

NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet As of 04/30/23

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	61,667.10			61,667.10
A/R - COMMUNITY GROUP	481.50			481.50
TOTAL ASSETS	62,148.60	.00	.00	62,148.60
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LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	31,079.29			31,079.29
A/P-DEVLOAN REIMBURSABLE BONC	(27,450.69)			(27,450.69)
AMENITY FEES	116,420.33			116,420.33
TOTAL CURRENT LIABILITIES	120,048.93	.00	.00	120,048.93
TOTAL RESERVES	.00	.00	.00	.00
OPERATING EQUITY - PRIOR	(63,996.78)			(63,996.78)
CURRENT YR NET PROFIT / (LOSS)	6,096.45	.00	.00	6,096.45
TOTAL OPERATING	(57,900.33)	.00	.00	(57,900.33)
TOTAL LIABILITIES & EQUITY	62,148.60	.00	.00	62,148.60
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Period: 04/01/23 to 04/30/23

Period: 04/01/23 to 04/30/23

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
41000	OPERATING ASSESSMENTS	.00	3,094.35	(3,094.35)	.00	12,377.40	(12,377.40)	37,132.20
42000	CAP FEES	.00	1,284.95	(1,284.95)	.00	5,139.80	(5,139.80)	15,419.43
43000	INTEREST EARNED - OPERATING	2.20	.00	2.20	5.41	.00	5.41	.00
47000	OTHER INCOME	.00	1,056.11	(1,056.11)	27,450.69	4,224.44	23,226.25	12,673.37
	TOTAL OPERATING INCOME	2.20	5,435.41	(5,433.21)	27,456.10	21,741.64	5,714.46	65,225.00
51000	GROUNDS CONTRACT	2,887.50	2,862.50	(25.00)	11,550.00	11,450.00	(100.00)	34,350.00
51100	GROUNDS / LIGHTING REPAIRS	920.00	416.67	(503.33)	3,915.00	1,666.68	(2,248.32)	5,000.00
51101	GROUNDS IMPROVEMENT	.00	500.00	500.00	.00	2,000.00	2,000.00	6,000.00
51150	LANDSCAPE REPAIR & MAINTENA	.00	250.00	250.00	.00	1,000.00	1,000.00	3,000.00
52000	ELECTRICITY	(4.56)	458.33	462.89	3,419.73	1,833.32	(1,586.41)	5,500.00
54000	GENERAL ADMINISTRATIVE	12.85	37.50	24.65	74.92	150.00	75.08	450.00
54100	MANAGEMENT FEE	600.00	600.00	.00	2,400.00	2,400.00	.00	7,200.00
54130	TAXES & FEES	.00	2.08	2.08	.00	8.32	8.32	25.00
55000	INSURANCE	.00	216.67	216.67	.00	866.68	866.68	2,600.00
55100	LEGAL FEES	.00	41.67	41.67	.00	166.68	166.68	500.00
55200	AUDIT / TAX RETURNS	.00	50.00	50.00	.00	200.00	200.00	600.00
	TOTAL OPERATING EXPENSES	4,415.79	5,435.42	1,019.63	21,359.65	21,741.68	382.03	65,225.00
	OPERATING NET PROFIT / (LOSS)	(4,413.59)	(.01)	(4,413.58)	6,096.45	(.04)	6,096.49	.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)	(4,413.59)	(.01)	(4,413.58)	6,096.45	(.04)	6,096.49	.00