

Little Whale Cove
Homeowner's Association, Inc.
P.O. Box 49 • Depoe Bay, Oregon 97341

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MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT JUNE 30, 2022
DATE: JULY 18, 2022
CC: TIM BULLER

Attached are three financial statements for month ending June 30, 2022: Balance Sheet, Income and Expense, Budget Vs Actual and Budget Vs. Actual Year-to-Date reports. The following are some explanatory notes.

1. As of June 30, the operating funds balance was \$174,632.96. Operating checking balance was \$10,100.04. Checking includes \$85,004.90 of HOA dues paid in full for 2022-23 in advance. June operating expenses were \$36,168.75.
2. Account 7800 tree expense of \$4,650.00 includes an invoice from April 22, for \$1,650.00 that was lost in the mail.
3. Plants were purchased for hanging baskets at the gate house and rec center.
4. Fuel for the truck and equipment has increased due to unanticipated cost increase per gallon of gas.
5. June operating expenses were \$37.00 over budget. Year-to-date expenses are \$6,856.25 under budget.
6. June Reserve expenses were as follows: \$909.00 IPHCA reserve contribution, \$1,833.75 for reserve study update, \$665.00 for gate arm replacement parts, \$16,813.94 for sealcoating, striping, and minor asphalt patching. Please note: a portion of the \$16k for sealcoating will be billed to IPHCA, the invoices were not itemized. Comparison with final billing and original estimate needs to be completed and I will move a portion of the bill to the IPHCA reserves.
7. The May/June credit card bill was not received in the mail this month. Please expect slight adjustments to some expense accounts prior to the audit at the end of the July.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet
As of June 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	120,100.04
1060 Asset Acquisition	17,132.52
1070 CB Savings Money Market	31,064.28
1075 WF Savings Money Market	0.00
1080 Petty Cash	596.42
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	5,739.70
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	174,632.96
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	189,518.89
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	177,511.93
Total 1114 RESERVE FUNDS	367,030.82
Total Bank Accounts	\$541,663.78
Accounts Receivable	
1200 Accounts Receivable	-89,279.74
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-88,712.74
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -88,712.74
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	5,050.00
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
Total 1150 Accounts Rec - Interfund	5,050.00
1230 Prepaid Insurance	4,497.69

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of June 30, 2022

	TOTAL
1240 Undeposited Funds	38,903.61
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$48,451.30
Total Current Assets	\$501,402.34
Fixed Assets	
1450 Equip-Admin	1,119.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	5,136.21
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$6,255.48
TOTAL ASSETS	\$507,657.82
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	28,444.86
Total Accounts Payable	\$28,444.86
Credit Cards	
1900 Columbia Bank Visa	3,383.49
1950 Shell Gas Card	0.00
Total Credit Cards	\$3,383.49
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
Total 2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	5,495.77
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	13,100.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of June 30, 2022

	TOTAL
2450 Construction Deposit	1,100.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$27,331.84
Total Current Liabilities	\$59,160.19
Total Liabilities	\$59,160.19
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	0.00
2950 Retained Earnings	486,187.11
Net Income	9,985.71
Total Equity	\$448,497.63
TOTAL LIABILITIES AND EQUITY	\$507,657.82

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

June 2022

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	35,633.92
4150 Discounts	-137.52
4550 Key Deposits	15.00
Total 4000 INCOME	35,511.40
Total Income	\$35,511.40
GROSS PROFIT	
	\$35,511.40
Expenses	
6000 ADMINISTRATION	
6050 Insurance-General Liability	1,888.87
6060 Insurance - D&O	160.33
6070 Insurance - Truck	42.00
6110 Office Supplies	17.69
6140 Computer/Security/Software	145.00
6150 Website and E-Mail	34.95
6160 Bank Charges	55.95
6260 Committee-Social	
6260.02 Community classes & Seminar	127.12
Total 6260 Committee-Social	127.12
6295 Misc Expense	15.24
6296 Employee Promotions	136.99
Total 6000 ADMINISTRATION	2,624.14
6300 UTILITIES	
6310 Rec Center	1,112.89
6350 Pool & Sauna	564.33
6400 Maint Building	140.97
6450 Gate House	1,053.99
6500 Entry Gate	37.13
6550 Safety Ops Bldg Utilities	24.44
Total 6300 UTILITIES	2,933.75
6600 MAINTENANCE	
6610 Rec Center	160.15
6630 Tennis Courts	163.32
6670 Entry Gate System	-350.00
Total 6600 MAINTENANCE	-26.53
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	165.28
6821 Pool & Spa Supplies	22.47
6840 Maintenance Building	24.09
6870 Tools & Tool Rentals	301.02
6900 Common Area Supplies	67.64

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

June 2022

	TOTAL
6910 Chemicals & Fertilizer	85.55
6940 Trees Shrubs Flowers	311.18
6960 Truck Fuel	401.32
Total 6900 SUPPLIES & EQUIPMENT	1,378.55
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,097.16
7135 Office Admin	1,485.00
7145 Grounds/Fac Super	4,815.26
7155 Maintenance-1	3,641.25
7170 Relief Services	465.00
Total 7100 Staff Wages & Salaries	14,503.67
7151 Employer Match Taxes-Payroll	1,581.66
7201 Staff-Medical/Dental	3,209.64
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	144.46
Total 7000 STAFF WAGES & BENEFITS	19,634.62
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	3,847.67
7551 Composting Area	823.00
7601 Street Sweeping	303.55
7800 Tree Service	4,650.00
Total 7500 CONTRACTOR SERVICES	9,624.22
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
Total Expenses	\$36,168.75
NET OPERATING INCOME	\$-657.35
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	14,645.08
8200 IPHCA Reserve Fund Transfer	909.00
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,554.08
Late Fee Income	
Total Other Income	\$15,554.08
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	909.00
9090 Reserve Study updates	1,833.75
9100 Common Area	
9141 Entry Gate Reserve Expense	665.00
Total 9100 Common Area	665.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

June 2022

	TOTAL
9601 Streets Reserve Expense	16,813.94
Total 9000 RESERVE EXPENDITURES	20,221.69
Total Other Expenses	\$20,221.69
NET OTHER INCOME	\$ -4,667.61
NET INCOME	\$ -5,324.96

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	35,633.92	35,633.92	0.00	100.00 %
4150 Discounts	-137.52	-767.83	630.31	17.91 %
4300 Member Gate Cards and remotes		100.00	-100.00	
4401 Tennis Court Access Fees		208.33	-208.33	
4451 Exercise Room Access Fees		208.33	-208.33	
4550 Key Deposits	15.00	50.00	-35.00	30.00 %
4800 Interest Income		50.00	-50.00	
4900 Other Income/ Title Transfer		625.00	-625.00	
4950 Recycling refunds		83.33	-83.33	
Total 4000 INCOME	35,511.40	36,191.08	-679.68	98.12 %
Total Income	\$35,511.40	\$36,191.08	\$-679.68	98.12 %
GROSS PROFIT	\$35,511.40	\$36,191.08	\$-679.68	98.12 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		208.33	-208.33	
6030 Legal Consultancy		416.67	-416.67	
6050 Insurance-General Liability	1,888.87	2,083.33	-194.46	90.67 %
6060 Insurance - D&O	160.33	416.67	-256.34	38.48 %
6070 Insurance - Truck	42.00	50.00	-8.00	84.00 %
6100 Office Equipment		125.00	-125.00	
6110 Office Supplies	17.69	208.33	-190.64	8.49 %
6120 Printing		62.50	-62.50	
6130 Postage		41.66	-41.66	
6140 Computer/Security/Software	145.00	150.00	-5.00	96.67 %
6150 Website and E-Mail	34.95	66.67	-31.72	52.42 %
6160 Bank Charges	55.95	50.00	5.95	111.90 %
6200 Dues/Subscriptions		133.33	-133.33	
6210 Licenses/Fees/Permits		108.33	-108.33	
6230 Conference & Seminar		45.00	-45.00	
6250 Committee-Safety		33.33	-33.33	
6260 Committee-Social				
6260.02 Community classes & Seminar	127.12		127.12	
Total 6260 Committee-Social	127.12		127.12	
6280 Forest Management Committee		416.67	-416.67	
6286 Architectural Committee		33.33	-33.33	
6295 Misc Expense	15.24	41.66	-26.42	36.58 %
6296 Employee Promotions	136.99		136.99	
Total 6000 ADMINISTRATION	2,624.14	4,690.81	-2,066.67	55.94 %
6300 UTILITIES				
6310 Rec Center	1,112.89	1,000.00	112.89	111.29 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6350 Pool & Sauna	564.33	333.33	231.00	169.30 %
6400 Maint Building	140.97	116.67	24.30	120.83 %
6450 Gate House	1,053.99	666.66	387.33	158.10 %
6500 Entry Gate	37.13	62.50	-25.37	59.41 %
6550 Safety Ops Bldg Utilities	24.44	25.00	-0.56	97.76 %
Total 6300 UTILITIES	2,933.75	2,204.16	729.59	133.10 %
6600 MAINTENANCE				
6610 Rec Center	160.15	208.33	-48.18	76.87 %
6621 Pool & Spa		83.33	-83.33	
6630 Tennis Courts	163.32	20.83	142.49	784.06 %
6640 Fitness Center		8.33	-8.33	
6650 Maint Bldg		0.00	0.00	
6660 Gate House		41.67	-41.67	
6670 Entry Gate System	-350.00	166.67	-516.67	-210.00 %
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		125.00	-125.00	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart		66.67	-66.67	
Total 6600 MAINTENANCE	-26.53	804.17	-830.70	-3.30 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	165.28	250.00	-84.72	66.11 %
6821 Pool & Spa Supplies	22.47	125.00	-102.53	17.98 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	24.09	41.67	-17.58	57.81 %
6850 Gatehouse Supplies		62.50	-62.50	
6860 Gate Cards and Remotes		150.00	-150.00	
6870 Tools & Tool Rentals	301.02	375.00	-73.98	80.27 %
6900 Common Area Supplies	67.64	100.00	-32.36	67.64 %
6910 Chemicals & Fertilizer	85.55	62.50	23.05	136.88 %
6921 Dog Poop Stations		83.33	-83.33	
6940 Trees Shrubs Flowers	311.18	208.33	102.85	149.37 %
6960 Truck Fuel	401.32	166.67	234.65	240.79 %
6970 Mileage Reimbursement		41.67	-41.67	
Total 6801 SUPPLIES & EQUIPMENT	1,378.55	1,691.67	-313.12	81.49 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		14,194.92	-14,194.92	
7125 Comm Coordinator	4,097.16		4,097.16	
7135 Office Admin	1,485.00		1,485.00	
7145 Grounds/Fac Super	4,815.26		4,815.26	
7155 Maintenance-1	3,641.25		3,641.25	
7170 Relief Services	465.00		465.00	
Total 7100 Staff Wages & Salaries	14,503.67	14,194.92	308.75	102.18 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7151 Employer Match Taxes-Payroll	1,581.66	1,085.91	495.75	145.65 %
7201 Staff-Medical/Dental	3,209.64	2,902.75	306.89	110.57 %
7250 Insurance-SAIF	195.19	291.67	-96.48	66.92 %
7301 Staff Simple IRA	144.46	166.67	-22.21	86.67 %
Total 7000 STAFF WAGES & BENEFITS	19,634.62	18,641.92	992.70	105.33 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	3,847.67	5,000.00	-1,152.33	76.95 %
7551 Composting Area	823.00	808.34	14.66	101.81 %
7601 Street Sweeping	303.55	150.00	153.55	202.37 %
7651 Pest Control		83.34	-83.34	
7701 Lawn Mowing		474.00	-474.00	
7800 Tree Service	4,650.00	1,250.00	3,400.00	372.00 %
7850 Forestry Consulting		0.00	0.00	
7900 Fitness center		0.00	0.00	
7980 Housekeeping		333.34	-333.34	
Total 7500 CONTRACTOR SERVICES	9,624.22	8,099.02	1,525.20	118.83 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$36,168.75	\$36,131.75	\$37.00	100.10 %
NET OPERATING INCOME	\$-657.35	\$59.33	\$-716.68	-1,107.96 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	14,645.08	15,554.08	-909.00	94.16 %
8200 IPHCA Reserve Fund Transfer	909.00		909.00	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,554.08	15,554.08	0.00	100.00 %
Late Fee Income				
Total Other Income	\$15,554.08	\$15,554.08	\$0.00	100.00 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	909.00		909.00	
9090 Reserve Study updates	1,833.75		1,833.75	
9100 Common Area				
9141 Entry Gate Reserve Expense	665.00		665.00	
Total 9100 Common Area	665.00		665.00	
9601 Streets Reserve Expense	16,813.94		16,813.94	
Total 9000 RESERVE EXPENDITURES	20,221.69		20,221.69	
Total Other Expenses	\$20,221.69	\$0.00	\$20,221.69	0.00%
NET OTHER INCOME	\$-4,667.61	\$15,554.08	\$-20,221.69	-30.01 %
NET INCOME	\$-5,324.96	\$15,613.41	\$-20,938.37	-34.11 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

June 2022

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	427,607.04	427,607.00	0.04	100.00 %
4150 Discounts	-10,520.28	-9,214.00	-1,306.28	114.18 %
4200 LWCHA L/F & Interest	527.52		527.52	
4300 Member Gate Cards and remotes	902.00	1,200.00	-298.00	75.17 %
4401 Tennis Court Access Fees	1,710.00	2,500.00	-790.00	68.40 %
4451 Exercise Room Access Fees	1,000.00	2,500.00	-1,500.00	40.00 %
4550 Key Deposits	70.00	300.00	-230.00	23.33 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	4.44	600.00	-595.56	0.74 %
4900 Other Income/ Title Transfer	8,900.00	7,500.00	1,400.00	118.67 %
4950 Recycling refunds	0.00	1,000.00	-1,000.00	0.00 %
Total 4000 INCOME	431,140.72	433,993.00	-2,852.28	99.34 %
Services	145.00		145.00	
Total Income	\$431,285.72	\$433,993.00	\$-2,707.28	99.38 %
GROSS PROFIT	\$431,285.72	\$433,993.00	\$-2,707.28	99.38 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	2,500.00	-475.00	81.00 %
6030 Legal Consultancy	956.25	5,000.00	-4,043.75	19.13 %
6030.02 General	2,694.22		2,694.22	
Total 6030 Legal Consultancy	3,650.47	5,000.00	-1,349.53	73.01 %
6050 Insurance-General Liability	21,419.74	25,000.00	-3,580.26	85.68 %
6060 Insurance - D&O	1,923.96	5,000.00	-3,076.04	38.48 %
6070 Insurance - Truck	521.10	600.00	-78.90	86.85 %
6100 Office Equipment	323.78	1,500.00	-1,176.22	21.59 %
6110 Office Supplies	2,385.94	2,500.00	-114.06	95.44 %
6120 Printing	812.05	750.00	62.05	108.27 %
6130 Postage	483.76	500.00	-16.24	96.75 %
6140 Computer/Security/Software	1,992.70	1,800.00	192.70	110.71 %
6150 Website and E-Mail	859.85	800.00	59.85	107.48 %
6160 Bank Charges	1,065.26	600.00	465.26	177.54 %
6170 Charitable Contributions	200.00		200.00	
6200 Dues/Subscriptions	2,952.90	1,600.00	1,352.90	184.56 %
6210 Licenses/Fees/Permits	1,090.05	1,300.00	-209.95	83.85 %
6230 Conference & Seminar	555.62	540.00	15.62	102.89 %
6250 Committee-Safety	375.00	400.00	-25.00	93.75 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	0.00		0.00	
6260.02 Community classes & Seminar	127.12		127.12	
Total 6260 Committee-Social	219.10		219.10	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6280 Forest Management Committee	5,804.00	5,000.00	804.00	116.08 %
6286 Architectural Committee		400.00	-400.00	
6295 Misc Expense	164.61	500.00	-335.39	32.92 %
6296 Employee Promotions	513.99		513.99	
Total 6000 ADMINISTRATION	49,338.88	56,290.00	-6,951.12	87.65 %
6300 UTILITIES				
6310 Rec Center	13,342.09	12,000.00	1,342.09	111.18 %
6350 Pool & Sauna	5,762.37	4,000.00	1,762.37	144.06 %
6400 Maint Building	1,290.75	1,400.08	-109.33	92.19 %
6450 Gate House	11,478.96	8,000.00	3,478.96	143.49 %
6500 Entry Gate	441.73	750.00	-308.27	58.90 %
6550 Safety Ops Bldg Utilities	314.07	300.00	14.07	104.69 %
Total 6300 UTILITIES	32,629.97	26,450.08	6,179.89	123.36 %
6600 MAINTENANCE				
6610 Rec Center	1,434.82	2,500.00	-1,065.18	57.39 %
6621 Pool & Spa	1,105.28	1,000.00	105.28	110.53 %
6630 Tennis Courts	393.43	250.00	143.43	157.37 %
6640 Fitness Center	509.82	100.00	409.82	509.82 %
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	447.62	500.00	-52.38	89.52 %
6670 Entry Gate System	1,505.00	2,000.00	-495.00	75.25 %
6690 Signs Maintenance	277.59	500.00	-222.41	55.52 %
6700 Roads & Paths	112.40	1,500.00	-1,387.60	7.49 %
6710 Drainage ditch/culverts	0.00		0.00	
6720 Garbage/Dumpster	74.63		74.63	
6750 Other Common area	89.53	500.00	-410.47	17.91 %
6760 Vehicles - trucks/golf cart	899.52	800.00	99.52	112.44 %
6770 Tools	867.90		867.90	
Total 6600 MAINTENANCE	7,723.99	9,850.00	-2,126.01	78.42 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,816.93	3,000.00	-1,183.07	60.56 %
6821 Pool & Spa Supplies	2,865.42	1,500.00	1,365.42	191.03 %
6830 Exercise Room Supplies		300.00	-300.00	
6840 Maintenance Building	583.82	500.00	83.82	116.76 %
6850 Gatehouse Supplies	720.16	750.00	-29.84	96.02 %
6860 Gate Cards and Remotes	1,463.00	1,800.00	-337.00	81.28 %
6870 Tools & Tool Rentals	2,847.19	4,500.00	-1,652.81	63.27 %
6900 Common Area Supplies	796.55	1,200.00	-403.45	66.38 %
6910 Chemicals & Fertilizer	506.12	750.00	-243.88	67.48 %
6921 Dog Poop Stations	611.21	1,000.00	-388.79	61.12 %
6930 Asphalt & Gravel	100.00		100.00	
6940 Trees Shrubs Flowers	2,036.93	2,500.00	-463.07	81.48 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6950 Entry Gate	7.49		7.49	
6960 Truck Fuel	3,282.68	2,000.00	1,282.68	164.13 %
6970 Mileage Reimbursement		500.00	-500.00	
6990 Other	149.30		149.30	
Total 6001 SUPPLIES & EQUIPMENT	17,786.80	20,300.00	-2,513.20	87.62 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		170,339.00	-170,339.00	
7125 Comm Coordinator	49,165.92		49,165.92	
7135 Office Admin	18,960.00		18,960.00	
7145 Grounds/Fac Super	57,783.12		57,783.12	
7155 Maintenance-1	44,457.86		44,457.86	
7170 Relief Services	5,520.00		5,520.00	
Total 7100 Staff Wages & Salaries	175,886.90	170,339.00	5,547.90	103.26 %
7151 Employer Match Taxes-Payroll	18,910.95	13,031.00	5,879.95	145.12 %
7201 Staff-Medical/Dental	36,005.70	34,833.00	1,172.70	103.37 %
7250 Insurance-SAIF	2,775.93	3,500.00	-724.07	79.31 %
7301 Staff Simple IRA	1,733.52	2,000.00	-266.48	86.68 %
Total 7000 STAFF WAGES & BENEFITS	235,313.00	223,703.00	11,610.00	105.19 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	47,829.12	60,000.00	-12,170.88	79.72 %
7551 Composting Area	10,536.97	9,700.00	836.97	108.63 %
7601 Street Sweeping	2,032.10	1,800.00	232.10	112.89 %
7651 Pest Control	597.00	1,000.00	-403.00	59.70 %
7701 Lawn Mowing	1,896.00	3,800.00	-1,904.00	49.89 %
7800 Tree Service	17,710.00	15,000.00	2,710.00	118.07 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		1,200.00	-1,200.00	
7980 Housekeeping	3,240.00	4,000.00	-760.00	81.00 %
Total 7500 CONTRACTOR SERVICES	83,841.19	96,900.00	-13,058.81	86.52 %
Bank Charges & Fees	3.00		3.00	
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$426,636.83	\$433,493.08	\$-6,856.25	98.42 %
NET OPERATING INCOME	\$4,648.89	\$499.92	\$4,148.97	929.93 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	171,240.96	186,649.00	-15,408.04	91.74 %
8200 IPHCA Reserve Fund Transfer	15,408.00		15,408.00	
8300 Interest Income--Reserves	11.24		11.24	
8800 Can Bottle donation	5,418.10		5,418.10	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 8000 RESERVE AND CAPITAL ACCOUNTS	192,078.30	186,649.00	5,429.30	102.91 %
Late Fee Income	90.00		90.00	
Total Other Income	\$192,168.30	\$186,649.00	\$5,519.30	102.96 %
Other Expenses				
7998 SOCOM expenses	6,818.40		6,818.40	
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	15,408.00		15,408.00	
9090 Reserve Study updates	6,010.00		6,010.00	
9100 Common Area				
9125 Paths & Walkways	1,657.66		1,657.66	
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	4,378.00		4,378.00	
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	6,592.90		6,592.90	
9200 Rec Center Reserve Expense	79,762.11		79,762.11	
9570 Roof, Windows & Electrical	87.43		87.43	
Total 9200 Rec Center Reserve Expense	79,849.54		79,849.54	
9301 Pool & Spa Reserve Expense	1,299.47		1,299.47	
9320 Pool Heater, Filter, Pump, Etc	4,746.20		4,746.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	6,319.51		6,319.51	
9401 Tennis Court Reserve Exp				
9455 Outdoor Tennis Courts	1,399.16		1,399.16	
Total 9401 Tennis Court Reserve Exp	1,399.16		1,399.16	
9501 Gate House Reserve Expense	595.00		595.00	
9601 Streets Reserve Expense	63,715.12		63,715.12	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense				
9860 Roads & Drainage	0.00		0.00	
Total 9850 Innisfree Reserve Expense	0.00		0.00	
Total 9000 RESERVE EXPENDITURES	180,013.08		180,013.08	
Total Other Expenses	\$186,831.48	\$0.00	\$186,831.48	0.00%
NET OTHER INCOME	\$5,336.82	\$186,649.00	\$ -181,312.18	2.86 %
NET INCOME	\$9,985.71	\$187,148.92	\$ -177,163.21	5.34 %

Little Whale Cove
Homeowner's Association, Inc.
P.O. Box 49 • Depoe Bay, Oregon 97341

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lwcha@lwcha.org



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT MAY 31, 2022
DATE: JUNE 16, 2022
CC: TIM BULLER

Attached are three financial statements for month ending May 31, 2022: Balance Sheet, Income and Expense, Budget Vs Actual and Budget Vs. Actual Year-to-Date reports. The following are some explanatory notes.

1. As of May 31, the operating funds balance was \$157,841.27. Operating checking balance was \$103,303.35. Checking includes \$32,193.60 of HOA dues paid in full for 2021-22 in advance. May operating expenses were \$35,050.34.
2. Computer/Security/Software expense of \$1,397.75 includes \$1,123.75 paid to Folcrum Services for IT migration.
3. Account 6230 Conference and seminar expense of \$555.62 was for CPR and AED training.
4. Fuel for the truck and equipment has increased due to unanticipated cost increase per gallon of gas.
5. May operating expenses were \$1,081.43 under budget. Year-to-date expenses are \$6,949.20 under budget.
6. May Reserve expenses were as follows: \$1,818.00 IPHCA reserve contribution, \$1,398 for entry gate repairs, \$4,530 for new heater in pool area, \$1,399 for outdoor tennis court caulking. - \$4,212.00 is recording reimbursement form IPHCA seal coating and crack sealing last August.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet
As of May 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	103,303.35
1060 Asset Acquisition	17,132.52
1070 CB Savings Money Market	31,064.28
1075 WF Savings Money Market	0.00
1080 Petty Cash	601.42
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	5,739.70
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	157,841.27
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	184,209.56
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	177,511.93
Total 1114 RESERVE FUNDS	361,721.49
Total Bank Accounts	\$519,562.76
Accounts Receivable	
1200 Accounts Receivable	-35,913.08
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-35,346.08
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -35,346.08
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	5,050.00
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
Total 1150 Accounts Rec - Interfund	5,050.00
1230 Prepaid Insurance	6,784.08

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of May 31, 2022

	TOTAL
1240 Undeposited Funds	-1,083.08
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$10,751.00
Total Current Assets	\$494,967.68
Fixed Assets	
1450 Equip-Admin	1,119.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	5,136.21
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$6,255.48
TOTAL ASSETS	\$501,223.16
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	18,161.71
Total Accounts Payable	\$18,161.71
Credit Cards	
1900 Columbia Bank Visa	1,971.84
1950 Shell Gas Card	0.00
Total Credit Cards	\$1,971.84
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
Total 2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	5,201.00
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	13,100.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of May 31, 2022

	TOTAL
2450 Construction Deposit	1,100.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$27,037.07
Total Current Liabilities	\$47,170.62
Total Liabilities	\$47,170.62
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	0.00
2950 Retained Earnings	486,187.11
Net Income	15,540.62
Total Equity	\$454,052.54
TOTAL LIABILITIES AND EQUITY	\$501,223.16

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

May 2022

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	35,633.92
4150 Discounts	-68.76
4300 Member Gate Cards and remotes	80.00
4550 Key Deposits	10.00
4800 Interest Income	0.41
4900 Other Income/ Title Transfer	500.00
Total 4000 INCOME	36,155.57
Total Income	\$36,155.57
GROSS PROFIT	\$36,155.57
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	956.25
6050 Insurance-General Liability	1,888.87
6060 Insurance - D&O	160.33
6070 Insurance - Truck	42.00
6110 Office Supplies	70.32
6120 Printing	249.55
6140 Computer/Security/Software	1,397.75
6150 Website and E-Mail	34.95
6200 Dues/Subscriptions	178.00
6210 Licenses/Fees/Permits	0.00
6230 Conference & Seminar	555.62
6295 Misc Expense	29.00
Total 6000 ADMINISTRATION	5,562.64
6300 UTILITIES	
6310 Rec Center	887.95
6350 Pool & Sauna	628.90
6400 Maint Building	61.67
6450 Gate House	763.94
6500 Entry Gate	37.28
6550 Safety Ops Bldg Utilities	24.76
Total 6300 UTILITIES	2,404.50
6600 MAINTENANCE	
6621 Pool & Spa	172.43
6630 Tennis Courts	221.12
6720 Garbage/Dumpster	24.85
6760 Vehicles - trucks/golf cart	16.78
Total 6600 MAINTENANCE	435.18
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	151.10
6821 Pool & Spa Supplies	506.24

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

May 2022

	TOTAL
6840 Maintenance Building	51.58
6870 Tools & Tool Rentals	47.59
6900 Common Area Supplies	17.98
6921 Dog Poop Stations	85.32
6940 Trees Shrubs Flowers	31.15
6960 Truck Fuel	269.69
Total 6801 SUPPLIES & EQUIPMENT	1,160.65
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,097.16
7135 Office Admin	1,530.00
7145 Grounds/Fac Super	4,815.26
7155 Maintenance-1	4,095.13
7170 Relief Services	465.00
Total 7100 Staff Wages & Salaries	15,002.55
7151 Employer Match Taxes-Payroll	1,643.16
7201 Staff-Medical/Dental	2,981.46
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	144.46
Total 7000 STAFF WAGES & BENEFITS	19,966.82
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,099.00
7551 Composting Area	919.00
7601 Street Sweeping	303.55
7651 Pest Control	199.00
Total 7500 CONTRACTOR SERVICES	5,520.55
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
Total Expenses	\$35,050.34
NET OPERATING INCOME	\$1,105.23
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	14,645.08
8200 IPHCA Reserve Fund Transfer	909.00
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,554.08
Late Fee Income	
Total Other Income	\$15,554.08
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	1,818.00
9100 Common Area	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

May 2022

	TOTAL
9141 Entry Gate Reserve Expense	1,398.00
Total 9100 Common Area	1,398.00
9301 Pool & Spa Reserve Expense	
9320 Pool Heater, Filter, Pump, Etc	4,530.00
Total 9301 Pool & Spa Reserve Expense	4,530.00
9401 Tennis Court Reserve Exp	
9455 Outdoor Tennis Courts	1,399.16
Total 9401 Tennis Court Reserve Exp	1,399.16
9850 Innisfree Reserve Expense	
9860 Roads & Drainage	-4,212.00
Total 9850 Innisfree Reserve Expense	-4,212.00
Total 9000 RESERVE EXPENDITURES	4,933.16
Total Other Expenses	\$4,933.16
NET OTHER INCOME	\$10,620.92
NET INCOME	\$11,726.15

