)
Total Villas Income / (Loss)	(2,541.52)	1.00	(2,542.52)	(1,597.52)	0.00	(1,597.52)	0.00	1,597.52

Quarterly Income Statement Report
Viniterra POA
Shared Entrance

October 01, 2019 thru December 31, 2019

	Actual	Current Quarter Budget	Variance	Actual	Year to Date Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Utilities								
6000 - Electricity	1,070.85	292.00	778.85	1,078.57	1,169.00	(90.43)	1,169.00	90.43
6025 - Water Service	451.98	300.00	151.98	1,236.80	1,200.00	36.80	1,200.00	(36.80)
Total Utilities	1,522.83	592.00	930.83	2,315.37	2,369.00	(53.63)	2,369.00	53.63
Landscaping								
6100 - Lawn & Planting Maintenance	21,295.36	6,763.00	14,532.36	30,815.50	27,053.00	3,762.50	27,053.00	(3,762.50)
6110 - Landscape Repair & Maintenance	(250.00)	0.00	(250.00)	0.00	0.00	0.00	0.00	0.00
6199 - Beautification & Repair	2,732.00	1,250.00	1,482.00	4,732.00	5,000.00	(268.00)	5,000.00	268.00
Total Landscaping	23,777.36	8,013.00	15,764.36	35,547.50	32,053.00	3,494.50	32,053.00	(3,494.50)
Irrigation								
6200 - Irrigation Repair & Maintenance	1,700.00	1,000.00	700.00	2,706.50	4,000.00	(1,293.50)	4,000.00	1,293.50
Total Irrigation	1,700.00	1,000.00	700.00	2,706.50	4,000.00	(1,293.50)	4,000.00	1,293.50
Repair & Maintenance								
6750 - Snow Removal & Supplies	0.00	375.00	(375.00)	84.00	1,500.00	(1,416.00)	1,500.00	1,416.00
Total Repair & Maintenance	0.00	375.00	(375.00)	84.00	1,500.00	(1,416.00)	1,500.00	1,416.00
Reserve Expenses								
9952 - Street Expenses	13,500.00	4,125.00	9,375.00	13,500.00	16,500.00	(3,000.00)	16,500.00	3,000.00
Total Reserve Expenses	13,500.00	4,125.00	9,375.00	13,500.00	16,500.00	(3,000.00)	16,500.00	3,000.00
Total Shared Entrance Expense	40,500.19	14,105.00	26,395.19	54,153.37	56,422.00	(2,268.63)	56,422.00	2,268.63
Total Shared Entrance Income / (Loss)	(40,500.19)	(14,105.00)	(26,395.19)	(54,153.37)	(56,422.00)	2,268.63	(56,422.00)	(2,268.63)
Total Association Net Income / (Loss)	(25,878.85)	4.00	(25,882.85)	197.47	0.00	197.47	0.00	(197.47)