

**White Horse Park Community Association**  
**Monthly Financial Report for January 2023**  
**General Operations Bank Balance**

Farmers Bank Checking	\$80,439
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**Reserve Bank Balances**

Farmers Bank Reserve ICS	\$133,841
Farmers Bank Reserve	\$138,221
First Internet Bank	\$200,396
<b>Total Reserves</b>	<b>\$472,458</b>

**Reserve Balances by Fund**

General Reserve Balance	\$339,648
Marina Reserve Balance	\$132,810
<b>Total Reserves</b>	<b>\$472,458</b>

**Reserve Repair & Replacement Expenditures**

Replace Clubhouse Air Conditioner	\$6,400
Freezer Replacement	\$2,798
Water Main Repair	\$4,651
Electrical Repairs	\$4,796
Pool Caulking	\$9,591
Water & Sewer Repairs	\$8,505
Office and Guard House Renovations	\$8,020
<b>Total</b>	<b>\$44,761</b>

**Profit & Loss Annual Common Area Budget Variance Summary**

	YTD Actual	Budget	Variance
Operating Income	\$1,154,944	\$1,117,178	\$37,766
Operating Expenses	\$1,229,327	\$1,139,459	\$89,868
<b>Net Operating Income/(Loss)</b>	<b>(\$74,383)</b>	<b>(\$22,281)</b>	<b>(\$52,102)</b>
General Reserve Contributions	\$46,500	\$46,500	\$0
General Reserve Expenditures	\$44,761	\$0	\$44,761
Marina Reserve Contributions	\$41,670	\$41,670	\$0
Capital Improvement Expenditure	\$0	\$0	\$0

**Profit & Loss Budget Performance January 2023**

	Actual	Budget	Variance
Total Income	\$102,239	\$98,611	\$3,628
Total Expenses	\$92,277	\$92,781	(\$504)

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**Delinquent Revenue**  
**January 31, 2023, Accounts Receivable Aging**

	<b>December</b>	<b>January</b>	<b>Change</b>
1-30 Days Past Due	\$7,324	\$9,551	\$2,227
31-60 Days Past Due	\$16,134	(\$958)	(\$17,092)
61-90 Days Past Due	\$198	\$9,531	\$9,333
Over 90 Days Past Due	\$19,027	\$12,520	(\$6,507)
<b>Total Delinquent</b>	<b>\$42,683</b>	<b>\$30,643</b>	<b>(\$12,040)</b>
<b>Collections (Included in totals above)</b>	<b>\$13,850</b>	<b>\$12,323</b>	<b>(\$1,527)</b>