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

May 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	35,633.92	35,633.92	0.00	100.00 %
4150 Discounts	-68.76	-767.83	699.07	8.96 %
4300 Member Gate Cards and remotes	80.00	100.00	-20.00	80.00 %
4401 Tennis Court Access Fees		208.33	-208.33	
4451 Exercise Room Access Fees		208.37	-208.37	
4550 Key Deposits	10.00	50.00	-40.00	20.00 %
4800 Interest Income	0.41	50.00	-49.59	0.82 %
4900 Other Income/ Title Tranfer	500.00	625.00	-125.00	80.00 %
4950 Recycling refunds		83.33	-83.33	
Total 4000 INCOME	36,155.57	36,191.12	-35.55	99.90 %
Total Income	\$36,155.57	\$36,191.12	\$ -35.55	99.90 %
GROSS PROFIT	\$36,155.57	\$36,191.12	\$ -35.55	99.90 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		208.37	-208.37	
6030 Legal Consultancy	956.25	416.67	539.58	229.50 %
6050 Insurance-General Liability	1,888.87	2,083.33	-194.46	90.67 %
6060 Insurance - D&O	160.33	416.67	-256.34	38.48 %
6070 Insurance - Truck	42.00	50.00	-8.00	84.00 %
6100 Office Equipment		125.00	-125.00	
6110 Office Supplies	70.32	208.33	-138.01	33.75 %
6120 Printing	249.55	62.50	187.05	399.28 %
6130 Postage		41.66	-41.66	
6140 Computer/Security/Software	1,397.75	150.00	1,247.75	931.83 %
6150 Website and E-Mail	34.95	66.67	-31.72	52.42 %
6160 Bank Charges		50.00	-50.00	
6200 Dues/Subscriptions	178.00	133.33	44.67	133.50 %
6210 Licenses/Fees/Permits	0.00	108.33	-108.33	0.00 %
6230 Conference & Seminar	555.62	45.00	510.62	1,234.71 %
6250 Committee-Safety		33.33	-33.33	
6280 Forest Management Committee		416.67	-416.67	
6286 Architectural Committee		33.33	-33.33	
6295 Misc Expense	29.00	41.66	-12.66	69.61 %
Total 6000 ADMINISTRATION	5,562.64	4,690.85	871.79	118.58 %
6300 UTILITIES				
6310 Rec Center	887.95	1,000.00	-112.05	88.80 %
6350 Pool & Sauna	628.90	333.33	295.57	188.67 %
6400 Maint Building	61.67	116.67	-55.00	52.86 %
6450 Gate House	763.94	666.66	97.28	114.59 %
6500 Entry Gate	37.28	62.50	-25.22	59.65 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

May 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6550 Safety Ops Bldg Utilities	24.76	25.00	-0.24	99.04 %
Total 6300 UTILITIES	2,404.50	2,204.16	200.34	109.09 %
6600 MAINTENANCE				
6610 Rec Center		208.33	-208.33	
6621 Pool & Spa	172.43	83.33	89.10	206.92 %
6630 Tennis Courts	221.12	20.83	200.29	1,061.55 %
6640 Fitness Center		8.33	-8.33	
6650 Maint Bldg		0.00	0.00	
6660 Gate House		41.67	-41.67	
6670 Entry Gate System		166.67	-166.67	
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		125.00	-125.00	
6720 Garbage/Dumpster	24.85		24.85	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart	16.78	66.67	-49.89	25.17 %
Total 6600 MAINTENANCE	435.18	804.17	-368.99	54.12 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	151.10	250.00	-98.90	60.44 %
6821 Pool & Spa Supplies	506.24	125.00	381.24	404.99 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	51.58	41.67	9.91	123.78 %
6850 Gatehouse Supplies		62.50	-62.50	
6860 Gate Cards and Remotes		150.00	-150.00	
6870 Tools & Tool Rentals	47.59	375.00	-327.41	12.69 %
6900 Common Area Supplies	17.98	100.00	-82.02	17.98 %
6910 Chemicals & Fertilizer		62.50	-62.50	
6921 Dog Poop Stations	85.32	83.33	1.99	102.39 %
6940 Trees Shrubs Flowers	31.15	208.33	-177.18	14.95 %
6960 Truck Fuel	269.69	166.67	103.02	161.81 %
6970 Mileage Reimbursement		41.67	-41.67	
Total 6801 SUPPLIES & EQUIPMENT	1,160.65	1,691.67	-531.02	68.61 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		14,194.90	-14,194.90	
7125 Comm Coordinator	4,097.16		4,097.16	
7135 Office Admin	1,530.00		1,530.00	
7145 Grounds/Fac Super	4,815.26		4,815.26	
7155 Maintenance-1	4,095.13		4,095.13	
7170 Relief Services	465.00		465.00	
Total 7100 Staff Wages & Salaries	15,002.55	14,194.90	807.65	105.69 %
7151 Employer Match Taxes-Payroll	1,643.16	1,085.91	557.25	151.32 %
7201 Staff-Medical/Dental	2,981.46	2,902.75	78.71	102.71 %
7250 Insurance-SAIF	195.19	291.67	-96.48	66.92 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

May 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7301 Staff Simple IRA	144.46	166.67	-22.21	86.67 %
Total 7000 STAFF WAGES & BENEFITS	19,966.82	18,641.90	1,324.92	107.11 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,099.00	5,000.00	-901.00	81.98 %
7551 Composting Area	919.00	808.34	110.66	113.69 %
7601 Street Sweeping	303.55	150.00	153.55	202.37 %
7651 Pest Control	199.00	83.34	115.66	238.78 %
7701 Lawn Mowing		474.00	-474.00	
7800 Tree Service		1,250.00	-1,250.00	
7850 Foresty Consulting		0.00	0.00	
7900 Fitness center		0.00	0.00	
7980 Housekeeping		333.34	-333.34	
Total 7500 CONTRACTOR SERVICES	5,520.55	8,099.02	-2,578.47	68.16 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$35,050.34	\$36,131.77	\$-1,081.43	97.01 %
NET OPERATING INCOME	\$1,105.23	\$59.35	\$1,045.88	1,862.22 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	14,645.08	15,554.08	-909.00	94.16 %
8200 IPHCA Reserve Fund Transfer	909.00		909.00	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,554.08	15,554.08	0.00	100.00 %
Late Fee Income				
Total Other Income	\$15,554.08	\$15,554.08	\$0.00	100.00 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,818.00		1,818.00	
9100 Common Area				
9141 Entry Gate Reserve Expense	1,398.00		1,398.00	
Total 9100 Common Area	1,398.00		1,398.00	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	4,530.00		4,530.00	
Total 9301 Pool & Spa Reserve Expense	4,530.00		4,530.00	
9401 Tennis Court Reserve Exp				
9455 Outdoor Tennis Courts	1,399.16		1,399.16	
Total 9401 Tennis Court Reserve Exp	1,399.16		1,399.16	
9850 Innisfree Reserve Expense				
9860 Roads & Drainage	-4,212.00		-4,212.00	
Total 9850 Innisfree Reserve Expense	-4,212.00		-4,212.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

May 2022

			TOTAL	
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 9000 RESERVE EXPENDITURES	4,933.16		4,933.16	
Total Other Expenses	\$4,933.16	\$0.00	\$4,933.16	0.00%
NET OTHER INCOME	\$10,620.92	\$15,554.08	\$ -4,933.16	68.28 %
NET INCOME	\$11,726.15	\$15,613.43	\$ -3,887.28	75.10 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - May 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	391,973.12	391,973.08	0.04	100.00 %
4150 Discounts	-10,382.76	-8,446.17	-1,936.59	122.93 %
4200 LWCHA L/F & Interest	527.52		527.52	
4300 Member Gate Cards and remotes	902.00	1,100.00	-198.00	82.00 %
4401 Tennis Court Access Fees	1,710.00	2,291.67	-581.67	74.62 %
4451 Exercise Room Access Fees	1,000.00	2,291.67	-1,291.67	43.64 %
4550 Key Deposits	55.00	250.00	-195.00	22.00 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	4.44	550.00	-545.56	0.81 %
4900 Other Income/ Title Transfer	8,900.00	6,875.00	2,025.00	129.45 %
4950 Recycling refunds	0.00	916.67	-916.67	0.00 %
Total 4000 INCOME	395,629.32	397,801.92	-2,172.60	99.45 %
Services	145.00		145.00	
Total Income	\$395,774.32	\$397,801.92	\$ -2,027.60	99.49 %
GROSS PROFIT	\$395,774.32	\$397,801.92	\$ -2,027.60	99.49 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	2,291.67	-266.67	88.36 %
6030 Legal Consultancy	956.25	4,583.33	-3,627.08	20.86 %
6030.02 General	2,694.22		2,694.22	
Total 6030 Legal Consultancy	3,650.47	4,583.33	-932.86	79.65 %
6050 Insurance-General Liability	19,530.87	22,916.67	-3,385.80	85.23 %
6060 Insurance - D&O	1,763.63	4,583.33	-2,819.70	38.48 %
6070 Insurance - Truck	479.10	550.00	-70.90	87.11 %
6100 Office Equipment	323.78	1,375.00	-1,051.22	23.55 %
6110 Office Supplies	2,368.25	2,291.67	76.58	103.34 %
6120 Printing	812.05	687.50	124.55	118.12 %
6130 Postage	483.76	458.34	25.42	105.55 %
6140 Computer/Security/Software	1,847.70	1,650.00	197.70	111.98 %
6150 Website and E-Mail	824.90	733.33	91.57	112.49 %
6160 Bank Charges	953.36	550.00	403.36	173.34 %
6170 Charitable Contributions	200.00		200.00	
6200 Dues/Subscriptions	2,952.00	1,466.67	1,485.33	201.33 %
6210 Licenses/Fees/Permits	1,090.05	1,191.67	-101.62	91.47 %
6230 Conference & Seminar	555.62	495.00	60.62	112.25 %
6250 Committee-Safety	375.00	366.67	8.33	102.27 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	0.00		0.00	
Total 6260 Committee-Social	91.98		91.98	
6280 Forest Management Committee	5,804.00	4,583.33	1,220.67	126.63 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - May 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6286 Architectural Committee		366.67	-366.67	
6295 Misc Expense	149.37	458.34	-308.97	32.59 %
6296 Employee Promotions	377.00		377.00	
Total 6000 ADMINISTRATION	46,658.79	51,599.19	-4,940.40	90.43 %
6300 UTILITIES				
6310 Rec Center	12,229.20	11,000.00	1,229.20	111.17 %
6350 Pool & Sauna	5,198.04	3,666.67	1,531.37	141.76 %
6400 Maint Building	1,149.78	1,283.41	-133.63	89.59 %
6450 Gate House	10,424.97	7,333.34	3,091.63	142.16 %
6500 Entry Gate	404.60	687.50	-282.90	58.85 %
6550 Safety Ops Bldg Utilities	289.63	275.00	14.63	105.32 %
Total 6300 UTILITIES	29,696.22	24,245.92	5,450.30	122.48 %
6600 MAINTENANCE				
6610 Rec Center	1,274.67	2,291.67	-1,017.00	55.62 %
6621 Pool & Spa	1,105.28	916.67	188.61	120.58 %
6630 Tennis Courts	230.11	229.17	0.94	100.41 %
6640 Fitness Center	509.82	91.67	418.15	556.15 %
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	447.62	458.33	-10.71	97.66 %
6670 Entry Gate System	1,855.00	1,833.33	21.67	101.18 %
6690 Signs Maintenance	277.59	458.33	-180.74	60.57 %
6700 Roads & Paths	112.40	1,375.00	-1,262.60	8.17 %
6710 Drainage ditch/culverts	0.00		0.00	
6720 Garbage/Dumpster	74.63		74.63	
6750 Other Common area	89.53	458.33	-368.80	19.53 %
6760 Vehicles - trucks/golf cart	899.52	733.33	166.19	122.66 %
6770 Tools	867.90		867.90	
Total 6600 MAINTENANCE	7,750.52	9,045.83	-1,295.31	85.68 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,651.65	2,750.00	-1,098.35	60.06 %
6821 Pool & Spa Supplies	2,842.95	1,375.00	1,467.95	206.76 %
6830 Exercise Room Supplies		275.00	-275.00	
6840 Maintenance Building	559.73	458.33	101.40	122.12 %
6850 Gatehouse Supplies	720.16	687.50	32.66	104.75 %
6860 Gate Cards and Remotes	1,463.00	1,650.00	-187.00	88.67 %
6870 Tools & Tool Rentals	2,546.17	4,125.00	-1,578.83	61.73 %
6900 Common Area Supplies	728.91	1,100.00	-371.09	66.26 %
6910 Chemicals & Fertilizer	420.57	687.50	-266.93	61.17 %
6921 Dog Poop Stations	611.21	916.67	-305.46	66.68 %
6930 Asphalt & Gravel	100.00		100.00	
6940 Trees Shrubs Flowers	1,725.75	2,291.67	-565.92	75.31 %
6950 Entry Gate	7.49		7.49	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - May 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6960 Truck Fuel	2,881.36	1,833.33	1,048.03	157.17 %
6970 Mileage Reimbursement		458.33	-458.33	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	16,408.25	18,608.33	-2,200.08	88.18 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		156,144.08	-156,144.08	
7125 Comm Coordinator	45,068.76		45,068.76	
7135 Office Admin	17,475.00		17,475.00	
7145 Grounds/Fac Super	52,967.86		52,967.86	
7155 Maintenance-1	40,816.61		40,816.61	
7170 Relief Services	5,055.00		5,055.00	
Total 7100 Staff Wages & Salaries	161,383.23	156,144.08	5,239.15	103.36 %
7151 Employer Match Taxes-Payroll	17,329.29	11,945.09	5,384.20	145.07 %
7201 Staff-Medical/Dental	32,796.06	31,930.25	865.81	102.71 %
7250 Insurance-SAIF	2,580.74	3,208.33	-627.59	80.44 %
7301 Staff Simple IRA	1,589.06	1,833.33	-244.27	86.68 %
Total 7000 STAFF WAGES & BENEFITS	215,678.38	205,061.08	10,617.30	105.18 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	43,981.45	55,000.00	-11,018.55	79.97 %
7551 Composting Area	9,713.97	8,891.66	822.31	109.25 %
7601 Street Sweeping	1,728.55	1,650.00	78.55	104.76 %
7651 Pest Control	597.00	916.66	-319.66	65.13 %
7701 Lawn Mowing	1,896.00	3,326.00	-1,430.00	57.01 %
7800 Tree Service	13,060.00	13,750.00	-690.00	94.98 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		1,200.00	-1,200.00	
7980 Housekeeping	3,240.00	3,666.66	-426.66	88.36 %
Total 7500 CONTRACTOR SERVICES	74,216.97	88,800.98	-14,584.01	83.58 %
Bank Charges & Fees	3.00		3.00	
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$390,412.13	\$397,361.33	\$-6,949.20	98.25 %
NET OPERATING INCOME	\$5,362.19	\$440.59	\$4,921.60	1,217.05 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	156,595.88	171,094.92	-14,499.04	91.53 %
8200 IPHCA Reserve Fund Transfer	14,499.00		14,499.00	
8300 Interest Income--Reserves	11.24		11.24	
8800 Can Bottle donation	5,418.10		5,418.10	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	176,524.22	171,094.92	5,429.30	103.17 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - May 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Late Fee Income	90.00		90.00	
Total Other Income	\$176,614.22	\$171,094.92	\$5,519.30	103.23 %
Other Expenses				
7998 SOCOM expenses	6,818.40		6,818.40	
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	14,499.00		14,499.00	
9090 Reserve Study updates	4,176.25		4,176.25	
9100 Common Area				
9125 Paths & Walkways	1,657.66		1,657.66	
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	3,713.00		3,713.00	
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	5,927.90		5,927.90	
9200 Rec Center Reserve Expense	79,762.11		79,762.11	
9570 Roof, Windows & Electrical	87.43		87.43	
Total 9200 Rec Center Reserve Expense	79,849.54		79,849.54	
9301 Pool & Spa Reserve Expense	1,299.47		1,299.47	
9320 Pool Heater, Filter, Pump, Etc	4,746.20		4,746.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	6,319.51		6,319.51	
9401 Tennis Court Reserve Exp				
9455 Outdoor Tennis Courts	1,399.16		1,399.16	
Total 9401 Tennis Court Reserve Exp	1,399.16		1,399.16	
9501 Gate House Reserve Expense	595.00		595.00	
9601 Streets Reserve Expense	46,901.18		46,901.18	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense				
9860 Roads & Drainage	0.00		0.00	
Total 9850 Innisfree Reserve Expense	0.00		0.00	
Total 9000 RESERVE EXPENDITURES	159,791.39		159,791.39	
Total Other Expenses	\$166,609.79	\$0.00	\$166,609.79	0.00%
NET OTHER INCOME	\$10,004.43	\$171,094.92	\$ -161,090.49	5.85 %
NET INCOME	\$15,366.62	\$171,535.51	\$ -156,168.89	8.96 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	443,161.12	427,607.00	15,554.12	103.64 %
4150 Discounts	-10,451.52	-9,214.00	-1,237.52	113.43 %
4200 LWCHA L/F & Interest	527.52		527.52	
4300 Member Gate Cards and remotes	902.00	1,200.00	-298.00	75.17 %
4401 Tennis Court Access Fees	1,710.00	2,500.00	-790.00	68.40 %
4451 Exercise Room Access Fees	1,000.00	2,500.00	-1,500.00	40.00 %
4550 Key Deposits	70.00	300.00	-230.00	23.33 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	4.44	600.00	-595.56	0.74 %
4900 Other Income/ Title Transfer	8,900.00	7,500.00	1,400.00	118.67 %
4950 Recycling refunds	0.00	1,000.00	-1,000.00	0.00 %
Total 4000 INCOME	446,763.56	433,993.00	12,770.56	102.94 %
Services	145.00		145.00	
Total Income	\$446,908.56	\$433,993.00	\$12,915.56	102.98 %
GROSS PROFIT	\$446,908.56	\$433,993.00	\$12,915.56	102.98 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	2,500.00	-475.00	81.00 %
6030 Legal Consultancy	956.25	5,000.00	-4,043.75	19.13 %
6030.02 General	2,694.22		2,694.22	
Total 6030 Legal Consultancy	3,650.47	5,000.00	-1,349.53	73.01 %
6050 Insurance-General Liability	19,530.87	25,000.00	-5,469.13	78.12 %
6060 Insurance - D&O	1,763.63	5,000.00	-3,236.37	35.27 %
6070 Insurance - Truck	479.10	600.00	-120.90	79.85 %
6100 Office Equipment	323.78	1,500.00	-1,176.22	21.59 %
6110 Office Supplies	2,368.25	2,500.00	-131.75	94.73 %
6120 Printing	812.05	750.00	62.05	108.27 %
6130 Postage	483.76	500.00	-16.24	96.75 %
6140 Computer/Security/Software	1,847.70	1,800.00	47.70	102.65 %
6150 Website and E-Mail	824.90	800.00	24.90	103.11 %
6160 Bank Charges	953.36	600.00	353.36	158.89 %
6170 Charitable Contributions	200.00		200.00	
6200 Dues/Subscriptions	2,952.90	1,600.00	1,352.90	184.56 %
6210 Licenses/Fees/Permits	1,090.05	1,300.00	-209.95	83.85 %
6230 Conference & Seminar	555.62	540.00	15.62	102.89 %
6250 Committee-Safety	375.00	400.00	-25.00	93.75 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	0.00		0.00	
Total 6260 Committee-Social	91.98		91.98	
6280 Forest Management Committee	5,804.00	5,000.00	804.00	116.08 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6286 Architectural Committee		400.00	-400.00	
6295 Misc Expense	149.37	500.00	-350.63	29.87 %
6296 Employee Promotions	377.00		377.00	
Total 6000 ADMINISTRATION	46,658.79	56,290.00	-9,631.21	82.89 %
6300 UTILITIES				
6310 Rec Center	12,276.40	12,000.00	276.40	102.30 %
6350 Pool & Sauna	5,198.04	4,000.00	1,198.04	129.95 %
6400 Maint Building	1,149.78	1,400.08	-250.30	82.12 %
6450 Gate House	10,548.48	8,000.00	2,548.48	131.86 %
6500 Entry Gate	404.60	750.00	-345.40	53.95 %
6550 Safety Ops Bldg Utilities	289.63	300.00	-10.37	96.54 %
Total 6300 UTILITIES	29,866.93	26,450.08	3,416.85	112.92 %
6600 MAINTENANCE				
6610 Rec Center	1,294.67	2,500.00	-1,205.33	51.79 %
6621 Pool & Spa	1,105.28	1,000.00	105.28	110.53 %
6630 Tennis Courts	230.11	250.00	-19.89	92.04 %
6640 Fitness Center	509.82	100.00	409.82	509.82 %
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	447.62	500.00	-52.38	89.52 %
6670 Entry Gate System	1,855.00	2,000.00	-145.00	92.75 %
6690 Signs Maintenance	277.59	500.00	-222.41	55.52 %
6700 Roads & Paths	112.40	1,500.00	-1,387.60	7.49 %
6710 Drainage ditch/culverts	0.00		0.00	
6720 Garbage/Dumpster	74.63		74.63	
6750 Other Common area	89.53	500.00	-410.47	17.91 %
6760 Vehicles - trucks/golf cart	899.52	800.00	99.52	112.44 %
6770 Tools	867.90		867.90	
Total 6600 MAINTENANCE	7,770.52	9,850.00	-2,079.48	78.89 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,651.65	3,000.00	-1,348.35	55.06 %
6821 Pool & Spa Supplies	2,842.95	1,500.00	1,342.95	189.53 %
6830 Exercise Room Supplies		300.00	-300.00	
6840 Maintenance Building	559.73	500.00	59.73	111.95 %
6850 Gatehouse Supplies	720.16	750.00	-29.84	96.02 %
6860 Gate Cards and Remotes	1,463.00	1,800.00	-337.00	81.28 %
6870 Tools & Tool Rentals	2,546.17	4,500.00	-1,953.83	56.58 %
6900 Common Area Supplies	771.41	1,200.00	-428.59	64.28 %
6910 Chemicals & Fertilizer	420.57	750.00	-329.43	56.08 %
6921 Dog Poop Stations	611.21	1,000.00	-388.79	61.12 %
6930 Asphalt & Gravel	100.00		100.00	
6940 Trees Shrubs Flowers	1,725.75	2,500.00	-774.25	69.03 %
6950 Entry Gate	7.49		7.49	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6960 Truck Fuel	2,881.36	2,000.00	881.36	144.07 %
6970 Mileage Reimbursement		500.00	-500.00	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	16,450.75	20,300.00	-3,849.25	81.04 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		170,339.00	-170,339.00	
7125 Comm Coordinator	45,068.76		45,068.76	
7135 Office Admin	19,523.58		19,523.58	
7145 Grounds/Fac Super	55,375.49		55,375.49	
7155 Maintenance-1	42,683.66		42,683.66	
7170 Relief Services	5,055.00		5,055.00	
Total 7100 Staff Wages & Salaries	167,706.49	170,339.00	-2,632.51	98.45 %
7151 Employer Match Taxes-Payroll	18,106.63	13,031.00	5,075.63	138.95 %
7201 Staff-Medical/Dental	34,392.18	34,833.00	-440.82	98.73 %
7250 Insurance-SAIF	2,580.74	3,500.00	-919.26	73.74 %
7301 Staff Simple IRA	1,661.29	2,000.00	-338.71	83.06 %
Total 7000 STAFF WAGES & BENEFITS	224,447.33	223,703.00	744.33	100.33 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	43,981.45	60,000.00	-16,018.55	73.30 %
7551 Composting Area	9,713.97	9,700.00	13.97	100.14 %
7601 Street Sweeping	1,728.55	1,800.00	-71.45	96.03 %
7651 Pest Control	597.00	1,000.00	-403.00	59.70 %
7701 Lawn Mowing	1,896.00	3,800.00	-1,904.00	49.89 %
7800 Tree Service	16,060.00	15,000.00	1,060.00	107.07 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		1,200.00	-1,200.00	
7980 Housekeeping	3,240.00	4,000.00	-760.00	81.00 %
Total 7500 CONTRACTOR SERVICES	77,216.97	96,900.00	-19,683.03	79.69 %
Bank Charges & Fees	3.00		3.00	
Payroll Expenses				
Wages	810.00		810.00	
Total Payroll Expenses	810.00		810.00	
Total Expenses	\$403,224.29	\$433,493.08	\$-30,268.79	93.02 %
NET OPERATING INCOME	\$43,684.27	\$499.92	\$43,184.35	8,738.25 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	156,595.88	186,649.00	-30,053.12	83.90 %
8200 IPHCA Reserve Fund Transfer	14,499.00		14,499.00	
8300 Interest Income--Reserves	11.24		11.24	
8800 Can Bottle donation	5,418.10		5,418.10	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	176,524.22	186,649.00	-10,124.78	94.58 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Late Fee Income	90.00		90.00	
Total Other Income	\$176,614.22	\$186,649.00	\$ -10,034.78	94.62 %
Other Expenses				
7998 SOCOM expenses	6,818.40		6,818.40	
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	14,499.00		14,499.00	
9090 Reserve Study updates	4,176.25		4,176.25	
9100 Common Area				
9125 Paths & Walkways	1,657.66		1,657.66	
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	3,713.00		3,713.00	
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	5,927.90		5,927.90	
9200 Rec Center Reserve Expense	79,762.11		79,762.11	
9570 Roof, Windows & Electrical	87.43		87.43	
Total 9200 Rec Center Reserve Expense	79,849.54		79,849.54	
9301 Pool & Spa Reserve Expense	1,299.47		1,299.47	
9320 Pool Heater, Filter, Pump, Etc	4,746.20		4,746.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	6,319.51		6,319.51	
9401 Tennis Court Reserve Exp				
9455 Outdoor Tennis Courts	1,399.16		1,399.16	
Total 9401 Tennis Court Reserve Exp	1,399.16		1,399.16	
9501 Gate House Reserve Expense	595.00		595.00	
9601 Streets Reserve Expense	46,901.18		46,901.18	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense				
9860 Roads & Drainage	0.00		0.00	
Total 9850 Innisfree Reserve Expense	0.00		0.00	
Total 9000 RESERVE EXPENDITURES	159,791.39		159,791.39	
Total Other Expenses	\$166,609.79	\$0.00	\$166,609.79	0.00%
NET OTHER INCOME	\$10,004.43	\$186,649.00	\$ -176,644.57	-5.36 %
NET INCOME	\$53,688.70	\$187,148.92	\$ -133,460.22	28.69 %

Little Whale Cove
Homeowner's Association, Inc.
P.O. Box 49 • Depoe Bay, Oregon 97341

541 / 765-2489
Fax 541 / 765-4594
lwcha@lwcha.org



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT APRIL 30, 2022
DATE: MAY 16, 2022
CC: TIM BULLER

Attached are three financial statements for month ending April 30, 2022: Balance Sheet, Income and Expense, Budget Vs Actual and Budget Vs. Actual Year-to-Date reports. The following are some explanatory notes.

