

NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet As of 03/31/21

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	16,326.04			16,326.04
A/R - COMMUNITY GROUP	481.50			481.50
TOTAL ASSETS	16,807.54	00	.00	16,807.54
LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	33,658.65			33,658.65
A/P-DEVLOAN REIMBURSABLE BONC	27,450.69			27,450.69
PREPAID ASSESSMENTS	59,240.92			59,240.92
AMENITY FEES	(28,263.61)			(28,263.61)
TOTAL CURRENT LIABILITIES	92,086.65	.00	.00	92,086.65
TOTAL RESERVES	00	.00	.00	.00
OPERATING EQUITY - PRIOR	(116,718.62)			(116,718.62)
CURRENT YR NET PROFIT / (LOSS)	41,439.51	.00	.00	41,439.51
TOTAL OPERATING	(75,279.11)	.00	.00	(75,279.11)
TOTAL LIABILITIES & EQUITY	16,807.54	.00	.00	16,807.54

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Period: 03/01/21 to 03/31/21

	Current Period			Year-To-Date			Yearly
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING ASSESSMENTS	.00	6,001.50	(6,001.50)	35,813.61	18,004.50	17,809.11	72,018.00
INTEREST EARNED - OPERATING	.20	.00	.20	1.10	.00	1.10	.00
OTHER INCOME	16,202.31	.00	16,202.31	16,202.31	.00	16,202.31	.00
TOTAL OPERATING INCOME	16,202.51	6,001.50	10,201.01	52,017.02	18,004.50	34,012.52	72,018.00
GROUNDS CONTRACT	.00	2,416.67	2,416.67	7,865.00	7,250.01	(614.99)	29,000.00
GROUNDS /LIGHTING REPAIRS	.00	833.33	833.33	.00	2,499.99	2,499.99	10,000.00
FENCE MAINTENANCE	.00	41.67	41.67	.00	125.01	125.01	500.00
ELECTRICITY	232.28	625.00	392.72	901.69	1,875.00	973.31	7,500.00
GENERAL ADMINISTRATIVE	.00	45.83	45.83	10.82	137.49	126.67	590.00
MANAGEMENT FEE	600.00	416.67	(183.33)	1,800.00	1,250.01	(549.99)	5,000.00
TAXES & FEES	.00	2.08	2.08	.00	6.24	6.24	25.00
INSURANCE	.00	217.33	217.33	.00	651.99	651.99	2,808.00
LEGAL FEES	.00	41.67	41.67	.00	125.01	125.01	500.00
AUDIT / TAX RETURNS	.00	41.67	41.67	.00	125.01	125.01	500.00
TOTAL OPERATING EXPENSES	832.28	4,681.92	3,849.64	10,577.51	14,045.76	3,468.25	56,183.00
OPERATING NET PROFIT / (LOSS)	15,370.23	1,319.58	14,050.65	41,439.51	3,958.74	37,480.77	15,835.00
RESERVE ASSESSMENTS - CAPITAL	.00	1,160.00	(1,160.00)	.00	3,480.00	(3,480.00)	13,920.00
OPERATING CONTINGENCY RESERVE	.00	159.58	(159.58)	.00	478.74	(478.74)	1,915.00
TOTAL RESERVE INCOME	.00	1,319.58	(1,319.58)	.00	3,958.74	(3,958.74)	15,835.00
TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
RESERVES NET PROFIT / (LOSS)	.00	1,319.58	(1,319.58)	.00	3,958.74	(3,958.74)	15,835.00
TOTAL NET PROFIT / (LOSS)	15,370.23	2,639.16	12,731.07	41,439.51	7,917.48	33,522.03	31,670.00