

NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet

As of 07/31/21

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	24,057.67			24,057.67
A/R - COMMUNITY GROUP	481.50			481.50
A/R - FROM OP / (FROM RES)		3,958.74		3,958.74
TOTAL ASSETS	24,539.17	3,958.74	.00	28,497.91
LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	31,077.05			31,077.05
A/P-DEVLOAN REIMBURSABLE BOND	27,450.89			27,450.89
A/P - TO RES / (TO OP)	3,958.74			3,958.74
PREPAID ASSESSMENTS	59,240.92			59,240.92
AMENITY FEES	(28,283.81)			(28,283.81)
TOTAL CURRENT LIABILITIES	93,463.79	.00	.00	93,463.79
TOTAL RESERVES	.00	.00	.00	.00
OPERATING EQUITY - PRIOR	(116,718.62)			(116,718.62)
CURRENT YR NET PROFIT / (LOSS)	47,794.00	3,958.74	.00	51,752.74
TOTAL OPERATING	(68,924.62)	3,958.74	.00	(64,965.88)
TOTAL LIABILITIES & EQUITY	24,539.17	3,958.74	.00	28,497.91

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Period: 07/01/21 to 07/31/21

	Period: 07/01/21 to 07/01/21						
	Current Period			Year-To-Date			Yearly
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING ASSESSMENTS	(1,319.58)	6,001.50	(7,321.08)	35,797.35	42,010.50	(6,213.15)	72,018.00
INTEREST EARNED - OPERATING	1.49	.00	1.49	3.86	.00	3.86	.00
OTHER INCOME	.00	.00	.00	90,307.36	.00	90,307.36	.00
TOTAL OPERATING INCOME	(1,318.09)	6,001.50	(7,319.59)	126,108.57	42,010.50	84,098.07	72,018.00
GROUNDS CONTRACT	2,862.50	2,416.67	(445.83)	20,152.50	16,916.69	(3,235.81)	29,000.00
GROUNDS / LIGHTING REPAIRS	.00	833.33	833.33	6,484.00	5,833.31	(650.69)	10,000.00
FENCE MAINTENANCE	.00	41.67	41.67	.00	291.69	291.69	500.00
ELECTRICITY	.00	625.00	625.00	4,204.27	4,375.00	170.73	7,500.00
GENERAL ADMINISTRATIVE	3,880.31	45.83	(3,834.48)	41,013.80	320.81	(40,692.99)	550.00
MANAGEMENT FEE	600.00	416.67	(183.33)	4,200.00	2,916.69	(1,283.31)	5,000.00
TAXES & FEES	.00	2.08	2.08	25.00	14.56	(10.44)	25.00
INSURANCE	.00	217.33	217.33	2,235.00	1,521.31	(713.69)	2,800.00
LEGAL FEES	.00	41.67	41.67	.00	291.69	291.69	500.00
AUDIT / TAX RETURNS	.00	41.67	41.67	.00	291.69	291.69	500.00
TOTAL OPERATING EXPENSES	7,342.81	4,681.92	(2,660.89)	78,314.57	32,773.44	(45,541.13)	56,183.00
OPERATING NET PROFIT / (LOSS)	(8,660.90)	1,319.58	(9,980.48)	47,794.00	9,237.06	38,556.94	15,835.00
RESERVE ASSESSMENTS - CAPITAL	1,180.00	1,160.00	.00	3,480.00	8,120.00	(4,640.00)	13,920.00
OPERATING CONTINGENCY RESERVE	159.58	159.58	.00	478.74	1,117.06	(638.32)	1,915.00
TOTAL RESERVE INCOME	1,319.58	1,319.58	.00	3,958.74	9,237.06	(5,278.32)	15,835.00
TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
RESERVES NET PROFIT / (LOSS)	1,319.58	1,319.58	.00	3,958.74	9,237.06	(5,278.32)	15,835.00
TOTAL NET PROFIT / (LOSS)	(7,341.32)	2,639.16	(9,980.48)	51,752.74	18,474.12	33,278.62	31,670.00