

NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet
As of 10/31/21

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	1,964.84			1,964.84
A/R - COMMUNITY GROUP	481.50			481.50
A/R - FROM OP / (FROM RES)		7,917.48		7,917.48
TOTAL ASSETS	2,446.34	7,917.48	.00	10,363.82
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LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	31,078.37			31,078.37
A/P-DEVLOAN REIMBURSABLE BOND	27,450.69			27,450.69
A/P - TO RES / (TO OP)	7,917.48			7,917.48
PREPAID ASSESSMENTS	59,240.92			59,240.92
AMENITY FEES	(54,444.26)			(54,444.26)
TOTAL CURRENT LIABILITIES	71,243.20	.00	.00	71,243.20
TOTAL RESERVES	.00	.00	.00	.00
OPERATING EQUITY - PRIOR	(116,718.62)			(116,718.62)
CURRENT YR NET PROFIT / (LOSS)	47,921.76	7,917.48	.00	55,839.24
TOTAL OPERATING	(68,796.86)	7,917.48	.00	(60,879.38)
TOTAL LIABILITIES & EQUITY	2,446.34	7,917.48	.00	10,363.82
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Period: 10/01/21 to 10/31/21

	Budget						
							Variance
	Current Period			Year-To-Date			Yearly
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING ASSESSMENTS	(1,319.58)	6,001.50	(7,321.08)	65,339.70	60,015.00	5,324.70	72,018.00
INTEREST EARNED - OPERATING	.53	.00	.53	5.71	.00	5.71	.00
OTHER INCOME	.00	.00	.00	90,307.36	.00	90,307.36	.00
TOTAL OPERATING INCOME	(1,319.05)	6,001.50	(7,320.55)	155,652.77	60,015.00	95,637.77	72,018.00
GROUNDS CONTRACT	.00	2,416.67	2,416.67	25,877.50	24,166.70	(1,710.80)	29,000.00
GROUNDS / LIGHTING REPAIRS	.00	833.33	833.33	6,484.00	8,333.30	1,849.30	10,000.00
FENCE MAINTENANCE	.00	41.67	41.67	.00	416.70	416.70	500.00
ELECTRICITY	688.51	625.00	(63.51)	6,032.69	6,250.00	217.31	7,500.00
GENERAL ADMINISTRATIVE	11.93	45.83	33.90	59,276.82	458.30	(58,818.52)	550.00
MANAGEMENT FEE	600.00	416.67	(183.33)	6,000.00	4,166.70	(1,833.30)	5,000.00
TAXES & FEES	.00	2.08	2.08	925.00	20.80	(904.20)	25.00
INSURANCE	.00	217.33	217.33	2,235.00	2,173.30	(61.70)	2,608.00
LEGAL FEES	.00	41.67	41.67	.00	416.70	416.70	500.00
AUDIT / TAX RETURNS	900.00	41.67	(858.33)	900.00	416.70	(483.30)	500.00
TOTAL OPERATING EXPENSES	2,200.44	4,681.92	2,481.48	107,731.01	46,819.20	(60,911.81)	56,183.00
OPERATING NET PROFIT / (LOSS)	(3,519.49)	1,319.58	(4,839.07)	47,921.76	13,195.80	34,725.96	15,835.00
RESERVE ASSESSMENTS - CAPITAL	1,160.00	1,160.00	.00	6,960.00	11,600.00	(4,640.00)	13,920.00
OPERATING CONTINGENCY RESERVE	159.58	159.58	.00	957.48	1,595.80	(638.32)	1,915.00
TOTAL RESERVE INCOME	1,319.58	1,319.58	.00	7,917.48	13,195.80	(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	7,917.48	13,195.80	(5,278.32)	15,835.00
TOTAL NET PROFIT / (LOSS)	(2,199.91)	2,639.16	(4,839.07)	55,839.24	26,391.60	29,447.64	31,670.00