

WESTHAVEN TRAILS 2022 Annual Accounts as of December 31, 2022 (Net Loss) Net Income [Prepared on Modified Cash Basis]			
	<u>Annual</u>	<u>Annual</u>	<u>Variance</u>
	<u>Actual 2022</u>	<u>Budget 2022</u>	<u>(Over)</u>
General Dues	\$ 56,125	\$ 57,885	\$ 1,760
Mowing	\$18,100	\$17,500	\$ (600)
Accounting	\$4,500	\$4,500	\$ -
Bank Charges	\$83	\$100	\$ 17
Computers & Website	\$1,200	\$1,000	\$ (200)
Insurance	\$2,001	\$2,100	\$ 99
Landscaping & Park Maintenance	\$5,690	\$7,600	\$ 1,911
Legal Fees	\$1,690	\$1,500	\$ (190)
Lighting Program	\$0	\$500	\$ 500
Management Fees	\$1,800	\$3,000	\$ 1,200
Office Supplies	\$457	\$500	\$ 42
Postage & Shipping	\$1,095	\$250	\$ (845)
City of Madison - Stormwater & Urban Forestry Tax	\$4,089	\$6,430	\$ 2,342
Taxes, Licenses & Fees	\$115	\$100	\$ (15)
Telephone	\$ 296	\$ 290	\$ (6)
Tree Removal Services	\$ 12,200	\$ 6,500	\$ (5,700)
Total Expenses	\$ 53,315	\$ 51,870	\$ (1,445)
Net Income From General Operations & Special Assessments	\$ 2,810	\$ 6,015	\$ 3,205

Private Court Dues	\$ 15,000	\$ 15,600	\$ 600
Electricity - Private Court	\$ 2,649	\$ 2,500	\$ (149)
Maintenance - Private Court	\$ -	\$ 250	\$ 250
Snow Removal - Private Court	\$ 11,623	\$ 15,500	\$ 3,878
Total Expenses	\$ 14,271	\$ 18,250	\$ 3,979
Net Income (loss) From Private Court Dues	\$ 729	\$ (2,650)	\$ (3,379)

Combined Net Income	\$ 3,539	\$ 3,365	\$ (174)
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Opening Total Cash	\$ 67,033	\$ 67,033
Interest Earned on Cash	\$119	
Cash From General Operations	\$ 2,810	\$ 6,015
Noncash Accruals - General Operations	\$ 4,807	
Cash From Private Court Dues	\$ 729	\$ (2,650)
Noncash Accruals - Private Court	\$ -	
Ending Total Cash	\$ 75,498	\$ 70,398

This report presents the unaudited results of operations and financial position of Westhaven Trails Community Services Inc.