1. As of April 30, the operating funds balance was \$189,085.19. Operating checking balance was \$134,743.59. Checking includes \$32,193.60 of HOA dues paid in full for 2021-22 in advance. April operating expenses were \$35,759.20.
2. The Forest Management Committee was granted \$2,300.00 additional funds to complete fire mitigation projects around the neighborhood.
3. Account 6221 Pool & Spa Maintenance includes annual furnace inspections, new sensors for heaters, and a gasket kit to repair a leak.
4. Fuel for the truck and equipment has increased due to unanticipated cost increase per gallon of gas.
5. April operating expenses were \$1,159.01 under budget. Year-to-date expenses are \$5,867.77 under budget.
6. April Reserve expenses were as follows: \$909.00 IPHCA reserve contribution.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet
As of April 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	134,743.59
1060 Asset Acquisition	17,132.37
1070 CB Savings Money Market	31,064.02
1075 WF Savings Money Market	0.00
1080 Petty Cash	405.42
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	5,739.70
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	189,085.10
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	168,655.48
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	
1131 WF CD 1645 9/24/18 .85% APR	0.00
1132 WF CD 4773 6/24/18 .40% APR	0.00
Total 1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	177,511.93
Total 1114 RESERVE FUNDS	346,167.41
Total Bank Accounts	\$535,252.51
Accounts Receivable	
1200 Accounts Receivable	-70,538.56
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-69,971.56
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -69,971.56
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	5,050.00
1152 Accounts Rec-Interfund Operatin	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of April 30, 2022

	TOTAL
1155 Accounts Rec-Interfund Reserve	0.00
Total 1155 Accounts Rec - Interfund	5,050.00
1230 Prepaid Insurance	5,676.47
1240 Undeposited Funds	249.92
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$10,976.39
Total Current Assets	\$476,257.34
Fixed Assets	
1450 Equip-Admin	1,119.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	3,611.21
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$4,730.48
TOTAL ASSETS	\$480,987.82
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	9,698.88
Total Accounts Payable	\$9,698.88
Credit Cards	
1900 Columbia Bank Visa	2,742.92
1950 Shell Gas Card	0.00
Total Credit Cards	\$2,742.92
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
Total 2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	4,488.80
2260 CPA Prepaid	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of April 30, 2022

	TOTAL
2265 Gate Card Contractor Deposit	13,100.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00
2450 Construction Deposit	1,100.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$26,324.87
Total Current Liabilities	\$38,766.67
Total Liabilities	\$38,766.67
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	0.00
2950 Retained Earnings	486,187.11
Net Income	3,709.23
Total Equity	\$442,221.15
TOTAL LIABILITIES AND EQUITY	\$480,987.82

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

April 2022

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	35,633.92
4150 Discounts	-68.76
4300 Member Gate Cards and remotes	15.00
4401 Tennis Court Access Fees	100.00
4800 Interest Income	0.40
4900 Other Income/ Title Tranfer	2,250.00
Total 4000 INCOME	37,930.56
Services	145.00
Total Income	\$38,075.56
GROSS PROFIT	\$38,075.56
Expenses	
6000 ADMINISTRATION	
6050 Insurance-General Liability	1,888.87
6060 Insurance - D&O	160.33
6070 Insurance - Truck	42.00
6110 Office Supplies	579.59
6150 Website and E-Mail	34.95
6160 Bank Charges	55.95
6200 Dues/Subscriptions	178.00
6280 Forest Management Committee	2,800.00
Total 6000 ADMINISTRATION	5,739.69
6300 UTILITIES	
6310 Rec Center	1,339.20
6350 Pool & Sauna	364.66
6400 Maint Building	141.15
6450 Gate House	918.37
6500 Entry Gate	38.47
6550 Safety Ops Bldg Utilities	25.22
Total 6300 UTILITIES	2,827.07
6600 MAINTENANCE	
6610 Rec Center	200.00
6621 Pool & Spa	610.02
6660 Gate House	214.00
6670 Entry Gate System	420.00
6770 Tools	143.99
Total 6600 MAINTENANCE	1,588.01
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	91.11
6840 Maintenance Building	29.46
6850 Gatehouse Supplies	70.65
6870 Tools & Tool Rentals	23.61

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

April 2022

	TOTAL
6921 Dog Poop Stations	265.76
6960 Truck Fuel	314.10
Total 6901 SUPPLIES & EQUIPMENT	794.69
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,097.16
7135 Office Admin	1,440.00
7145 Grounds/Fac Super	4,815.26
7155 Maintenance-1	3,630.88
7170 Relief Services	450.00
Total 7100 Staff Wages & Salaries	14,433.30
7151 Employer Match Taxes-Payroll	1,584.00
7201 Staff-Medical/Dental	2,981.46
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	144.46
Total 7000 STAFF WAGES & BENEFITS	19,338.41
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	3,721.78
7551 Composting Area	963.09
Total 7500 CONTRACTOR SERVICES	4,684.87
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
Total Expenses	\$34,972.74
NET OPERATING INCOME	\$3,102.82
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	14,645.08
8200 IPHCA Reserve Fund Transfer	909.00
8800 Can Bottle donation	316.00
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,870.08
Late Fee Income	
Total Other Income	\$15,870.08
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	909.00
Total 9000 RESERVE EXPENDITURES	909.00
Total Other Expenses	\$909.00
NET OTHER INCOME	\$14,961.08
NET INCOME	\$18,063.90

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

April 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	35,633.92	35,633.92	0.00	100.00 %
4150 Discounts	-68.76	-767.83	699.07	8.96 %
4300 Member Gate Cards and remotes	15.00	100.00	-85.00	15.00 %
4401 Tennis Court Access Fees	100.00	208.37	-108.37	47.99 %
4451 Exercise Room Access Fees		208.33	-208.33	
4550 Key Deposits		0.00	0.00	
4800 Interest Income	0.40	50.00	-49.60	0.80 %
4900 Other Income/ Title Tranfer	2,250.00	625.00	1,625.00	360.00 %
4950 Recycling refunds		83.33	-83.33	
Total 4000 INCOME	37,930.56	36,141.12	1,789.44	104.95 %
Services	145.00		145.00	
Total Income	\$38,075.56	\$36,141.12	\$1,934.44	105.35 %
GROSS PROFIT	\$38,075.56	\$36,141.12	\$1,934.44	105.35 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		208.33	-208.33	
6030 Legal Consultancy		416.67	-416.67	
6050 Insurance-General Liability	1,888.87	2,083.33	-194.46	90.67 %
6060 Insurance - D&O	160.33	416.67	-256.34	38.48 %
6070 Insurance - Truck	42.00	50.00	-8.00	84.00 %
6100 Office Equipment		125.00	-125.00	
6110 Office Supplies	579.59	208.33	371.26	278.21 %
6120 Printing		62.50	-62.50	
6130 Postage		41.66	-41.66	
6140 Computer/Security/Software		150.00	-150.00	
6150 Website and E-Mail	34.95	66.67	-31.72	52.42 %
6160 Bank Charges	55.95	50.00	5.95	111.90 %
6200 Dues/Subscriptions	178.00	133.33	44.67	133.50 %
6210 Licenses/Fees/Permits		108.33	-108.33	
6230 Conference & Seminar		45.00	-45.00	
6250 Committee-Safety		33.33	-33.33	
6280 Forest Management Committee	2,800.00	416.67	2,383.33	671.99 %
6286 Architectural Committee		33.33	-33.33	
6295 Misc Expense		41.66	-41.66	
Total 6000 ADMINISTRATION	5,739.69	4,690.81	1,048.88	122.36 %
6300 UTILITIES				
6310 Rec Center	1,339.20	1,000.00	339.20	133.92 %
6350 Pool & Sauna	364.66	333.33	31.33	109.40 %
6400 Maint Building	141.15	116.67	24.48	120.98 %
6450 Gate House	918.37	666.66	251.71	137.76 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

April 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6500 Entry Gate	38.47	62.50	-24.03	61.55 %
6550 Safety Ops Bldg Utilities	25.22	25.00	0.22	100.88 %
Total 6300 UTILITIES	2,827.07	2,204.16	622.91	128.26 %
6600 MAINTENANCE				
6610 Rec Center	200.00	208.33	-8.33	96.00 %
6621 Pool & Spa	610.02	83.33	526.69	732.05 %
6630 Tennis Courts		20.83	-20.83	
6640 Fitness Center		8.33	-8.33	
6650 Maint Bldg		0.00	0.00	
6660 Gate House	214.00	41.67	172.33	513.56 %
6670 Entry Gate System	420.00	166.67	253.33	251.99 %
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		125.00	-125.00	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart		66.67	-66.67	
6770 Tools	143.99		143.99	
Total 6600 MAINTENANCE	1,588.01	804.17	783.84	197.47 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	91.11	250.00	-158.89	36.44 %
6821 Pool & Spa Supplies		125.00	-125.00	
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	29.46	41.67	-12.21	70.70 %
6850 Gatehouse Supplies	70.65	62.50	8.15	113.04 %
6860 Gate Cards and Remotes		150.00	-150.00	
6870 Tools & Tool Rentals	23.61	375.00	-351.39	6.30 %
6900 Common Area Supplies		100.00	-100.00	
6910 Chemicals & Fertilizer		62.50	-62.50	
6921 Dog Poop Stations	265.76	83.33	182.43	318.92 %
6940 Trees Shrubs Flowers		208.33	-208.33	
6960 Truck Fuel	314.10	166.67	147.43	188.46 %
6970 Mileage Reimbursement		41.67	-41.67	
Total 6801 SUPPLIES & EQUIPMENT	794.69	1,691.67	-896.98	46.98 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		14,194.92	-14,194.92	
7125 Comm Coordinator	4,097.16		4,097.16	
7135 Office Admin	1,440.00		1,440.00	
7145 Grounds/Fac Super	4,815.26		4,815.26	
7155 Maintenance-1	3,630.88		3,630.88	
7170 Relief Services	450.00		450.00	
Total 7100 Staff Wages & Salaries	14,433.30	14,194.92	238.38	101.68 %
7151 Employer Match Taxes-Payroll	1,584.00	1,085.91	498.09	145.87 %
7201 Staff-Medical/Dental	2,981.46	2,902.75	78.71	102.71 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

April 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7250 Insurance-SAIF	195.19	291.67	-96.48	66.92 %
7301 Staff Simple IRA	144.46	166.67	-22.21	86.67 %
Total 7000 STAFF WAGES & BENEFITS	19,338.41	18,641.92	696.49	103.74 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	3,721.78	5,000.00	-1,278.22	74.44 %
7551 Composting Area	963.09	808.34	154.75	119.14 %
7601 Street Sweeping		150.00	-150.00	
7651 Pest Control		83.34	-83.34	
7701 Lawn Mowing		474.00	-474.00	
7800 Tree Service		1,250.00	-1,250.00	
7850 Forestry Consulting		0.00	0.00	
7900 Fitness center		0.00	0.00	
7980 Housekeeping		333.34	-333.34	
Total 7500 CONTRACTOR SERVICES	4,684.87	8,099.02	-3,414.15	57.84 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$34,972.74	\$36,131.75	\$ -1,159.01	96.79 %
NET OPERATING INCOME	\$3,102.82	\$9.37	\$3,093.45	33,114.41 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	14,645.08	15,554.08	-909.00	94.16 %
8200 IPHCA Reserve Fund Transfer	909.00		909.00	
8800 Can Bottle donation	316.00		316.00	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,870.08	15,554.08	316.00	102.03 %
Late Fee Income				
Total Other Income	\$15,870.08	\$15,554.08	\$316.00	102.03 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	909.00		909.00	
Total 9000 RESERVE EXPENDITURES	909.00		909.00	
Total Other Expenses	\$909.00	\$0.00	\$909.00	0.00%
NET OTHER INCOME	\$14,961.08	\$15,554.08	\$ -593.00	96.19 %
NET INCOME	\$18,063.90	\$15,563.45	\$2,500.45	116.07 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - April 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	356,339.20	356,339.16	0.04	100.00 %
4150 Discounts	-10,245.24	-7,678.34	-2,566.90	133.43 %
4200 LWCHA L/F & Interest	527.52		527.52	
4300 Member Gate Cards and remotes	822.00	1,000.00	-178.00	82.20 %
4401 Tennis Court Access Fees	1,710.00	2,083.34	-373.34	82.08 %
4451 Exercise Room Access Fees	1,000.00	2,083.30	-1,083.30	48.00 %
4550 Key Deposits	45.00	200.00	-155.00	22.50 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	4.03	500.00	-495.97	0.81 %
4900 Other Income/ Title Tranfer	8,400.00	6,250.00	2,150.00	134.40 %
4950 Recycling refunds	0.00	833.34	-833.34	0.00 %
Total 4000 INCOME	359,542.51	361,610.80	-2,068.29	99.43 %
Services	145.00		145.00	
Total Income	\$359,687.51	\$361,610.80	\$ -1,923.29	99.47 %
GROSS PROFIT	\$359,687.51	\$361,610.80	\$ -1,923.29	99.47 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	2,083.30	-58.30	97.20 %
6030 Legal Consultancy		4,166.66	-4,166.66	
6030.02 General	2,694.22		2,694.22	
Total 6030 Legal Consultancy	2,694.22	4,166.66	-1,472.44	64.66 %
6050 Insurance-General Liability	17,642.00	20,833.34	-3,191.34	84.68 %
6060 Insurance - D&O	1,603.30	4,166.66	-2,563.36	38.48 %
6070 Insurance - Truck	437.10	500.00	-62.90	87.42 %
6100 Office Equipment	323.78	1,250.00	-926.22	25.90 %
6110 Office Supplies	2,297.93	2,083.34	214.59	110.30 %
6120 Printing	562.50	625.00	-62.50	90.00 %
6130 Postage	483.76	416.68	67.08	116.10 %
6140 Computer/Security/Software	449.95	1,500.00	-1,050.05	30.00 %
6150 Website and E-Mail	789.95	666.66	123.29	118.49 %
6160 Bank Charges	953.36	500.00	453.36	190.67 %
6170 Charitable Contributions	200.00		200.00	
6200 Dues/Subscriptions	2,774.00	1,333.34	1,441.56	208.12 %
6210 Licenses/Fees/Permits	1,090.05	1,083.34	6.71	100.62 %
6230 Conference & Seminar		450.00	-450.00	
6250 Committee-Safety	375.00	333.34	41.66	112.50 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	0.00		0.00	
Total 6260 Committee-Social	91.98		91.98	
6280 Forest Management Committee	5,804.00	4,166.66	1,637.34	139.30 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - April 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6286 Architectural Committee		333.34	-333.34	
6295 Misc Expense	120.37	416.68	-296.31	28.89 %
6296 Employee Promotions	377.00		377.00	
Total 6000 ADMINISTRATION	41,096.15	46,908.34	-5,812.19	87.61 %
6300 UTILITIES				
6310 Rec Center	11,341.25	10,000.00	1,341.25	113.41 %
6350 Pool & Sauna	4,569.14	3,333.34	1,235.80	137.07 %
6400 Maint Building	1,088.11	1,166.74	-78.63	93.26 %
6450 Gate House	9,661.03	6,666.68	2,994.35	144.92 %
6500 Entry Gate	367.32	625.00	-257.68	58.77 %
6550 Safety Ops Bldg Utilities	264.87	250.00	14.87	105.95 %
Total 6300 UTILITIES	27,291.72	22,041.76	5,249.96	123.82 %
6600 MAINTENANCE				
6610 Rec Center	1,274.67	2,083.34	-808.67	61.18 %
6621 Pool & Spa	932.85	833.34	99.51	111.94 %
6630 Tennis Courts	8.99	208.34	-199.35	4.32 %
6640 Fitness Center	509.82	83.34	426.48	611.74 %
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	447.62	416.66	30.96	107.43 %
6670 Entry Gate System	1,855.00	1,666.66	188.34	111.30 %
6690 Signs Maintenance	277.59	416.66	-139.07	66.62 %
6700 Roads & Paths	112.40	1,250.00	-1,137.60	8.99 %
6710 Drainage ditch/culverts	0.00		0.00	
6720 Garbage/Dumpster	49.78		49.78	
6750 Other Common area	89.53	416.66	-327.13	21.49 %
6760 Vehicles - trucks/golf cart	882.74	666.66	216.08	132.41 %
6770 Tools	867.90		867.90	
Total 6600 MAINTENANCE	7,315.34	8,241.66	-926.32	88.76 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,500.55	2,500.00	-999.45	60.02 %
6821 Pool & Spa Supplies	2,336.71	1,250.00	1,086.71	186.94 %
6830 Exercise Room Supplies		250.00	-250.00	
6840 Maintenance Building	508.15	416.66	91.49	121.96 %
6850 Gatehouse Supplies	720.16	625.00	95.16	115.23 %
6860 Gate Cards and Remotes	1,463.00	1,500.00	-37.00	97.53 %
6870 Tools & Tool Rentals	2,498.58	3,750.00	-1,251.42	66.63 %
6900 Common Area Supplies	710.93	1,000.00	-289.07	71.09 %
6910 Chemicals & Fertilizer	420.57	625.00	-204.43	67.29 %
6921 Dog Poop Stations	525.89	833.34	-307.45	63.11 %
6930 Asphalt & Gravel	100.00		100.00	
6940 Trees Shrubs Flowers	1,694.60	2,083.34	-388.74	81.34 %
6950 Entry Gate	7.49		7.49	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - April 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6960 Truck Fuel	2,611.67	1,666.66	945.01	156.70 %
6970 Mileage Reimbursement		416.66	-416.66	
6990 Other	149.30		149.30	
Total 6900 SUPPLIES & EQUIPMENT	15,247.60	16,916.66	-1,669.06	90.13 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		141,949.18	-141,949.18	
7125 Comm Coordinator	40,971.60		40,971.60	
7135 Office Admin	15,945.00		15,945.00	
7145 Grounds/Fac Super	48,152.60		48,152.60	
7155 Maintenance-1	36,721.48		36,721.48	
7170 Relief Services	4,590.00		4,590.00	
Total 7100 Staff Wages & Salaries	146,380.68	141,949.18	4,431.50	103.12 %
7151 Employer Match Taxes-Payroll	15,686.13	10,859.18	4,826.95	144.45 %
7201 Staff-Medical/Dental	29,814.60	29,027.50	787.10	102.71 %
7250 Insurance-SAIF	2,385.55	2,916.66	-531.11	81.79 %
7301 Staff Simple IRA	1,444.60	1,666.66	-222.06	86.68 %
Total 7000 STAFF WAGES & BENEFITS	195,711.56	186,419.18	9,292.38	104.98 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	39,882.45	50,000.00	-10,117.55	79.76 %
7551 Composting Area	8,794.97	8,083.32	711.65	108.80 %
7601 Street Sweeping	1,425.00	1,500.00	-75.00	95.00 %
7651 Pest Control	398.00	833.32	-435.32	47.76 %
7701 Lawn Mowing	1,896.00	2,852.00	-956.00	66.48 %
7800 Tree Service	13,060.00	12,500.00	560.00	104.48 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		1,200.00	-1,200.00	
7980 Housekeeping	3,240.00	3,333.32	-93.32	97.20 %
Total 7500 CONTRACTOR SERVICES	68,696.42	80,701.96	-12,005.54	85.12 %
Bank Charges & Fees	3.00		3.00	
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$355,361.79	\$361,229.56	\$-5,867.77	98.38 %
NET OPERATING INCOME	\$4,325.72	\$381.24	\$3,944.48	1,134.64 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	141,950.80	155,540.84	-13,590.04	91.26 %
8200 IPHCA Reserve Fund Transfer	13,590.00		13,590.00	
8300 Interest Income--Reserves	11.24		11.24	
8800 Can Bottle donation	5,418.10		5,418.10	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	160,970.14	155,540.84	5,429.30	103.49 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - April 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Late Fee Income	90.00		90.00	
Total Other Income	\$161,060.14	\$155,540.84	\$5,519.30	103.55 %
Other Expenses				
7998 SOCOM expenses	6,818.40		6,818.40	
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	12,681.00		12,681.00	
9090 Reserve Study updates	4,176.25		4,176.25	
9100 Common Area				
9125 Paths & Walkways	1,657.66		1,657.66	
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	2,315.00		2,315.00	
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	4,529.90		4,529.90	
9200 Rec Center Reserve Expense	79,762.11		79,762.11	
9570 Roof, Windows & Electrical	87.43		87.43	
Total 9200 Rec Center Reserve Expense	79,849.54		79,849.54	
9301 Pool & Spa Reserve Expense	1,299.47		1,299.47	
9320 Pool Heater, Filter, Pump, Etc	216.20		216.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	1,789.51		1,789.51	
9501 Gate House Reserve Expense	595.00		595.00	
9601 Streets Reserve Expense	46,901.18		46,901.18	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense				
9860 Roads & Drainage	4,212.00		4,212.00	
Total 9850 Innisfree Reserve Expense	4,212.00		4,212.00	
Total 9000 RESERVE EXPENDITURES	154,858.23		154,858.23	
Total Other Expenses	\$161,676.63	\$0.00	\$161,676.63	0.00%
NET OTHER INCOME	\$ -616.49	\$155,540.84	\$ -156,157.33	-0.40 %
NET INCOME	\$3,709.23	\$155,922.08	\$ -152,212.85	2.38 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	407,527.20	427,607.00	-20,079.80	95.30 %
4150 Discounts	-10,314.00	-9,214.00	-1,100.00	111.94 %
4200 LWCHA L/F & Interest	527.52		527.52	
4300 Member Gate Cards and remotes	822.00	1,200.00	-378.00	68.50 %
4401 Tennis Court Access Fees	1,710.00	2,500.00	-790.00	68.40 %
4451 Exercise Room Access Fees	1,000.00	2,500.00	-1,500.00	40.00 %
4550 Key Deposits	55.00	300.00	-245.00	18.33 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	4.03	600.00	-595.97	0.67 %
4900 Other Income/ Title Transfer	8,400.00	7,500.00	900.00	112.00 %
4950 Recycling refunds	0.00	1,000.00	-1,000.00	0.00 %
Total 4000 INCOME	410,671.75	433,993.00	-23,321.25	94.63 %
Services	145.00		145.00	
Total Income	\$410,816.75	\$433,993.00	\$ -23,176.25	94.66 %
GROSS PROFIT	\$410,816.75	\$433,993.00	\$ -23,176.25	94.66 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	2,500.00	-475.00	81.00 %
6030 Legal Consultancy	956.25	5,000.00	-4,043.75	19.13 %
6030.02 General	2,694.22		2,694.22	
Total 6030 Legal Consultancy	3,650.47	5,000.00	-1,349.53	73.01 %
6050 Insurance-General Liability	17,642.00	25,000.00	-7,358.00	70.57 %
6060 Insurance - D&O	1,603.30	5,000.00	-3,396.70	32.07 %
6070 Insurance - Truck	437.10	600.00	-162.90	72.85 %
6100 Office Equipment	323.78	1,500.00	-1,176.22	21.59 %
6110 Office Supplies	2,297.93	2,500.00	-202.07	91.92 %
6120 Printing	562.50	750.00	-187.50	75.00 %
6130 Postage	483.76	500.00	-16.24	96.75 %
6140 Computer/Security/Software	449.95	1,800.00	-1,350.05	25.00 %
6150 Website and E-Mail	789.95	800.00	-10.05	98.74 %
6160 Bank Charges	953.36	600.00	353.36	158.89 %
6170 Charitable Contributions	200.00		200.00	
6200 Dues/Subscriptions	2,774.90	1,600.00	1,174.90	173.43 %
6210 Licenses/Fees/Permits	1,040.05	1,300.00	-259.95	80.00 %
6230 Conference & Seminar	155.62	540.00	-384.38	28.82 %
6250 Committee-Safety	375.00	400.00	-25.00	93.75 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	0.00		0.00	
Total 6260 Committee-Social	91.98		91.98	
6280 Forest Management Committee	5,804.00	5,000.00	804.00	116.08 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6286 Architectural Committee		400.00	-400.00	
6295 Misc Expense	120.37	500.00	-379.63	24.07 %
6296 Employee Promotions	377.00		377.00	
Total 6000 ADMINISTRATION	42,158.02	56,290.00	-14,131.98	74.89 %
6300 UTILITIES				
6310 Rec Center	11,341.25	12,000.00	-658.75	94.51 %
6350 Pool & Sauna	4,569.14	4,000.00	569.14	114.23 %
6400 Maint Building	1,088.11	1,400.08	-311.97	77.72 %
6450 Gate House	9,661.03	8,000.00	1,661.03	120.76 %
6500 Entry Gate	367.32	750.00	-382.68	48.98 %
6550 Safety Ops Bldg Utilities	264.87	300.00	-35.13	88.29 %
Total 6300 UTILITIES	27,291.72	26,450.08	841.64	103.18 %
6600 MAINTENANCE				
6610 Rec Center	1,274.67	2,500.00	-1,225.33	50.99 %
6621 Pool & Spa	1,052.85	1,000.00	52.85	105.29 %
6630 Tennis Courts	165.49	250.00	-84.51	66.20 %
6640 Fitness Center	509.82	100.00	409.82	509.82 %
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	447.62	500.00	-52.38	89.52 %
6670 Entry Gate System	1,855.00	2,000.00	-145.00	92.75 %
6690 Signs Maintenance	277.59	500.00	-222.41	55.52 %
6700 Roads & Paths	112.40	1,500.00	-1,387.60	7.49 %
6710 Drainage ditch/culverts	0.00		0.00	
6720 Garbage/Dumpster	49.78		49.78	
6750 Other Common area	89.53	500.00	-410.47	17.91 %
6760 Vehicles - trucks/golf cart	882.74	800.00	82.74	110.34 %
6770 Tools	867.90		867.90	
Total 6600 MAINTENANCE	7,591.84	9,850.00	-2,258.16	77.07 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	3,025.55	3,000.00	25.55	100.85 %
6821 Pool & Spa Supplies	2,615.64	1,500.00	1,115.64	174.38 %
6830 Exercise Room Supplies		300.00	-300.00	
6840 Maintenance Building	508.15	500.00	8.15	101.63 %
6850 Gatehouse Supplies	720.16	750.00	-29.84	96.02 %
6860 Gate Cards and Remotes	1,463.00	1,800.00	-337.00	81.28 %
6870 Tools & Tool Rentals	2,498.58	4,500.00	-2,001.42	55.52 %
6900 Common Area Supplies	710.93	1,200.00	-489.07	59.24 %
6910 Chemicals & Fertilizer	420.57	750.00	-329.43	56.08 %
6921 Dog Poop Stations	525.89	1,000.00	-474.11	52.59 %
6930 Asphalt & Gravel	100.00		100.00	
6940 Trees Shrubs Flowers	1,694.60	2,500.00	-805.40	67.78 %
6950 Entry Gate	7.49		7.49	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6960 Truck Fuel	2,611.67	2,000.00	611.67	130.58 %
6970 Mileage Reimbursement		500.00	-500.00	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	17,051.53	20,300.00	-3,248.47	84.00 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		170,339.00	-170,339.00	
7125 Comm Coordinator	40,971.60		40,971.60	
7135 Office Admin	17,993.58		17,993.58	
7145 Grounds/Fac Super	50,560.23		50,560.23	
7155 Maintenance-1	38,784.52		38,784.52	
7170 Relief Services	4,590.00		4,590.00	
Total 7100 Staff Wages & Salaries	152,899.93	170,339.00	-17,439.07	89.76 %
7151 Employer Match Taxes-Payroll	16,479.40	13,031.00	3,448.40	126.46 %
7201 Staff-Medical/Dental	31,305.33	34,833.00	-3,527.67	89.87 %
7250 Insurance-SAIF	2,385.55	3,500.00	-1,114.45	68.16 %
7301 Staff Simple IRA	1,516.83	2,000.00	-483.17	75.84 %
Total 7000 STAFF WAGES & BENEFITS	204,587.04	223,703.00	-19,115.96	91.45 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	39,882.45	60,000.00	-20,117.55	66.47 %
7551 Composting Area	8,794.97	9,700.00	-905.03	90.67 %
7601 Street Sweeping	1,425.00	1,800.00	-375.00	79.17 %
7651 Pest Control	398.00	1,000.00	-602.00	39.80 %
7701 Lawn Mowing	1,896.00	3,800.00	-1,904.00	49.89 %
7800 Tree Service	13,060.00	15,000.00	-1,940.00	87.07 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		1,200.00	-1,200.00	
7980 Housekeeping	3,240.00	4,000.00	-760.00	81.00 %
Total 7500 CONTRACTOR SERVICES	68,696.42	96,900.00	-28,203.58	70.89 %
Bank Charges & Fees	3.00		3.00	
Payroll Expenses				
Wages	720.00		720.00	
Total Payroll Expenses	720.00		720.00	
Total Expenses	\$368,099.57	\$433,493.08	\$-65,393.51	84.91 %
NET OPERATING INCOME	\$42,717.18	\$499.92	\$42,217.26	8,544.80 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	141,950.80	186,649.00	-44,698.20	76.05 %
8200 IPHCA Reserve Fund Transfer	13,590.00		13,590.00	
8300 Interest Income--Reserves	11.24		11.24	
8800 Can Bottle donation	5,418.10		5,418.10	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	160,970.14	186,649.00	-25,678.86	86.24 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Late Fee Income	90.00		90.00	
Total Other Income	\$161,060.14	\$186,649.00	\$ -25,588.86	86.29 %
Other Expenses				
7998 SOCOM expenses	6,818.40		6,818.40	
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	12,681.00		12,681.00	
9090 Reserve Study updates	4,176.25		4,176.25	
9100 Common Area				
9125 Paths & Walkways	1,657.66		1,657.66	
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	2,315.00		2,315.00	
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	4,529.90		4,529.90	
9200 Rec Center Reserve Expense	79,762.11		79,762.11	
9570 Roof, Windows & Electrical	87.43		87.43	
Total 9200 Rec Center Reserve Expense	79,849.54		79,849.54	
9301 Pool & Spa Reserve Expense	1,299.47		1,299.47	
9320 Pool Heater, Filter, Pump, Etc	216.20		216.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	1,789.51		1,789.51	
9501 Gate House Reserve Expense	595.00		595.00	
9601 Streets Reserve Expense	46,901.18		46,901.18	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense				
9860 Roads & Drainage	0.00		0.00	
Total 9850 Innisfree Reserve Expense	0.00		0.00	
Total 9000 RESERVE EXPENDITURES	150,646.23		150,646.23	
Total Other Expenses	\$157,464.63	\$0.00	\$157,464.63	0.00%
NET OTHER INCOME	\$3,595.51	\$186,649.00	\$ -183,053.49	1.93 %
NET INCOME	\$46,312.69	\$187,148.92	\$ -140,836.23	24.75 %



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT MARCH 31, 2022
DATE: APRIL 13, 2022
CC: TIM BULLER

Attached are three financial statements for month ending March 31, 2022: Balance Sheet, Income and Expense, Budget Vs Actual and Budget Vs. Actual Year-to-Date reports. The following are some explanatory notes.

