

## NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet

As of 02/28/22

Account Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>				
CIT - OPERATING ACCOUNT	18,260.26			18,260.26
A/R - COMMUNITY GROUP	481.50			481.50
A/R - FROM OP / (FROM RES)		10,556.64		10,556.64
TOTAL ASSETS	18,741.76	10,556.64	.00	29,298.40
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<b>LIABILITIES &amp; EQUITY</b>				
ACCOUNTS PAYABLE	31,075.22			31,075.22
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	30,266.37			30,266.37
TOTAL CURRENT LIABILITIES	99,348.92	.00	.00	99,348.92
RESERVES EQUITY - PRIOR		10,556.64		10,556.64
TOTAL RESERVES	.00	10,556.64	.00	10,556.64
OPERATING EQUITY - PRIOR	(78,001.32)			(78,001.32)
CURRENT YR NET PROFIT / (LOSS)	(2,605.84)	.00	.00	(2,605.84)
TOTAL OPERATING	(80,607.16)	.00	.00	(80,607.16)
TOTAL LIABILITIES & EQUITY	18,741.76	10,556.64	.00	29,298.40
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## Period: 02/01/22 to 02/28/22

	PERIOD: 02/01/22 TO 02/28/22						
Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING ASSESSMENTS	.00	1,950.25	(1,950.25)	.00	3,900.50	(3,900.50)	23,402.98
CAP FEES	.00	153.64	(153.64)	.00	307.28	(307.28)	1,843.71
INTEREST EARNED - OPERATING	1.20	.00	1.20	1.28	.00	1.28	.00
OTHER INCOME	.00	3,489.86	(3,489.86)	.00	6,979.72	(6,979.72)	41,878.31
TOTAL OPERATING INCOME	1.20	5,593.75	(5,592.55)	1.28	11,187.50	(11,186.22)	67,125.00
GROUNDS CONTRACT	.00	2,862.50	2,862.50	.00	5,725.00	5,725.00	34,350.00
GROUNDS / LIGHTING REPAIRS	.00	1,250.00	1,250.00	.00	2,500.00	2,500.00	15,000.00
LANDSCAPE REPAIT & MAINTENANCE	.00	208.33	208.33	.00	416.66	416.66	2,500.00
ELECTRICITY	663.57	333.33	(330.24)	1,377.05	666.66	(710.39)	4,000.00
GENERAL ADMINISTRATIVE	8.78	37.50	28.72	30.07	75.00	44.93	450.00
MANAGEMENT FEE	600.00	600.00	.00	1,200.00	1,200.00	.00	7,200.00
TAXES & FEES	.00	2.08	2.08	.00	4.16	4.16	25.00
INSURANCE	.00	208.33	208.33	.00	416.66	416.66	2,500.00
LEGAL FEES	.00	41.67	41.67	.00	83.34	83.34	500.00
AUDIT / TAX RETURNS	.00	50.00	50.00	.00	100.00	100.00	600.00
TOTAL OPERATING EXPENSES	1,272.35	5,593.74	4,321.39	2,607.12	11,187.48	8,580.36	67,125.00
OPERATING NET PROFIT / (LOSS)	(1,271.15)	.01	(1,271.16)	(2,605.84)	.02	(2,605.86)	.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)	(1,271.15)	.01	(1,271.16)	(2,605.84)	.02	(2,605.86)	.00