

NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet
As of 09/30/22

| Account Description | Operating | Reserves | Other | Totals |
|---------------------------------|-------------|-----------|----------|-------------|
| ASSETS | | | | |
| CIT - OPERATING ACCOUNT | 53,606.19 | | | 53,606.19 |
| 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 | 54,087.69 | 10,556.64 | 1,276.64 | 65,920.97 |
| | ===== | ===== | ===== | ===== |
| LIABILITIES & EQUITY | | | | |
| ACCOUNTS PAYABLE | 31,079.69 | | | 31,079.69 |
| 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 | 67,004.80 | | | 67,004.80 |
| TOTAL CURRENT LIABILITIES | 136,091.82 | 1,276.64 | .00 | 137,368.46 |
| 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) | (4,002.81) | .00 | .00 | (4,002.81) |
| TOTAL OPERATING | (82,004.13) | .00 | .00 | (82,004.13) |
| TOTAL LIABILITIES & EQUITY | 54,087.69 | 10,556.64 | 1,276.64 | 65,920.97 |
| | ===== | ===== | ===== | ===== |

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Period: 09/01/22 to 09/30/22

| Description | Current Period | | | Year-To-Date | | | Yearly |
|--------------------------------|----------------|----------|------------|--------------|-----------|-------------|-----------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| OPERATING ASSESSMENTS | .00 | 1,950.25 | (1,950.25) | .00 | 17,552.25 | (17,552.25) | 23,402.98 |
| CAP FEES | .00 | 153.64 | (153.64) | .00 | 1,382.76 | (1,382.76) | 1,843.71 |
| INTEREST EARNED - OPERATING | 1.57 | .00 | 1.57 | 12.18 | .00 | 12.18 | .00 |
| OTHER INCOME | .00 | 3,489.86 | (3,489.86) | 41,878.31 | 31,408.74 | 10,469.57 | 41,878.31 |
| TOTAL OPERATING INCOME | 1.57 | 5,593.75 | (5,592.18) | 41,890.49 | 50,343.75 | (8,453.26) | 67,125.00 |
| | | | | | | | |
| GROUNDS CONTRACT | 2,887.50 | 2,862.50 | (25.00) | 25,912.50 | 25,762.50 | (150.00) | 34,350.00 |
| GROUNDS / LIGHTING REPAIRS | .00 | 1,250.00 | 1,250.00 | 3,661.00 | 11,250.00 | 7,589.00 | 15,000.00 |
| LANDSCAPE REPAIT & MAINTENANCE | .00 | 208.33 | 208.33 | 2,500.00 | 1,874.97 | (625.03) | 2,500.00 |
| ELECTRICITY | 1,430.28 | 333.33 | (1,096.95) | 6,121.35 | 2,999.97 | (3,121.38) | 4,000.00 |
| GENERAL ADMINISTRATIVE | 59.91 | 37.50 | (22.41) | 158.45 | 337.50 | 179.05 | 450.00 |
| MANAGEMENT FEE | 600.00 | 600.00 | .00 | 5,400.00 | 5,400.00 | .00 | 7,200.00 |
| TAXES & FEES | .00 | 2.08 | 2.08 | 25.00 | 18.72 | (6.28) | 25.00 |
| INSURANCE | .00 | 208.33 | 208.33 | 2,365.00 | 1,874.97 | (490.03) | 2,500.00 |
| LEGAL FEES | .00 | 41.67 | 41.67 | .00 | 375.03 | 375.03 | 500.00 |
| AUDIT / TAX RETURNS | .00 | 50.00 | 50.00 | (250.00) | 450.00 | 700.00 | 600.00 |
| TOTAL OPERATING EXPENSES | 4,977.69 | 5,593.74 | 616.05 | 45,893.30 | 50,343.66 | 4,450.36 | 67,125.00 |
| | | | | | | | |
| OPERATING NET PROFIT / (LOSS) | (4,976.12) | .01 | (4,976.13) | (4,002.81) | .09 | (4,002.90) | .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) | (4,976.12) | .01 | (4,976.13) | (4,002.81) | .09 | (4,002.90) | .00 |