

NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet

As of 03/31/22

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	18,691.38			18,691.38
A/R - COMMUNITY GROUP	481.50			481.50
A/R - FROM OP / (FROM RES)		10,556.64		10,556.64
TOTAL ASSETS	19,172.88	10,556.64	.00	29,729.52
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LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	34,485.14			34,485.14
A/P-DEVLOAN REIMBURSABLE BOND	27,450.69			27,450.69
A/P - TO RES / (TO OP)	10,556.64			10,556.64
AMENITY FEES	31,948.76			31,948.76
TOTAL CURRENT LIABILITIES	104,441.23	.00	.00	104,441.23
RESERVES EQUITY - PRIOR		10,556.64		10,556.64
TOTAL RESERVES	.00	10,556.64	.00	10,556.64
OPERATING EQUITY - PRIOR	(78,001.32)			(78,001.32)
CURRENT YR NET PROFIT / (LOSS)	(7,267.03)	.00	.00	(7,267.03)
TOTAL OPERATING	(85,268.35)	.00	.00	(85,268.35)
TOTAL LIABILITIES & EQUITY	19,172.88	10,556.64	.00	29,729.52
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Period: 03/01/22 to 03/31/22

		Current Period			Year-To-Date		Yearly
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING ASSESSMENTS	.00	1,950.25	(1,950.25)	.00	5,850.75	(5,850.75)	23,402.98
CAP FEES	.00	153.64	(153.64)	.00	460.92	(460.92)	1,843.71
INTEREST EARNED - OPERATING	.78	.00	.78	2.06	.00	2.06	.00
OTHER INCOME	.00	3,489.86	(3,489.86)	.00	10,469.58	(10,469.58)	41,878.31
TOTAL OPERATING INCOME	.78	5,593.75	(5,592.97)	2.06	16,781.25	(16,779.19)	67,125.00
GROUNDS CONTRACT	2,862.50	2,862.50	.00	2,862.50	8,587.50	5,725.00	34,350.00
GROUNDS / LIGHTING REPAIRS	.00	1,250.00	1,250.00	.00	3,750.00	3,750.00	15,000.00
LANDSCAPE REPAIT & MAINTENANCE	.00	208.33	208.33	.00	624.99	624.99	2,500.00
ELECTRICITY	1,187.69	333.33	(854.36)	2,564.74	999.99	(1,564.75)	4,000.00
GENERAL ADMINISTRATIVE	11.78	37.50	25.72	41.85	112.50	70.65	450.00
MANAGEMENT FEE	600.00	600.00	.00	1,800.00	1,800.00	.00	7,200.00
TAXES & FEES	.00	2.08	2.08	.00	6.24	6.24	25.00
INSURANCE	.00	208.33	208.33	.00	624.99	624.99	2,500.00
LEGAL FEES	.00	41.67	41.67	.00	125.01	125.01	500.00
AUDIT / TAX RETURNS	.00	50.00	50.00	.00	150.00	150.00	600.00
TOTAL OPERATING EXPENSES	4,661.97	5,593.74	931.77	7,269.09	16,781.22	9,512.13	67,125.00
OPERATING NET PROFIT / (LOSS)	(4,661.19)	.01	(4,661.20)	(7,267.03)	.03	(7,267.06)	.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)	(4,661.19)	.01	(4,661.20)	(7,267.03)	.03	(7,267.06)	.00