1. As of March 31, the operating funds balance was \$211,354.32. Operating checking balance was \$157,239.21. Checking includes \$61,798.60 of HOA dues paid in full for 2021-22 in advance. March operating expenses were \$37,423.25.
2. Rec Center maintenance expense of \$760.80 is for enclosing the lean to for storage of outdoor furniture. The project is approximately 50% complete.
3. Account 6760 truck/golf cart maintenance expense of \$343.93 was for the purchase of two new tires.
4. \$1,530.00 was spent on trees and shrubs that will be planted around the community this spring.
5. March operating expenses were \$689.50 over budget. Year-to-date expenses are \$54,607.14 under budget.
6. March Reserve expenses were as follows: \$1,451.25 RDH reserve study update, \$909.00 IPHCA reserve contribution. March reserve expenses totaled \$2,360.25.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of March 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	157,329.21
1060 Asset Acquisition	17,132.23
1070 CB Savings Money Market	31,063.76
1075 WF Savings Money Market	0.00
1080 Petty Cash	405.42
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	5,423.70
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	211,354.32
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	155,461.65
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	177,511.93
Total 1114 RESERVE FUNDS	332,973.58
Total Bank Accounts	\$544,327.90
Accounts Receivable	
1200 Accounts Receivable	-102,186.31
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-101,619.31
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -101,619.31
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	5,050.00
1230 Prepaid Insurance	7,962.86
1240 Undeposited Funds	7,505.14
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of March 31, 2022

	TOTAL
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$20,518.00
Total Current Assets	\$463,226.59
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	2,824.75
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$2,825.02
TOTAL ASSETS	\$466,051.61
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	13,144.69
Total Accounts Payable	\$13,144.69
Credit Cards	
1900 Columbia Bank Visa	1,553.42
1950 Shell Gas Card	0.00
Total Credit Cards	\$1,553.42
Other Current Liabilities	\$27,297.87
Total Current Liabilities	\$41,995.98
Total Liabilities	\$41,995.98
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	0.00
2950 Retained Earnings	486,187.11
Net Income	-14,456.29
Total Equity	\$424,055.63
TOTAL LIABILITIES AND EQUITY	\$466,051.61

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

March 2022

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	35,633.92
4150 Discounts	-68.76
4300 Member Gate Cards and remotes	130.00
4800 Interest Income	0.41
4900 Other Income/ Title Transfer	800.00
Total 4000 INCOME	36,495.57
Total Income	\$36,495.57
GROSS PROFIT	\$36,495.57
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	
6030.02 General	1,258.22
Total 6030 Legal Consultancy	1,258.22
6050 Insurance-General Liability	1,888.87
6060 Insurance - D&O	160.33
6070 Insurance - Truck	42.00
6110 Office Supplies	227.40
6140 Computer/Security/Software	99.99
6150 Website and E-Mail	34.95
6160 Bank Charges	55.95
6170 Charitable Contributions	200.00
6200 Dues/Subscriptions	178.00
Total 6000 ADMINISTRATION	4,145.71
6300 UTILITIES	
6310 Rec Center	1,099.37
6350 Pool & Sauna	463.67
6400 Maint Building	89.38
6450 Gate House	884.46
6500 Entry Gate	36.57
6550 Safety Ops Bldg Utilities	26.63
Total 6300 UTILITIES	2,600.08
6600 MAINTENANCE	
6610 Rec Center	760.80
6760 Vehicles - trucks/golf cart	343.93
Total 6600 MAINTENANCE	1,104.73
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	149.80
6821 Pool & Spa Supplies	300.15
6840 Maintenance Building	42.35
6850 Gatehouse Supplies	102.74

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

March 2022

	TOTAL
6870 Tools & Tool Rentals	543.45
6900 Common Area Supplies	39.79
6910 Chemicals & Fertilizer	139.90
6921 Dog Poop Stations	129.95
6940 Trees Shrubs Flowers	1,530.00
6950 Entry Gate	7.49
6960 Truck Fuel	454.95
Total 6801 SUPPLIES & EQUIPMENT	3,440.57
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,097.16
7135 Office Admin	1,620.00
7145 Grounds/Fac Super	4,815.26
7155 Maintenance-1	3,465.84
7170 Relief Services	465.00
Total 7100 Staff Wages & Salaries	14,463.26
7151 Employer Match Taxes-Payroll	1,588.05
7201 Staff-Medical/Dental	2,981.46
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	144.46
Total 7000 STAFF WAGES & BENEFITS	19,372.42
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	3,916.74
7551 Composting Area	953.00
7800 Tree Service	1,800.00
7980 Housekeeping	90.00
Total 7500 CONTRACTOR SERVICES	6,759.74
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
Total Expenses	\$37,423.25
NET OPERATING INCOME	\$ -927.68
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	14,645.08
8200 IPHCA Reserve Fund Transfer	909.00
8800 Can Bottle donation	540.00
Total 8000 RESERVE AND CAPITAL ACCOUNTS	16,094.08
Late Fee Income	
Total Other Income	\$16,094.08
Other Expenses	
9000 RESERVE EXPENDITURES	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

March 2022

	TOTAL
9050 IF Reserve Contribution	909.00
9090 Reserve Study updates	1,451.25
Total 9000 RESERVE EXPENDITURES	2,360.25
Total Other Expenses	\$2,360.25
NET OTHER INCOME	\$13,733.83
NET INCOME	\$12,806.15

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

March 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	35,633.92	35,633.92	0.00	100.00 %
4150 Discounts	-68.76	-767.83	699.07	8.96 %
4300 Member Gate Cards and remotes	130.00	100.00	30.00	130.00 %
4401 Tennis Court Access Fees		208.33	-208.33	
4451 Exercise Room Access Fees		208.33	-208.33	
4550 Key Deposits		50.00	-50.00	
4800 Interest Income	0.41	50.00	-49.59	0.82 %
4900 Other Income/ Title Transfer	800.00	625.00	175.00	128.00 %
4950 Recycling refunds		83.33	-83.33	
Total 4000 INCOME	36,495.57	36,191.08	304.49	100.84 %
Total Income	\$36,495.57	\$36,191.08	\$304.49	100.84 %
GROSS PROFIT	\$36,495.57	\$36,191.08	\$304.49	100.84 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		208.33	-208.33	
6030 Legal Consultancy		416.67	-416.67	
6030.02 General	1,258.22		1,258.22	
Total 6030 Legal Consultancy	1,258.22	416.67	841.55	301.97 %
6050 Insurance-General Liability	1,888.87	2,083.33	-194.46	90.67 %
6060 Insurance - D&O	160.33	416.67	-256.34	38.48 %
6070 Insurance - Truck	42.00	50.00	-8.00	84.00 %
6100 Office Equipment		125.00	-125.00	
6110 Office Supplies	227.40	208.33	19.07	109.15 %
6120 Printing		62.50	-62.50	
6130 Postage		41.66	-41.66	
6140 Computer/Security/Software	99.99	150.00	-50.01	66.66 %
6150 Website and E-Mail	34.95	66.67	-31.72	52.42 %
6160 Bank Charges	55.95	50.00	5.95	111.90 %
6170 Charitable Contributions	200.00		200.00	
6200 Dues/Subscriptions	178.00	133.33	44.67	133.50 %
6210 Licenses/Fees/Permits		108.33	-108.33	
6230 Conference & Seminar		45.00	-45.00	
6250 Committee-Safety		33.33	-33.33	
6280 Forest Management Committee		416.67	-416.67	
6286 Architectural Committee		33.33	-33.33	
6295 Misc Expense		41.66	-41.66	
Total 6000 ADMINISTRATION	4,145.71	4,690.81	-545.10	88.38 %
6300 UTILITIES				
6310 Rec Center	1,099.37	1,000.00	99.37	109.94 %
6350 Pool & Sauna	463.67	333.33	130.34	139.10 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

March 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6400 Maint Building	89.38	116.67	-27.29	76.61 %
6450 Gate House	884.46	666.66	217.80	132.67 %
6500 Entry Gate	36.57	62.50	-25.93	58.51 %
6550 Safety Ops Bldg Utilities	26.63	25.00	1.63	106.52 %
Total 6300 UTILITIES	2,600.08	2,204.16	395.92	117.96 %
6600 MAINTENANCE				
6610 Rec Center	760.80	208.33	552.47	365.19 %
6621 Pool & Spa		83.33	-83.33	
6630 Tennis Courts		20.83	-20.83	
6640 Fitness Center		8.33	-8.33	
6650 Maint Bldg		0.00	0.00	
6660 Gate House		41.67	-41.67	
6670 Entry Gate System		166.67	-166.67	
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		125.00	-125.00	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart	343.93	66.67	277.26	515.87 %
Total 6600 MAINTENANCE	1,104.73	804.17	300.56	137.38 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	149.80	250.00	-100.20	59.92 %
6821 Pool & Spa Supplies	300.15	125.00	175.15	240.12 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	42.35	41.67	0.68	101.63 %
6850 Gatehouse Supplies	102.74	62.50	40.24	164.38 %
6860 Gate Cards and Remotes		150.00	-150.00	
6870 Tools & Tool Rentals	543.45	375.00	168.45	144.92 %
6900 Common Area Supplies	39.79	100.00	-60.21	39.79 %
6910 Chemicals & Fertilizer	139.90	62.50	77.40	223.84 %
6921 Dog Poop Stations	129.95	83.33	46.62	155.95 %
6940 Trees Shrubs Flowers	1,530.00	208.33	1,321.67	734.41 %
6950 Entry Gate	7.49		7.49	
6960 Truck Fuel	454.95	166.67	288.28	272.96 %
6970 Mileage Reimbursement		41.67	-41.67	
Total 6801 SUPPLIES & EQUIPMENT	3,440.57	1,691.67	1,748.90	203.38 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		14,194.92	-14,194.92	
7125 Comm Coordinator	4,097.16		4,097.16	
7135 Office Admin	1,620.00		1,620.00	
7145 Grounds/Fac Super	4,815.26		4,815.26	
7155 Maintenance-1	3,465.84		3,465.84	
7170 Relief Services	465.00		465.00	
Total 7100 Staff Wages & Salaries	14,463.26	14,194.92	268.34	101.89 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

March 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7151 Employer Match Taxes-Payroll	1,588.05	1,085.91	502.14	146.24 %
7201 Staff-Medical/Dental	2,981.46	2,902.75	78.71	102.71 %
7250 Insurance-SAIF	195.19	291.67	-96.48	66.92 %
7301 Staff Simple IRA	144.46	166.67	-22.21	86.67 %
Total 7000 STAFF WAGES & BENEFITS	19,372.42	18,641.92	730.50	103.92 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	3,916.74	5,000.00	-1,083.26	78.33 %
7551 Composting Area	953.00	808.34	144.66	117.90 %
7601 Street Sweeping		150.00	-150.00	
7651 Pest Control		83.34	-83.34	
7701 Lawn Mowing		476.00	-476.00	
7800 Tree Service	1,800.00	1,250.00	550.00	144.00 %
7850 Forestry Consulting		0.00	0.00	
7900 Fitness center		600.00	-600.00	
7980 Housekeeping	90.00	333.34	-243.34	27.00 %
Total 7500 CONTRACTOR SERVICES	6,759.74	8,701.02	-1,941.28	77.69 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$37,423.25	\$36,733.75	\$689.50	101.88 %
NET OPERATING INCOME	\$ -927.88	\$ -542.67	\$ -385.01	170.95 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	14,645.08	15,554.08	-909.00	94.16 %
8200 IPHCA Reserve Fund Transfer	909.00		909.00	
8800 Can Bottle donation	540.00		540.00	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	16,094.08	15,554.08	540.00	103.47 %
Late Fee Income				
Total Other Income	\$16,094.08	\$15,554.08	\$540.00	103.47 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	909.00		909.00	
9090 Reserve Study updates	1,451.25		1,451.25	
Total 9000 RESERVE EXPENDITURES	2,360.25		2,360.25	
Total Other Expenses	\$2,360.25	\$0.00	\$2,360.25	0.00%
NET OTHER INCOME	\$13,733.83	\$15,554.08	\$ -1,820.25	88.30 %
NET INCOME	\$12,806.15	\$15,011.41	\$ -2,205.26	85.31 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - March 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	320,705.28	320,705.24	0.04	100.00 %
4150 Discounts	-10,176.48	-6,910.51	-3,265.97	147.26 %
4200 LWCHA L/F & Interest	527.52		527.52	
4300 Member Gate Cards and remotes	807.00	900.00	-93.00	89.67 %
4401 Tennis Court Access Fees	1,610.00	1,874.97	-264.97	85.87 %
4451 Exercise Room Access Fees	1,000.00	1,874.97	-874.97	53.33 %
4550 Key Deposits	45.00	200.00	-155.00	22.50 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	3.63	450.00	-446.37	0.81 %
4900 Other Income/ Title Transfer	6,150.00	5,625.00	525.00	109.33 %
4950 Recycling refunds	0.00	750.01	-750.01	0.00 %
Total 4000 INCOME	321,611.95	325,469.68	-3,857.73	98.81 %
Total Income	\$321,611.95	\$325,469.68	\$ -3,857.73	98.81 %
GROSS PROFIT	\$321,611.95	\$325,469.68	\$ -3,857.73	98.81 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	1,874.97	150.03	108.00 %
6030 Legal Consultancy		3,749.99	-3,749.99	
6030.02 General	2,694.22		2,694.22	
Total 6030 Legal Consultancy	2,694.22	3,749.99	-1,055.77	71.85 %
6050 Insurance-General Liability	15,753.13	18,750.01	-2,996.88	84.02 %
6060 Insurance - D&O	1,442.97	3,749.99	-2,307.02	38.48 %
6070 Insurance - Truck	395.10	450.00	-54.90	87.80 %
6100 Office Equipment	323.78	1,125.00	-801.22	28.78 %
6110 Office Supplies	1,803.32	1,875.01	-71.69	96.18 %
6120 Printing	562.50	562.50	0.00	100.00 %
6130 Postage	483.76	375.02	108.74	129.00 %
6140 Computer/Security/Software	449.95	1,350.00	-900.05	33.33 %
6150 Website and E-Mail	755.00	599.99	155.01	125.84 %
6160 Bank Charges	897.41	450.00	447.41	199.42 %
6170 Charitable Contributions	200.00		200.00	
6200 Dues/Subscriptions	2,596.90	1,200.01	1,396.89	216.41 %
6210 Licenses/Fees/Permits	1,090.05	975.01	115.04	111.80 %
6230 Conference & Seminar		405.00	-405.00	
6250 Committee-Safety	375.00	300.01	74.99	125.00 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	0.00		0.00	
Total 6260 Committee-Social	91.98		91.98	
6280 Forest Management Committee	3,004.00	3,749.99	-745.99	80.11 %
6286 Architectural Committee		300.01	-300.01	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - March 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	120.37	375.02	-254.65	32.10 %
6296 Employee Promotions	377.00		377.00	
Total 6000 ADMINISTRATION	35,441.44	42,217.53	-6,776.09	83.95 %
6300 UTILITIES				
6310 Rec Center	10,002.05	9,000.00	1,002.05	111.13 %
6350 Pool & Sauna	4,204.48	3,000.01	1,204.47	140.15 %
6400 Maint Building	946.96	1,050.07	-103.11	90.18 %
6450 Gate House	8,742.66	6,000.02	2,742.64	145.71 %
6500 Entry Gate	328.85	562.50	-233.65	58.46 %
6550 Safety Ops Bldg Utilities	239.65	225.00	14.65	106.51 %
Total 6300 UTILITIES	24,464.65	19,837.60	4,627.05	123.32 %
6600 MAINTENANCE				
6610 Rec Center	1,074.67	1,875.01	-800.34	57.32 %
6621 Pool & Spa	322.83	750.01	-427.18	43.04 %
6630 Tennis Courts	8.99	187.51	-178.52	4.79 %
6640 Fitness Center	509.82	75.01	434.81	679.67 %
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	233.62	374.99	-141.37	62.30 %
6670 Entry Gate System	1,435.00	1,499.99	-64.99	95.67 %
6690 Signs Maintenance	277.59	374.99	-97.40	74.03 %
6700 Roads & Paths	112.40	1,125.00	-1,012.60	9.99 %
6710 Drainage ditch/culverts	0.00		0.00	
6720 Garbage/Dumpster	49.78		49.78	
6750 Other Common area	89.53	374.99	-285.46	23.88 %
6760 Vehicles - trucks/golf cart	882.74	599.99	282.75	147.13 %
6770 Tools	723.91		723.91	
Total 6600 MAINTENANCE	5,727.33	7,437.49	-1,710.16	77.01 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,409.44	2,250.00	-840.56	62.64 %
6821 Pool & Spa Supplies	2,352.99	1,125.00	1,227.99	209.15 %
6830 Exercise Room Supplies		225.00	-225.00	
6840 Maintenance Building	478.69	374.99	103.70	127.65 %
6850 Gatehouse Supplies	649.51	562.50	87.01	115.47 %
6860 Gate Cards and Remotes	1,463.00	1,350.00	113.00	108.37 %
6870 Tools & Tool Rentals	2,474.97	3,375.00	-900.03	73.33 %
6900 Common Area Supplies	710.93	900.00	-189.07	78.99 %
6910 Chemicals & Fertilizer	420.57	562.50	-141.93	74.77 %
6921 Dog Poop Stations	260.49	750.01	-489.52	34.73 %
6930 Asphalt & Gravel	100.00		100.00	
6940 Trees Shrubs Flowers	1,694.60	1,875.01	-180.41	90.38 %
6950 Entry Gate	7.49		7.49	
6960 Truck Fuel	2,297.57	1,499.99	797.58	153.17 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - March 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6970 Mileage Reimbursement		374.99	-374.99	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	14,469.55	15,224.99	-755.44	95.04 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		127,754.26	-127,754.26	
7125 Comm Coordinator	36,874.44		36,874.44	
7135 Office Admin	14,505.00		14,505.00	
7145 Grounds/Fac Super	43,337.34		43,337.34	
7155 Maintenance-1	33,090.60		33,090.60	
7170 Relief Services	4,140.00		4,140.00	
Total 7100 Staff Wages & Salaries	131,947.38	127,754.26	4,193.12	103.28 %
7151 Employer Match Taxes-Payroll	14,102.13	9,773.27	4,328.86	144.29 %
7201 Staff-Medical/Dental	26,833.14	26,124.75	708.39	102.71 %
7250 Insurance-SAIF	2,190.36	2,624.99	-434.63	83.44 %
7301 Staff Simple IRA	1,300.14	1,499.99	-199.85	86.68 %
Total 7000 STAFF WAGES & BENEFITS	176,373.15	167,777.26	8,595.89	105.12 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	36,160.67	45,000.00	-8,839.33	80.36 %
7551 Composting Area	7,831.88	7,274.98	556.90	107.66 %
7601 Street Sweeping	1,425.00	1,350.00	75.00	105.56 %
7651 Pest Control	398.00	749.98	-351.98	53.07 %
7701 Lawn Mowing	1,896.00	2,378.00	-482.00	79.73 %
7800 Tree Service	13,060.00	11,250.00	1,810.00	116.09 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		1,200.00	-1,200.00	
7980 Housekeeping	3,240.00	2,999.98	240.02	108.00 %
Total 7500 CONTRACTOR SERVICES	64,011.55	72,602.94	-8,591.39	88.17 %
Bank Charges & Fees	3.00		3.00	
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$320,490.67	\$325,097.81	\$ -4,607.14	98.58 %
NET OPERATING INCOME	\$1,121.28	\$371.87	\$749.41	301.52 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	127,305.72	139,986.76	-12,681.04	90.94 %
8200 IPHCA Reserve Fund Transfer	12,681.00		12,681.00	
8300 Interest Income--Reserves	11.24		11.24	
8800 Can Bottle donation	5,102.10		5,102.10	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	145,100.06	139,986.76	5,113.30	103.65 %
Late Fee Income	90.00		90.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - March 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total Other Income	\$145,190.06	\$139,986.76	\$5,203.30	103.72 %
Other Expenses				
7998 SOCOM expenses	6,818.40		6,818.40	
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	11,772.00		11,772.00	
9090 Reserve Study updates	4,176.25		4,176.25	
9100 Common Area				
9125 Paths & Walkways	1,657.66		1,657.66	
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	2,315.00		2,315.00	
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	4,529.90		4,529.90	
9200 Rec Center Reserve Expense	79,762.11		79,762.11	
9570 Roof, Windows & Electrical	87.43		87.43	
Total 9200 Rec Center Reserve Expense	79,849.54		79,849.54	
9301 Pool & Spa Reserve Expense	1,299.47		1,299.47	
9320 Pool Heater, Filter, Pump, Etc	216.20		216.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	1,789.51		1,789.51	
9501 Gate House Reserve Expense	595.00		595.00	
9601 Streets Reserve Expense	46,901.18		46,901.18	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense				
9860 Roads & Drainage	4,212.00		4,212.00	
Total 9850 Innisfree Reserve Expense	4,212.00		4,212.00	
Total 9000 RESERVE EXPENDITURES	153,949.23		153,949.23	
Total Other Expenses	\$160,767.83	\$0.00	\$160,767.83	0.00%
NET OTHER INCOME	\$ -15,577.57	\$139,986.76	\$ -155,564.33	-11.13 %
NET INCOME	\$ -14,456.29	\$140,358.63	\$ -154,814.92	-10.30 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	371,893.28	427,607.00	-55,713.72	86.97 %
4150 Discounts	-10,245.24	-9,214.00	-1,031.24	111.19 %
4200 LWCHA L/F & Interest	527.52		527.52	
4300 Member Gate Cards and remotes	807.00	1,200.00	-393.00	67.25 %
4401 Tennis Court Access Fees	1,610.00	2,500.00	-890.00	64.40 %
4451 Exercise Room Access Fees	1,000.00	2,500.00	-1,500.00	40.00 %
4550 Key Deposits	45.00	300.00	-255.00	15.00 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	3.63	600.00	-596.37	0.61 %
4900 Other Income/ Title Transfer	7,750.00	7,500.00	250.00	103.33 %
4950 Recycling refunds	0.00	1,000.00	-1,000.00	0.00 %
Total 4000 INCOME	374,331.19	433,993.00	-59,661.81	86.25 %
Total Income	\$374,331.19	\$433,993.00	\$ -59,661.81	86.25 %
GROSS PROFIT	\$374,331.19	\$433,993.00	\$ -59,661.81	86.25 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	2,500.00	-475.00	81.00 %
6030 Legal Consultancy		5,000.00	-5,000.00	
6030.02 General	2,694.22		2,694.22	
Total 6030 Legal Consultancy	2,694.22	5,000.00	-2,305.78	53.88 %
6050 Insurance-General Liability	15,753.13	25,000.00	-9,246.87	63.01 %
6060 Insurance - D&O	1,442.97	5,000.00	-3,557.03	28.86 %
6070 Insurance - Truck	395.10	600.00	-204.90	65.85 %
6100 Office Equipment	323.78	1,500.00	-1,176.22	21.59 %
6110 Office Supplies	1,803.32	2,500.00	-696.68	72.13 %
6120 Printing	562.50	750.00	-187.50	75.00 %
6130 Postage	483.76	500.00	-16.24	96.75 %
6140 Computer/Security/Software	449.95	1,800.00	-1,350.05	25.00 %
6150 Website and E-Mail	755.00	800.00	-45.00	94.38 %
6160 Bank Charges	897.41	600.00	297.41	149.57 %
6170 Charitable Contributions	200.00		200.00	
6200 Dues/Subscriptions	2,596.90	1,600.00	996.90	162.31 %
6210 Licenses/Fees/Permits	1,090.05	1,300.00	-209.95	83.85 %
6230 Conference & Seminar		540.00	-540.00	
6250 Committee-Safety	375.00	400.00	-25.00	93.75 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	0.00		0.00	
Total 6260 Committee-Social	91.98		91.98	
6280 Forest Management Committee	5,804.00	5,000.00	804.00	116.08 %
6286 Architectural Committee		400.00	-400.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	120.37	500.00	-379.63	24.07 %
6296 Employee Promotions	377.00		377.00	
Total 6000 ADMINISTRATION	38,241.44	56,290.00	-18,048.56	67.94 %
6300 UTILITIES				
6310 Rec Center	10,002.05	12,000.00	-1,997.95	83.35 %
6350 Pool & Sauna	4,204.48	4,000.00	204.48	105.11 %
6400 Maint Building	946.96	1,400.08	-453.12	67.64 %
6450 Gate House	8,742.66	8,000.00	742.66	109.28 %
6500 Entry Gate	328.85	750.00	-421.15	43.85 %
6550 Safety Ops Bldg Utilities	239.65	300.00	-60.35	79.88 %
Total 6300 UTILITIES	24,464.65	26,450.08	-1,985.43	92.49 %
6600 MAINTENANCE				
6610 Rec Center	1,074.67	2,500.00	-1,425.33	42.99 %
6621 Pool & Spa	322.83	1,000.00	-677.17	32.28 %
6630 Tennis Courts	8.99	250.00	-241.01	3.60 %
6640 Fitness Center	509.82	100.00	409.82	509.82 %
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	233.62	500.00	-266.38	46.72 %
6670 Entry Gate System	1,435.00	2,000.00	-565.00	71.75 %
6690 Signs Maintenance	277.59	500.00	-222.41	55.52 %
6700 Roads & Paths	112.40	1,500.00	-1,387.60	7.49 %
6710 Drainage ditch/culverts	0.00		0.00	
6720 Garbage/Dumpster	49.78		49.78	
6750 Other Common area	89.53	500.00	-410.47	17.91 %
6760 Vehicles - trucks/golf cart	882.74	800.00	82.74	110.34 %
6770 Tools	723.91		723.91	
Total 6600 MAINTENANCE	5,727.33	9,850.00	-4,122.67	58.15 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,409.44	3,000.00	-1,590.56	46.98 %
6821 Pool & Spa Supplies	2,352.99	1,500.00	852.99	156.87 %
6830 Exercise Room Supplies		300.00	-300.00	
6840 Maintenance Building	478.69	500.00	-21.31	95.74 %
6850 Gatehouse Supplies	649.51	750.00	-100.49	86.60 %
6860 Gate Cards and Remotes	1,463.00	1,800.00	-337.00	81.28 %
6870 Tools & Tool Rentals	2,474.97	4,500.00	-2,025.03	55.00 %
6900 Common Area Supplies	710.93	1,200.00	-489.07	59.24 %
6910 Chemicals & Fertilizer	420.57	750.00	-329.43	56.08 %
6921 Dog Poop Stations	260.49	1,000.00	-739.51	26.05 %
6930 Asphalt & Gravel	100.00		100.00	
6940 Trees Shrubs Flowers	1,694.60	2,500.00	-805.40	67.78 %
6950 Entry Gate	7.49		7.49	
6960 Truck Fuel	2,297.57	2,000.00	297.57	114.88 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6970 Mileage Reimbursement		500.00	-500.00	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	14,469.55	20,300.00	-5,830.45	71.28 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		170,339.00	-170,339.00	
7125 Comm Coordinator	36,874.44		36,874.44	
7135 Office Admin	14,505.00		14,505.00	
7145 Grounds/Fac Super	43,337.34		43,337.34	
7155 Maintenance-1	33,090.60		33,090.60	
7170 Relief Services	4,140.00		4,140.00	
Total 7100 Staff Wages & Salaries	131,947.38	170,339.00	-38,391.62	77.46 %
7151 Employer Match Taxes-Payroll	14,102.18	13,031.00	1,071.18	108.22 %
7201 Staff-Medical/Dental	26,833.14	34,833.00	-7,999.86	77.03 %
7250 Insurance-SAIF	2,190.36	3,500.00	-1,309.64	62.58 %
7301 Staff Simple IRA	1,300.14	2,000.00	-699.86	65.01 %
Total 7000 STAFF WAGES & BENEFITS	176,373.20	223,703.00	-47,329.80	78.84 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	36,160.67	60,000.00	-23,839.33	60.27 %
7551 Composting Area	7,831.88	9,700.00	-1,868.12	80.74 %
7601 Street Sweeping	1,425.00	1,800.00	-375.00	79.17 %
7651 Pest Control	398.00	1,000.00	-602.00	39.80 %
7701 Lawn Mowing	1,896.00	3,800.00	-1,904.00	49.89 %
7800 Tree Service	13,060.00	15,000.00	-1,940.00	87.07 %
7850 Foresty Consulting		400.00	-400.00	
7900 Fitness center		1,200.00	-1,200.00	
7980 Housekeeping	3,240.00	4,000.00	-760.00	81.00 %
Total 7500 CONTRACTOR SERVICES	64,011.55	96,900.00	-32,888.45	66.06 %
Bank Charges & Fees	3.00		3.00	
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$323,290.72	\$433,493.08	\$ -110,202.36	74.58 %
NET OPERATING INCOME	\$51,040.47	\$499.92	\$50,540.55	10,209.73 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	127,305.72	186,649.00	-59,343.28	68.21 %
8200 IPHCA Reserve Fund Transfer	12,681.00		12,681.00	
8300 Interest Income--Reserves	11.24		11.24	
8800 Can Bottle donation	5,102.10		5,102.10	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	145,100.06	186,649.00	-41,548.94	77.74 %
Late Fee Income	90.00		90.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total Other Income	\$145,190.06	\$186,649.00	\$ -41,458.94	77.79 %
Other Expenses				
7998 SOCOM expenses	6,818.40		6,818.40	
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	11,772.00		11,772.00	
9090 Reserve Study updates	4,176.25		4,176.25	
9100 Common Area				
9125 Paths & Walkways	1,657.66		1,657.66	
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	2,315.00		2,315.00	
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	4,529.90		4,529.90	
9200 Rec Center Reserve Expense	79,762.11		79,762.11	
9570 Roof, Windows & Electrical	87.43		87.43	
Total 9200 Rec Center Reserve Expense	79,849.54		79,849.54	
9301 Pool & Spa Reserve Expense	1,299.47		1,299.47	
9320 Pool Heater, Filter, Pump, Etc	216.20		216.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	1,789.51		1,789.51	
9501 Gate House Reserve Expense	595.00		595.00	
9601 Streets Reserve Expense	46,901.18		46,901.18	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense				
9860 Roads & Drainage	4,212.00		4,212.00	
Total 9850 Innisfree Reserve Expense	4,212.00		4,212.00	
Total 9000 RESERVE EXPENDITURES	153,949.23		153,949.23	
Total Other Expenses	\$160,767.63	\$0.00	\$160,767.63	0.00%
NET OTHER INCOME	\$ -15,577.57	\$186,649.00	\$ -202,226.57	-8.35 %
NET INCOME	\$35,462.90	\$187,148.92	\$ -151,686.02	18.95 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	371,893.28	427,607.00	-55,713.72	86.97 %
4150 Discounts	-10,245.24	-9,214.00	-1,031.24	111.19 %
4200 LWCHA L/F & Interest	527.52		527.52	
4300 Member Gate Cards and remotes	807.00	1,200.00	-393.00	67.25 %
4401 Tennis Court Access Fees	1,610.00	2,500.00	-890.00	64.40 %
4451 Exercise Room Access Fees	1,000.00	2,500.00	-1,500.00	40.00 %
4550 Key Deposits	45.00	300.00	-255.00	15.00 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	3.63	600.00	-596.37	0.61 %
4900 Other Income/ Title Transfer	7,750.00	7,500.00	250.00	103.33 %
4950 Recycling refunds	0.00	1,000.00	-1,000.00	0.00 %
Total 4000 INCOME	374,331.19	433,993.00	-59,661.81	86.25 %
Total Income	\$374,331.19	\$433,993.00	\$ -59,661.81	86.25 %
GROSS PROFIT	\$374,331.19	\$433,993.00	\$ -59,661.81	86.25 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	2,500.00	-475.00	81.00 %
6030 Legal Consultancy		5,000.00	-5,000.00	
6030.02 General	2,694.22		2,694.22	
Total 6030 Legal Consultancy	2,694.22	5,000.00	-2,305.78	53.88 %
6050 Insurance-General Liability	15,753.13	25,000.00	-9,246.87	63.01 %
6060 Insurance - D&O	1,442.97	5,000.00	-3,557.03	28.86 %
6070 Insurance - Truck	395.10	600.00	-204.90	65.85 %
6100 Office Equipment	323.78	1,500.00	-1,176.22	21.59 %
6110 Office Supplies	1,803.32	2,500.00	-696.68	72.13 %
6120 Printing	562.50	750.00	-187.50	75.00 %
6130 Postage	483.76	500.00	-16.24	96.75 %
6140 Computer/Security/Software	449.95	1,800.00	-1,350.05	25.00 %
6150 Website and E-Mail	755.00	800.00	-45.00	94.38 %
6160 Bank Charges	897.41	600.00	297.41	149.57 %
6170 Charitable Contributions	200.00		200.00	
6200 Dues/Subscriptions	2,596.90	1,600.00	996.90	162.31 %
6210 Licenses/Fees/Permits	1,090.05	1,300.00	-209.95	83.85 %
6230 Conference & Seminar		540.00	-540.00	
6250 Committee-Safety	375.00	400.00	-25.00	93.75 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	0.00		0.00	
Total 6260 Committee-Social	91.98		91.98	
6280 Forest Management Committee	5,804.00	5,000.00	804.00	116.08 %
6286 Architectural Committee		400.00	-400.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	120.37	500.00	-379.63	24.07 %
6296 Employee Promotions	377.00		377.00	
Total 6000 ADMINISTRATION	38,241.44	56,290.00	-18,048.56	67.94 %
6300 UTILITIES				
6310 Rec Center	10,002.05	12,000.00	-1,997.95	83.35 %
6350 Pool & Sauna	4,204.48	4,000.00	204.48	105.11 %
6400 Maint Building	946.96	1,400.08	-453.12	67.64 %
6450 Gate House	8,742.66	8,000.00	742.66	109.28 %
6500 Entry Gate	328.85	750.00	-421.15	43.85 %
6550 Safety Ops Bldg Utilities	239.65	300.00	-60.35	79.88 %
Total 6300 UTILITIES	24,464.65	26,450.08	-1,985.43	92.49 %
6600 MAINTENANCE				
6610 Rec Center	1,074.67	2,500.00	-1,425.33	42.99 %
6621 Pool & Spa	322.83	1,000.00	-677.17	32.28 %
6630 Tennis Courts	8.99	250.00	-241.01	3.60 %
6640 Fitness Center	509.82	100.00	409.82	509.82 %
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	233.62	500.00	-266.38	46.72 %
6670 Entry Gate System	1,435.00	2,000.00	-565.00	71.75 %
6690 Signs Maintenance	277.59	500.00	-222.41	55.52 %
6700 Roads & Paths	112.40	1,500.00	-1,387.60	7.49 %
6710 Drainage ditch/culverts	0.00		0.00	
6720 Garbage/Dumpster	49.78		49.78	
6750 Other Common area	89.53	500.00	-410.47	17.91 %
6760 Vehicles - trucks/golf cart	882.74	800.00	82.74	110.34 %
6770 Tools	723.91		723.91	
Total 6600 MAINTENANCE	5,727.33	9,850.00	-4,122.67	58.15 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,409.44	3,000.00	-1,590.56	46.98 %
6821 Pool & Spa Supplies	2,352.99	1,500.00	852.99	156.87 %
6830 Exercise Room Supplies		300.00	-300.00	
6840 Maintenance Building	478.69	500.00	-21.31	95.74 %
6850 Gatehouse Supplies	649.51	750.00	-100.49	86.60 %
6860 Gate Cards and Remotes	1,463.00	1,800.00	-337.00	81.28 %
6870 Tools & Tool Rentals	2,474.97	4,500.00	-2,025.03	55.00 %
6900 Common Area Supplies	710.93	1,200.00	-489.07	59.24 %
6910 Chemicals & Fertilizer	420.57	750.00	-329.43	56.08 %
6921 Dog Poop Stations	260.49	1,000.00	-739.51	26.05 %
6930 Asphalt & Gravel	100.00		100.00	
6940 Trees Shrubs Flowers	1,694.60	2,500.00	-805.40	67.78 %
6950 Entry Gate	7.49		7.49	
6960 Truck Fuel	2,297.57	2,000.00	297.57	114.88 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6970 Mileage Reimbursement		500.00	-500.00	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	14,469.55	20,300.00	-5,830.45	71.28 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		170,339.00	-170,339.00	
7125 Comm Coordinator	36,874.44		36,874.44	
7135 Office Admin	14,505.00		14,505.00	
7145 Grounds/Fac Super	43,337.34		43,337.34	
7155 Maintenance-1	33,090.60		33,090.60	
7170 Relief Services	4,140.00		4,140.00	
Total 7100 Staff Wages & Salaries	131,947.38	170,339.00	-38,391.62	77.46 %
7151 Employer Match Taxes-Payroll	14,102.18	13,031.00	1,071.18	108.22 %
7201 Staff-Medical/Dental	26,833.14	34,833.00	-7,999.86	77.03 %
7250 Insurance-SAIF	2,190.36	3,500.00	-1,309.64	62.58 %
7301 Staff Simple IRA	1,300.14	2,000.00	-699.86	65.01 %
Total 7000 STAFF WAGES & BENEFITS	176,373.20	223,703.00	-47,329.80	78.84 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	36,160.67	60,000.00	-23,839.33	60.27 %
7551 Composting Area	7,831.88	9,700.00	-1,868.12	80.74 %
7601 Street Sweeping	1,425.00	1,800.00	-375.00	79.17 %
7651 Pest Control	398.00	1,000.00	-602.00	39.80 %
7701 Lawn Mowing	1,896.00	3,800.00	-1,904.00	49.89 %
7800 Tree Service	13,060.00	15,000.00	-1,940.00	87.07 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		1,200.00	-1,200.00	
7980 Housekeeping	3,240.00	4,000.00	-760.00	81.00 %
Total 7500 CONTRACTOR SERVICES	64,011.55	96,900.00	-32,888.45	66.06 %
Bank Charges & Fees	3.00		3.00	
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$323,290.72	\$433,493.08	\$ -110,202.36	74.58 %
NET OPERATING INCOME	\$51,040.47	\$499.92	\$50,540.55	10,209.73 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	127,305.72	186,649.00	-59,343.28	68.21 %
8200 IPHCA Reserve Fund Transfer	12,681.00		12,681.00	
8300 Interest Income--Reserves	11.24		11.24	
8800 Can Bottle donation	5,102.10		5,102.10	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	145,100.06	186,649.00	-41,548.94	77.74 %
Late Fee Income	90.00		90.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total Other Income	\$145,190.06	\$186,649.00	\$ -41,458.94	77.79 %
Other Expenses				
7998 SOCOM expenses	6,818.40		6,818.40	
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	11,772.00		11,772.00	
9090 Reserve Study updates	4,176.25		4,176.25	
9100 Common Area				
9125 Paths & Walkways	1,657.66		1,657.66	
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	2,315.00		2,315.00	
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	4,529.90		4,529.90	
9200 Rec Center Reserve Expense	79,762.11		79,762.11	
9570 Roof, Windows & Electrical	87.43		87.43	
Total 9200 Rec Center Reserve Expense	79,849.54		79,849.54	
9301 Pool & Spa Reserve Expense	1,299.47		1,299.47	
9320 Pool Heater, Filter, Pump, Etc	216.20		216.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	1,789.51		1,789.51	
9501 Gate House Reserve Expense	595.00		595.00	
9601 Streets Reserve Expense	46,901.18		46,901.18	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense				
9860 Roads & Drainage	4,212.00		4,212.00	
Total 9850 Innisfree Reserve Expense	4,212.00		4,212.00	
Total 9000 RESERVE EXPENDITURES	153,949.23		153,949.23	
Total Other Expenses	\$160,767.63	\$0.00	\$160,767.63	0.00%
NET OTHER INCOME	\$ -15,577.57	\$186,649.00	\$ -202,226.57	-8.35 %
NET INCOME	\$35,462.90	\$187,148.92	\$ -151,686.02	18.95 %

