

NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet
As of 01/31/22

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	758.25			758.25
A/R - COMMUNITY GROUP	481.50			481.50
A/R - FROM OP / (FROM RES)		10,556.64		10,556.64
TOTAL ASSETS	1,239.75	10,556.64	.00	11,796.39
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LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	31,087.73			31,087.73
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	80,575.76	.00	.00	80,575.76
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)	(1,334.69)	.00	.00	(1,334.69)
TOTAL OPERATING	(79,336.01)	.00	.00	(79,336.01)
TOTAL LIABILITIES & EQUITY	1,239.75	10,556.64	.00	11,796.39
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Period: 01/01/22 to 01/31/22

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

	Period: 07/01/22 to 06/30/22						
Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING ASSESSMENTS	.00	1,950.25	(1,950.25)	.00	1,950.25	(1,950.25)	23,402.98
CAP FEES	.00	153.64	(153.64)	.00	153.64	(153.64)	1,843.71
INTEREST EARNED - OPERATING	.08	.00	.08	.08	.00	.08	.00
OTHER INCOME	.00	3,489.86	(3,489.86)	.00	3,489.86	(3,489.86)	41,878.31
TOTAL OPERATING INCOME	.08	5,593.75	(5,593.67)	.08	5,593.75	(5,593.67)	67,125.00
GROUNDS CONTRACT	.00	2,862.50	2,862.50	.00	2,862.50	2,862.50	34,350.00
GROUNDS / LIGHTING REPAIRS	.00	1,250.00	1,250.00	.00	1,250.00	1,250.00	15,000.00
LANDSCAPE REPAIT & MAINTENANCE	.00	208.33	208.33	.00	208.33	208.33	2,500.00
ELECTRICITY	713.48	333.33	(380.15)	713.48	333.33	(380.15)	4,000.00
GENERAL ADMINISTRATIVE	21.29	37.50	16.21	21.29	37.50	16.21	450.00
MANAGEMENT FEE	600.00	600.00	.00	600.00	600.00	.00	7,200.00
TAXES & FEES	.00	2.08	2.08	.00	2.08	2.08	25.00
INSURANCE	.00	208.33	208.33	.00	208.33	208.33	2,500.00
LEGAL FEES	.00	41.67	41.67	.00	41.67	41.67	500.00
AUDIT / TAX RETURNS	.00	50.00	50.00	.00	50.00	50.00	600.00
TOTAL OPERATING EXPENSES	1,334.77	5,593.74	4,258.97	1,334.77	5,593.74	4,258.97	67,125.00
OPERATING NET PROFIT / (LOSS)	(1,334.69)	.01	(1,334.70)	(1,334.69)	.01	(1,334.70)	.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)	(1,334.69)	.01	(1,334.70)	(1,334.69)	.01	(1,334.70)	.00