VINITERRA PROPERTY OWNERS' ASSOCIATION, INC

Balance Sheet
As of 12/31/21

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	13,742.24			13,742.24
A/R - ASSESSMENTS & FEES	26,162.15			26,162.15
DEVELOPER RECEIVABLE	23,030.50			23,030.50
A/R DUE FROM OPERATING TO VILL			(2,087.53)	(2,087.53)
A/R - FROM OP / (FROM RES)		97,100.00		97,100.00
PREPAID EXPENSES - OTHER	829.62			829.62
TOTAL ASSETS	63,764.51	97,100.00	(2,087.53)	158,776.98
	===============	===============	===============	===============
LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	85.43			85.43
A/P DUE TO VILLA	(2,087.53)			(2,087.53)
A/P - TO RES / (TO OP)	97,100.00			97,100.00
PREPAID ASSESSMENTS	11,068.28			11,068.28
TOTAL CURRENT LIABILITIES	106,166.18	.00	.00	106,166.18
RESERVES EQUITY - PRIOR		69,700.00		69,700.00
STREET RESERVE EQUITY		27,400.00		27,400.00
TOTAL RESERVES	.00	97,100.00	.00	97,100.00
OPERATING EQUITY - PRIOR	(36,436.27)			(36,436.27)
CURRENT YR NET PROFIT / (LOSS)	(5,965.40)	.00	(2,087.53)	(8,052.93)
TOTAL OPERATING	(42,401.67)	.00	(2,087.53)	(44,489.20)
TOTAL LIABILITIES & EQUITY	63,764.51	97,100.00	(2,087.53)	158,776.98
	===============	===============	===============	===============

VINITERRA PROPERTY OWNERS' ASSOCIATION, INC

INCOME / EXPENSE STATEMENT

Period: 01/01/21 to 12/31/21

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
41000	OPERATING ASSESSMENTS	71,405.04	83,164.00	(11,758.96)	71,405.04	83,164.00	(11,758.96)	83,164.00
41400	DEVELOPER CONTRIBUTION	.00	20,000.00	(20,000.00)	.00	20,000.00	(20,000.00)	20,000.00
42000	CAP FEES	2,643.84	.00	2,643.84	2,643.84	.00	2,643.84	.00
43000	INTEREST EARNED - OPERATING	11.38	.00	11.38	11.38	.00	11.38	.00
45000	LATE FEES BILLED	240.00	.00	240.00	240.00	.00	240.00	.00
47000	OTHER INCOME	300.00	11,111.00	(10,811.00)	300.00	11,111.00	(10,811.00)	11,111.00
	TOTAL OPERATING INCOME	74,600.26	114,275.00	(39,674.74)	74,600.26	114,275.00	(39,674.74)	114,275.00
		=============	=============	=============	=============	=============	=============	=============
51000	GROUNDS CONTRACT	34,823.56	32,767.00	(2,056.56)	34,823.56	32,767.00	(2,056.56)	32,767.00
51100	GROUNDS IMPROVEMENT	6,125.07	6,630.00	504.93	6,125.07	6,630.00	504.93	6,630.00
51250	IRRIGATION SYSTEM -COMMON	2,192.50	2,448.00	255.50	2,192.50	2,448.00	255.50	2,448.00
51300	SNOW REMOVAL	.00	1,785.00	1,785.00	.00	1,785.00	1,785.00	1,785.00
52000	ELECTRICITY - COMMON	3,663.55	3,724.00	60.45	3,663.55	3,724.00	60.45	3,724.00
52200	WATER & SEWER	1,133.26	1,326.00	192.74	1,133.26	1,326.00	192.74	1,326.00
53100	GATE MAINTENANCE	1,093.00	816.00	(277.00)	1,093.00	816.00	(277.00)	816.00
53200	STREET SWEEPING & MAINT	.00	916.00	916.00	.00	916.00	916.00	916.00
54000	GENERAL ADMINISTRATIVE	1,424.94	434.00	(990.94)	1,424.94	434.00	(990.94)	434.00
54100	MANAGEMENT FEE	7,500.00	12,000.00	4,500.00	7,500.00	12,000.00	4,500.00	12,000.00
54130	TAXES & FEES	105.00	25.00	(80.00)	105.00	25.00	(80.00)	25.00
54140	COMMUNITY EVENTS	.00	5,675.00	5,675.00	.00	5,675.00	5,675.00	5,675.00
54160	NEW KENT MASTER DUES	19,885.78	31,323.00	11,437.22	19,885.78	31,323.00	11,437.22	31,323.00
55000	INSURANCE	1,439.00	1,938.00	499.00	1,439.00	1,938.00	499.00	1,938.00
55100	LEGAL FEES	280.00	2,102.00	1,822.00	280.00	2,102.00	1,822.00	2,102.00
55200	AUDIT / TAX RETURNS	900.00	450.00	(450.00)	900.00	450.00	(450.00)	450.00
	TOTAL OPERATING EXPENSES	80,565.66	104,359.00	23,793.34	80,565.66	104,359.00	23,793.34	104,359.00
	NET OPERATING PROFIT/LOSS	(5,965.40)	9,916.00	(15,881.40)	(5,965.40)	9,916.00	(15,881.40)	9,916.00
		=============	=============	=============	=============	=============	=============	=============
61000	VILLAS ASSESSMENTS	7,336.80	7,499.00	(162.20)	7,336.80	7,499.00	(162.20)	7,499.00
	TOTAL VILLAS OPERATING INCOM	7,336.80	7,499.00	(162.20)	7,336.80	7,499.00	(162.20)	7,499.00
64100	GROUNDS CONTRACT - ESTATES	2,455.83	.00	(2,455.83)	2,455.83	.00	(2,455.83)	.00
	TOTAL VILLAS OPERATING EXPEN	2,455.83	.00	(2,455.83)	2,455.83	.00	(2,455.83)	.00
	TOTAL VILLA OP NET PROFIT/LOS	4,880.97	7,499.00	(2,618.03)	4,880.97	7,499.00	(2,618.03)	7,499.00
		=============	=============	=============	=============	=============	=============	=============
	TOTAL RESERVE INCOME	.00	.00	.00	.00	.00	.00	.00
	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00

VINITERRA PROPERTY OWNERS' ASSOCIATION, INC

INCOME / EXPENSE STATEMENT

Period: 01/01/21 to 12/31/21

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	TOTAL RESERVE NET PROFIT(LO$	.00	.00	.00	.00	.00	.00	.00
		==============	==============	==============	==============	==============	==============	==============