Little Whale Cove
Homeowner's Association, Inc.
P.O. Box 49 • Depoe Bay, Oregon 97341

541 / 765-2489
Fax 541 / 765-4594
lwcha@lwcha.org



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT FEBRUARY 28, 2022
DATE: MARCH 11, 2022
CC: TIM BULLER

Attached are three financial statements for month ending February 28, 2022: Balance Sheet, Income and Expense, Budget Vs Actual and Budget Vs. Actual Year-to-Date reports. The following are some explanatory notes.

1. As of February 28, the operating funds balance was \$239,656.83. Operating checking balance was \$185,208.13. Checking includes \$91,403.60 of HOA dues paid in full for 2021-22 in advance. February operating expenses were \$35,698.52.
2. Forest Management Committee completed two fire mitigation projects along the boardwalk and along the path behind the Singing Tree maintenance building.
3. Account 6150 Website and Email includes annual renewal of the LWC website for \$550.00.
4. Reserve funds were paid to IPHCA totaling \$11,772. \$4,500.00 for yearend 6/30/2021 and \$7,272 for July-Feb yearend 6/30/2022.
5. February operating expenses were \$40.73 over budget. Year-to-date expenses are \$2,739.95 under budget.
6. February Reserve expenses were as follows: \$87.43 for window replacement in rec center kitchen, \$595.00 for replacement garage door opener in gate house, \$13,375.97 50% deposit on summer road work. February reserve expenses totaled \$14,058.40.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of February 28, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	185,208.13
1060 Asset Acquisition	17,132.08
1070 CB Savings Money Market	31,063.50
1075 WF Savings Money Market	0.00
1080 Petty Cash	1,369.42
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	4,883.70
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	239,656.83
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	140,816.57
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	177,511.21
Total 1114 RESERVE FUNDS	318,327.78
Total Bank Accounts	\$557,984.61
Accounts Receivable	
1200 Accounts Receivable	-128,531.85
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-127,964.85
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -127,964.85
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	5,050.00
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
Total 1150 Accounts Rec - Interfund	5,050.00
1230 Prepaid Insurance	10,249.25
1240 Undeposited Funds	4,490.92
127.1 Accrued Interest-Reserve	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of February 28, 2022

	TOTAL
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$19,790.17
Total Current Assets	\$449,809.93
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	820.91
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$821.18
TOTAL ASSETS	\$450,631.11
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	13,613.42
Total Accounts Payable	\$13,613.42
Credit Cards	
1900 Columbia Bank Visa	1,511.91
1950 Shell Gas Card	0.00
Total Credit Cards	\$1,511.91
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
Total 2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	4,845.16
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	13,100.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00
2450 Construction Deposit	1,100.00
2450.20 Orr Constguction Deposit	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of February 28, 2022

	TOTAL
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$26,681.23
Total Current Liabilities	\$41,806.56
Total Liabilities	\$41,806.56
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	0.00
2950 Retained Earnings	486,187.11
Net Income	-29,687.37
Total Equity	\$408,824.55
TOTAL LIABILITIES AND EQUITY	\$450,631.11

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

February 2022

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	35,633.92
4150 Discounts	-68.76
4200 LWCHA L/F & Interest	30.00
4300 Member Gate Cards and remotes	95.00
4401 Tennis Court Access Fees	30.00
4451 Exercise Room Access Fees	20.00
4800 Interest Income	0.37
4900 Other Income/ Title Tranfer	430.00
Total 4000 INCOME	36,170.53
Services	20.00
Total Income	\$36,190.53
GROSS PROFIT	\$36,190.53
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	
6030.02 General	500.00
Total 6030 Legal Consultancy	500.00
6050 Insurance-General Liability	1,888.87
6060 Insurance - D&O	160.33
6070 Insurance - Truck	42.00
6110 Office Supplies	192.14
6150 Website and E-Mail	585.35
6160 Bank Charges	55.95
6200 Dues/Subscriptions	178.00
6210 Licenses/Fees/Permits	25.00
6280 Forest Management Commitee	2,668.00
6295 Misc Expense	60.37
Total 6000 ADMINISTRATION	6,356.01
6300 UTILITIES	
6310 Rec Center	1,582.66
6350 Pool & Sauna	539.87
6400 Maint Building	177.48
6450 Gate House	951.69
6500 Entry Gate	37.21
6550 Safety Ops Bldg Utilities	26.95
Total 6300 UTILITIES	3,315.86
6600 MAINTENANCE	
6610 Rec Center	193.25
6630 Tennis Courts	8.99
6660 Gate House	133.50
6670 Entry Gate System	420.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

February 2022

	TOTAL
6720 Garbage/Dumpster	49.78
6770 Tools	601.87
Total 6600 MAINTENANCE	1,407.39
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	146.32
6821 Pool & Spa Supplies	51.96
6840 Maintenance Building	11.20
6850 Gatehouse Supplies	231.42
6860 Gate Cards and Remotes	463.00
6870 Tools & Tool Rentals	18.49
6900 Common Area Supplies	92.20
6910 Chemicals & Fertilizer	24.02
6930 Asphalt & Gravel	100.00
6960 Truck Fuel	313.27
Total 6801 SUPPLIES & EQUIPMENT	1,451.88
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,097.16
7135 Office Admin	1,470.00
7145 Grounds/Fac Super	4,815.26
7155 Maintenance-1	3,300.80
7170 Relief Services	420.00
Total 7100 Staff Wages & Salaries	14,103.22
7151 Employer Match Taxes-Payroll	1,598.23
7201 Staff-Medical/Dental	2,981.46
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	144.46
Total 7000 STAFF WAGES & BENEFITS	19,022.56
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	3,522.82
7551 Composting Area	262.00
7980 Housekeeping	360.00
Total 7500 CONTRACTOR SERVICES	4,144.82
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
Total Expenses	\$35,698.52
NET OPERATING INCOME	\$492.01
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	10,145.08
8200 IPHCA Reserve Fund Transfer	5,409.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

February 2022

	TOTAL
8800 Can Bottle donation	530.00
Total 8000 RESERVE AND CAPITAL ACCOUNTS	16,084.08
Late Fee Income	
Total Other Income	\$16,084.08
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	10,863.00
9200 Rec Center Reserve Expense	
9570 Roof, Windows & Electrical	87.43
Total 9200 Rec Center Reserve Expense	87.43
9501 Gate House Reserve Expense	595.00
9601 Streets Reserve Expense	13,375.97
Total 9000 RESERVE EXPENDITURES	24,921.40
Total Other Expenses	\$24,921.40
NET OTHER INCOME	\$ -8,837.32
NET INCOME	\$ -8,345.31

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

February 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	35,633.92	35,633.92	0.00	100.00 %
4150 Discounts	-68.76	-767.83	699.07	8.96 %
4200 LWCHA L/F & Interest	30.00		30.00	
4300 Member Gate Cards and remotes	95.00	100.00	-5.00	95.00 %
4401 Tennis Court Access Fees	30.00	208.33	-178.33	14.40 %
4451 Exercise Room Access Fees	20.00	208.33	-188.33	9.60 %
4550 Key Deposits		0.00	0.00	
4800 Interest Income	0.37	50.00	-49.63	0.74 %
4900 Other Income/ Title Tranfer	430.00	625.00	-195.00	68.80 %
4950 Recycling refunds		83.33	-83.33	
Total 4000 INCOME	36,170.53	36,141.08	29.45	100.08 %
Services	20.00		20.00	
Total Income	\$36,190.53	\$36,141.08	\$49.45	100.14 %
GROSS PROFIT	\$36,190.53	\$36,141.08	\$49.45	100.14 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		208.33	-208.33	
6030 Legal Consultancy		416.67	-416.67	
6030.02 General	500.00		500.00	
Total 6030 Legal Consultancy	500.00	416.67	83.33	120.00 %
6050 Insurance-General Liability	1,888.87	2,083.33	-194.46	90.67 %
6060 Insurance - D&O	160.33	416.67	-256.34	38.48 %
6070 Insurance - Truck	42.00	50.00	-8.00	84.00 %
6100 Office Equipment		125.00	-125.00	
6110 Office Supplies	192.14	208.33	-16.19	92.23 %
6120 Printing		62.50	-62.50	
6130 Postage		41.70	-41.70	
6140 Computer/Security/Software		150.00	-150.00	
6150 Website and E-Mail	585.35	66.67	518.68	877.98 %
6160 Bank Charges	55.95	50.00	5.95	111.90 %
6200 Dues/Subscriptions	178.00	133.33	44.67	133.50 %
6210 Licenses/Fees/Permits	25.00	108.33	-83.33	23.08 %
6230 Conference & Seminar		45.00	-45.00	
6250 Committee-Safety		33.33	-33.33	
6280 Forest Management Committee	2,668.00	416.67	2,251.33	640.31 %
6286 Architectural Committee		33.33	-33.33	
6295 Misc Expense	60.37	41.66	18.71	144.91 %
Total 6000 ADMINISTRATION	6,356.01	4,690.85	1,665.16	135.50 %
6300 UTILITIES				
6310 Rec Center	1,582.66	1,000.00	582.66	158.27 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

February 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6350 Pool & Sauna	539.87	333.33	206.54	161.96 %
6400 Maint Building	177.48	116.67	60.81	152.12 %
6450 Gate House	951.69	666.66	285.03	142.75 %
6500 Entry Gate	37.21	62.50	-25.29	59.54 %
6550 Safety Ops Bldg Utilities	26.95	25.00	1.95	107.80 %
Total 6300 UTILITIES	3,315.86	2,204.16	1,111.70	150.44 %
6600 MAINTENANCE				
6610 Rec Center	193.25	208.33	-15.08	92.76 %
6621 Pool & Spa		83.33	-83.33	
6630 Tennis Courts	8.99	20.83	-11.84	43.16 %
6640 Fitness Center		8.33	-8.33	
6650 Maint Bldg		0.00	0.00	
6660 Gate House	133.50	41.67	91.83	320.37 %
6670 Entry Gate System	420.00	166.67	253.33	251.99 %
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		125.00	-125.00	
6720 Garbage/Dumpster	49.78		49.78	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart		66.67	-66.67	
6770 Tools	601.87		601.87	
Total 6600 MAINTENANCE	1,407.39	804.17	603.22	175.01 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	146.32	250.00	-103.68	58.53 %
6821 Pool & Spa Supplies	51.96	125.00	-73.04	41.57 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	11.20	41.67	-30.47	26.88 %
6850 Gatehouse Supplies	231.42	62.50	168.92	370.27 %
6860 Gate Cards and Remotes	463.00	150.00	313.00	308.67 %
6870 Tools & Tool Rentals	18.49	375.00	-356.51	4.93 %
6900 Common Area Supplies	92.20	100.00	-7.80	92.20 %
6910 Chemicals & Fertilizer	24.02	62.50	-38.48	38.43 %
6921 Dog Poop Stations		83.33	-83.33	
6930 Asphalt & Gravel	100.00		100.00	
6940 Trees Shrubs Flowers		208.33	-208.33	
6960 Truck Fuel	313.27	166.67	146.60	187.96 %
6970 Mileage Reimbursement		41.67	-41.67	
Total 6801 SUPPLIES & EQUIPMENT	1,451.88	1,691.67	-239.79	85.83 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		14,194.92	-14,194.92	
7125 Comm Coordinator	4,097.16		4,097.16	
7135 Office Admin	1,470.00		1,470.00	
7145 Grounds/Fac Super	4,815.26		4,815.26	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

February 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7155 Maintenance-1	3,300.80		3,300.80	
7170 Relief Services	420.00		420.00	
Total 7100 Staff Wages & Salaries	14,103.22	14,194.92	-91.70	99.35 %
7151 Employer Match Taxes-Payroll	1,598.23	1,085.91	512.32	147.18 %
7201 Staff-Medical/Dental	2,981.46	2,902.75	78.71	102.71 %
7250 Insurance-SAIF	195.19	291.67	-96.48	66.92 %
7301 Staff Simple IRA	144.46	166.67	-22.21	86.67 %
Total 7000 STAFF WAGES & BENEFITS	19,022.56	18,641.92	380.64	102.04 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	3,522.82	5,000.00	-1,477.18	70.46 %
7551 Composting Area	262.00	808.34	-546.34	32.41 %
7601 Street Sweeping		150.00	-150.00	
7651 Pest Control		83.34	-83.34	
7701 Lawn Mowing		0.00	0.00	
7800 Tree Service		1,250.00	-1,250.00	
7850 Forestry Consulting		0.00	0.00	
7900 Fitness center		0.00	0.00	
7980 Housekeeping	360.00	333.34	26.66	108.00 %
Total 7500 CONTRACTOR SERVICES	4,144.82	7,625.02	-3,480.20	54.36 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$35,698.52	\$35,657.79	\$40.73	100.11 %
NET OPERATING INCOME	\$492.01	\$483.29	\$8.72	101.80 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	10,145.08	15,554.08	-5,409.00	65.22 %
8200 IPHCA Reserve Fund Transfer	5,409.00		5,409.00	
8800 Can Bottle donation	530.00		530.00	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	16,084.08	15,554.08	530.00	103.41 %
Late Fee Income				
Total Other Income	\$16,084.08	\$15,554.08	\$530.00	103.41 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	10,863.00		10,863.00	
9200 Rec Center Reserve Expense				
9570 Roof, Windows & Electrical	87.43		87.43	
Total 9200 Rec Center Reserve Expense	87.43		87.43	
9501 Gate House Reserve Expense	595.00		595.00	
9601 Streets Reserve Expense	13,375.97		13,375.97	
Total 9000 RESERVE EXPENDITURES	24,921.40		24,921.40	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

February 2022

			TOTAL	
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total Other Expenses	\$24,921.40	\$0.00	\$24,921.40	0.00%
NET OTHER INCOME	\$ -8,837.32	\$15,554.08	\$ -24,391.40	-56.82 %
NET INCOME	\$ -8,345.31	\$16,037.37	\$ -24,382.68	-52.04 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - February 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	285,071.36	285,071.32	0.04	100.00 %
4150 Discounts	-10,107.72	-6,142.68	-3,965.04	164.55 %
4200 LWCHA L/F & Interest	150.00		150.00	
4300 Member Gate Cards and remotes	677.00	800.00	-123.00	84.63 %
4401 Tennis Court Access Fees	1,610.00	1,666.64	-56.64	96.60 %
4451 Exercise Room Access Fees	990.00	1,666.64	-676.64	59.40 %
4550 Key Deposits	45.00	150.00	-105.00	30.00 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	3.22	400.00	-396.78	0.81 %
4900 Other Income/ Title Tranfer	5,350.00	5,000.00	350.00	107.00 %
4950 Recycling refunds	888.00	666.68	221.32	133.20 %
Total 4000 INCOME	285,616.86	289,278.60	-3,661.74	98.73 %
Services	20.00		20.00	
Total Income	\$285,636.86	\$289,278.60	\$ -3,641.74	98.74 %
GROSS PROFIT	\$285,636.86	\$289,278.60	\$ -3,641.74	98.74 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	1,666.64	358.36	121.50 %
6030 Legal Consultancy		3,333.32	-3,333.32	
6030.02 General	1,436.00		1,436.00	
Total 6030 Legal Consultancy	1,436.00	3,333.32	-1,897.32	43.08 %
6050 Insurance-General Liability	13,864.26	16,666.68	-2,802.42	83.19 %
6060 Insurance - D&O	1,282.64	3,333.32	-2,050.68	38.48 %
6070 Insurance - Truck	353.10	400.00	-46.90	88.28 %
6100 Office Equipment	323.78	1,000.00	-676.22	32.38 %
6110 Office Supplies	1,575.92	1,666.68	-90.76	94.55 %
6120 Printing	562.50	500.00	62.50	112.50 %
6130 Postage	483.76	333.36	150.40	145.12 %
6140 Computer/Security/Software	349.96	1,200.00	-850.04	29.16 %
6150 Website and E-Mail	720.05	533.32	186.73	135.01 %
6160 Bank Charges	841.46	400.00	441.46	210.37 %
6200 Dues/Subscriptions	2,418.90	1,066.68	1,352.22	226.77 %
6210 Licenses/Fees/Permits	1,090.05	866.68	223.37	125.77 %
6230 Conference & Seminar		360.00	-360.00	
6250 Committee-Safety	375.00	266.68	108.32	140.62 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	500.00		500.00	
Total 6260 Committee-Social	591.98		591.98	
6280 Forest Management Committee	3,004.00	3,333.32	-329.32	90.12 %
6286 Architectural Committee		266.68	-266.68	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - February 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	120.37	333.36	-212.99	36.11 %
6296 Employee Promotions	377.00		377.00	
Total 6000 ADMINISTRATION	31,795.73	37,526.72	-5,730.99	84.73 %
6300 UTILITIES				
6310 Rec Center	8,902.68	8,000.00	902.68	111.28 %
6350 Pool & Sauna	3,740.81	2,666.68	1,074.13	140.28 %
6400 Maint Building	857.58	933.40	-75.82	91.88 %
6450 Gate House	7,858.20	5,333.36	2,524.84	147.34 %
6500 Entry Gate	292.28	500.00	-207.72	58.46 %
6550 Safety Ops Bldg Utilities	213.02	200.00	13.02	106.51 %
Total 6300 UTILITIES	21,864.57	17,633.44	4,231.13	123.99 %
6600 MAINTENANCE				
6610 Rec Center	313.87	1,666.68	-1,352.81	18.83 %
6621 Pool & Spa	322.83	666.68	-343.85	48.42 %
6630 Tennis Courts	8.99	166.68	-157.69	5.39 %
6640 Fitness Center	509.82	66.68	443.14	764.58 %
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	233.62	333.32	-99.70	70.09 %
6670 Entry Gate System	1,435.00	1,333.32	101.68	107.63 %
6690 Signs Maintenance	277.59	333.32	-55.73	83.28 %
6700 Roads & Paths	112.40	1,000.00	-887.60	11.24 %
6710 Drainage ditch/culverts	2,003.84		2,003.84	
6720 Garbage/Dumpster	49.78		49.78	
6750 Other Common area	89.53	333.32	-243.79	26.86 %
6760 Vehicles - trucks/golf cart	538.81	533.32	5.49	101.03 %
6770 Tools	723.82		723.82	
Total 6600 MAINTENANCE	6,626.35	6,633.32	-6.97	99.89 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,259.64	2,000.00	-740.36	62.98 %
6821 Pool & Spa Supplies	2,052.84	1,000.00	1,052.84	205.28 %
6830 Exercise Room Supplies		200.00	-200.00	
6840 Maintenance Building	436.34	333.32	103.02	130.91 %
6850 Gatehouse Supplies	546.77	500.00	46.77	109.35 %
6860 Gate Cards and Remotes	1,463.00	1,200.00	263.00	121.92 %
6870 Tools & Tool Rentals	1,931.52	3,000.00	-1,068.48	64.38 %
6900 Common Area Supplies	671.14	800.00	-128.86	83.89 %
6910 Chemicals & Fertilizer	280.67	500.00	-219.33	56.13 %
6921 Dog Poop Stations	130.54	666.68	-536.14	19.58 %
6930 Asphalt & Gravel	100.00		100.00	
6940 Trees Shrubs Flowers	164.60	1,666.68	-1,502.08	9.88 %
6960 Truck Fuel	1,895.56	1,333.32	562.24	142.17 %
6970 Mileage Reimbursement		333.32	-333.32	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - February 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	11,081.92	13,533.32	-2,451.40	81.89 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		113,559.34	-113,559.34	
7125 Comm Coordinator	32,777.28		32,777.28	
7135 Office Admin	12,885.00		12,885.00	
7145 Grounds/Fac Super	38,522.08		38,522.08	
7155 Maintenance-1	29,624.76		29,624.76	
7170 Relief Services	3,675.00		3,675.00	
Total 7100 Staff Wages & Salaries	117,484.12	113,559.34	3,924.78	103.46 %
7151 Employer Match Taxes-Payroll	12,514.08	8,687.36	3,826.72	144.05 %
7201 Staff-Medical/Dental	23,851.68	23,222.00	629.68	102.71 %
7250 Insurance-SAIF	1,995.17	2,333.32	-338.15	85.51 %
7301 Staff Simple IRA	1,155.68	1,333.32	-177.64	86.68 %
Total 7000 STAFF WAGES & BENEFITS	157,000.73	149,135.34	7,865.39	105.27 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	32,243.93	40,000.00	-7,756.07	80.61 %
7551 Composting Area	6,878.88	6,466.64	412.24	106.37 %
7601 Street Sweeping	1,425.00	1,200.00	225.00	118.75 %
7651 Pest Control	398.00	666.64	-268.64	59.70 %
7701 Lawn Mowing	1,896.00	1,902.00	-6.00	99.68 %
7800 Tree Service	11,260.00	10,000.00	1,260.00	112.60 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		600.00	-600.00	
7980 Housekeeping	3,150.00	2,666.64	483.36	118.13 %
Total 7500 CONTRACTOR SERVICES	57,251.81	63,901.92	-6,650.11	89.59 %
Bank Charges & Fees	3.00		3.00	
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$285,624.11	\$288,364.06	\$ -2,739.95	99.05 %
NET OPERATING INCOME	\$12.75	\$914.54	\$ -901.79	1.39 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	112,660.64	124,432.68	-11,772.04	90.54 %
8200 IPHCA Reserve Fund Transfer	11,772.00		11,772.00	
8300 Interest Income--Reserves	10.52		10.52	
8800 Can Bottle donation	3,674.10		3,674.10	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	128,117.26	124,432.68	3,684.58	102.96 %
Late Fee Income	90.00		90.00	
Total Other Income	\$128,207.26	\$124,432.68	\$3,774.58	103.03 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - February 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Other Expenses				
7998 SOCOM expenses	6,318.40		6,318.40	
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	10,863.00		10,863.00	
9090 Reserve Study updates	2,725.00		2,725.00	
9100 Common Area				
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	2,315.00		2,315.00	
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	2,872.24		2,872.24	
9200 Rec Center Reserve Expense	79,762.11		79,762.11	
9570 Roof, Windows & Electrical	87.43		87.43	
Total 9200 Rec Center Reserve Expense	79,849.54		79,849.54	
9301 Pool & Spa Reserve Expense	1,299.47		1,299.47	
9320 Pool Heater, Filter, Pump, Etc	216.20		216.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	1,789.51		1,789.51	
9501 Gate House Reserve Expense	595.00		595.00	
9601 Streets Reserve Expense	46,901.18		46,901.18	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense	1,657.66		1,657.66	
9860 Roads & Drainage	4,212.00		4,212.00	
Total 9850 Innisfree Reserve Expense	5,869.66		5,869.66	
Total 9000 RESERVE EXPENDITURES	151,588.98		151,588.98	
Total Other Expenses	\$157,907.38	\$0.00	\$157,907.38	0.00%
NET OTHER INCOME	\$ -29,700.12	\$124,432.68	\$ -154,132.80	-23.87 %
NET INCOME	\$ -29,687.37	\$125,347.22	\$ -155,034.59	-23.68 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	336,259.36	427,607.00	-91,347.64	78.64 %
4150 Discounts	-10,176.48	-9,214.00	-962.48	110.45 %
4200 LWCHA L/F & Interest	150.00		150.00	
4300 Member Gate Cards and remotes	807.00	1,200.00	-393.00	67.25 %
4401 Tennis Court Access Fees	1,610.00	2,500.00	-890.00	64.40 %
4451 Exercise Room Access Fees	990.00	2,500.00	-1,510.00	39.60 %
4550 Key Deposits	45.00	300.00	-255.00	15.00 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	3.22	600.00	-596.78	0.54 %
4900 Other Income/ Title Tranfer	6,150.00	7,500.00	-1,350.00	82.00 %
4950 Recycling refunds	888.00	1,000.00	-112.00	88.80 %
Total 4000 INCOME	337,666.10	433,993.00	-96,326.90	77.80 %
Services	20.00		20.00	
Total Income	\$337,686.10	\$433,993.00	\$ -96,306.90	77.81 %
GROSS PROFIT	\$337,686.10	\$433,993.00	\$ -96,306.90	77.81 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	2,500.00	-475.00	81.00 %
6030 Legal Consultancy		5,000.00	-5,000.00	
6030.02 General	1,436.00		1,436.00	
Total 6030 Legal Consultancy	1,436.00	5,000.00	-3,564.00	28.72 %
6050 Insurance-General Liability	13,864.26	25,000.00	-11,135.74	55.46 %
6060 Insurance - D&O	1,282.64	5,000.00	-3,717.36	25.65 %
6070 Insurance - Truck	353.10	600.00	-246.90	58.85 %
6100 Office Equipment	323.78	1,500.00	-1,176.22	21.59 %
6110 Office Supplies	1,575.92	2,500.00	-924.08	63.04 %
6120 Printing	562.50	750.00	-187.50	75.00 %
6130 Postage	483.76	500.00	-16.24	96.75 %
6140 Computer/Security/Software	349.96	1,800.00	-1,450.04	19.44 %
6150 Website and E-Mail	720.05	800.00	-79.95	90.01 %
6160 Bank Charges	841.46	600.00	241.46	140.24 %
6200 Dues/Subscriptions	2,418.90	1,600.00	818.90	151.18 %
6210 Licenses/Fees/Permits	1,090.05	1,300.00	-209.95	83.85 %
6230 Conference & Seminar		540.00	-540.00	
6250 Committee-Safety	375.00	400.00	-25.00	93.75 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	500.00		500.00	
Total 6260 Committee-Social	591.98		591.98	
6280 Forest Management Committee	3,004.00	5,000.00	-1,996.00	60.08 %
6286 Architectural Committee		400.00	-400.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	120.37	500.00	-379.63	24.07 %
6296 Employee Promotions	377.00		377.00	
Total 6000 ADMINISTRATION	31,795.73	56,290.00	-24,494.27	56.49 %
6300 UTILITIES				
6310 Rec Center	8,902.68	12,000.00	-3,097.32	74.19 %
6350 Pool & Sauna	3,740.81	4,000.00	-259.19	93.52 %
6400 Maint Building	857.58	1,400.08	-542.50	61.25 %
6450 Gate House	7,858.20	8,000.00	-141.80	98.23 %
6500 Entry Gate	292.28	750.00	-457.72	38.97 %
6550 Safety Ops Bldg Utilities	213.02	300.00	-86.98	71.01 %
Total 6300 UTILITIES	21,864.57	26,450.08	-4,585.51	82.66 %
6600 MAINTENANCE				
6610 Rec Center	313.87	2,500.00	-2,186.13	12.55 %
6621 Pool & Spa	322.83	1,000.00	-677.17	32.28 %
6630 Tennis Courts	8.99	250.00	-241.01	3.60 %
6640 Fitness Center	509.82	100.00	409.82	509.82 %
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	233.62	500.00	-266.38	46.72 %
6670 Entry Gate System	1,435.00	2,000.00	-565.00	71.75 %
6690 Signs Maintenance	277.59	500.00	-222.41	55.52 %
6700 Roads & Paths	112.40	1,500.00	-1,387.60	7.49 %
6710 Drainage ditch/culverts	2,003.84		2,003.84	
6720 Garbage/Dumpster	49.78		49.78	
6750 Other Common area	89.53	500.00	-410.47	17.91 %
6760 Vehicles - trucks/golf cart	538.81	800.00	-261.19	67.35 %
6770 Tools	723.82		723.82	
Total 6600 MAINTENANCE	6,626.35	9,850.00	-3,223.65	67.27 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,259.64	3,000.00	-1,740.36	41.99 %
6821 Pool & Spa Supplies	2,052.84	1,500.00	552.84	136.86 %
6830 Exercise Room Supplies		300.00	-300.00	
6840 Maintenance Building	436.34	500.00	-63.66	87.27 %
6850 Gatehouse Supplies	546.77	750.00	-203.23	72.90 %
6860 Gate Cards and Remotes	1,463.00	1,800.00	-337.00	81.28 %
6870 Tools & Tool Rentals	1,931.52	4,500.00	-2,568.48	42.92 %
6900 Common Area Supplies	671.14	1,200.00	-528.86	55.93 %
6910 Chemicals & Fertilizer	280.67	750.00	-469.33	37.42 %
6921 Dog Poop Stations	130.54	1,000.00	-869.46	13.05 %
6930 Asphalt & Gravel	100.00		100.00	
6940 Trees Shrubs Flowers	258.60	2,500.00	-2,241.40	10.34 %
6960 Truck Fuel	1,895.56	2,000.00	-104.44	94.78 %
6970 Mileage Reimbursement		500.00	-500.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	11,175.92	20,300.00	-9,124.08	55.05 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		170,339.00	-170,339.00	
7125 Comm Coordinator	32,777.28		32,777.28	
7135 Office Admin	12,885.00		12,885.00	
7145 Grounds/Fac Super	38,522.08		38,522.08	
7155 Maintenance-1	29,624.76		29,624.76	
7170 Relief Services	3,675.00		3,675.00	
Total 7100 Staff Wages & Salaries	117,484.12	170,339.00	-52,854.88	68.97 %
7151 Employer Match Taxes-Payroll	12,514.08	13,031.00	-516.92	96.03 %
7201 Staff-Medical/Dental	23,851.68	34,833.00	-10,981.32	68.47 %
7250 Insurance-SAIF	1,995.17	3,500.00	-1,504.83	57.00 %
7301 Staff Simple IRA	1,155.68	2,000.00	-844.32	57.78 %
Total 7000 STAFF WAGES & BENEFITS	157,000.73	223,703.00	-66,702.27	70.18 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	32,243.93	60,000.00	-27,756.07	53.74 %
7551 Composting Area	6,878.88	9,700.00	-2,821.12	70.92 %
7601 Street Sweeping	1,425.00	1,800.00	-375.00	79.17 %
7651 Pest Control	398.00	1,000.00	-602.00	39.80 %
7701 Lawn Mowing	1,896.00	3,800.00	-1,904.00	49.89 %
7800 Tree Service	11,260.00	15,000.00	-3,740.00	75.07 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		1,200.00	-1,200.00	
7980 Housekeeping	3,150.00	4,000.00	-850.00	78.75 %
Total 7500 CONTRACTOR SERVICES	57,251.81	96,900.00	-39,648.19	59.08 %
Bank Charges & Fees	3.00		3.00	
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$285,718.11	\$433,493.08	\$ -147,774.97	65.91 %
NET OPERATING INCOME	\$51,967.99	\$499.92	\$51,468.07	10,395.26 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	112,660.64	186,649.00	-73,988.36	60.36 %
8200 IPHCA Reserve Fund Transfer	11,772.00		11,772.00	
8300 Interest Income--Reserves	10.52		10.52	
8800 Can Bottle donation	3,674.10		3,674.10	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	128,117.26	186,649.00	-58,531.74	68.64 %
Late Fee Income	90.00		90.00	
Total Other Income	\$128,207.26	\$186,649.00	\$ -58,441.74	68.69 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Other Expenses				
7998 SOCOM expenses	6,318.40		6,318.40	
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	11,772.00		11,772.00	
9090 Reserve Study updates	2,725.00		2,725.00	
9100 Common Area				
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	2,315.00		2,315.00	
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	2,872.24		2,872.24	
9200 Rec Center Reserve Expense	79,762.11		79,762.11	
9570 Roof, Windows & Electrical	87.43		87.43	
Total 9200 Rec Center Reserve Expense	79,849.54		79,849.54	
9301 Pool & Spa Reserve Expense	1,299.47		1,299.47	
9320 Pool Heater, Filter, Pump, Etc	216.20		216.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	1,789.51		1,789.51	
9501 Gate House Reserve Expense	595.00		595.00	
9601 Streets Reserve Expense	46,901.18		46,901.18	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense	1,657.66		1,657.66	
9860 Roads & Drainage	4,212.00		4,212.00	
Total 9850 Innisfree Reserve Expense	5,869.66		5,869.66	
Total 9000 RESERVE EXPENDITURES	152,497.98		152,497.98	
Total Other Expenses	\$158,816.38	\$0.00	\$158,816.38	0.00%
NET OTHER INCOME	\$ -30,609.12	\$186,649.00	\$ -217,258.12	-16.40 %
NET INCOME	\$21,358.87	\$187,148.92	\$ -165,790.05	11.41 %



