

NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet
As of 05/31/22

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	15,533.87			15,533.87
A/R - COMMUNITY GROUP	481.50			481.50
A/R - FROM OP / (FROM RES)		10,556.64		10,556.64
TOTAL ASSETS	16,015.37	10,556.64	.00	26,572.01
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LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	31,087.85			31,087.85
A/P-DEVLOAN REIMBURSABLE BOND	27,450.69			27,450.69
A/P - TO RES / (TO OP)	10,556.64			10,556.64
AMENITY FEES	48,727.08			48,727.08
TOTAL CURRENT LIABILITIES	117,822.26	.00	.00	117,822.26
RESERVES EQUITY - PRIOR		10,556.64		10,556.64
TOTAL RESERVES	.00	10,556.64	.00	10,556.64
OPERATING EQUITY - PRIOR	(78,001.32)			(78,001.32)
CURRENT YR NET PROFIT / (LOSS)	(23,805.57)	.00	.00	(23,805.57)
TOTAL OPERATING	(101,806.89)	.00	.00	(101,806.89)
TOTAL LIABILITIES & EQUITY	16,015.37	10,556.64	.00	26,572.01
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Period: 05/01/22 to 05/31/22

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING ASSESSMENTS	.00	1,950.25	(1,950.25)	.00	9,751.25	(9,751.25)	23,402.98
CAP FEES	.00	153.64	(153.64)	.00	768.20	(768.20)	1,843.71
INTEREST EARNED - OPERATING	1.05	.00	1.05	3.60	.00	3.60	.00
OTHER INCOME	.00	3,489.86	(3,489.86)	.00	17,449.30	(17,449.30)	41,878.31
TOTAL OPERATING INCOME	1.05	5,593.75	(5,592.70)	3.60	27,968.75	(27,965.15)	67,125.00
GROUNDS CONTRACT	2,887.50	2,862.50	(25.00)	14,362.50	14,312.50	(50.00)	34,350.00
GROUNDS / LIGHTING REPAIRS	.00	1,250.00	1,250.00	.00	6,250.00	6,250.00	15,000.00
LANDSCAPE REPAIT & MAINTENANCE	.00	208.33	208.33	.00	1,041.65	1,041.65	2,500.00
ELECTRICITY	511.39	333.33	(178.06)	3,076.13	1,666.65	(1,409.48)	4,000.00
GENERAL ADMINISTRATIVE	21.41	37.50	16.09	76.54	187.50	110.96	450.00
MANAGEMENT FEE	600.00	600.00	.00	3,000.00	3,000.00	.00	7,200.00
TAXES & FEES	.00	2.08	2.08	.00	10.40	10.40	25.00
INSURANCE	1,858.00	208.33	(1,649.67)	3,294.00	1,041.65	(2,252.35)	2,500.00
LEGAL FEES	.00	41.67	41.67	.00	208.35	208.35	500.00
AUDIT / TAX RETURNS	.00	50.00	50.00	.00	250.00	250.00	600.00
TOTAL OPERATING EXPENSES	5,878.30	5,593.74	(284.56)	23,809.17	27,968.70	4,159.53	67,125.00
OPERATING NET PROFIT / (LOSS)	(5,877.25)	.01	(5,877.26)	(23,805.57)	.05	(23,805.62)	.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)	(5,877.25)	.01	(5,877.26)	(23,805.57)	.05	(23,805.62)	.00