

# NEW KENT VINEYARDS MASTER POA, INC

Page: 1

Balance Sheet  
As of 12/31/22

Account Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>				
CIT - OPERATING ACCOUNT	42,701.65			42,701.65
A/R - COMMUNITY GROUP	481.50			481.50
A/R FROM RES TO NON-CAP RES			1,276.64	1,276.64
A/R - FROM OP / (FROM RES)		10,556.64		10,556.64
TOTAL ASSETS	43,183.15	10,556.64	1,276.64	55,016.43
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<b>LIABILITIES &amp; EQUITY</b>				
ACCOUNTS PAYABLE	31,077.19			31,077.19
A/P-DEVLOAN REIMBURSABLE BOND	27,450.69			27,450.69
A/P TO NON-CAP RES FROM RES		1,276.64		1,276.64
A/P - TO RES / (TO OP)	10,556.64			10,556.64
AMENITY FEES	76,102.74			76,102.74
TOTAL CURRENT LIABILITIES	145,187.26	1,276.64	.00	146,463.90
RESERVES EQUITY - PRIOR		9,280.00		9,280.00
RES EQUITY - PRIOR - (MAINT)			1,276.64	1,276.64
TOTAL RESERVES	.00	9,280.00	1,276.64	10,556.64
OPERATING EQUITY - PRIOR	(78,001.32)			(78,001.32)
CURRENT YR NET PROFIT / (LOSS)	(24,002.79)	.00	.00	(24,002.79)
TOTAL OPERATING	(102,004.11)	.00	.00	(102,004.11)
TOTAL LIABILITIES & EQUITY	43,183.15	10,556.64	1,276.64	55,016.43
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## Page: 1

## Period: 12/01/22 to 12/31/22

	Period: Year-to-Date						Yearly
Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING ASSESSMENTS	.00	1,950.23	(1,950.23)	.00	23,402.98	(23,402.98)	23,402.98
CAP FEES	.00	153.67	(153.67)	.00	1,843.71	(1,843.71)	1,843.71
INTEREST EARNED - OPERATING	.99	.00	.99	17.46	.00	17.46	.00
OTHER INCOME	.00	3,489.85	(3,489.85)	41,878.31	41,878.31	.00	41,878.31
TOTAL OPERATING INCOME	.99	5,593.75	(5,592.76)	41,895.77	67,125.00	(25,229.23)	67,125.00
GROUNDS CONTRACT	2,887.50	2,862.50	(25.00)	34,575.00	34,350.00	(225.00)	34,350.00
GROUNDS / LIGHTING REPAIRS	1,860.00	1,250.00	(610.00)	5,521.00	15,000.00	9,479.00	15,000.00
LANDSCAPE REPAIR & MAINTENANCE	.00	208.37	208.37	8,550.00	2,500.00	(6,050.00)	2,500.00
ELECTRICITY	852.06	333.37	(518.69)	7,727.74	4,000.00	(3,727.74)	4,000.00
GENERAL ADMINISTRATIVE	10.75	37.50	26.75	184.82	450.00	265.18	450.00
MANAGEMENT FEE	600.00	600.00	.00	7,200.00	7,200.00	.00	7,200.00
TAXES & FEES	.00	2.12	2.12	25.00	25.00	.00	25.00
INSURANCE	.00	208.37	208.37	2,365.00	2,500.00	135.00	2,500.00
LEGAL FEES	.00	41.63	41.63	.00	500.00	500.00	500.00
AUDIT / TAX RETURNS	.00	50.00	50.00	(250.00)	600.00	850.00	600.00
TOTAL OPERATING EXPENSES	6,210.31	5,593.86	(616.45)	65,898.56	67,125.00	1,226.44	67,125.00
OPERATING NET PROFIT / (LOSS)	(6,209.32)	(.11)	(6,209.21)	(24,002.79)	.00	(24,002.79)	.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)	(6,209.32)	(.11)	(6,209.21)	(24,002.79)	.00	(24,002.79)	.00