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT JANUARY 31, 2022
DATE: FEBRUARY 14, 2022
CC: TIM BULLER

Attached are three financial statements for month ending January 31, 2022: Balance Sheet, Income and Expense, Budget Vs Actual and Budget Vs. Actual Year-to-Date reports. The following are some explanatory notes.

1. As of January 31, the operating funds balance was \$262,649.13. Operating checking balance was \$208,360.80. Checking includes \$121,008.60 of HOA dues paid in full for 2021-22 in advance. January operating expenses were \$36,771.91.
2. Rec Center utilities increased in January. A lock box will be placed over the thermostat to ensure the temperature setting stays at a consistent setting.
3. Account 7551 Composting area was over budget \$1,067.00 due to the drop box being picked up a day early. I will call North Lincoln Sanitary and see if they can shift the expense to February billing cycle.
4. January operating expenses were \$1,114.10 over budget. Year-to-date expenses are \$3,000.82 under budget.
5. January Reserve expenses were as follows: \$0.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet
As of January 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	208,360.80
1060 Asset Acquisition	17,131.95
1070 CB Savings Money Market	31,063.26
1075 WF Savings Money Market	0.00
1080 Petty Cash	1,474.42
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	4,618.70
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	282,649.13
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	150,096.46
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	
1131 WF CD 1645 9/24/18 .85% APR	0.00
1132 WF CD 4773 6/24/18 .40% APR	0.00
Total 1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	177,508.17
Total 1114 RESERVE FUNDS	327,604.63
Total Bank Accounts	\$590,253.76
Accounts Receivable	
1200 Accounts Receivable	-156,675.07
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-156,108.07
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -156,108.07
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	5,050.00
1230 Prepaid Insurance	9,141.64

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of January 31, 2022

	TOTAL
1240 Undeposited Funds	10,001.92
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$24,193.56
Total Current Assets	\$458,339.25
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	820.91
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$821.18
TOTAL ASSETS	\$459,160.43
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	13,338.52
Total Accounts Payable	\$13,338.52
Credit Cards	
1900 Columbia Bank Visa	1,276.98
1950 Shell Gas Card	0.00
Total Credit Cards	\$1,276.98
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
Total 2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	4,808.90
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	13,100.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of January 31, 2022

	TOTAL
2450 Construction Deposit	1,100.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$26,644.97
Total Current Liabilities	\$41,260.47
Total Liabilities	\$41,260.47
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	0.00
2950 Retained Earnings	486,438.11
Net Income	-20,862.96
Total Equity	\$417,899.96
TOTAL LIABILITIES AND EQUITY	\$459,160.43

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

January 2022

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	35,633.92
4150 Discounts	-68.76
4300 Member Gate Cards and remotes	30.00
4800 Interest Income	0.41
4900 Other Income/ Title Transfer	800.00
Total 4000 INCOME	36,395.57
Total Income	\$36,395.57
GROSS PROFIT	
	\$36,395.57
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	
6030.02 General	-70.00
Total 6030 Legal Consultancy	-70.00
6050 Insurance-General Liability	1,888.87
6060 Insurance - D&O	160.33
6070 Insurance - Truck	42.00
6100 Office Equipment	67.74
6110 Office Supplies	110.24
6140 Computer/Security/Software	100.00
6150 Website and E-Mail	19.95
6160 Bank Charges	127.74
6200 Dues/Subscriptions	178.00
6280 Forest Management Committee	336.00
Total 6000 ADMINISTRATION	2,960.87
6300 UTILITIES	
6310 Rec Center	1,456.23
6350 Pool & Sauna	627.58
6400 Maint Building	90.96
6450 Gate House	973.77
6500 Entry Gate	37.21
6550 Safety Ops Bldg Utilities	29.23
Total 6300 UTILITIES	3,214.98
6600 MAINTENANCE	
6660 Gate House	13.00
6690 Signs Maintenance	62.88
6750 Other Common area	52.23
6760 Vehicles - trucks/golf cart	305.09
Total 6600 MAINTENANCE	433.20
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	195.10

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

January 2022

	TOTAL
6821 Pool & Spa Supplies	450.90
6840 Maintenance Building	152.09
6850 Gatehouse Supplies	114.22
6870 Tools & Tool Rentals	190.92
6910 Chemicals & Fertilizer	77.95
6960 Truck Fuel	279.75
Total 6801 SUPPLIES & EQUIPMENT	1,460.93
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,097.16
7135 Office Admin	1,575.00
7145 Grounds/Fac Super	4,815.26
7155 Maintenance-1	3,795.92
7170 Relief Services	465.00
Total 7100 Staff Wages & Salaries	14,748.34
7151 Employer Match Taxes-Payroll	1,695.63
7201 Staff-Medical/Dental	2,981.46
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	144.46
Total 7000 STAFF WAGES & BENEFITS	19,765.08
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,050.85
7551 Composting Area	1,876.00
7601 Street Sweeping	285.00
7800 Tree Service	2,275.00
7980 Housekeeping	450.00
Total 7500 CONTRACTOR SERVICES	8,936.85
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
Total Expenses	\$36,771.91
NET OPERATING INCOME	\$ -376.34
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	14,645.08
8200 IPHCA Reserve Fund Transfer	909.00
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,554.08
Late Fee Income	
Total Other Income	\$15,554.08
NET OTHER INCOME	\$15,554.08
NET INCOME	\$15,177.74

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

January 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	35,633.92	35,633.92	0.00	100.00 %
4150 Discounts	-68.76	-767.83	699.07	8.96 %
4300 Member Gate Cards and remotes	30.00	100.00	-70.00	30.00 %
4401 Tennis Court Access Fees		208.33	-208.33	
4451 Exercise Room Access Fees		208.33	-208.33	
4550 Key Deposits		50.00	-50.00	
4800 Interest Income	0.41	50.00	-49.59	0.82 %
4900 Other Income/ Title Transfer	800.00	625.00	175.00	128.00 %
4950 Recycling refunds		83.33	-83.33	
Total 4000 INCOME	36,395.57	36,191.08	204.49	100.57 %
Total Income	\$36,395.57	\$36,191.08	\$204.49	100.57 %
GROSS PROFIT	\$36,395.57	\$36,191.08	\$204.49	100.57 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		208.33	-208.33	
6030 Legal Consultancy		416.67	-416.67	
6030.02 General	-70.00		-70.00	
Total 6030 Legal Consultancy	-70.00	416.67	-486.67	-16.80 %
6050 Insurance-General Liability	1,888.87	2,083.33	-194.46	90.67 %
6060 Insurance - D&O	160.33	416.67	-256.34	38.48 %
6070 Insurance - Truck	42.00	50.00	-8.00	84.00 %
6100 Office Equipment	67.74	125.00	-57.26	54.19 %
6110 Office Supplies	110.24	208.33	-98.09	52.92 %
6120 Printing		62.50	-62.50	
6130 Postage		41.66	-41.66	
6140 Computer/Security/Software	100.00	150.00	-50.00	66.67 %
6150 Website and E-Mail	19.95	66.67	-46.72	29.92 %
6160 Bank Charges	127.74	50.00	77.74	255.48 %
6200 Dues/Subscriptions	178.00	133.33	44.67	133.50 %
6210 Licenses/Fees/Permits		108.33	-108.33	
6230 Conference & Seminar		45.00	-45.00	
6250 Committee-Safety		33.33	-33.33	
6280 Forest Management Committee	336.00	416.67	-80.67	80.64 %
6286 Architectural Committee		33.33	-33.33	
6295 Misc Expense		41.70	-41.70	
Total 6000 ADMINISTRATION	2,960.87	4,690.85	-1,729.98	63.12 %
6300 UTILITIES				
6310 Rec Center	1,456.23	1,000.00	456.23	145.62 %
6350 Pool & Sauna	627.58	333.33	294.25	188.28 %
6400 Maint Building	90.96	116.67	-25.71	77.96 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

January 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6450 Gate House	973.77	666.70	307.07	146.06 %
6500 Entry Gate	37.21	62.50	-25.29	59.54 %
6550 Safety Ops Bldg Utilities	29.23	25.00	4.23	116.92 %
Total 6300 UTILITIES	3,214.98	2,204.20	1,010.78	145.86 %
6600 MAINTENANCE				
6610 Rec Center		208.33	-208.33	
6621 Pool & Spa		83.33	-83.33	
6630 Tennis Courts		20.83	-20.83	
6640 Fitness Center		8.33	-8.33	
6650 Maint Bldg		0.00	0.00	
6660 Gate House	13.00	41.67	-28.67	31.20 %
6670 Entry Gate System		166.67	-166.67	
6690 Signs Maintenance	62.88	41.67	21.21	150.90 %
6700 Roads & Paths		125.00	-125.00	
6750 Other Common area	52.23	41.67	10.56	125.34 %
6760 Vehicles - trucks/golf cart	305.09	66.67	238.42	457.61 %
Total 6600 MAINTENANCE	433.20	804.17	-370.97	53.87 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	195.10	250.00	-54.90	78.04 %
6821 Pool & Spa Supplies	450.90	125.00	325.90	360.72 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	152.09	41.67	110.42	364.99 %
6850 Gatehouse Supplies	114.22	62.50	51.72	182.75 %
6860 Gate Cards and Remotes		150.00	-150.00	
6870 Tools & Tool Rentals	190.92	375.00	-184.08	50.91 %
6900 Common Area Supplies		100.00	-100.00	
6910 Chemicals & Fertilizer	77.95	62.50	15.45	124.72 %
6921 Dog Poop Stations		83.33	-83.33	
6940 Trees Shrubs Flowers		208.33	-208.33	
6960 Truck Fuel	279.75	166.67	113.08	167.85 %
6970 Mileage Reimbursement		41.67	-41.67	
Total 6801 SUPPLIES & EQUIPMENT	1,460.93	1,691.67	-230.74	86.36 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		14,194.90	-14,194.90	
7125 Comm Coordinator	4,097.16		4,097.16	
7135 Office Admin	1,575.00		1,575.00	
7145 Grounds/Fac Super	4,815.26		4,815.26	
7155 Maintenance-1	3,795.92		3,795.92	
7170 Relief Services	465.00		465.00	
Total 7100 Staff Wages & Salaries	14,748.34	14,194.90	553.44	103.90 %
7151 Employer Match Taxes-Payroll	1,695.63	1,085.91	609.72	156.15 %
7201 Staff-Medical/Dental	2,981.46	2,902.75	78.71	102.71 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

January 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7250 Insurance-SAIF	195.19	291.67	-96.48	66.92 %
7301 Staff Simple IRA	144.46	166.67	-22.21	86.67 %
Total 7000 STAFF WAGES & BENEFITS	19,765.08	18,641.90	1,123.18	106.03 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,050.85	5,000.00	-949.15	81.02 %
7551 Composting Area	1,876.00	808.34	1,067.66	232.08 %
7601 Street Sweeping	285.00	150.00	135.00	190.00 %
7651 Pest Control		83.34	-83.34	
7701 Lawn Mowing		0.00	0.00	
7800 Tree Service	2,275.00	1,250.00	1,025.00	182.00 %
7850 Forestry Consulting		0.00	0.00	
7900 Fitness center		0.00	0.00	
7980 Housekeeping	450.00	333.34	116.66	135.00 %
Total 7500 CONTRACTOR SERVICES	8,936.85	7,625.02	1,311.83	117.20 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$36,771.91	\$35,657.81	\$1,114.10	103.12 %
NET OPERATING INCOME	\$ -376.34	\$533.27	\$ -909.61	-70.57 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	14,645.08	15,554.08	-909.00	94.16 %
8200 IPHCA Reserve Fund Transfer	909.00		909.00	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,554.08	15,554.08	0.00	100.00 %
Late Fee Income				
Total Other Income	\$15,554.08	\$15,554.08	\$0.00	100.00 %
NET OTHER INCOME	\$15,554.08	\$15,554.08	\$0.00	100.00 %
NET INCOME	\$15,177.74	\$16,087.35	\$ -909.61	94.35 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - January 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	249,437.44	249,437.40	0.04	100.00 %
4150 Discounts	-10,038.96	-5,374.85	-4,664.11	186.78 %
4200 LWCHA L/F & Interest	120.00		120.00	
4300 Member Gate Cards and remotes	582.00	700.00	-118.00	83.14 %
4401 Tennis Court Access Fees	1,580.00	1,458.31	121.69	108.34 %
4451 Exercise Room Access Fees	970.00	1,458.31	-488.31	66.52 %
4550 Key Deposits	45.00	150.00	-105.00	30.00 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	2.85	350.00	-347.15	0.81 %
4900 Other Income/ Title Transfer	4,920.00	4,375.00	545.00	112.46 %
4950 Recycling refunds	888.00	583.35	304.65	152.22 %
Total 4000 INCOME	249,446.33	253,137.52	-3,691.19	98.54 %
Total Income	\$249,446.33	\$253,137.52	\$ -3,691.19	98.54 %
GROSS PROFIT	\$249,446.33	\$253,137.52	\$ -3,691.19	98.54 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	1,458.31	566.69	138.86 %
6030 Legal Consultancy		2,916.65	-2,916.65	
6030.02 General	936.00		936.00	
Total 6030 Legal Consultancy	936.00	2,916.65	-1,980.65	32.09 %
6050 Insurance-General Liability	11,975.39	14,583.35	-2,607.96	82.12 %
6060 Insurance - D&O	1,122.31	2,916.65	-1,794.34	38.48 %
6070 Insurance - Truck	311.10	350.00	-38.90	88.89 %
6100 Office Equipment	323.78	875.00	-551.22	37.00 %
6110 Office Supplies	1,383.78	1,458.35	-74.57	94.89 %
6120 Printing	562.50	437.50	125.00	128.57 %
6130 Postage	483.76	291.66	192.10	165.86 %
6140 Computer/Security/Software	349.96	1,050.00	-700.04	33.33 %
6150 Website and E-Mail	134.70	466.65	-331.95	28.87 %
6160 Bank Charges	785.51	350.00	435.51	224.43 %
6200 Dues/Subscriptions	2,240.90	933.35	1,307.55	240.09 %
6210 Licenses/Fees/Permits	1,065.05	758.35	306.70	140.44 %
6230 Conference & Seminar		315.00	-315.00	
6250 Committee-Safety	375.00	233.35	141.65	160.70 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	500.00		500.00	
Total 6260 Committee-Social	591.98		591.98	
6280 Forest Management Committee	336.00	2,916.65	-2,580.65	11.52 %
6286 Architectural Committee		233.35	-233.35	
6295 Misc Expense	60.00	291.70	-231.70	20.57 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - January 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6296 Employee Promotions	377.00		377.00	
Total 6000 ADMINISTRATION	25,439.72	32,835.87	-7,396.15	77.48 %
6300 UTILITIES				
6310 Rec Center	7,272.82	7,000.00	272.82	103.90 %
6350 Pool & Sauna	3,200.94	2,333.35	867.59	137.18 %
6400 Maint Building	680.10	816.73	-136.63	83.27 %
6450 Gate House	6,695.50	4,666.70	2,028.80	143.47 %
6500 Entry Gate	255.07	437.50	-182.43	58.30 %
6550 Safety Ops Bldg Utilities	186.07	175.00	11.07	106.33 %
Total 6300 UTILITIES	18,290.50	15,429.28	2,861.22	118.54 %
6600 MAINTENANCE				
6610 Rec Center	120.62	1,458.35	-1,337.73	8.27 %
6621 Pool & Spa	322.83	583.35	-260.52	55.34 %
6630 Tennis Courts		145.85	-145.85	
6640 Fitness Center	509.82	58.35	451.47	873.73 %
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	100.12	291.65	-191.53	34.33 %
6670 Entry Gate System	1,015.00	1,166.65	-151.65	87.00 %
6690 Signs Maintenance	277.59	291.65	-14.06	95.18 %
6700 Roads & Paths	112.40	875.00	-762.60	12.85 %
6710 Drainage ditch/culverts	2,003.84		2,003.84	
6750 Other Common area	89.53	291.65	-202.12	30.70 %
6760 Vehicles - trucks/golf cart	538.81	466.65	72.16	115.46 %
6770 Tools	121.95		121.95	
Total 6600 MAINTENANCE	5,218.96	5,829.15	-610.19	89.53 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,113.32	1,750.00	-636.68	63.62 %
6821 Pool & Spa Supplies	2,000.87	875.00	1,125.87	228.67 %
6830 Exercise Room Supplies		175.00	-175.00	
6840 Maintenance Building	425.14	291.65	133.49	145.77 %
6850 Gatehouse Supplies	356.35	437.50	-81.15	81.45 %
6860 Gate Cards and Remotes	1,000.00	1,050.00	-50.00	95.24 %
6870 Tools & Tool Rentals	1,913.03	2,625.00	-711.97	72.88 %
6900 Common Area Supplies	578.94	700.00	-121.06	82.71 %
6910 Chemicals & Fertilizer	256.65	437.50	-180.85	58.66 %
6921 Dog Poop Stations	130.54	583.35	-452.81	22.38 %
6940 Trees Shrubs Flowers	164.60	1,458.35	-1,293.75	11.29 %
6960 Truck Fuel	1,582.37	1,166.65	415.72	135.63 %
6970 Mileage Reimbursement		291.65	-291.65	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	9,671.11	11,841.65	-2,170.54	81.67 %
7000 STAFF WAGES & BENEFITS				

