

## NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet  
As of 06/30/22

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	45,202.93			45,202.93
A/R - COMMUNITY GROUP	481.50			481.50
A/R - FROM OP / (FROM RES)		10,556.64		10,556.64
TOTAL ASSETS	45,684.43	10,556.64	.00	56,241.07
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LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	31,077.69			31,077.69
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	49,981.77			49,981.77
TOTAL CURRENT LIABILITIES	119,066.79	.00	.00	119,066.79
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)	4,618.96	.00	.00	4,618.96
TOTAL OPERATING	(73,382.36)	.00	.00	(73,382.36)
TOTAL LIABILITIES & EQUITY	45,684.43	10,556.64	.00	56,241.07
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## Period: 06/01/22 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	11,701.50	(11,701.50)	23,402.98
CAP FEES	.00	153.64	(153.64)	.00	921.84	(921.84)	1,843.71
INTEREST EARNED - OPERATING	1.66	.00	1.66	5.26	.00	5.26	.00
OTHER INCOME	34,340.21	3,489.86	30,850.35	34,340.21	20,939.16	13,401.05	41,878.31
TOTAL OPERATING INCOME	34,341.87	5,593.75	28,748.12	34,345.47	33,562.50	782.97	67,125.00
GROUNDS CONTRACT	2,887.50	2,862.50	(25.00)	17,250.00	17,175.00	(75.00)	34,350.00
GROUNDS / LIGHTING REPAIRS	.00	1,250.00	1,250.00	.00	7,500.00	7,500.00	15,000.00
LANDSCAPE REPAIT & MAINTENANCE	2,500.00	208.33	(2,291.67)	2,500.00	1,249.98	(1,250.02)	2,500.00
ELECTRICITY	822.59	333.33	(489.26)	3,898.72	1,999.98	(1,898.74)	4,000.00
GENERAL ADMINISTRATIVE	11.25	37.50	26.25	87.79	225.00	137.21	450.00
MANAGEMENT FEE	600.00	600.00	.00	3,600.00	3,600.00	.00	7,200.00
TAXES & FEES	25.00	2.08	(22.92)	25.00	12.48	(12.52)	25.00
INSURANCE	(929.00)	208.33	1,137.33	2,365.00	1,249.98	(1,115.02)	2,500.00
LEGAL FEES	.00	41.67	41.67	.00	250.02	250.02	500.00
AUDIT / TAX RETURNS	.00	50.00	50.00	.00	300.00	300.00	600.00
TOTAL OPERATING EXPENSES	5,917.34	5,593.74	(323.60)	29,726.51	33,562.44	3,835.93	67,125.00
OPERATING NET PROFIT / (LOSS)	28,424.53	.01	28,424.52	4,618.96	.06	4,618.90	.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)	28,424.53	.01	28,424.52	4,618.96	.06	4,618.90	.00