

NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet
As of 10/31/22

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	65,821.11			65,821.11
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	66,302.61	10,556.64	1,276.64	78,135.89
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LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	31,826.72			31,826.72
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	88,768.04			88,768.04
TOTAL CURRENT LIABILITIES	158,602.09	1,276.64	.00	159,878.73
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)	(14,298.16)	.00	.00	(14,298.16)
TOTAL OPERATING	(92,299.48)	.00	.00	(92,299.48)
TOTAL LIABILITIES & EQUITY	66,302.61	10,556.64	1,276.64	78,135.89
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Period: 10/01/22 to 10/31/22

		Current Period		Year-To-Date			Yearly
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING ASSESSMENTS	.00	1,950.25	(1,950.25)	.00	19,502.50	(19,502.50)	23,402.98
CAP FEES	.00	153.64	(153.64)	.00	1,536.40	(1,536.40)	1,843.71
INTEREST EARNED - OPERATING	2.43	.00	2.43	14.61	.00	14.61	.00
OTHER INCOME	.00	3,489.86	(3,489.86)	41,878.31	34,898.60	6,979.71	41,878.31
TOTAL OPERATING INCOME	2.43	5,593.75	(5,591.32)	41,892.92	55,937.50	(14,044.58)	67,125.00
GROUNDS CONTRACT	2,887.50	2,862.50	(25.00)	28,800.00	28,625.00	(175.00)	34,350.00
GROUNDS / LIGHTING REPAIRS	.00	1,250.00	1,250.00	3,661.00	12,500.00	8,839.00	15,000.00
LANDSCAPE REPAIR & MAINTENANCE	6,050.00	208.33	(5,841.67)	8,550.00	2,083.30	(6,466.70)	2,500.00
ELECTRICITY	754.33	333.33	(421.00)	6,875.68	3,333.30	(3,542.38)	4,000.00
GENERAL ADMINISTRATIVE	5.95	37.50	31.55	164.40	375.00	210.60	450.00
MANAGEMENT FEE	600.00	600.00	.00	6,000.00	6,000.00	.00	7,200.00
TAXES & FEES	.00	2.08	2.08	25.00	20.80	(4.20)	25.00
INSURANCE	.00	208.33	208.33	2,365.00	2,083.30	(281.70)	2,500.00
LEGAL FEES	.00	41.67	41.67	.00	416.70	416.70	500.00
AUDIT / TAX RETURNS	.00	50.00	50.00	(250.00)	500.00	750.00	600.00
TOTAL OPERATING EXPENSES	10,297.78	5,593.74	(4,704.04)	56,191.08	55,937.40	(253.68)	67,125.00
OPERATING NET PROFIT / (LOSS)	(10,295.35)	.01	(10,295.36)	(14,298.16)	.10	(14,298.26)	.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)	(10,295.35)	.01	(10,295.36)	(14,298.16)	.10	(14,298.26)	.00