

NEW KENT VINEYARDS MASTER POA, INC

Page: 1

Balance Sheet

As of 05/31/21

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	758.82			758.82
A/R - COMMUNITY GROUP	481.50			481.50
A/R - FROM OP / (FROM RES)		1,319.58		1,319.58
TOTAL ASSETS	1,240.32	1,319.58	00	2,559.90
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LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	31,076.35			31,076.35
A/P-DEVLOAN REIMBURSABLE BOND	27,450.69			27,450.69
A/P - TO RES / (TO OP)	1,319.58			1,319.58
PREPAID ASSESSMENTS	59,240.92			59,240.92
AMENITY FEES	(28,263.61)			(28,263.61)
TOTAL CURRENT LIABILITIES	90,823.93	00	00	90,823.93
TOTAL RESERVES	00	00	00	00
OPERATING EQUITY - PRIOR	(116,718.62)			(116,718.62)
CURRENT YR NET PROFIT / (LOSS)	27,135.01	1,319.58	00	28,454.59
TOTAL OPERATING	(89,583.61)	1,319.58	00	(88,264.03)
TOTAL LIABILITIES & EQUITY	1,240.32	1,319.58	00	2,559.90
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Page: 1

Period: 05/01/21 to 05/31/21

Period: 05/01/21 to 05/31/21

Period: 05/01/21 to 06/30/21							
Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING ASSESSMENTS	(1,319.58)	6,001.50	(7,321.08)	34,494.03	30,007.50	4,486.53	72,018.00
INTEREST EARNED - OPERATING	.08	.00	.08	1.60	.00	1.60	.00
OTHER INCOME	.00	.00	.00	16,202.31	.00	16,202.31	.00
TOTAL OPERATING INCOME	(1,319.50)	6,001.50	(7,321.00)	50,697.94	30,007.50	20,690.44	72,018.00
 GROUNDS CONTRACT	3,700.00	2,416.67	(1,283.33)	11,565.00	12,083.35	518.35	29,000.00
GROUNDS / LIGHTING REPAIRS	800.00	833.33	33.33	5,058.00	4,166.65	(891.35)	10,000.00
FENCE MAINTENANCE	.00	41.67	41.67	.00	208.35	208.35	500.00
ELECTRICITY	635.69	625.00	(10.69)	3,068.50	3,125.00	56.50	7,500.00
GENERAL ADMINISTRATIVE	9.91	45.83	35.92	47.43	229.15	181.72	550.00
MANAGEMENT FEE	600.00	416.67	(183.33)	3,000.00	2,083.35	(916.65)	5,000.00
TAXES & FEES	25.00	2.08	(22.92)	25.00	10.40	(14.60)	25.00
INSURANCE	799.00	217.33	(581.67)	799.00	1,086.65	287.65	2,608.00
LEGAL FEES	.00	41.67	41.67	.00	208.35	208.35	500.00
AUDIT / TAX RETURNS	.00	41.67	41.67	.00	208.35	208.35	500.00
TOTAL OPERATING EXPENSES	6,569.60	4,881.92	(1,687.68)	23,582.93	23,409.60	(173.33)	56,183.00
 OPERATING NET PROFIT / (LOSS)	(7,889.10)	1,319.58	(9,208.68)	27,135.01	6,597.90	20,537.11	15,835.00
 RESERVE ASSESSMENTS - CAPITAL	1,160.00	1,160.00	.00	1,160.00	5,800.00	(4,640.00)	13,920.00
OPERATING CONTINGENCY RESERVE	159.58	159.58	.00	159.58	797.90	(638.32)	1,915.00
TOTAL RESERVE INCOME	1,319.58	1,319.58	.00	1,319.58	6,597.90	(5,278.32)	15,835.00
 TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
 RESERVES NET PROFIT / (LOSS)	1,319.58	1,319.58	.00	1,319.58	6,597.90	(5,278.32)	15,835.00
 TOTAL NET PROFIT / (LOSS)	(6,569.52)	2,639.16	(9,208.68)	28,454.59	13,195.80	15,258.79	31,670.00