

# NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet  
As of 01/31/23

Account Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>				
CIT - OPERATING ACCOUNT	37,356.78			37,356.78
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	37,838.28	10,556.64	1,276.64	49,671.56
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<b>LIABILITIES &amp; EQUITY</b>				
ACCOUNTS PAYABLE	46,503.44			46,503.44
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	57,778.02			57,778.02
TOTAL CURRENT LIABILITIES	142,288.79	1,276.64	.00	143,565.43
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	(102,004.11)			(102,004.11)
CURRENT YR NET PROFIT / (LOSS)	(2,446.40)	.00	.00	(2,446.40)
TOTAL OPERATING	(104,450.51)	.00	.00	(104,450.51)
TOTAL LIABILITIES & EQUITY	37,838.28	10,556.64	1,276.64	49,671.56
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## Period: 01/01/23 to 01/31/23

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING ASSESSMENTS	.00	3,094.35	(3,094.35)	.00	3,094.35	(3,094.35)	37,132.20
CAP FEES	.00	1,284.95	(1,284.95)	.00	1,284.95	(1,284.95)	15,419.43
INTEREST EARNED - OPERATING	1.34	.00	1.34	1.34	.00	1.34	.00
OTHER INCOME	.00	1,056.11	(1,056.11)	.00	1,056.11	(1,056.11)	12,673.37
TOTAL OPERATING INCOME	1.34	5,435.41	(5,434.07)	1.34	5,435.41	(5,434.07)	65,225.00
GROUNDS CONTRACT	.00	2,862.50	2,862.50	.00	2,862.50	2,862.50	34,350.00
GROUNDS / LIGHTING REPAIRS	.00	416.67	416.67	.00	416.67	416.67	5,000.00
GROUNDS IMPROVEMENT	.00	500.00	500.00	.00	500.00	500.00	6,000.00
LANDSCAPE REPAIR & MAINTENANCE	.00	250.00	250.00	.00	250.00	250.00	3,000.00
ELECTRICITY	1,839.12	458.33	(1,380.79)	1,839.12	458.33	(1,380.79)	5,500.00
GENERAL ADMINISTRATIVE	8.62	37.50	28.88	8.62	37.50	28.88	450.00
MANAGEMENT FEE	600.00	600.00	.00	600.00	600.00	.00	7,200.00
TAXES & FEES	.00	2.08	2.08	.00	2.08	2.08	25.00
INSURANCE	.00	216.67	216.67	.00	216.67	216.67	2,600.00
LEGAL FEES	.00	41.67	41.67	.00	41.67	41.67	500.00
AUDIT / TAX RETURNS	.00	50.00	50.00	.00	50.00	50.00	600.00
TOTAL OPERATING EXPENSES	2,447.74	5,435.42	2,987.68	2,447.74	5,435.42	2,987.68	65,225.00
OPERATING NET PROFIT / (LOSS)	(2,446.40)	(.01)	(2,446.39)	(2,446.40)	(.01)	(2,446.39)	.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)	(2,446.40)	(.01)	(2,446.39)	(2,446.40)	(.01)	(2,446.39)	.00