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - January 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7100 Staff Wages & Salaries		99,364.42	-99,364.42	
7125 Comm Coordinator	28,680.12		28,680.12	
7135 Office Admin	11,415.00		11,415.00	
7145 Grounds/Fac Super	33,706.82		33,706.82	
7155 Maintenance-1	26,323.96		26,323.96	
7170 Relief Services	3,255.00		3,255.00	
Total 7100 Staff Wages & Salaries	103,380.90	99,364.42	4,016.48	104.04 %
7151 Employer Match Taxes-Payroll	10,915.85	7,601.45	3,314.40	143.60 %
7201 Staff-Medical/Dental	20,870.22	20,319.25	550.97	102.71 %
7250 Insurance-SAIF	1,799.98	2,041.65	-241.67	88.16 %
7301 Staff Simple IRA	1,011.22	1,166.65	-155.43	86.68 %
Total 7000 STAFF WAGES & BENEFITS	137,978.17	130,493.42	7,484.75	105.74 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	28,721.11	35,000.00	-6,278.89	82.06 %
7551 Composting Area	6,616.88	5,658.30	958.58	116.94 %
7601 Street Sweeping	1,425.00	1,050.00	375.00	135.71 %
7651 Pest Control	398.00	583.30	-185.30	68.23 %
7701 Lawn Mowing	1,896.00	1,902.00	-6.00	99.68 %
7800 Tree Service	11,260.00	8,750.00	2,510.00	128.69 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		600.00	-600.00	
7980 Housekeeping	2,790.00	2,333.30	456.70	119.57 %
Total 7500 CONTRACTOR SERVICES	53,106.99	56,276.90	-3,169.91	94.37 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$249,705.45	\$252,706.27	\$ -3,000.82	98.81 %
NET OPERATING INCOME	\$ -259.12	\$431.25	\$ -690.37	-60.09 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	102,515.56	108,878.60	-6,363.04	94.16 %
8200 IPHCA Reserve Fund Transfer	6,363.00		6,363.00	
8300 Interest Income--Reserves	4.48		4.48	
8800 Can Bottle donation	3,144.10		3,144.10	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	112,027.14	108,878.60	3,148.54	102.89 %
Late Fee Income	90.00		90.00	
Total Other Income	\$112,117.14	\$108,878.60	\$3,238.54	102.97 %
Other Expenses				
7998 SOCOM expenses	6,053.40		6,053.40	
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	2,725.00		2,725.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - January 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9100 Common Area				
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	2,315.00		2,315.00	
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	2,872.24		2,872.24	
9200 Rec Center Reserve Expense	79,762.11		79,762.11	
9301 Pool & Spa Reserve Expense	1,299.47		1,299.47	
9320 Pool Heater, Filter, Pump, Etc	216.20		216.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	1,789.51		1,789.51	
9601 Streets Reserve Expense	33,525.21		33,525.21	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense	1,657.66		1,657.66	
9860 Roads & Drainage	4,212.00		4,212.00	
Total 9850 Innisfree Reserve Expense	5,869.66		5,869.66	
Total 9000 RESERVE EXPENDITURES	126,667.58		126,667.58	
Total Other Expenses	\$132,720.98	\$0.00	\$132,720.98	0.00%
NET OTHER INCOME	\$ -20,603.84	\$108,878.60	\$ -129,482.44	-18.92 %
NET INCOME	\$ -20,862.96	\$109,309.85	\$ -130,172.81	-19.09 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	300,625.44	427,607.00	-126,981.56	70.30 %
4150 Discounts	-10,107.72	-9,214.00	-893.72	109.70 %
4200 LWCHA L/F & Interest	120.00		120.00	
4300 Member Gate Cards and remotes	677.00	1,200.00	-523.00	56.42 %
4401 Tennis Court Access Fees	1,610.00	2,500.00	-890.00	64.40 %
4451 Exercise Room Access Fees	980.00	2,500.00	-1,520.00	39.20 %
4550 Key Deposits	45.00	300.00	-255.00	15.00 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	2.85	600.00	-597.15	0.48 %
4900 Other Income/ Title Transfer	5,350.00	7,500.00	-2,150.00	71.33 %
4950 Recycling refunds	888.00	1,000.00	-112.00	88.80 %
Total 4000 INCOME	301,130.57	433,993.00	-132,862.43	69.39 %
Services	20.00		20.00	
Total Income	\$301,150.57	\$433,993.00	\$ -132,842.43	69.39 %
GROSS PROFIT	\$301,150.57	\$433,993.00	\$ -132,842.43	69.39 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	2,500.00	-475.00	81.00 %
6030 Legal Consultancy		5,000.00	-5,000.00	
6030.02 General	936.00		936.00	
Total 6030 Legal Consultancy	936.00	5,000.00	-4,064.00	18.72 %
6050 Insurance-General Liability	11,975.39	25,000.00	-13,024.61	47.90 %
6060 Insurance - D&O	1,122.31	5,000.00	-3,877.69	22.45 %
6070 Insurance - Truck	311.10	600.00	-288.90	51.85 %
6100 Office Equipment	323.78	1,500.00	-1,176.22	21.59 %
6110 Office Supplies	1,383.78	2,500.00	-1,116.22	55.35 %
6120 Printing	562.50	750.00	-187.50	75.00 %
6130 Postage	483.76	500.00	-16.24	96.75 %
6140 Computer/Security/Software	349.96	1,800.00	-1,450.04	19.44 %
6150 Website and E-Mail	134.70	800.00	-665.30	16.84 %
6160 Bank Charges	785.51	600.00	185.51	130.92 %
6200 Dues/Subscriptions	2,240.90	1,600.00	640.90	140.06 %
6210 Licenses/Fees/Permits	1,065.05	1,300.00	-234.95	81.93 %
6230 Conference & Seminar		540.00	-540.00	
6250 Committee-Safety	375.00	400.00	-25.00	93.75 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	500.00		500.00	
Total 6260 Committee-Social	591.98		591.98	
6280 Forest Management Committee	2,836.00	5,000.00	-2,164.00	56.72 %
6286 Architectural Committee		400.00	-400.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	60.00	500.00	-440.00	12.00 %
6296 Employee Promotions	377.00		377.00	
Total 6000 ADMINISTRATION	27,939.72	56,290.00	-28,350.28	49.64 %
6300 UTILITIES				
6310 Rec Center	7,272.82	12,000.00	-4,727.18	60.61 %
6350 Pool & Sauna	3,200.94	4,000.00	-799.06	80.02 %
6400 Maint Building	680.10	1,400.08	-719.98	48.58 %
6450 Gate House	6,695.50	8,000.00	-1,304.50	83.69 %
6500 Entry Gate	255.07	750.00	-494.93	34.01 %
6550 Safety Ops Bldg Utilities	186.07	300.00	-113.93	62.02 %
Total 6300 UTILITIES	18,290.50	26,450.08	-8,159.58	69.15 %
6600 MAINTENANCE				
6610 Rec Center	120.62	2,500.00	-2,379.38	4.82 %
6621 Pool & Spa	322.83	1,000.00	-677.17	32.28 %
6630 Tennis Courts		250.00	-250.00	
6640 Fitness Center	509.82	100.00	409.82	509.82 %
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	100.12	500.00	-399.88	20.02 %
6670 Entry Gate System	1,015.00	2,000.00	-985.00	50.75 %
6690 Signs Maintenance	277.59	500.00	-222.41	55.52 %
6700 Roads & Paths	112.40	1,500.00	-1,387.60	7.49 %
6710 Drainage ditch/culverts	2,003.84		2,003.84	
6750 Other Common area	89.53	500.00	-410.47	17.91 %
6760 Vehicles - trucks/golf cart	538.81	800.00	-261.19	67.35 %
6770 Tools	121.95		121.95	
Total 6600 MAINTENANCE	5,218.96	9,850.00	-4,631.04	52.98 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,113.32	3,000.00	-1,886.68	37.11 %
6821 Pool & Spa Supplies	2,000.87	1,500.00	500.87	133.39 %
6830 Exercise Room Supplies		300.00	-300.00	
6840 Maintenance Building	425.14	500.00	-74.86	85.03 %
6850 Gatehouse Supplies	356.35	750.00	-393.65	47.51 %
6860 Gate Cards and Remotes	1,000.00	1,800.00	-800.00	55.56 %
6870 Tools & Tool Rentals	1,913.03	4,500.00	-2,586.97	42.51 %
6900 Common Area Supplies	658.94	1,200.00	-541.06	54.91 %
6910 Chemicals & Fertilizer	256.65	750.00	-493.35	34.22 %
6921 Dog Poop Stations	130.54	1,000.00	-869.46	13.05 %
6930 Asphalt & Gravel	100.00		100.00	
6940 Trees Shrubs Flowers	164.60	2,500.00	-2,335.40	6.58 %
6960 Truck Fuel	1,582.37	2,000.00	-417.63	79.12 %
6970 Mileage Reimbursement		500.00	-500.00	
6990 Other	149.30		149.30	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 6801 SUPPLIES & EQUIPMENT	9,851.11	20,300.00	-10,448.89	48.53 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		170,339.00	-170,339.00	
7125 Comm Coordinator	28,680.12		28,680.12	
7135 Office Admin	13,463.58		13,463.58	
7145 Grounds/Fac Super	36,114.45		36,114.45	
7155 Maintenance-1	28,139.40		28,139.40	
7170 Relief Services	3,255.00		3,255.00	
Total 7100 Staff Wages & Salaries	109,652.55	170,339.00	-60,686.45	64.37 %
7151 Employer Match Taxes-Payroll	11,732.26	13,031.00	-1,298.74	90.03 %
7201 Staff-Medical/Dental	22,360.95	34,833.00	-12,472.05	64.19 %
7250 Insurance-SAIF	1,799.98	3,500.00	-1,700.02	51.43 %
7301 Staff Simple IRA	1,083.45	2,000.00	-916.55	54.17 %
Total 7000 STAFF WAGES & BENEFITS	146,629.19	223,703.00	-77,073.81	65.55 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	28,721.11	60,000.00	-31,278.89	47.87 %
7551 Composting Area	6,616.88	9,700.00	-3,083.12	68.22 %
7601 Street Sweeping	1,425.00	1,800.00	-375.00	79.17 %
7651 Pest Control	398.00	1,000.00	-602.00	39.80 %
7701 Lawn Mowing	1,896.00	3,800.00	-1,904.00	49.89 %
7800 Tree Service	11,260.00	15,000.00	-3,740.00	75.07 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		1,200.00	-1,200.00	
7980 Housekeeping	2,790.00	4,000.00	-1,210.00	69.75 %
Total 7500 CONTRACTOR SERVICES	53,106.99	96,900.00	-43,793.01	54.81 %
Payroll Expenses				
Wages	840.00		840.00	
Total Payroll Expenses	840.00		840.00	
Total Expenses	\$261,876.47	\$433,493.08	\$ -171,616.61	60.41 %
NET OPERATING INCOME	\$39,274.10	\$499.92	\$38,774.18	7,856.08 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	98,015.56	186,649.00	-88,633.44	52.51 %
8200 IPHCA Reserve Fund Transfer	10,863.00		10,863.00	
8300 Interest Income--Reserves	4.48		4.48	
8800 Can Bottle donation	3,144.10		3,144.10	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	112,027.14	186,649.00	-74,621.86	60.02 %
Late Fee Income	90.00		90.00	
Total Other Income	\$112,117.14	\$186,649.00	\$ -74,531.86	60.07 %
Other Expenses				
7998 SOCOM expenses	6,053.40		6,053.40	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	10,863.00		10,863.00	
9090 Reserve Study updates	2,725.00		2,725.00	
9100 Common Area				
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	2,315.00		2,315.00	
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	2,872.24		2,872.24	
9200 Rec Center Reserve Expense	79,762.11		79,762.11	
9301 Pool & Spa Reserve Expense	1,299.47		1,299.47	
9320 Pool Heater, Filter, Pump, Etc	216.20		216.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	1,789.51		1,789.51	
9601 Streets Reserve Expense	33,525.21		33,525.21	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense	1,657.66		1,657.66	
9860 Roads & Drainage	4,212.00		4,212.00	
Total 9850 Innisfree Reserve Expense	5,869.66		5,869.66	
Total 9000 RESERVE EXPENDITURES	137,530.58		137,530.58	
Total Other Expenses	\$143,583.98	\$0.00	\$143,583.98	0.00%
NET OTHER INCOME	\$ -31,466.84	\$186,649.00	\$ -218,115.84	-16.86 %
NET INCOME	\$7,807.26	\$187,148.92	\$ -179,341.66	4.17 %

Little Whale Cove
Homeowner's Association, Inc.
P.O. Box 49 • Depoe Bay, Oregon 97341

541 / 765-2489
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lwcha@lwcha.org



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT DECEMBER 31, 2021
DATE: JANUARY 13, 2022
CC: TIM BULLER

Attached are three financial statements for month ending December 31, 2021: Balance Sheet, Income and Expense, Budget Vs Actual and Budget Vs. Actual Year-to-Date reports. The following are some explanatory notes.

1. As of November 30, the operating funds balance was \$290803.66. Operating checking balance was \$237,445.74. Checking includes \$150,613.60 of HOA dues paid in full for 2021-22 in advance. December operating expenses were \$33,236.57.
2. Rec Center utilities increased in December. Cold weather, draining and refilling the pool and turning up the heat to allow work in the bathrooms to dry are the major contributors to gas increase.
3. Account 6640 Fitness Center Maintenance expense of \$509.82 was for annual maintenance including battery and belt replacement for some equipment.
4. Social Committee income and expenses are now moved down to Other income and expenses portion of the Profit and Loss. Making this change removes that revenue and expense from regular operating budget resulting in the profit and loss report being more accurate. I still need to journal prior months revenue and expenses into the new accounts.
5. December operating expenses were \$2,935.65 under budget. Year-to-date expenses are \$7,202.42 under budget.
6. December Reserve expenses were as follows: \$543.00 for new backflow valve in the pool.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of December 31, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	237,445.74
1060 Asset Acquisition	17,131.80
1070 CB Savings Money Market	31,063.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	544.42
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	4,618.70
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	290,803.66
1114 RESERVE FUNDS	
1116 CB Reserve Checking 5494	134,542.38
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	177,508.17
Total 1114 RESERVE FUNDS	312,050.55
Total Bank Accounts	\$602,854.21
Accounts Receivable	
1200 Accounts Receivable	-182,597.31
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-182,030.31
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -182,030.31
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	0.00
1230 Prepaid Insurance	9,686.03
1240 Undeposited Funds	5,226.92
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of December 31, 2021

	TOTAL
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$14,912.95
Total Current Assets	\$435,736.85
Fixed Assets	
1450 Equip-Admin	26,840.42
1475 Vehicle-Ford Ranger	10,575.00
1480 Equip-Purchases	42,929.91
1550 Accumulated Depreciation	-74,183.15
Total Fixed Assets	\$6,162.18
TOTAL ASSETS	\$441,899.03
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	12,503.70
Total Accounts Payable	\$12,503.70
Credit Cards	
1900 Columbia Bank Visa	735.16
1950 Shell Gas Card	0.00
Total Credit Cards	\$735.16
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,007.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	8,186.86
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	13,100.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00
2450 Construction Deposit	1,100.00
2450.20 Orr Constnuction Deposit	0.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$29,493.93
Total Current Liabilities	\$42,732.79
Total Liabilities	\$42,732.79

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of December 31, 2021

	TOTAL
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	0.00
2950 Retained Earnings	482,882.11
Net Income	-36,040.68
Total Equity	\$399,166.24
TOTAL LIABILITIES AND EQUITY	\$441,899.03

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

December 2021

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	35,633.92
4150 Discounts	-68.76
4300 Member Gate Cards and remotes	170.00
4401 Tennis Court Access Fees	30.00
4451 Exercise Room Access Fees	40.00
4550 Key Deposits	10.00
4800 Interest Income	0.55
4900 Other Income/ Title Tranfer	860.00
Total 4000 INCOME	36,675.71
Total Income	\$36,675.71
GROSS PROFIT	\$36,675.71
Expenses	
6000 ADMINISTRATION	
6050 Insurance-General Liability	1,888.87
6060 Insurance - D&O	160.33
6070 Insurance - Truck	42.00
6110 Office Supplies	94.66
6130 Postage	-20.00
6150 Website and E-Mail	19.95
6160 Bank Charges	55.95
6200 Dues/Subscriptions	178.00
6210 Licenses/Fees/Permits	182.00
6295 Misc Expense	29.00
6296 Employee Promotions	124.00
Total 6000 ADMINISTRATION	2,754.76
6300 UTILITIES	
6310 Rec Center	1,648.75
6350 Pool & Sauna	625.49
6400 Maint Building	190.55
6450 Gate House	1,125.68
6500 Entry Gate	36.42
6550 Safety Ops Bldg Utilities	26.48
Total 6300 UTILITIES	3,653.37
6600 MAINTENANCE	
6640 Fitness Center	509.82
6690 Signs Maintenance	74.90
6710 Drainage ditch/culverts	11.48
6760 Vehicles - trucks/golf cart	195.27
Total 6600 MAINTENANCE	791.47
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	180.45

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

December 2021

	TOTAL
6821 Pool & Spa Supplies	120.33
6840 Maintenance Building	69.53
6850 Gatehouse Supplies	110.50
6870 Tools & Tool Rentals	345.67
6960 Truck Fuel	188.29
Total 6801 SUPPLIES & EQUIPMENT	1,014.77
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,097.16
7135 Office Admin	1,725.00
7145 Grounds/Fac Super	4,815.26
7155 Maintenance-1	3,465.84
7170 Relief Services	495.00
Total 7100 Staff Wages & Salaries	14,598.26
7151 Employer Match Taxes-Payroll	1,425.44
7201 Staff-Medical/Dental	2,981.46
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	144.46
Total 7000 STAFF WAGES & BENEFITS	19,344.81
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,352.39
7551 Composting Area	965.00
7980 Housekeeping	360.00
Total 7500 CONTRACTOR SERVICES	5,677.39
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
Total Expenses	\$33,236.57
NET OPERATING INCOME	\$3,439.14
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,554.08
8800 Can Bottle donation	826.00
Total 8000 RESERVE AND CAPITAL ACCOUNTS	16,380.08
Late Fee Income	
Total Other Income	\$16,380.08
Other Expenses	
7998 SOCOM expenses	3,130.00
9000 RESERVE EXPENDITURES	
9301 Pool & Spa Reserve Expense	543.00
Total 9000 RESERVE EXPENDITURES	543.00
Total Other Expenses	\$3,673.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

December 2021

	TOTAL
NET OTHER INCOME	\$12,707.08
NET INCOME	\$16,146.22

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

December 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	35,633.92	35,633.92	0.00	100.00 %
4150 Discounts	-68.76	-767.87	699.11	8.95 %
4300 Member Gate Cards and remotes	170.00	100.00	70.00	170.00 %
4401 Tennis Court Access Fees	30.00	208.33	-178.33	14.40 %
4451 Exercise Room Access Fees	40.00	208.33	-168.33	19.20 %
4550 Key Deposits	10.00	50.00	-40.00	20.00 %
4800 Interest Income	0.55	50.00	-49.45	1.10 %
4900 Other Income/ Title Tranfer	860.00	625.00	235.00	137.60 %
4950 Recycling refunds		83.33	-83.33	
Total 4000 INCOME	36,675.71	36,191.04	484.67	101.34 %
Total Income	\$36,675.71	\$36,191.04	\$484.67	101.34 %
GROSS PROFIT	\$36,675.71	\$36,191.04	\$484.67	101.34 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		208.33	-208.33	
6030 Legal Consultancy		416.67	-416.67	
6050 Insurance-General Liability	1,888.87	2,083.33	-194.46	90.67 %
6060 Insurance - D&O	160.33	416.67	-256.34	38.48 %
6070 Insurance - Truck	42.00	50.00	-8.00	84.00 %
6100 Office Equipment		125.00	-125.00	
6110 Office Supplies	94.66	208.33	-113.67	45.44 %
6120 Printing		62.50	-62.50	
6130 Postage	-20.00	41.66	-61.66	-48.01 %
6140 Computer/Security/Software		150.00	-150.00	
6150 Website and E-Mail	19.95	66.67	-46.72	29.92 %
6160 Bank Charges	55.95	50.00	5.95	111.90 %
6200 Dues/Subscriptions	178.00	133.33	44.67	133.50 %
6210 Licenses/Fees/Permits	182.00	108.33	73.67	168.01 %
6230 Conference & Seminar		45.00	-45.00	
6250 Committee-Safety		33.33	-33.33	
6280 Forest Management Committee		416.67	-416.67	
6286 Architectural Committee		33.33	-33.33	
6295 Misc Expense	29.00	41.66	-12.66	69.61 %
6296 Employee Promotions	124.00		124.00	
Total 6000 ADMINISTRATION	2,754.76	4,690.81	-1,936.05	58.73 %
6300 UTILITIES				
6310 Rec Center	1,648.75	1,000.00	648.75	164.88 %
6350 Pool & Sauna	625.49	333.37	292.12	187.63 %
6400 Maint Building	190.55	116.67	73.88	163.32 %
6450 Gate House	1,125.68	666.66	459.02	168.85 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

December 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6500 Entry Gate	36.42	62.50	-26.08	58.27 %
6550 Safety Ops Bldg Utilities	26.48	25.00	1.48	105.92 %
Total 6300 UTILITIES	3,653.37	2,204.20	1,449.17	165.75 %
6600 MAINTENANCE				
6610 Rec Center		208.33	-208.33	
6621 Pool & Spa		83.33	-83.33	
6630 Tennis Courts		10.42	-10.42	
6640 Fitness Center	509.82	33.33	476.49	1,529.61 %
6650 Maint Bldg		0.00	0.00	
6660 Gate House		41.67	-41.67	
6670 Entry Gate System		666.63	-666.63	
6690 Signs Maintenance	74.90	41.67	33.23	179.75 %
6700 Roads & Paths		125.00	-125.00	
6710 Drainage ditch/culverts	11.48		11.48	
6750 Other Common area		41.63	-41.63	
6760 Vehicles - trucks/golf cart	195.27	66.67	128.60	292.89 %
Total 6600 MAINTENANCE	791.47	1,318.68	-527.21	60.02 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	180.45	250.00	-69.55	72.18 %
6821 Pool & Spa Supplies	120.33	125.00	-4.67	96.26 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	69.53	41.67	27.86	166.86 %
6850 Gatehouse Supplies	110.50	62.50	48.00	176.80 %
6860 Gate Cards and Remotes		150.00	-150.00	
6870 Tools & Tool Rentals	345.67	375.00	-29.33	92.18 %
6900 Common Area Supplies		100.00	-100.00	
6910 Chemicals & Fertilizer		62.50	-62.50	
6921 Dog Poop Stations		83.33	-83.33	
6940 Trees Shrubs Flowers		208.33	-208.33	
6960 Truck Fuel	188.29	166.67	21.62	112.97 %
6970 Mileage Reimbursement		41.67	-41.67	
Total 6801 SUPPLIES & EQUIPMENT	1,014.77	1,691.67	-676.90	59.99 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		14,194.92	-14,194.92	
7125 Comm Coordinator	4,097.16		4,097.16	
7135 Office Admin	1,725.00		1,725.00	
7145 Grounds/Fac Super	4,815.26		4,815.26	
7155 Maintenance-1	3,465.84		3,465.84	
7170 Relief Services	495.00		495.00	
Total 7100 Staff Wages & Salaries	14,598.26	14,194.92	403.34	102.84 %
7151 Employer Match Taxes-Payroll	1,425.44	1,085.91	339.53	131.27 %
7201 Staff-Medical/Dental	2,981.46	2,902.75	78.71	102.71 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

December 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7250 Insurance-SAIF	195.19	291.67	-96.48	66.92 %
7301 Staff Simple IRA	144.46	166.67	-22.21	86.67 %
Total 7000 STAFF WAGES & BENEFITS	19,344.81	18,641.92	702.89	103.77 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,352.39	5,000.00	-647.61	87.05 %
7551 Composting Area	965.00	808.30	156.70	119.39 %
7601 Street Sweeping		150.00	-150.00	
7651 Pest Control		83.34	-83.34	
7701 Lawn Mowing		0.00	0.00	
7800 Tree Service		1,250.00	-1,250.00	
7850 Forestry Consulting		0.00	0.00	
7900 Fitness center		0.00	0.00	
7980 Housekeeping	360.00	333.30	26.70	108.01 %
Total 7500 CONTRACTOR SERVICES	5,677.39	7,624.94	-1,947.55	74.46 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$33,236.57	\$36,172.22	\$ -2,935.65	91.88 %
NET OPERATING INCOME	\$3,439.14	\$18.82	\$3,420.32	18,273.86 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,554.08	15,554.08	0.00	100.00 %
8800 Can Bottle donation	826.00		826.00	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	16,380.08	15,554.08	826.00	105.31 %
Late Fee Income				
Total Other Income	\$16,380.08	\$15,554.08	\$826.00	105.31 %
Other Expenses				
7998 SOCOM expenses	3,130.00		3,130.00	
9000 RESERVE EXPENDITURES				
9301 Pool & Spa Reserve Expense	543.00		543.00	
Total 9000 RESERVE EXPENDITURES	543.00		543.00	
Total Other Expenses	\$3,673.00	\$0.00	\$3,673.00	0.00%
NET OTHER INCOME	\$12,707.08	\$15,554.08	\$ -2,847.00	81.70 %
NET INCOME	\$16,146.22	\$15,572.90	\$573.32	103.68 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - December, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	213,803.52	213,803.48	0.04	100.00 %
4150 Discounts	-9,970.20	-4,607.02	-5,363.18	216.41 %
4200 LWCHA L/F & Interest	120.00		120.00	
4300 Member Gate Cards and remotes	552.00	600.00	-48.00	92.00 %
4401 Tennis Court Access Fees	1,580.00	1,249.98	330.02	126.40 %
4451 Exercise Room Access Fees	970.00	1,249.98	-279.98	77.60 %
4550 Key Deposits	45.00	100.00	-55.00	45.00 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	2.44	300.00	-297.56	0.81 %
4900 Other Income/ Title Tranfer	4,120.00	3,750.00	370.00	109.87 %
4950 Recycling refunds	888.00	500.02	387.98	177.59 %
Total 4000 INCOME	213,050.76	216,946.44	-3,895.68	98.20 %
Total Income	\$213,050.76	\$216,946.44	\$ -3,895.68	98.20 %
GROSS PROFIT	\$213,050.76	\$216,946.44	\$ -3,895.68	98.20 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	1,249.98	775.02	162.00 %
6030 Legal Consultancy		2,499.98	-2,499.98	
6030.02 General	1,006.00		1,006.00	
Total 6030 Legal Consultancy	1,006.00	2,499.98	-1,493.98	40.24 %
6050 Insurance-General Liability	10,086.52	12,500.02	-2,413.50	80.69 %
6060 Insurance - D&O	961.98	2,499.98	-1,538.00	38.48 %
6070 Insurance - Truck	269.10	300.00	-30.90	89.70 %
6100 Office Equipment	256.04	750.00	-493.96	34.14 %
6110 Office Supplies	1,273.54	1,250.02	23.52	101.88 %
6120 Printing	562.50	375.00	187.50	150.00 %
6130 Postage	483.76	250.00	233.76	193.50 %
6140 Computer/Security/Software	249.96	900.00	-650.04	27.77 %
6150 Website and E-Mail	114.75	399.98	-285.23	28.69 %
6160 Bank Charges	657.77	300.00	357.77	219.26 %
6200 Dues/Subscriptions	2,062.90	800.02	1,262.88	257.86 %
6210 Licenses/Fees/Permits	1,065.05	650.02	415.03	163.85 %
6230 Conference & Seminar		270.00	-270.00	
6250 Committee-Safety	375.00	200.02	174.98	187.48 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	500.00		500.00	
Total 6260 Committee-Social	591.98		591.98	
6280 Forest Management Committee		2,499.98	-2,499.98	
6286 Architectural Committee		200.02	-200.02	
6295 Misc Expense	60.00	250.00	-190.00	24.00 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - December, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6296 Employee Promotions	377.00		377.00	
Total 6000 ADMINISTRATION	22,478.85	28,145.02	-5,666.17	79.87 %
6300 UTILITIES				
6310 Rec Center	5,816.59	6,000.00	-183.41	96.94 %
6350 Pool & Sauna	2,573.36	2,000.02	573.34	128.67 %
6400 Maint Building	589.14	700.06	-110.92	84.16 %
6450 Gate House	5,721.73	4,000.00	1,721.73	143.04 %
6500 Entry Gate	217.86	375.00	-157.14	58.10 %
6550 Safety Ops Bldg Utilities	156.84	150.00	6.84	104.56 %
Total 6300 UTILITIES	15,075.52	13,225.08	1,850.44	113.99 %
6600 MAINTENANCE				
6610 Rec Center	120.62	1,250.02	-1,129.40	9.65 %
6621 Pool & Spa	322.83	500.02	-177.19	64.56 %
6630 Tennis Courts		62.50	-62.50	
6640 Fitness Center	509.82	200.02	309.80	254.88 %
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	87.12	249.98	-162.86	34.85 %
6670 Entry Gate System	1,015.00	3,999.98	-2,984.98	25.38 %
6690 Signs Maintenance	214.71	249.98	-35.27	85.89 %
6700 Roads & Paths	112.40	750.00	-637.60	14.99 %
6710 Drainage ditch/culverts	2,003.84		2,003.84	
6750 Other Common area	37.30	249.98	-212.68	14.92 %
6760 Vehicles - trucks/golf cart	233.72	399.98	-166.26	58.43 %
6770 Tools	121.95		121.95	
Total 6600 MAINTENANCE	4,785.76	8,112.46	-3,326.70	58.99 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	918.22	1,500.00	-581.78	61.21 %
6821 Pool & Spa Supplies	1,549.97	750.00	799.97	206.66 %
6830 Exercise Room Supplies		150.00	-150.00	
6840 Maintenance Building	273.03	249.98	23.05	109.22 %
6850 Gatehouse Supplies	242.13	375.00	-132.87	64.57 %
6860 Gate Cards and Remotes	1,000.00	900.00	100.00	111.11 %
6870 Tools & Tool Rentals	1,722.11	2,250.00	-527.89	76.54 %
6900 Common Area Supplies	578.94	600.00	-21.06	96.49 %
6910 Chemicals & Fertilizer	178.70	375.00	-196.30	47.65 %
6921 Dog Poop Stations	130.54	500.02	-369.48	26.11 %
6940 Trees Shrubs Flowers	164.60	1,250.02	-1,085.42	13.17 %
6960 Truck Fuel	1,302.62	999.98	302.64	130.26 %
6970 Mileage Reimbursement		249.98	-249.98	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	8,210.16	10,149.98	-1,939.82	80.89 %
7000 STAFF WAGES & BENEFITS				

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - December, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7100 Staff Wages & Salaries		85,169.52	-85,169.52	
7125 Comm Coordinator	24,582.96		24,582.96	
7135 Office Admin	9,840.00		9,840.00	
7145 Grounds/Fac Super	28,891.56		28,891.56	
7155 Maintenance-1	22,528.04		22,528.04	
7170 Relief Services	2,790.00		2,790.00	
Total 7100 Staff Wages & Salaries	88,632.56	85,169.52	3,463.04	104.07 %
7151 Employer Match Taxes-Payroll	9,220.22	6,515.54	2,704.68	141.51 %
7201 Staff-Medical/Dental	17,888.76	17,416.50	472.26	102.71 %
7250 Insurance-SAIF	1,604.79	1,749.98	-145.19	91.70 %
7301 Staff Simple IRA	866.76	999.98	-133.22	86.68 %
Total 7000 STAFF WAGES & BENEFITS	118,213.09	111,851.52	6,361.57	105.69 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	24,670.26	30,000.00	-5,329.74	82.23 %
7551 Composting Area	4,740.88	4,849.96	-109.08	97.75 %
7601 Street Sweeping	1,140.00	900.00	240.00	126.67 %
7651 Pest Control	398.00	499.96	-101.96	79.61 %
7701 Lawn Mowing	1,896.00	1,902.00	-6.00	99.68 %
7800 Tree Service	8,985.00	7,500.00	1,485.00	119.80 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		600.00	-600.00	
7980 Housekeeping	2,340.00	1,999.96	340.04	117.00 %
Total 7500 CONTRACTOR SERVICES	44,170.14	48,651.88	-4,481.74	90.79 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$212,933.52	\$220,135.94	\$ -7,202.42	96.73 %
NET OPERATING INCOME	\$117.24	\$ -3,189.50	\$3,306.74	-3.68 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	93,324.48	93,324.52	-0.04	100.00 %
8300 Interest Income--Reserves	4.48		4.48	
8800 Can Bottle donation	3,144.10		3,144.10	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	96,473.06	93,324.52	3,148.54	103.37 %
Late Fee Income	90.00		90.00	
Total Other Income	\$96,563.06	\$93,324.52	\$3,238.54	103.47 %
Other Expenses				
7998 SOCOM expenses	6,053.40		6,053.40	
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	2,725.00		2,725.00	
9100 Common Area				

