Income Statement Report
Viniterra POA
Viniterra

December 01, 2020 thru December 31, 2020

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (12 months) Actual	Year to Date (12 months) Budget	Year to Date (12 months) Variance	Annual Budget	Budget Remaining
Income								
Assessment Income								
4000 - Viniterra Assessments	148.26	0.00	148.26	19,933.06	19,569.00	364.06	19,569.00	(364.06)
4002 - Lot Assessments	0.00	1,384.00	(1,384.00)	4,121.20	4,151.00	(29.80)	4,151.00	29.80
4003 - Associate Developer Assessments	0.00	21,645.00	(21,645.00)	21,050.50	21,645.00	(594.50)	21,645.00	594.50
4009 - Developer Contribution	0.00	76,494.00	(76,494.00)	0.00	76,494.00	(76,494.00)	76,494.00	76,494.00
4065 - New Kent Master Assessments	122.64	0.00	122.64	17,689.05	18,592.00	(902.95)	18,592.00	902.95
4120 - Capital Contribution	(73.33)	296.00	(369.33)	987.57	1,185.00	(197.43)	1,185.00	197.43
4130 - Commercial Contribution	6,255.88	6,991.00	(735.12)	6,255.88	6,991.00	(735.12)	6,991.00	735.12
Total Assessment Income	**6,453.45**	**106,810.00**	**(100,356.55)**	**70,037.26**	**148,627.00**	**(78,589.74)**	**148,627.00**	**78,589.74**
User Fee Income								
4248 - Administrative Fee	0.00	21.00	(21.00)	500.00	250.00	250.00	250.00	(250.00)
Total User Fee Income	**0.00**	**21.00**	**(21.00)**	**500.00**	**250.00**	**250.00**	**250.00**	**(250.00)**
Total Viniterra Income	**6,453.45**	**106,831.00**	**(100,377.55)**	**70,537.26**	**148,877.00**	**(78,339.74)**	**148,877.00**	**78,339.74**
Expense								
Administrative								
5000 - General Administrative	0.00	21.00	(21.00)	25.00	250.00	(225.00)	250.00	225.00
5010 - Uncollectable Accounts	0.00	0.00	0.00	(0.18)	0.00	(0.18)	0.00	0.18
5025 - Collection Charges	0.00	21.00	(21.00)	165.00	250.00	(85.00)	250.00	85.00
5070 - Master Association Fee	(902.95)	0.00	(902.95)	17,689.05	18,592.00	(902.95)	18,592.00	902.95
5210 - Printing & Copying	0.00	287.00	(287.00)	19.95	800.00	(780.05)	800.00	780.05
5215 - Postage	0.00	50.00	(50.00)	14.14	600.00	(585.86)	600.00	585.86
5400 - Insurance Premiums	0.00	0.00	0.00	1,828.62	2,700.00	(871.38)	2,700.00	871.38
6300 - Corporate Fees	0.00	0.00	0.00	25.00	50.00	(25.00)	50.00	25.00
7000 - Audit & Tax Services	0.00	0.00	0.00	475.00	450.00	25.00	450.00	(25.00)
Total Administrative	**(902.95)**	**379.00**	**(1,281.95)**	**20,241.58**	**23,692.00**	**(3,450.42)**	**23,692.00**	**3,450.42**

Income Statement Report
Viniterra POA
Viniterra

December 01, 2020 thru December 31, 2020

	Current Period			Year to Date (12 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Utilities								
6000 - Electricity	0.00	306.00	(306.00)	2,713.12	3,671.00	(957.88)	3,671.00	957.88
Total Utilities	**0.00**	**306.00**	**(306.00)**	**2,713.12**	**3,671.00**	**(957.88)**	**3,671.00**	**957.88**
Landscaping								
6100 - Lawn & Planting Maintenance	230.00	411.00	(181.00)	4,080.00	4,526.00	(446.00)	4,526.00	446.00
6140 - Easement Mowing	0.00	0.00	0.00	375.00	1,000.00	(625.00)	1,000.00	625.00
6199 - Beautification & Repair	0.00	125.00	(125.00)	2,185.00	1,500.00	685.00	1,500.00	(685.00)
Total Landscaping	**230.00**	**536.00**	**(306.00)**	**6,640.00**	**7,026.00**	**(386.00)**	**7,026.00**	**386.00**
Repair & Maintenance								
6595 - Gate Maintenance	498.00	167.00	331.00	1,038.20	2,000.00	(961.80)	2,000.00	961.80
6750 - Snow Removal & Supplies	0.00	625.00	(625.00)	0.00	2,500.00	(2,500.00)	2,500.00	2,500.00
6760 - Street Sweeping & Maintenance	0.00	600.00	(600.00)	0.00	1,200.00	(1,200.00)	1,200.00	1,200.00
Total Repair & Maintenance	**498.00**	**1,392.00**	**(894.00)**	**1,038.20**	**5,700.00**	**(4,661.80)**	**5,700.00**	**4,661.80**
Professional Services								
7020 - Legal/Professional	0.00	0.00	0.00	0.00	350.00	(350.00)	350.00	350.00
7040 - Management Fees	0.00	3,977.00	(3,977.00)	3,809.05	15,908.00	(12,098.95)	15,908.00	12,098.95
Total Professional Services	**0.00**	**3,977.00**	**(3,977.00)**	**3,809.05**	**16,258.00**	**(12,448.95)**	**16,258.00**	**12,448.95**
Reserve Expenses								
9800 - Repair & Replacement Expenses	8,825.00	8,825.00	0.00	35,300.00	35,300.00	0.00	35,300.00	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	**8,825.00**	**9,450.00**	**(625.00)**	**35,300.00**	**37,800.00**	**(2,500.00)**	**37,800.00**	**2,500.00**
Total Viniterra Expense	**8,650.05**	**16,040.00**	**(7,389.95)**	**69,741.95**	**94,147.00**	**(24,405.05)**	**94,147.00**	**24,405.05**
Total Viniterra Income / (Loss)	**(2,196.60)**	**90,791.00**	**(92,987.60)**	**795.31**	**54,730.00**	**(53,934.69)**	**54,730.00**	**53,934.69**

