

NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet
As of 04/30/22

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	4,624.67			4,624.67
A/R - COMMUNITY GROUP	481.50			481.50
A/R - FROM OP / (FROM RES)		10,556.64		10,556.64
TOTAL ASSETS	5,106.17	10,556.64	.00	15,662.81
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LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	31,079.72			31,079.72
A/P-DEVLOAN REIMBURSABLE BOND	27,450.69			27,450.69
A/P - TO RES / (TO OP)	10,556.64			10,556.64
AMENITY FEES	31,948.76			31,948.76
TOTAL CURRENT LIABILITIES	101,035.81	.00	.00	101,035.81
RESERVES EQUITY - PRIOR		10,556.64		10,556.64
TOTAL RESERVES	.00	10,556.64	.00	10,556.64
OPERATING EQUITY - PRIOR	(78,001.32)			(78,001.32)
CURRENT YR NET PROFIT / (LOSS)	(17,928.32)	.00	.00	(17,928.32)
TOTAL OPERATING	(95,929.64)	.00	.00	(95,929.64)
TOTAL LIABILITIES & EQUITY	5,106.17	10,556.64	.00	15,662.81
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Period: 04/01/22 to 04/30/22

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING ASSESSMENTS	.00	1,950.25	(1,950.25)	.00	7,801.00	(7,801.00)	23,402.98
CAP FEES	.00	153.64	(153.64)	.00	614.56	(614.56)	1,843.71
INTEREST EARNED - OPERATING	.49	.00	.49	2.55	.00	2.55	.00
OTHER INCOME	.00	3,489.86	(3,489.86)	.00	13,959.44	(13,959.44)	41,878.31
TOTAL OPERATING INCOME	.49	5,593.75	(5,593.26)	2.55	22,375.00	(22,372.45)	67,125.00
GROUNDS CONTRACT	8,612.50	2,862.50	(5,750.00)	11,475.00	11,450.00	(25.00)	34,350.00
GROUNDS / LIGHTING REPAIRS	.00	1,250.00	1,250.00	.00	5,000.00	5,000.00	15,000.00
LANDSCAPE REPAIR & MAINTENANCE	.00	208.33	208.33	.00	833.32	833.32	2,500.00
ELECTRICITY	.00	333.33	333.33	2,564.74	1,333.32	(1,231.42)	4,000.00
GENERAL ADMINISTRATIVE	13.28	37.50	24.22	55.13	150.00	94.87	450.00
MANAGEMENT FEE	600.00	600.00	.00	2,400.00	2,400.00	.00	7,200.00
TAXES & FEES	.00	2.08	2.08	.00	8.32	8.32	25.00
INSURANCE	1,436.00	208.33	(1,227.67)	1,436.00	833.32	(602.68)	2,500.00
LEGAL FEES	.00	41.67	41.67	.00	166.68	166.68	500.00
AUDIT / TAX RETURNS	.00	50.00	50.00	.00	200.00	200.00	600.00
TOTAL OPERATING EXPENSES	10,661.78	5,593.74	(5,068.04)	17,930.87	22,374.96	4,444.09	67,125.00
OPERATING NET PROFIT / (LOSS)	(10,661.29)	.01	(10,661.30)	(17,928.32)	.04	(17,928.36)	.00
TOTAL RESERVE INCOME	.00	.00	.00	.00	.00	.00	.00
TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
RESERVES NET PROFIT / (LOSS)	.00	.00	.00	.00	.00	.00	.00
TOTAL NET PROFIT / (LOSS)	(10,661.29)	.01	(10,661.30)	(17,928.32)	.04	(17,928.36)	.00