

NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet

As of 02/28/21

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	10,966.63			10,966.63
A/R - COMMUNITY GROUP	481.50			481.50
TOTAL ASSETS	11,448.13	.00	.00	11,448.13
LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	43,669.47			43,669.47
A/P-DEVLOAN REIMBURSABLE BOND	27,450.69			27,450.69
PREPAID ASSESSMENTS	59,240.92			59,240.92
AMENITY FEES	(28,263.61)			(28,263.61)
TOTAL CURRENT LIABILITIES	102,097.47	.00	.00	102,097.47
TOTAL RESERVES	.00	.00	.00	.00
OPERATING EQUITY - PRIOR	(116,718.62)			(116,718.62)
CURRENT YR NET PROFIT / (LOSS)	26,069.28	.00	.00	26,069.28
TOTAL OPERATING	(90,649.34)	.00	.00	(90,649.34)
TOTAL LIABILITIES & EQUITY	11,448.13	.00	.00	11,448.13

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Period: 02/01/21 to 02/28/21

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING ASSESSMENTS	35,813.61	6,001.50	29,812.11	35,813.61	12,003.00	23,810.61	72,018.00
INTEREST EARNED - OPERATING	.90	.00	.90	.90	.00	.90	.00
TOTAL OPERATING INCOME	35,814.51	6,001.50	29,813.01	35,814.51	12,003.00	23,811.51	72,018.00
GROUND'S CONTRACT	7,865.00	2,416.67	(5,448.33)	7,865.00	4,833.34	(3,031.66)	29,000.00
GROUND'S / LIGHTING REPAIRS	.00	833.33	833.33	.00	1,666.66	1,666.66	10,000.00
FENCE MAINTENANCE	.00	41.67	41.67	.00	83.34	83.34	500.00
ELECTRICITY	669.41	625.00	(44.41)	669.41	1,250.00	580.59	7,500.00
GENERAL ADMINISTRATIVE	10.82	45.83	35.01	10.82	91.66	80.84	550.00
MANAGEMENT FEE	600.00	416.67	(183.33)	1,200.00	833.34	(366.66)	5,000.00
TAXES & FEES	.00	2.08	2.08	.00	4.16	4.16	25.00
INSURANCE	.00	217.33	217.33	.00	434.66	434.66	2,608.00
LEGAL FEES	.00	41.67	41.67	.00	83.34	83.34	500.00
AUDIT / TAX RETURNS	.00	41.67	41.67	.00	83.34	83.34	500.00
TOTAL OPERATING EXPENSES	9,145.23	4,681.92	(4,463.31)	9,745.23	9,363.84	(381.39)	56,183.00
OPERATING NET PROFIT / (LOSS)	26,669.28	1,319.58	25,349.70	26,069.28	2,639.16	23,430.12	15,835.00
RESERVE ASSESSMENTS - CAPITAL	.00	1,160.00	(1,160.00)	.00	2,320.00	(2,320.00)	13,920.00
OPERATING CONTINGENCY RESERVE	.00	159.58	(159.58)	.00	319.16	(319.16)	1,915.00
TOTAL RESERVE INCOME	.00	1,319.58	(1,319.58)	.00	2,639.16	(2,639.16)	15,835.00
TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
RESERVES NET PROFIT / (LOSS)	.00	1,319.58	(1,319.58)	.00	2,639.16	(2,639.16)	15,835.00
TOTAL NET PROFIT / (LOSS)	26,669.28	2,639.16	24,030.12	26,069.28	5,278.32	20,790.96	31,670.00