

NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet
As of 06/30/21

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	31,958.25			31,958.25
A/R - COMMUNITY GROUP	481.50			481.50
A/R - FROM OP / (FROM RES)		2,639.16		2,639.16
TOTAL ASSETS	32,439.75	2,639.16	00	35,078.91
LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	31,636.31			31,636.31
A/P-DEVLOAN REIMBURSABLE BOND	27,450.69			27,450.69
A/P - TO RES / (TO OP)	2,639.16			2,639.16
PREPAID ASSESSMENTS	59,240.92			59,240.92
AMENITY FEES	(28,263.61)			(28,263.61)
TOTAL CURRENT LIABILITIES	92,703.47	00	.00	92,703.47
TOTAL RESERVES	.00	00	.00	.00
OPERATING EQUITY - PRIOR	(116,718.62)			(116,718.62)
CURRENT YR NET PROFIT / (LOSS)	56,454.90	2,639.16	.00	59,094.06
TOTAL OPERATING	(60,263.72)	2,639.16	.00	(57,624.56)
TOTAL LIABILITIES & EQUITY	32,439.75	2,639.16	.00	35,078.91

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Period: 06/01/21 to 06/30/21

Period: 06/01/21 to 06/30/21

	Period: 06/01/21 TO 06/30/21						
Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING ASSESSMENTS	2,622.90	6,001.50	(3,378.60)	37,116.93	36,009.00	1,107.93	72,018.00
INTEREST EARNED - OPERATING	.77	.00	.77	2.37	.00	2.37	.00
OTHER INCOME	74,105.05	.00	74,105.05	90,307.36	.00	90,307.36	.00
TOTAL OPERATING INCOME	76,728.72	6,001.50	70,727.22	127,426.66	36,009.00	91,417.66	72,018.00
GROUNDS CONTRACT	5,725.00	2,416.67	(3,308.33)	17,290.00	14,500.02	(2,789.98)	29,000.00
GROUNDS / LIGHTING REPAIRS	1,426.00	833.33	(592.67)	6,484.00	4,999.98	(1,484.02)	10,000.00
FENCE MAINTENANCE	.00	41.67	41.67	.00	250.02	250.02	500.00
ELECTRICITY	1,135.77	625.00	(510.77)	4,204.27	3,750.00	(454.27)	7,500.00
GENERAL ADMINISTRATIVE	37,086.06	45.83	(37,040.23)	37,133.49	274.98	(36,858.51)	850.00
MANAGEMENT FEE	600.00	416.67	(183.33)	3,600.00	2,500.02	(1,099.98)	5,000.00
TAXES & FEES	.00	2.08	2.08	25.00	12.48	(12.52)	25.00
INSURANCE	1,436.00	217.33	(1,218.67)	2,235.00	1,303.98	(931.02)	2,608.00
LEGAL FEES	.00	41.67	41.67	.00	250.02	250.02	500.00
AUDIT / TAX RETURNS	.00	41.67	41.67	.00	250.02	250.02	500.00
TOTAL OPERATING EXPENSES	47,408.83	4,681.92	(42,726.91)	70,971.76	28,091.52	(42,880.24)	56,183.00
OPERATING NET PROFIT / (LOSS)	29,319.89	-1,319.58	28,000.31	56,454.90	7,917.48	48,537.42	15,835.00
RESERVE ASSESSMENTS - CAPITAL	1,160.00	1,160.00	.00	2,320.00	6,960.00	(4,640.00)	13,920.00
OPERATING CONTINGENCY RESERVE	159.58	159.58	.00	319.16	957.48	(638.32)	1,915.00
TOTAL RESERVE INCOME	1,319.58	1,319.58	.00	2,639.16	7,917.48	(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	2,639.16	7,917.48	(5,278.32)	15,835.00
TOTAL NET PROFIT / (LOSS)	30,639.47	2,639.16	28,000.31	59,094.06	15,834.96	43,259.10	31,670.00