

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

Farmers Bank Checking	\$109,633
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**Reserve Bank Balances**

Farmers Bank Reserve	\$88,967
Farmers Bank Reserve ICS	\$133,969
First Internet Bank	\$226,155
Live Oak Bank	\$25,015
<b>Total Reserves</b>	<b>\$474,106</b>

**Reserve Balances by Fund**

General Reserve Balance	\$337,129
Marina Reserve Balance	\$136,977
<b>Total Reserves</b>	<b>\$474,106</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
Asphalt Repairs	\$8,184
Office and Guard House Renovations	\$8,020
<b>Total</b>	<b>\$52,945</b>

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

	<b>YTD Actual</b>	<b>Budget</b>	<b>Variance</b>
Operating Income	\$1,251,004	\$1,215,789	\$35,215
Operating Expenses	\$1,330,065	\$1,225,544	\$104,521
<b>Net Operating Income/(Loss)</b>	<b>(\$79,061)</b>	<b>(\$9,755)</b>	<b>(\$69,306)</b>
General Reserve Contributions	\$51,150	\$51,150	\$0
General Reserve Expenditures	\$52,945	\$0	\$52,945
Marina Reserve Contributions	\$45,837	\$45,837	\$0
Capital Improvement Expenditure	\$0	\$0	\$0

**Profit & Loss Budget Performance February 2023**

	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>
Total Income	\$98,448	\$98,611	(\$163)
Total Expenses	\$100,737	\$86,085	\$14,652

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**Delinquent Revenue**

**February 28, 2023, Accounts Receivable Aging**

	<b>January</b>	<b>February</b>	<b>Change</b>
1-30 Days Past Due	\$9,551	\$12,141	\$2,590
31-60 Days Past Due	(\$958)	\$3,316	\$4,274
61-90 Days Past Due	\$9,531	\$1,438	(\$8,093)
Over 90 Days Past Due	\$12,520	\$9,419	(\$3,101)
<b>Total Delinquent</b>	<b>\$30,643</b>	<b>\$26,314</b>	<b>(\$4,329)</b>
<b>Collections (Included in totals above)</b>	<b>\$12,323</b>	<b>\$12,354</b>	<b>\$31</b>