

NEW KENT VINEYARDS MASTER POA, INC

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Balance Sheet As of 12/31/21

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CIT - OPERATING ACCOUNT	11,608.83			11,608.83
A/R - COMMUNITY GROUP	481.50			481.50
A/R - FROM OP / (FROM RES)		10,556.64		10,556.64
TOTAL ASSETS	12,090.33	10,556.64	.00	22,646.97
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LIABILITIES & EQUITY				
ACCOUNTS PAYABLE	40,603.62			40,603.62
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	11,480.70			11,480.70
TOTAL CURRENT LIABILITIES	90,091.65	.00	.00	90,091.65
TOTAL RESERVES	.00	.00	.00	.00
OPERATING EQUITY - PRIOR	(57,477.70)			(57,477.70)
CURRENT YR NET PROFIT / (LOSS)	(20,523.62)	10,556.64	.00	(9,966.98)
TOTAL OPERATING	(78,001.32)	10,556.64	.00	(67,444.68)
TOTAL LIABILITIES & EQUITY	12,090.33	10,556.64	.00	22,646.97
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Period: 01/01/21 to 12/31/21

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING ASSESSMENTS	12,041.69	23,402.98	(11,361.29)	12,041.69	23,402.98	(11,361.29)	23,402.98
CAP FEES	358.02	.00	358.02	358.02	.00	358.02	.00
INTEREST EARNED - OPERATING	6.76	.00	6.76	6.76	.00	6.76	.00
OTHER INCOME	90,307.36	.00	90,307.36	90,307.36	.00	90,307.36	.00
TOTAL OPERATING INCOME	102,713.83	23,402.98	79,310.85	102,713.83	23,402.98	79,310.85	23,402.98
GROUNDS CONTRACT	38,265.00	29,000.00	(9,265.00)	38,265.00	29,000.00	(9,265.00)	29,000.00
GROUNDS / LIGHTING REPAIRS	6,484.00	10,000.00	3,516.00	6,484.00	10,000.00	3,516.00	10,000.00
FENCE MAINTENANCE	.00	500.00	500.00	.00	500.00	500.00	500.00
ELECTRICITY	7,420.80	7,500.00	79.20	7,420.80	7,500.00	79.20	7,500.00
GENERAL ADMINISTRATIVE	59,297.65	450.00	(58,847.65)	59,297.65	450.00	(58,847.65)	450.00
MANAGEMENT FEE	7,200.00	5,000.00	(2,200.00)	7,200.00	5,000.00	(2,200.00)	5,000.00
TAXES & FEES	1,435.00	25.00	(1,410.00)	1,435.00	25.00	(1,410.00)	25.00
INSURANCE	2,235.00	2,608.00	373.00	2,235.00	2,608.00	373.00	2,608.00
LEGAL FEES	.00	500.00	500.00	.00	500.00	500.00	500.00
AUDIT / TAX RETURNS	900.00	500.00	(400.00)	900.00	500.00	(400.00)	500.00
TOTAL OPERATING EXPENSES	123,237.45	56,083.00	(67,154.45)	123,237.45	56,083.00	(67,154.45)	56,083.00
OPERATING NET PROFIT / (LOSS)	(20,523.62)	(32,680.02)	12,156.40	(20,523.62)	(32,680.02)	12,156.40	(32,680.02)
RESERVE ASSESSMENTS - CAPITAL	9,280.00	13,920.00	(4,640.00)	9,280.00	13,920.00	(4,640.00)	13,920.00
OPERATING CONTINGENCY RESERVE	1,276.64	1,915.00	(638.36)	1,276.64	1,915.00	(638.36)	1,915.00
TOTAL RESERVE INCOME	10,556.64	15,835.00	(5,278.36)	10,556.64	15,835.00	(5,278.36)	15,835.00
TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
RESERVES NET PROFIT / (LOSS)	10,556.64	15,835.00	(5,278.36)	10,556.64	15,835.00	(5,278.36)	15,835.00
TOTAL NET PROFIT / (LOSS)	(9,966.98)	(16,845.02)	6,878.04	(9,966.98)	(16,845.02)	6,878.04	(16,845.02)