

NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet
As of 04/30/21

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	7,331.53			7,331.53
A/R - COMMUNITY GROUP	481.50			481.50
TOTAL ASSETS	7,813.03	.00	.00	7,813.03
LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	31,079.54			31,079.54
A/P-DEVLOAN REIMBURSABLE BOND	27,450.69			27,450.69
PREPAID ASSESSMENTS	59,240.92			59,240.92
AMENITY FEES	(28,263.61)			(28,263.61)
TOTAL CURRENT LIABILITIES	89,507.54	.00	.00	89,507.54
TOTAL RESERVES	.00	.00	.00	.00
OPERATING EQUITY - PRIOR	(116,718.62)			(116,718.62)
CURRENT YR NET PROFIT / (LOSS)	35,024.11	.00	.00	35,024.11
TOTAL OPERATING	(81,694.51)	.00	.00	(81,694.51)
TOTAL LIABILITIES & EQUITY	7,813.03	.00	.00	7,813.03

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Period: 04/01/21 to 04/30/21

	Current Period						Year-To-Date
Description	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
OPERATING ASSESSMENTS	.00	6,001.50	(6,001.50)	35,813.61	24,006.00	11,807.61	72,018.00
INTEREST EARNED - OPERATING	.42	.00	.42	1.52	.00	1.52	.00
OTHER INCOME	.00	.00	.00	16,202.31	.00	16,202.31	.00
TOTAL OPERATING INCOME	.42	6,001.50	(6,001.08)	52,017.44	24,006.00	28,011.44	72,018.00
GROUNDS CONTRACT	.00	2,416.67	2,416.67	7,865.00	9,666.68	1,801.68	29,000.00
GROUNDS / LIGHTING REPAIRS	4,258.00	833.33	(3,424.67)	4,258.00	3,333.32	(924.68)	10,000.00
FENCE MAINTENANCE	.00	41.67	41.67	.00	166.68	166.68	500.00
ELECTRICITY	1,531.12	625.00	(906.12)	2,432.81	2,500.00	67.19	7,500.00
GENERAL ADMINISTRATIVE	26.70	45.83	19.13	37.52	183.32	145.80	550.00
MANAGEMENT FEE	600.00	416.67	(183.33)	2,400.00	1,666.68	(733.32)	5,000.00
TAXES & FEES	.00	2.08	2.08	.00	8.32	8.32	25.00
INSURANCE	.00	217.33	217.33	.00	869.32	869.32	2,608.00
LEGAL FEES	.00	41.67	41.67	.00	166.68	166.68	500.00
AUDIT / TAX RETURNS	.00	41.67	41.67	.00	166.68	166.68	500.00
TOTAL OPERATING EXPENSES	6,415.82	4,681.92	(1,733.90)	16,993.33	18,727.68	1,734.35	56,183.00
OPERATING NET PROFIT / (LOSS)	(6,415.40)	1,319.58	(7,734.98)	35,024.11	5,278.32	29,745.79	15,835.00
RESERVE ASSESSMENTS - CAPITAL	.00	1,160.00	(1,160.00)	.00	4,640.00	(4,640.00)	13,920.00
OPERATING CONTINGENCY RESERVE	.00	159.58	(159.58)	.00	638.32	(638.32)	1,915.00
TOTAL RESERVE INCOME	.00	1,319.58	(1,319.58)	.00	5,278.32	(5,278.32)	15,835.00
TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
RESERVES NET PROFIT / (LOSS)	.00	1,319.58	(1,319.58)	.00	5,278.32	(5,278.32)	15,835.00
TOTAL NET PROFIT / (LOSS)	(6,415.40)	2,639.16	(9,054.56)	35,024.11	10,556.64	24,467.47	31,670.00