

NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet
As of 02/28/23

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	19,962.22			19,962.22
A/R - COMMUNITY GROUP	481.50			481.50
TOTAL ASSETS	20,443.72	.00	.00	20,443.72
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LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	31,076.69			31,076.69
A/P-DEVLOAN REIMBURSABLE BONC	(27,450.69)			(27,450.69)
AMENITY FEES	62,223.14			62,223.14
TOTAL CURRENT LIABILITIES	65,849.14	.00	.00	65,849.14
TOTAL RESERVES	.00	.00	.00	.00
OPERATING EQUITY - PRIOR	(63,996.78)			(63,996.78)
CURRENT YR NET PROFIT / (LOSS)	18,591.36	.00	.00	18,591.36
TOTAL OPERATING	(45,405.42)	.00	.00	(45,405.42)
TOTAL LIABILITIES & EQUITY	20,443.72	.00	.00	20,443.72
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Period: 02/01/23 to 02/28/23

Period: 02/01/23 to 02/28/23

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING ASSESSMENTS	.00	3,094.35	(3,094.35)	.00	6,188.70	(6,188.70)	37,132.20
CAP FEES	.00	1,284.95	(1,284.95)	.00	2,569.90	(2,569.90)	15,419.43
INTEREST EARNED - OPERATING	1.07	.00	1.07	2.41	.00	2.41	.00
OTHER INCOME	27,450.69	1,056.11	26,394.58	27,450.69	2,112.22	25,338.47	12,673.37
TOTAL OPERATING INCOME	27,451.76	5,435.41	22,016.35	27,453.10	10,870.82	16,582.28	65,225.00
GROUNDS CONTRACT	5,775.00	2,862.50	(2,912.50)	5,775.00	5,725.00	(50.00)	34,350.00
GROUNDS / LIGHTING REPAIRS	.00	416.67	416.67	.00	833.34	833.34	5,000.00
GROUNDS IMPROVEMENT	.00	500.00	500.00	.00	1,000.00	1,000.00	6,000.00
LANDSCAPE REPAIR & MAINTENANCE	.00	250.00	250.00	.00	500.00	500.00	3,000.00
ELECTRICITY	.00	458.33	458.33	1,839.12	916.66	(922.46)	5,500.00
GENERAL ADMINISTRATIVE	39.00	37.50	(1.50)	47.62	75.00	27.38	450.00
MANAGEMENT FEE	600.00	600.00	.00	1,200.00	1,200.00	.00	7,200.00
TAXES & FEES	.00	2.08	2.08	.00	4.16	4.16	25.00
INSURANCE	.00	216.67	216.67	.00	433.34	433.34	2,600.00
LEGAL FEES	.00	41.67	41.67	.00	83.34	83.34	500.00
AUDIT / TAX RETURNS	.00	50.00	50.00	.00	100.00	100.00	600.00
TOTAL OPERATING EXPENSES	6,414.00	5,435.42	(978.58)	8,861.74	10,870.84	2,009.10	65,225.00
OPERATING NET PROFIT / (LOSS)	21,037.76	(.01)	21,037.77	18,591.36	(.02)	18,591.38	.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)	21,037.76	(.01)	21,037.77	18,591.36	(.02)	18,591.38	.00