Income Statement Report
Viniterra POA
Villas

December 01, 2020 thru December 31, 2020

	Current Period			Year to Date (12 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Assessment Income								
4001 - Villas Assessments	624.90	625.00	(0.10)	7,498.80	7,499.00	(0.20)	7,499.00	0.20
Total Assessment Income	**624.90**	**625.00**	**(0.10)**	**7,498.80**	**7,499.00**	**(0.20)**	**7,499.00**	**0.20**
Total Villas Income	**624.90**	**625.00**	**(0.10)**	**7,498.80**	**7,499.00**	**(0.20)**	**7,499.00**	**0.20**
Expense								
Landscaping								
6100 - Lawn & Planting Maintenance	1,023.00	666.00	357.00	7,038.75	6,664.00	374.75	6,664.00	(374.75)
Total Landscaping	**1,023.00**	**666.00**	**357.00**	**7,038.75**	**6,664.00**	**374.75**	**6,664.00**	**(374.75)**
Irrigation								
6200 - Irrigation Repair & Maintenance	100.00	0.00	100.00	625.00	835.00	(210.00)	835.00	210.00
Total Irrigation	**100.00**	**0.00**	**100.00**	**625.00**	**835.00**	**(210.00)**	**835.00**	**210.00**
Total Villas Expense	**1,123.00**	**666.00**	**457.00**	**7,663.75**	**7,499.00**	**164.75**	**7,499.00**	**(164.75)**
Total Villas Income / (Loss)	**(498.10)**	**(41.00)**	**(457.10)**	**(164.95)**	**0.00**	**(164.95)**	**0.00**	**164.95**

Income Statement Report
Viniterra POA
Shared Entrance
December 01, 2020 thru December 31, 2020

	Current Period			Year to Date (12 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Utilities								
6000 - Electricity	0.00	94.00	(94.00)	969.32	1,130.00	(160.68)	1,130.00	160.68
6025 - Water Service	0.00	0.00	0.00	1,144.70	1,200.00	(55.30)	1,200.00	55.30
Total Utilities	**0.00**	**94.00**	**(94.00)**	**2,114.02**	**2,330.00**	**(215.98)**	**2,330.00**	**215.98**
Landscaping								
6100 - Lawn & Planting Maintenance	7,842.00	600.00	7,242.00	25,353.00	24,500.00	853.00	24,500.00	(853.00)
6199 - Beautification & Repair	220.00	0.00	220.00	4,835.00	8,500.00	(3,665.00)	8,500.00	3,665.00
Total Landscaping	**8,062.00**	**600.00**	**7,462.00**	**30,188.00**	**33,000.00**	**(2,812.00)**	**33,000.00**	**2,812.00**
Irrigation								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	3,845.00	4,000.00	(155.00)	4,000.00	155.00
Total Irrigation	**0.00**	**0.00**	**0.00**	**3,845.00**	**4,000.00**	**(155.00)**	**4,000.00**	**155.00**
Repair & Maintenance								
6750 - Snow Removal & Supplies	0.00	375.00	(375.00)	0.00	1,500.00	(1,500.00)	1,500.00	1,500.00
Total Repair & Maintenance	**0.00**	**375.00**	**(375.00)**	**0.00**	**1,500.00**	**(1,500.00)**	**1,500.00**	**1,500.00**
Reserve Expenses								
9952 - Street Expenses	3,475.00	3,475.00	0.00	13,900.00	13,900.00	0.00	13,900.00	0.00
Total Reserve Expenses	**3,475.00**	**3,475.00**	**0.00**	**13,900.00**	**13,900.00**	**0.00**	**13,900.00**	**0.00**
Total Shared Entrance Expense	**11,537.00**	**4,544.00**	**6,993.00**	**50,047.02**	**54,730.00**	**(4,682.98)**	**54,730.00**	**4,682.98**
Total Shared Entrance Income / (Loss)	**(11,537.00)**	**(4,544.00)**	**(6,993.00)**	**(50,047.02)**	**(54,730.00)**	**4,682.98**	**(54,730.00)**	**(4,682.98)**
Total Association Net Income / (Loss)	**(14,231.70)**	**86,206.00**	**(100,437.70)**	**(49,416.66)**	**0.00**	**(49,416.66)**	**0.00**	**49,416.66**