

NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet

As of 12/31/21

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	11,608.83			11,608.83
A/R - COMMUNITY GROUP	481.50			481.50
A/R - FROM OP / (FROM RES)		10,556.64		10,556.64
TOTAL ASSETS	12,090.33	10,556.64	.00	22,646.97
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LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	40,603.62			40,603.62
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	11,480.70			11,480.70
TOTAL CURRENT LIABILITIES	90,091.65	.00	.00	90,091.65
TOTAL RESERVES	.00	.00	.00	.00
OPERATING EQUITY - PRIOR	(57,477.70)			(57,477.70)
CURRENT YR NET PROFIT / (LOSS)	(20,523.62)	10,556.64	.00	(9,966.98)
TOTAL OPERATING	(78,001.32)	10,556.64	.00	(67,444.68)
TOTAL LIABILITIES & EQUITY	12,090.33	10,556.64	.00	22,646.97
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Period: 12/01/21 to 12/31/21

		Current Period			Year-To-Date		
Description	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
OPERATING ASSESSMENTS	(28,461.46)	6,001.50	(34,462.96)	12,041.69	72,018.00	(59,976.31)	72,018.00
CAP FEES	358.02	.00	358.02	358.02	.00	358.02	.00
INTEREST EARNED - OPERATING	.62	.00	.62	6.76	.00	6.76	.00
OTHER INCOME	.00	.00	.00	90,307.36	.00	90,307.36	.00
TOTAL OPERATING INCOME	(28,102.82)	6,001.50	(34,104.32)	102,713.83	72,018.00	30,695.83	72,018.00
GROUNDS CONTRACT	12,387.50	2,416.63	(9,970.87)	38,265.00	29,000.00	(9,265.00)	29,000.00
GROUNDS / LIGHTING REPAIRS	.00	833.37	833.37	6,484.00	10,000.00	3,516.00	10,000.00
FENCE MAINTENANCE	.00	41.63	41.63	.00	500.00	500.00	500.00
ELECTRICITY	229.07	625.00	395.93	7,420.80	7,500.00	79.20	7,500.00
GENERAL ADMINISTRATIVE	12.18	45.87	33.69	59,297.65	550.00	(58,747.65)	550.00
MANAGEMENT FEE	600.00	416.63	(183.37)	7,200.00	5,000.00	(2,200.00)	5,000.00
TAXES & FEES	510.00	2.12	(507.88)	1,435.00	25.00	(1,410.00)	25.00
INSURANCE	.00	217.37	217.37	2,235.00	2,608.00	373.00	2,608.00
LEGAL FEES	.00	41.63	41.63	.00	500.00	500.00	500.00
AUDIT / TAX RETURNS	.00	41.63	41.63	900.00	500.00	(400.00)	500.00
TOTAL OPERATING EXPENSES	13,738.75	4,681.88	(9,056.87)	123,237.45	56,183.00	(67,054.45)	56,183.00
OPERATING NET PROFIT / (LOSS)	(41,841.57)	1,319.62	(43,161.19)	(20,523.62)	15,835.00	(36,358.62)	15,835.00
RESERVE ASSESSMENTS - CAPITAL	1,160.00	1,160.00	.00	9,280.00	13,920.00	(4,640.00)	13,920.00
OPERATING CONTINGENCY RESERVE	159.58	159.62	(.04)	1,276.64	1,915.00	(638.36)	1,915.00
TOTAL RESERVE INCOME	1,319.58	1,319.62	(.04)	10,556.64	15,835.00	(5,278.36)	15,835.00
TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
RESERVES NET PROFIT / (LOSS)	1,319.58	1,319.62	(.04)	10,556.64	15,835.00	(5,278.36)	15,835.00
TOTAL NET PROFIT / (LOSS)	(40,521.99)	2,639.24	(43,161.23)	(9,966.98)	31,670.00	(41,636.98)	31,670.00