

NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet
As of 07/31/22

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	65,667.18			65,667.18
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	66,148.68	10,556.64	1,276.64	77,981.96
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LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	31,077.19			31,077.19
A/P-DEVLOAN REIMBURSABLE BONC	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	70,222.49			70,222.49
TOTAL CURRENT LIABILITIES	139,307.01	1,276.64	.00	140,583.65
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)	4,842.99	.00	.00	4,842.99
TOTAL OPERATING	(73,158.33)	.00	.00	(73,158.33)
TOTAL LIABILITIES & EQUITY	66,148.68	10,556.64	1,276.64	77,981.96
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Period: 07/01/22 to 07/31/22

Period: 07/01/22 to 07/31/22

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING ASSESSMENTS	.00	1,950.25	(1,950.25)	.00	13,651.75	(13,651.75)	23,402.98
CAP FEES	.00	153.64	(153.64)	.00	1,075.48	(1,075.48)	1,843.71
INTEREST EARNED - OPERATING	2.26	.00	2.26	7.52	.00	7.52	.00
OTHER INCOME	7,538.10	3,489.86	4,048.24	41,878.31	24,429.02	17,449.29	41,878.31
TOTAL OPERATING INCOME	7,540.36	5,593.75	1,946.61	41,885.83	39,156.25	2,729.58	67,125.00
GROUNDS CONTRACT	2,887.50	2,862.50	(25.00)	20,137.50	20,037.50	(100.00)	34,350.00
GROUNDS / LIGHTING REPAIRS	3,661.00	1,250.00	(2,411.00)	3,661.00	8,750.00	5,089.00	15,000.00
LANDSCAPE REPAIT & MAINTENANCE	.00	208.33	208.33	2,500.00	1,458.31	(1,041.69)	2,500.00
ELECTRICITY	157.08	333.33	176.25	4,055.80	2,333.31	(1,722.49)	4,000.00
GENERAL ADMINISTRATIVE	10.75	37.50	26.75	98.54	262.50	163.96	450.00
MANAGEMENT FEE	600.00	600.00	.00	4,200.00	4,200.00	.00	7,200.00
TAXES & FEES	.00	2.08	2.08	25.00	14.56	(10.44)	25.00
INSURANCE	.00	208.33	208.33	2,365.00	1,458.31	(906.69)	2,500.00
LEGAL FEES	.00	41.67	41.67	.00	291.69	291.69	500.00
AUDIT / TAX RETURNS	.00	50.00	50.00	.00	350.00	350.00	600.00
TOTAL OPERATING EXPENSES	7,316.33	5,593.74	(1,722.59)	37,042.84	39,156.18	2,113.34	67,125.00
OPERATING NET PROFIT / (LOSS)	224.03	.01	224.02	4,842.99	.07	4,842.92	.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)	224.03	.01	224.02	4,842.99	.07	4,842.92	.00