

NEW KENT VINEYARDS MASTER POA, INC

Page: 1

Balance Sheet
As of 08/31/22

| Account Description | Operating | Reserves | Other | Totals |
|---------------------------------|-------------|-----------|----------|-------------|
| ASSETS | | | | |
| CIT - OPERATING ACCOUNT | 30,519.04 | | | 30,519.04 |
| A/R - COMMUNITY GROUP | 481.50 | | | 481.50 |
| A/R FROM RES TO NON-CAP RES | | | 1,276.64 | 1,276.64 |
| A/R - FROM OP / (FROM RES) | | 10,556.64 | | 10,556.64 |
| TOTAL ASSETS | 31,000.54 | 10,556.64 | 1,276.64 | 42,833.82 |
| ===== | ===== | ===== | ===== | ===== |
| LIABILITIES & EQUITY | | | | |
| ACCOUNTS PAYABLE | 31,066.44 | | | 31,066.44 |
| A/P-DEVLOAN REIMBURSABLE BONC | 27,450.69 | | | 27,450.69 |
| A/P TO NON-CAP RES FROM RES | | 1,276.64 | | 1,276.64 |
| A/P - TO RES / (TO OP) | 10,556.64 | | | 10,556.64 |
| AMENITY FEES | 38,954.78 | | | 38,954.78 |
| TOTAL CURRENT LIABILITIES | 108,028.55 | 1,276.64 | .00 | 109,305.19 |
| RESERVES EQUITY - PRIOR | | 9,280.00 | | 9,280.00 |
| RES EQUITY - PRIOR - (MAINT) | | | 1,276.64 | 1,276.64 |
| TOTAL RESERVES | .00 | 9,280.00 | 1,276.64 | 10,556.64 |
| OPERATING EQUITY - PRIOR | (78,001.32) | | | (78,001.32) |
| CURRENT YR NET PROFIT / (LOSS) | 973.31 | .00 | .00 | 973.31 |
| TOTAL OPERATING | (77,028.01) | .00 | .00 | (77,028.01) |
| TOTAL LIABILITIES & EQUITY | 31,000.54 | 10,556.64 | 1,276.64 | 42,833.82 |
| ===== | ===== | ===== | ===== | ===== |

Page: 1

Period: 08/01/22 to 08/31/22

| Description | Current Period | | | Year-To-Date | | | Yearly |
|--------------------------------|----------------|----------|------------|--------------|-----------|-------------|-----------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| OPERATING ASSESSMENTS | .00 | 1,950.25 | (1,950.25) | .00 | 15,602.00 | (15,602.00) | 23,402.98 |
| CAP FEES | .00 | 153.64 | (153.64) | .00 | 1,229.12 | (1,229.12) | 1,843.71 |
| INTEREST EARNED - OPERATING | 3.09 | .00 | 3.09 | 10.61 | .00 | 10.61 | .00 |
| OTHER INCOME | .00 | 3,489.86 | (3,489.86) | 41,878.31 | 27,918.88 | 13,959.43 | 41,878.31 |
| TOTAL OPERATING INCOME | 3.09 | 5,593.75 | (5,590.66) | 41,888.92 | 44,750.00 | (2,861.08) | 67,125.00 |
| | | | | | | | |
| GROUNDS CONTRACT | 2,887.50 | 2,862.50 | (25.00) | 23,025.00 | 22,900.00 | (125.00) | 34,350.00 |
| GROUNDS / LIGHTING REPAIRS | .00 | 1,250.00 | 1,250.00 | 3,661.00 | 10,000.00 | 6,339.00 | 15,000.00 |
| LANDSCAPE REPAIT & MAINTENANCE | .00 | 208.33 | 208.33 | 2,500.00 | 1,666.64 | (833.36) | 2,500.00 |
| ELECTRICITY | 635.27 | 333.33 | (301.94) | 4,691.07 | 2,666.64 | (2,024.43) | 4,000.00 |
| GENERAL ADMINISTRATIVE | .00 | 37.50 | 37.50 | 98.54 | 300.00 | 201.46 | 450.00 |
| MANAGEMENT FEE | 600.00 | 600.00 | .00 | 4,800.00 | 4,800.00 | .00 | 7,200.00 |
| TAXES & FEES | .00 | 2.08 | 2.08 | 25.00 | 16.64 | (8.36) | 25.00 |
| INSURANCE | .00 | 208.33 | 208.33 | 2,365.00 | 1,666.64 | (698.36) | 2,500.00 |
| LEGAL FEES | .00 | 41.67 | 41.67 | .00 | 333.36 | 333.36 | 500.00 |
| AUDIT / TAX RETURNS | (250.00) | 50.00 | 300.00 | (250.00) | 400.00 | 650.00 | 600.00 |
| TOTAL OPERATING EXPENSES | 3,872.77 | 5,593.74 | 1,720.97 | 40,915.61 | 44,749.92 | 3,834.31 | 67,125.00 |
| | | | | | | | |
| OPERATING NET PROFIT / (LOSS) | (3,869.68) | .01 | (3,869.69) | 973.31 | .08 | 973.23 | .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) | (3,869.68) | .01 | (3,869.69) | 973.31 | .08 | 973.23 | .00 |