

## NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet  
As of 11/30/22

Account Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>				
CIT - OPERATING ACCOUNT	25,997.83			25,997.83
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	26,479.33	10,556.64	1,276.64	38,312.61
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<b>LIABILITIES &amp; EQUITY</b>				
ACCOUNTS PAYABLE	31,076.11			31,076.11
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	53,190.68			53,190.68
TOTAL CURRENT LIABILITIES	122,274.12	1,276.64	.00	123,550.76
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)	(17,793.47)	.00	.00	(17,793.47)
TOTAL OPERATING	(95,794.79)	.00	.00	(95,794.79)
TOTAL LIABILITIES & EQUITY	26,479.33	10,556.64	1,276.64	38,312.61
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## Period: 11/01/22 to 11/30/22

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING ASSESSMENTS	.00	1,950.25	(1,950.25)	.00	21,452.75	(21,452.75)	23,402.98
CAP FEES	.00	153.64	(153.64)	.00	1,690.04	(1,690.04)	1,843.71
INTEREST EARNED - OPERATING	1.86	.00	1.86	16.47	.00	16.47	.00
OTHER INCOME	.00	3,489.86	(3,489.86)	41,878.31	38,388.46	3,489.85	41,878.31
TOTAL OPERATING INCOME	1.86	5,593.75	(5,591.89)	41,894.78	61,531.25	(19,636.47)	67,125.00
GROUNDS CONTRACT	2,887.50	2,862.50	(25.00)	31,687.50	31,487.50	(200.00)	34,350.00
GROUNDS / LIGHTING REPAIRS	.00	1,250.00	1,250.00	3,661.00	13,750.00	10,089.00	15,000.00
LANDSCAPE REPAIR & MAINTENANCE	.00	208.33	208.33	8,550.00	2,291.63	(6,258.37)	2,500.00
ELECTRICITY	.00	333.33	333.33	6,875.68	3,666.63	(3,209.05)	4,000.00
GENERAL ADMINISTRATIVE	9.67	37.50	27.83	174.07	412.50	238.43	450.00
MANAGEMENT FEE	600.00	600.00	.00	6,600.00	6,600.00	.00	7,200.00
TAXES & FEES	.00	2.08	2.08	25.00	22.88	(2.12)	25.00
INSURANCE	.00	208.33	208.33	2,365.00	2,291.63	(73.37)	2,500.00
LEGAL FEES	.00	41.67	41.67	.00	458.37	458.37	500.00
AUDIT / TAX RETURNS	.00	50.00	50.00	(250.00)	550.00	800.00	600.00
TOTAL OPERATING EXPENSES	3,497.17	5,593.74	2,096.57	59,688.25	61,531.14	1,842.89	67,125.00
OPERATING NET PROFIT / (LOSS)	(3,495.31)	.01	(3,495.32)	(17,793.47)	.11	(17,793.58)	.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)	(3,495.31)	.01	(3,495.32)	(17,793.47)	.11	(17,793.58)	.00