

# NEW KENT VINEYARDS MASTER POA, INC

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## Balance Sheet As of 09/30/21

| Account Description             | Operating    | Reserves | Other | Totals       |
|---------------------------------|--------------|----------|-------|--------------|
| <b>ASSETS</b>                   |              |          |       |              |
| CIT - OPERATING ACCOUNT         | 4,162.12     |          |       | 4,162.12     |
| A/R - COMMUNITY GROUP           | 481.50       |          |       | 481.50       |
| A/R - FROM OP / (FROM RES)      |              | 6,597.90 |       | 6,597.90     |
| TOTAL ASSETS                    | 4,643.62     | 6,597.90 | .00   | 11,241.52    |
|                                 | =====        | =====    | ===== | =====        |
| <b>LIABILITIES &amp; EQUITY</b> |              |          |       |              |
| ACCOUNTS PAYABLE                | 31,075.74    |          |       | 31,075.74    |
| A/P-DEVLOAN REIMBURSABLE BOND   | 27,450.69    |          |       | 27,450.69    |
| A/P - TO RES / (TO OP)          | 6,597.90     |          |       | 6,597.90     |
| PREPAID ASSESSMENTS             | 59,240.92    |          |       | 59,240.92    |
| AMENITY FEES                    | (54,444.26)  |          |       | (54,444.26)  |
| TOTAL CURRENT LIABILITIES       | 69,920.99    | .00      | .00   | 69,920.99    |
| TOTAL RESERVES                  | .00          | .00      | .00   | .00          |
| OPERATING EQUITY - PRIOR        | (116,718.62) |          |       | (116,718.62) |
| CURRENT YR NET PROFIT / (LOSS)  | 51,441.25    | 6,597.90 | .00   | 58,039.15    |
| TOTAL OPERATING                 | (65,277.37)  | 6,597.90 | .00   | (58,679.47)  |
| TOTAL LIABILITIES & EQUITY      | 4,643.62     | 6,597.90 | .00   | 11,241.52    |
|                                 | =====        | =====    | ===== | =====        |

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## Period: 09/01/21 to 09/30/21

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|-------------------------------|----------------|----------|-----------|--------------|-----------|-------------|-----------|
| Description                   | Current Period |          |           | Year-To-Date |           |             | Yearly    |
|                               | Actual         | Budget   | Variance  | Actual       | Budget    | Variance    | Budget    |
| OPERATING ASSESSMENTS         | 16,777.43      | 6,001.50 | 10,775.93 | 66,659.28    | 54,013.50 | 12,645.78   | 72,018.00 |
| INTEREST EARNED - OPERATING   | .81            | .00      | .81       | 5.18         | .00       | 5.18        | .00       |
| OTHER INCOME                  | .00            | .00      | .00       | 90,307.36    | .00       | 90,307.36   | .00       |
| TOTAL OPERATING INCOME        | 16,778.24      | 6,001.50 | 10,776.74 | 156,971.82   | 54,013.50 | 102,958.32  | 72,018.00 |
| <b>EXPENSES:</b>              |                |          |           |              |           |             |           |
| GROUNDS CONTRACT              | 2,862.50       | 2,416.67 | (445.83)  | 25,877.50    | 21,750.03 | (4,127.47)  | 29,000.00 |
| GROUNDS / LIGHTING REPAIRS    | .00            | 833.33   | 833.33    | 6,484.00     | 7,499.97  | 1,015.97    | 10,000.00 |
| FENCE MAINTENANCE             | .00            | 41.67    | 41.67     | .00          | 375.03    | 375.03      | 500.00    |
| ELECTRICITY                   | 585.33         | 625.00   | 39.67     | 5,344.18     | 5,625.00  | 280.82      | 7,500.00  |
| GENERAL ADMINISTRATIVE        | 9.30           | 45.83    | 36.53     | 59,264.89    | 412.47    | (58,852.42) | 550.00    |
| MANAGEMENT FEE                | 600.00         | 416.67   | (183.33)  | 5,400.00     | 3,750.03  | (1,649.97)  | 5,000.00  |
| TAXES & FEES                  | .00            | 2.08     | 2.08      | 925.00       | 18.72     | (906.28)    | 25.00     |
| INSURANCE                     | .00            | 217.33   | 217.33    | 2,235.00     | 1,955.97  | (279.03)    | 2,608.00  |
| LEGAL FEES                    | .00            | 41.67    | 41.67     | .00          | 375.03    | 375.03      | 500.00    |
| AUDIT / TAX RETURNS           | .00            | 41.67    | 41.67     | .00          | 375.03    | 375.03      | 500.00    |
| TOTAL OPERATING EXPENSES      | 4,057.13       | 4,681.92 | 624.79    | 105,530.57   | 42,137.28 | (63,393.29) | 56,183.00 |
| OPERATING NET PROFIT / (LOSS) | 12,721.11      | 1,319.58 | 11,401.53 | 51,441.25    | 11,876.22 | 39,565.03   | 15,835.00 |
| <b>RESERVE ASSESSMENTS:</b>   |                |          |           |              |           |             |           |
| RESERVE ASSESSMENTS - CAPITAL | 1,160.00       | 1,160.00 | .00       | 5,800.00     | 10,440.00 | (4,640.00)  | 13,920.00 |
| OPERATING CONTINGENCY RESERVE | 159.58         | 159.58   | .00       | 797.90       | 1,436.22  | (638.32)    | 1,915.00  |
| TOTAL RESERVE INCOME          | 1,319.58       | 1,319.58 | .00       | 6,597.90     | 11,876.22 | (5,278.32)  | 15,835.00 |
| <b>RESERVE EXPENSES:</b>      |                |          |           |              |           |             |           |
| TOTAL RESERVE EXPENSES        | .00            | .00      | .00       | .00          | .00       | .00         | .00       |
| RESERVES NET PROFIT / (LOSS)  | 1,319.58       | 1,319.58 | .00       | 6,597.90     | 11,876.22 | (5,278.32)  | 15,835.00 |
| TOTAL NET PROFIT / (LOSS)     | 14,040.69      | 2,639.16 | 11,401.53 | 58,039.15    | 23,752.44 | 34,286.71   | 31,670.00 |