

NEW KENT VINEYARDS MASTER POA, INC

Page: 1

Balance Sheet

As of 08/31/21

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	16,302.29			16,302.29
A/R - COMMUNITY GROUP	481.50			481.50
A/R - FROM OP / (FROM RES)		5,278.32		5,278.32
TOTAL ASSETS	16,783.79	5,278.32	.00	22,062.11
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LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	31,075.95			31,075.95
A/P-DEVLOAN REIMBURSABLE BOND	27,450.69			27,450.69
A/P - TO RES / (TO OP)	5,278.32			5,278.32
PREPAID ASSESSMENTS	59,240.92			59,240.92
AMENITY FEES	(28,263.61)			(28,263.61)
TOTAL CURRENT LIABILITIES	94,782.27	.00	.00	94,782.27
TOTAL RESERVES	.00	.00	.00	.00
OPERATING EQUITY - PRIOR	(116,718.62)			(116,718.62)
CURRENT YR NET PROFIT / (LOSS)	38,720.14	5,278.32	.00	43,998.46
TOTAL OPERATING	(77,998.48)	5,278.32	.00	(72,720.16)
TOTAL LIABILITIES & EQUITY	16,783.79	5,278.32	.00	22,062.11
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Page: 1

Period: 08/01/21 to 08/31/21

Period: 06/01/21 To 06/30/21							
Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING ASSESSMENTS	14,084.50	6,001.50	8,083.00	49,881.85	48,012.00	1,869.85	72,018.00
INTEREST EARNED - OPERATING	.51	.00	.51	4.37	.00	4.37	.00
OTHER INCOME	.00	.00	.00	90,307.36	.00	90,307.36	.00
TOTAL OPERATING INCOME	14,085.01	6,001.50	8,083.51	140,193.58	48,012.00	92,181.58	72,018.00
EXPENSES:							
GROUNDS CONTRACT	2,862.50	2,416.67	(445.83)	23,015.00	19,333.36	(3,681.64)	29,000.00
GROUNDS / LIGHTING REPAIRS	.00	833.33	833.33	6,484.00	6,666.64	182.64	10,000.00
FENCE MAINTENANCE	.00	41.67	41.67	.00	333.36	333.36	500.00
ELECTRICITY	554.58	625.00	70.42	4,758.85	5,000.00	241.15	7,500.00
GENERAL ADMINISTRATIVE	18,241.79	45.83	(18,195.96)	59,255.59	366.64	(58,888.95)	550.00
MANAGEMENT FEE	600.00	416.67	(183.33)	4,800.00	3,333.36	(1,466.64)	5,000.00
TAXES & FEES	900.00	2.08	(897.92)	925.00	16.64	(908.36)	25.00
INSURANCE	.00	217.33	217.33	2,235.00	1,738.64	(496.36)	2,608.00
LEGAL FEES	.00	41.67	41.67	.00	333.36	333.36	500.00
AUDIT / TAX RETURNS	.00	41.67	41.67	.00	333.36	333.36	500.00
TOTAL OPERATING EXPENSES	23,158.87	4,681.92	(18,476.95)	101,473.44	37,455.36	(64,018.08)	56,183.00
OPERATING NET PROFIT / (LOSS)	(9,073.86)	1,319.58	(10,393.44)	38,720.14	10,556.64	28,163.50	15,835.00
RESERVE INCOME:							
RESERVE ASSESSMENTS - CAPITAL	1,160.00	1,160.00	.00	4,640.00	9,280.00	(4,640.00)	13,920.00
OPERATING CONTINGENCY RESERVE	159.58	159.58	.00	638.32	1,276.64	(638.32)	1,915.00
TOTAL RESERVE INCOME	1,319.58	1,319.58	.00	5,278.32	10,556.64	(5,278.32)	15,835.00
RESERVE EXPENSES:							
TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
RESERVES NET PROFIT / (LOSS)	1,319.58	1,319.58	.00	5,278.32	10,556.64	(5,278.32)	15,835.00
TOTAL NET PROFIT / (LOSS)	(7,754.28)	2,639.16	(10,393.44)	43,998.46	21,113.28	22,885.18	31,670.00