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - December, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	2,315.00		2,315.00	
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	2,872.24		2,872.24	
9200 Rec Center Reserve Expense	79,762.11		79,762.11	
9301 Pool & Spa Reserve Expense	1,299.47		1,299.47	
9320 Pool Heater, Filter, Pump, Etc	216.20		216.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	1,789.51		1,789.51	
9601 Streets Reserve Expense	37,737.21		37,737.21	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense	1,657.66		1,657.66	
Total 9000 RESERVE EXPENDITURES	126,667.58		126,667.58	
Total Other Expenses	\$132,720.98	\$0.00	\$132,720.98	0.00%
NET OTHER INCOME	\$ -36,157.92	\$93,324.52	\$ -129,482.44	-38.74 %
NET INCOME	\$ -36,040.68	\$90,135.02	\$ -126,175.70	-39.99 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	264,991.52	427,607.00	-162,615.48	61.97 %
4150 Discounts	-10,038.96	-9,214.00	-824.96	108.95 %
4200 LWCHA L/F & Interest	120.00		120.00	
4300 Member Gate Cards and remotes	552.00	1,200.00	-648.00	46.00 %
4401 Tennis Court Access Fees	1,580.00	2,500.00	-920.00	63.20 %
4451 Exercise Room Access Fees	970.00	2,500.00	-1,530.00	38.80 %
4550 Key Deposits	45.00	300.00	-255.00	15.00 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	2.44	600.00	-597.56	0.41 %
4900 Other Income/ Title Tranfer	4,920.00	7,500.00	-2,580.00	65.60 %
4950 Recycling refunds	888.00	1,000.00	-112.00	88.80 %
Total 4000 INCOME	264,970.00	433,993.00	-169,023.00	61.05 %
Total Income	\$264,970.00	\$433,993.00	\$ -169,023.00	61.05 %
GROSS PROFIT	\$264,970.00	\$433,993.00	\$ -169,023.00	61.05 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	2,500.00	-475.00	81.00 %
6030 Legal Consultancy		5,000.00	-5,000.00	
6030.02 General	936.00		936.00	
Total 6030 Legal Consultancy	936.00	5,000.00	-4,064.00	18.72 %
6050 Insurance-General Liability	10,086.52	25,000.00	-14,913.48	40.35 %
6060 Insurance - D&O	961.98	5,000.00	-4,038.02	19.24 %
6070 Insurance - Truck	269.10	600.00	-330.90	44.85 %
6100 Office Equipment	256.04	1,500.00	-1,243.96	17.07 %
6110 Office Supplies	1,273.54	2,500.00	-1,226.46	50.94 %
6120 Printing	562.50	750.00	-187.50	75.00 %
6130 Postage	483.76	500.00	-16.24	96.75 %
6140 Computer/Security/Software	349.96	1,800.00	-1,450.04	19.44 %
6150 Website and E-Mail	114.75	800.00	-685.25	14.34 %
6160 Bank Charges	657.77	600.00	57.77	109.63 %
6200 Dues/Subscriptions	2,062.90	1,600.00	462.90	128.93 %
6210 Licenses/Fees/Permits	1,065.05	1,300.00	-234.95	81.93 %
6230 Conference & Seminar		540.00	-540.00	
6250 Committee-Safety	375.00	400.00	-25.00	93.75 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	500.00		500.00	
Total 6260 Committee-Social	591.98		591.98	
6280 Forest Management Committee		5,000.00	-5,000.00	
6286 Architectural Committee		400.00	-400.00	
6295 Misc Expense	60.00	500.00	-440.00	12.00 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6296 Employee Promotions	377.00		377.00	
Total 6000 ADMINISTRATION	22,508.85	56,290.00	-33,781.15	39.99 %
6300 UTILITIES				
6310 Rec Center	5,816.59	12,000.00	-6,183.41	48.47 %
6350 Pool & Sauna	2,573.36	4,000.00	-1,426.64	64.33 %
6400 Maint Building	589.14	1,400.08	-810.94	42.08 %
6450 Gate House	5,721.73	8,000.00	-2,278.27	71.52 %
6500 Entry Gate	217.86	750.00	-532.14	29.05 %
6550 Safety Ops Bldg Utilities	156.84	300.00	-143.16	52.28 %
Total 6300 UTILITIES	15,075.52	26,450.08	-11,374.56	57.00 %
6600 MAINTENANCE				
6610 Rec Center	120.62	2,500.00	-2,379.38	4.82 %
6621 Pool & Spa	322.83	1,000.00	-677.17	32.28 %
6630 Tennis Courts		125.00	-125.00	
6640 Fitness Center	509.82	400.00	109.82	127.46 %
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	87.12	500.00	-412.88	17.42 %
6670 Entry Gate System	1,015.00	8,000.00	-6,985.00	12.69 %
6690 Signs Maintenance	214.71	500.00	-285.29	42.94 %
6700 Roads & Paths	112.40	1,500.00	-1,387.60	7.49 %
6710 Drainage ditch/culverts	2,003.84		2,003.84	
6750 Other Common area	37.30	500.00	-462.70	7.46 %
6760 Vehicles - trucks/golf cart	233.72	800.00	-566.28	29.22 %
6770 Tools	121.95		121.95	
Total 6600 MAINTENANCE	4,785.76	16,025.00	-11,239.24	29.86 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	918.22	3,000.00	-2,081.78	30.61 %
6821 Pool & Spa Supplies	1,549.97	1,500.00	49.97	103.33 %
6830 Exercise Room Supplies		300.00	-300.00	
6840 Maintenance Building	273.03	500.00	-226.97	54.61 %
6850 Gatehouse Supplies	242.13	750.00	-507.87	32.28 %
6860 Gate Cards and Remotes	1,000.00	1,800.00	-800.00	55.56 %
6870 Tools & Tool Rentals	1,722.11	4,500.00	-2,777.89	38.27 %
6900 Common Area Supplies	578.94	1,200.00	-621.06	48.25 %
6910 Chemicals & Fertilizer	178.70	750.00	-571.30	23.83 %
6921 Dog Poop Stations	130.54	1,000.00	-869.46	13.05 %
6940 Trees Shrubs Flowers	164.60	2,500.00	-2,335.40	6.58 %
6960 Truck Fuel	1,302.62	2,000.00	-697.38	65.13 %
6970 Mileage Reimbursement		500.00	-500.00	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	8,210.16	20,300.00	-12,089.84	40.44 %
7000 STAFF WAGES & BENEFITS				

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7100 Staff Wages & Salaries		170,339.00	-170,339.00	
7125 Comm Coordinator	24,582.96		24,582.96	
7135 Office Admin	9,840.00		9,840.00	
7145 Grounds/Fac Super	28,891.56		28,891.56	
7155 Maintenance-1	22,528.04		22,528.04	
7170 Relief Services	2,790.00		2,790.00	
Total 7100 Staff Wages & Salaries	88,632.56	170,339.00	-81,706.44	52.03 %
7151 Employer Match Taxes-Payroll	9,220.21	13,031.00	-3,810.79	70.76 %
7201 Staff-Medical/Dental	17,888.76	34,833.00	-16,944.24	51.36 %
7250 Insurance-SAIF	1,604.79	3,500.00	-1,895.21	45.85 %
7301 Staff Simple IRA	866.76	2,000.00	-1,133.24	43.34 %
Total 7000 STAFF WAGES & BENEFITS	118,213.08	223,703.00	-105,489.92	52.84 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	24,670.26	60,000.00	-35,329.74	41.12 %
7551 Composting Area	4,740.88	9,700.00	-4,959.12	48.88 %
7601 Street Sweeping	1,140.00	1,800.00	-660.00	63.33 %
7651 Pest Control	398.00	1,000.00	-602.00	39.80 %
7701 Lawn Mowing	1,896.00	3,800.00	-1,904.00	49.89 %
7800 Tree Service	8,985.00	15,000.00	-6,015.00	59.90 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		1,200.00	-1,200.00	
7980 Housekeeping	2,340.00	4,000.00	-1,660.00	58.50 %
Total 7500 CONTRACTOR SERVICES	44,170.14	96,900.00	-52,729.86	45.58 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$212,963.51	\$439,668.08	\$ -226,704.57	48.44 %
NET OPERATING INCOME	\$52,006.49	\$ -5,675.08	\$57,681.57	-916.40 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	93,324.48	186,649.00	-93,324.52	50.00 %
8300 Interest Income--Reserves	4.48		4.48	
8800 Can Bottle donation	3,144.10		3,144.10	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	96,473.06	186,649.00	-90,175.94	51.69 %
Late Fee Income	90.00		90.00	
Total Other Income	\$96,563.06	\$186,649.00	\$ -90,085.94	51.74 %
Other Expenses				
7998 SOCOM expenses	6,053.40		6,053.40	
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	2,725.00		2,725.00	
9100 Common Area				

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	2,315.00		2,315.00	
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	2,872.24		2,872.24	
9200 Rec Center Reserve Expense	79,762.11		79,762.11	
9301 Pool & Spa Reserve Expense	1,299.47		1,299.47	
9320 Pool Heater, Filter, Pump, Etc	216.20		216.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	1,789.51		1,789.51	
9601 Streets Reserve Expense	37,737.21		37,737.21	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense	1,657.66		1,657.66	
Total 9000 RESERVE EXPENDITURES	126,667.58		126,667.58	
Total Other Expenses	\$132,720.98	\$0.00	\$132,720.98	0.00%
NET OTHER INCOME	\$ -36,157.92	\$186,649.00	\$ -222,806.92	-19.37 %
NET INCOME	\$15,848.57	\$180,973.92	\$ -165,125.35	8.76 %

Little Whale Cove
Homeowner's Association, Inc.
P.O. Box 49 • Depoe Bay, Oregon 97341

541 / 765-2489
Fax 541 / 765-4594
lwcha@lwcha.org



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT NOVEMBER 30, 2021
DATE: DECEMBER 13, 2021
CC: TIM BULLER

Attached are three financial statements for month ending November 30, 2021: Balance Sheet, Income and Expense, Budget Vs Actual and Budget Vs. Actual Year-to-Date reports. The following are some explanatory notes.

1. As of November 30, the operating funds balance was \$342,149.37. Operating checking balance was \$285,868.91. Checking includes \$179,263.60 of HOA dues paid in full for 2021-22 in advance. November operating expenses were \$42,291.23.
2. Accounting expense of \$2050.00 is for the completion of YE 6/30/2021 financial review and tax filing.
3. Account 6210 License/Fees/Permits expense of \$764.00 is for permit renewal for pool and spa use.
4. Drainage/Culvert expenses incurred for \$921.98 are for drainage catch basin project on Spindrift. \$317.21 elbow pipe was returned, December credit card statement should reflect a credit.
5. Tree service of \$5,552.50 is for four days of tree work completed by Coast Tree Service and View Finders Tree Service.
6. November operating expenses were \$6,144.48 over budget. Accounting services, drainage enhancements, and tree work account for most of the budget over runs. Currently LWC is \$4,261.78 under budget for the year.
7. November Reserve expenses were as follows: \$797.50 reserve study update, \$17,789 final payment for bathroom remodel, \$198.00 for outhouse rental, \$270 pipe scope at rec center, \$1,337.48 for sprinkler testing Rec center and \$765.47 for pool lights. November reserve expenses were \$20,920.08.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of November 30, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	285,868.91
1060 Asset Acquisition	17,131.51
1070 CB Savings Money Market	31,062.74
1075 WF Savings Money Market	0.00
1080 Petty Cash	558.21
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	7,528.00
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	342,149.37
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	121,082.25
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	
1161 Cetera TBI A0765 2/14/19	0.00
1162 Cetera W.F. CD A1907 9/30/19	0.00
1163 Cetera MM	177,508.17
Total 1160 Cetera Reserve Treasury Bills	177,508.17
Total 1114 RESERVE FUNDS	298,590.42
Total Bank Accounts	\$640,739.79
Accounts Receivable	
1200 Accounts Receivable	-215,878.83
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-215,311.83
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -215,311.83
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of November 30, 2021

	TOTAL
1230 Prepaid Insurance	228.05
1240 Undeposited Funds	6,266.92
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$6,494.97
Total Current Assets	\$431,922.93
Fixed Assets	
1450 Equip-Admin	26,840.42
1475 Vehicle-Ford Ranger	10,575.00
1480 Equip-Purchases	42,929.91
1550 Accumulated Depreciation	-74,183.15
Total Fixed Assets	\$6,162.18
TOTAL ASSETS	\$438,085.11
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	22,998.60
Total Accounts Payable	\$22,998.60
Credit Cards	
1900 Columbia Bank Visa	1,996.04
1950 Shell Gas Card	0.00
Total Credit Cards	\$1,996.04
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
Total 2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,007.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	8,163.07
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	13,100.00
2266.42 Social Committee - Artisan Show	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of November 30, 2021

	TOTAL
2300 Contractor Security Deposits	1,100.00
2450 Construction Deposit	1,100.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$29,470.14
Total Current Liabilities	\$54,464.78
Total Liabilities	\$54,464.78
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	0.00
2950 Retained Earnings	482,882.11
Net Income	-51,586.59
Total Equity	\$383,620.33
TOTAL LIABILITIES AND EQUITY	\$438,085.11

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

November 2021

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	35,633.92
4150 Discounts	-68.76
4300 Member Gate Cards and remotes	50.00
4401 Tennis Court Access Fees	100.00
4800 Interest Income	0.26
4900 Other Income/ Title Tranfer	400.00
Total 4000 INCOME	36,115.42
Total Income	\$36,115.42
GROSS PROFIT	\$36,115.42
Expenses	
6000 ADMINISTRATION	
6010 Accounting	2,025.00
6030 Legal Consultancy	
6030.02 General	320.00
Total 6030 Legal Consultancy	320.00
6050 Insurance-General Liability	1,639.53
6060 Insurance - D&O	160.33
6070 Insurance - Truck	45.42
6100 Office Equipment	166.05
6110 Office Supplies	241.67
6130 Postage	116.00
6150 Website and E-Mail	19.95
6160 Bank Charges	55.95
6200 Dues/Subscriptions	238.00
6210 Licenses/Fees/Permits	764.00
Total 6000 ADMINISTRATION	5,791.90
6300 UTILITIES	
6310 Rec Center	937.83
6350 Pool & Sauna	470.56
6400 Maint Building	63.41
6450 Gate House	940.59
6500 Entry Gate	36.42
6550 Safety Ops Bldg Utilities	24.44
Total 6300 UTILITIES	2,473.25
6600 MAINTENANCE	
6610 Rec Center	13.01
6660 Gate House	22.13
6700 Roads & Paths	112.40
6710 Drainage ditch/culverts	921.98
6770 Tools	50.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

November 2021

	TOTAL
Total 6600 MAINTENANCE	1,119.52
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	377.56
6821 Pool & Spa Supplies	244.17
6840 Maintenance Building	6.68
6870 Tools & Tool Rentals	264.88
6900 Common Area Supplies	90.46
6921 Dog Poop Stations	130.54
6940 Trees Shrubs Flowers	177.10
6960 Truck Fuel	251.44
Total 6801 SUPPLIES & EQUIPMENT	1,542.83
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,097.16
7135 Office Admin	1,650.00
7145 Grounds/Fac Super	4,815.26
7155 Maintenance-1	3,795.92
7170 Relief Services	465.00
Total 7100 Staff Wages & Salaries	14,823.34
7151 Employer Match Taxes-Payroll	1,453.92
7201 Staff-Medical/Dental	2,981.46
7250 Insurance-SAIF	281.92
7301 Staff Simple IRA	144.46
Total 7000 STAFF WAGES & BENEFITS	19,685.10
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,277.13
7551 Composting Area	1,005.00
7601 Street Sweeping	285.00
7651 Pest Control	199.00
7800 Tree Service	5,552.50
7980 Housekeeping	360.00
Total 7500 CONTRACTOR SERVICES	11,678.63
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
Total Expenses	\$42,291.23
NET OPERATING INCOME	\$ -6,175.81
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,554.08
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,554.08
Late Fee Income	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

November 2021

	TOTAL
Total Other Income	\$15,554.08
Other Expenses	
9000 RESERVE EXPENDITURES	
9090 Reserve Study updates	797.50
9200 Rec Center Reserve Expense	19,366.11
9301 Pool & Spa Reserve Expense	756.47
Total 9000 RESERVE EXPENDITURES	20,920.08
Total Other Expenses	\$20,920.08
NET OTHER INCOME	\$ -5,366.00
NET INCOME	\$ -11,541.81

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

November 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	35,633.92	35,633.92	0.00	100.00 %
4150 Discounts	-68.76	-767.83	699.07	8.96 %
4300 Member Gate Cards and remotes	50.00	100.00	-50.00	50.00 %
4401 Tennis Court Access Fees	100.00	208.33	-108.33	48.00 %
4451 Exercise Room Access Fees		208.33	-208.33	
4550 Key Deposits		0.00	0.00	
4800 Interest Income	0.26	50.00	-49.74	0.52 %
4900 Other Income/ Title Tranfer	400.00	625.00	-225.00	64.00 %
4950 Recycling refunds		83.33	-83.33	
Total 4000 INCOME	36,115.42	36,141.08	-25.66	99.93 %
Total Income	\$36,115.42	\$36,141.08	\$ -25.66	99.93 %
GROSS PROFIT	\$36,115.42	\$36,141.08	\$ -25.66	99.93 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	208.33	1,816.67	972.02 %
6030 Legal Consultancy		416.67	-416.67	
6030.02 General	320.00		320.00	
Total 6030 Legal Consultancy	320.00	416.67	-96.67	76.80 %
6050 Insurance-General Liability	1,639.53	2,083.33	-443.80	78.70 %
6060 Insurance - D&O	160.33	416.67	-256.34	38.48 %
6070 Insurance - Truck	45.42	50.00	-4.58	90.84 %
6100 Office Equipment	166.05	125.00	41.05	132.84 %
6110 Office Supplies	241.67	208.33	33.34	116.00 %
6120 Printing		62.50	-62.50	
6130 Postage	116.00	41.66	74.34	278.44 %
6140 Computer/Security/Software		150.00	-150.00	
6150 Website and E-Mail	19.95	66.67	-46.72	29.92 %
6160 Bank Charges	55.95	50.00	5.95	111.90 %
6200 Dues/Subscriptions	238.00	133.33	104.67	178.50 %
6210 Licenses/Fees/Permits	764.00	108.33	655.67	705.25 %
6230 Conference & Seminar		45.00	-45.00	
6250 Committee-Safety		33.33	-33.33	
6280 Forest Management Committee		416.67	-416.67	
6286 Architectural Committee		33.33	-33.33	
6295 Misc Expense		41.66	-41.66	
Total 6000 ADMINISTRATION	5,791.90	4,690.81	1,101.09	123.47 %
6300 UTILITIES				
6310 Rec Center	937.83	1,000.00	-62.17	93.78 %
6350 Pool & Sauna	470.56	333.33	137.23	141.17 %
6400 Maint Building	63.41	116.71	-53.30	54.33 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

November 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6450 Gate House	940.59	666.66	273.93	141.09 %
6500 Entry Gate	36.42	62.50	-26.08	58.27 %
6550 Safety Ops Bldg Utilities	24.44	25.00	-0.56	97.76 %
Total 6300 UTILITIES	2,473.25	2,204.20	269.05	112.21 %
6600 MAINTENANCE				
6610 Rec Center	13.01	208.33	-195.32	6.24 %
6621 Pool & Spa		83.33	-83.33	
6630 Tennis Courts		10.42	-10.42	
6640 Fitness Center		33.37	-33.37	
6650 Maint Bldg		0.00	0.00	
6660 Gate House	22.13	41.67	-19.54	53.11 %
6670 Entry Gate System		666.67	-666.67	
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths	112.40	125.00	-12.60	89.92 %
6710 Drainage ditch/culverts	921.98		921.98	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart		66.67	-66.67	
6770 Tools	50.00		50.00	
Total 6600 MAINTENANCE	1,119.52	1,318.80	-199.28	84.89 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	377.56	250.00	127.56	151.02 %
6821 Pool & Spa Supplies	244.17	125.00	119.17	195.34 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	6.68	41.67	-34.99	16.03 %
6850 Gatehouse Supplies		62.50	-62.50	
6860 Gate Cards and Remotes		150.00	-150.00	
6870 Tools & Tool Rentals	264.88	375.00	-110.12	70.63 %
6900 Common Area Supplies	90.46	100.00	-9.54	90.46 %
6910 Chemicals & Fertilizer		62.50	-62.50	
6921 Dog Poop Stations	130.54	83.33	47.21	156.65 %
6940 Trees Shrubs Flowers	177.10	208.33	-31.23	85.01 %
6960 Truck Fuel	251.44	166.67	84.77	150.86 %
6970 Mileage Reimbursement		41.67	-41.67	
Total 6801 SUPPLIES & EQUIPMENT	1,542.83	1,691.67	-148.84	91.20 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		14,194.92	-14,194.92	
7125 Comm Coordinator	4,097.16		4,097.16	
7135 Office Admin	1,650.00		1,650.00	
7145 Grounds/Fac Super	4,815.26		4,815.26	
7155 Maintenance-1	3,795.92		3,795.92	
7170 Relief Services	465.00		465.00	
Total 7100 Staff Wages & Salaries	14,823.34	14,194.92	628.42	104.43 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

November 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7151 Employer Match Taxes-Payroll	1,453.92	1,085.94	367.98	133.89 %
7201 Staff-Medical/Dental	2,981.46	2,902.75	78.71	102.71 %
7250 Insurance-SAIF	281.92	291.67	-9.75	96.66 %
7301 Staff Simple IRA	144.46	166.67	-22.21	86.67 %
Total 7000 STAFF WAGES & BENEFITS	19,685.10	18,641.95	1,043.15	105.60 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,277.13	5,000.00	-722.87	85.54 %
7551 Composting Area	1,005.00	808.34	196.66	124.33 %
7601 Street Sweeping	285.00	150.00	135.00	190.00 %
7651 Pest Control	199.00	83.30	115.70	238.90 %
7701 Lawn Mowing		0.00	0.00	
7800 Tree Service	5,552.50	1,250.00	4,302.50	444.20 %
7850 Forestry Consulting		0.00	0.00	
7900 Fitness center		0.00	0.00	
7980 Housekeeping	360.00	333.34	26.66	108.00 %
Total 7500 CONTRACTOR SERVICES	11,678.63	7,624.98	4,053.65	153.16 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$42,291.23	\$36,172.41	\$6,118.82	116.92 %
NET OPERATING INCOME	\$ -6,175.81	\$ -31.33	\$ -6,144.48	19,712.13 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,554.08	15,554.08	0.00	100.00 %
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,554.08	15,554.08	0.00	100.00 %
Late Fee Income				
Total Other Income	\$15,554.08	\$15,554.08	\$0.00	100.00 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	797.50		797.50	
9200 Rec Center Reserve Expense	19,366.11		19,366.11	
9301 Pool & Spa Reserve Expense	756.47		756.47	
Total 9000 RESERVE EXPENDITURES	20,920.08		20,920.08	
Total Other Expenses	\$20,920.08	\$0.00	\$20,920.08	0.00%
NET OTHER INCOME	\$ -5,366.00	\$15,554.08	\$ -20,920.08	-34.50 %
NET INCOME	\$ -11,541.81	\$15,522.75	\$ -27,064.56	-74.35 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - November, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	178,169.60	178,169.56	0.04	100.00 %
4150 Discounts	-9,901.44	-3,839.15	-6,062.29	257.91 %
4200 LWCHA L/F & Interest	120.00		120.00	
4300 Member Gate Cards and remotes	382.00	500.00	-118.00	76.40 %
4401 Tennis Court Access Fees	1,550.00	1,041.65	508.35	148.80 %
4451 Exercise Room Access Fees	930.00	1,041.65	-111.65	89.28 %
4550 Key Deposits	35.00	50.00	-15.00	70.00 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	1.89	250.00	-248.11	0.76 %
4900 Other Income/ Title Tranfer	3,260.00	3,125.00	135.00	104.32 %
4950 Recycling refunds	888.00	416.69	471.31	213.11 %
Total 4000 INCOME	176,375.05	180,755.40	-4,380.35	97.58 %
Total Income	\$176,375.05	\$180,755.40	\$ -4,380.35	97.58 %
GROSS PROFIT	\$176,375.05	\$180,755.40	\$ -4,380.35	97.58 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	1,041.65	983.35	194.40 %
6030 Legal Consultancy		2,083.31	-2,083.31	
6030.02 General	1,006.00		1,006.00	
Total 6030 Legal Consultancy	1,006.00	2,083.31	-1,077.31	48.29 %
6050 Insurance-General Liability	8,197.65	10,416.69	-2,219.04	78.70 %
6060 Insurance - D&O	801.65	2,083.31	-1,281.66	38.48 %
6070 Insurance - Truck	227.10	250.00	-22.90	90.84 %
6100 Office Equipment	256.04	625.00	-368.96	40.97 %
6110 Office Supplies	1,178.88	1,041.69	137.19	113.17 %
6120 Printing	562.50	312.50	250.00	180.00 %
6130 Postage	503.76	208.34	295.42	241.80 %
6140 Computer/Security/Software	249.96	750.00	-500.04	33.33 %
6150 Website and E-Mail	94.80	333.31	-238.51	28.44 %
6160 Bank Charges	601.82	250.00	351.82	240.73 %
6200 Dues/Subscriptions	1,884.90	666.69	1,218.21	282.73 %
6210 Licenses/Fees/Permits	883.05	541.69	341.36	163.02 %
6230 Conference & Seminar		225.00	-225.00	
6250 Committee-Safety	375.00	166.69	208.31	224.97 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	500.00		500.00	
Total 6260 Committee-Social	591.98		591.98	
6280 Forest Management Committee		2,083.31	-2,083.31	
6286 Architectural Committee		166.69	-166.69	
6295 Misc Expense	31.00	208.34	-177.34	14.88 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - November, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6296 Employee Promotions	253.00		253.00	
Total 6000 ADMINISTRATION	19,724.09	23,454.21	-3,730.12	84.10 %
6300 UTILITIES				
6310 Rec Center	4,167.84	5,000.00	-832.16	83.36 %
6350 Pool & Sauna	1,947.87	1,666.65	281.22	116.87 %
6400 Maint Building	398.59	583.39	-184.80	68.32 %
6450 Gate House	4,596.05	3,333.34	1,262.71	137.88 %
6500 Entry Gate	181.44	312.50	-131.06	58.06 %
6550 Safety Ops Bldg Utilities	130.36	125.00	5.36	104.29 %
Total 6300 UTILITIES	11,422.15	11,020.88	401.27	103.64 %
6600 MAINTENANCE				
6610 Rec Center	120.62	1,041.69	-921.07	11.58 %
6621 Pool & Spa	322.83	416.69	-93.86	77.47 %
6630 Tennis Courts		52.08	-52.08	
6640 Fitness Center		166.69	-166.69	
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	87.12	208.31	-121.19	41.82 %
6670 Entry Gate System	1,015.00	3,333.35	-2,318.35	30.45 %
6690 Signs Maintenance	139.81	208.31	-68.50	67.12 %
6700 Roads & Paths	112.40	625.00	-512.60	17.98 %
6710 Drainage ditch/culverts	1,992.36		1,992.36	
6750 Other Common area	37.30	208.35	-171.05	17.90 %
6760 Vehicles - trucks/golf cart	38.45	333.31	-294.86	11.54 %
6770 Tools	121.95		121.95	
Total 6600 MAINTENANCE	3,994.29	6,793.78	-2,799.49	58.79 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	737.77	1,250.00	-512.23	59.02 %
6821 Pool & Spa Supplies	1,429.64	625.00	804.64	228.74 %
6830 Exercise Room Supplies		125.00	-125.00	
6840 Maintenance Building	203.50	208.31	-4.81	97.69 %
6850 Gatehouse Supplies	131.63	312.50	-180.87	42.12 %
6860 Gate Cards and Remotes	1,000.00	750.00	250.00	133.33 %
6870 Tools & Tool Rentals	1,381.43	1,875.00	-493.57	73.68 %
6900 Common Area Supplies	578.94	500.00	78.94	115.79 %
6910 Chemicals & Fertilizer	178.70	312.50	-133.80	57.18 %
6921 Dog Poop Stations	130.54	416.69	-286.15	31.33 %
6940 Trees Shrubs Flowers	164.60	1,041.69	-877.09	15.80 %
6960 Truck Fuel	1,114.33	833.31	281.02	133.72 %
6970 Mileage Reimbursement		208.31	-208.31	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	7,200.38	8,458.31	-1,257.93	85.13 %
7000 STAFF WAGES & BENEFITS				

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - November, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7100 Staff Wages & Salaries		70,974.60	-70,974.60	
7125 Comm Coordinator	16,388.64		16,388.64	
7135 Office Admin	12,212.16		12,212.16	
7145 Grounds/Fac Super	24,076.30		24,076.30	
7155 Maintenance-1	19,062.20		19,062.20	
7170 Relief Services	2,295.00		2,295.00	
Total 7100 Staff Wages & Salaries	74,034.30	70,974.60	3,059.70	104.31 %
7151 Employer Match Taxes-Payroll	7,794.78	5,429.63	2,365.15	143.56 %
7201 Staff-Medical/Dental	14,907.30	14,513.75	393.55	102.71 %
7250 Insurance-SAIF	1,409.60	1,458.31	-48.71	96.66 %
7301 Staff Simple IRA	722.30	833.31	-111.01	86.68 %
Total 7000 STAFF WAGES & BENEFITS	98,868.28	93,209.60	5,658.68	106.07 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	20,317.87	25,000.00	-4,682.13	81.27 %
7551 Composting Area	3,775.88	4,041.66	-265.78	93.42 %
7601 Street Sweeping	1,140.00	750.00	390.00	152.00 %
7651 Pest Control	398.00	416.62	-18.62	95.53 %
7701 Lawn Mowing	1,896.00	1,902.00	-6.00	99.68 %
7800 Tree Service	8,985.00	6,250.00	2,735.00	143.76 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		600.00	-600.00	
7980 Housekeeping	1,980.00	1,666.66	313.34	118.80 %
Total 7500 CONTRACTOR SERVICES	38,492.75	41,026.94	-2,534.19	93.82 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$179,701.94	\$183,963.72	\$ -4,261.78	97.68 %
NET OPERATING INCOME	\$ -3,326.89	\$ -3,208.32	\$ -118.57	103.70 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	77,770.40	77,770.44	-0.04	100.00 %
8300 Interest Income--Reserves	4.48		4.48	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	77,774.88	77,770.44	4.44	100.01 %
Late Fee Income	90.00		90.00	
Total Other Income	\$77,864.88	\$77,770.44	\$94.44	100.12 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	2,725.00		2,725.00	
9100 Common Area				
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	2,315.00		2,315.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - November, 2021

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	2,872.24		2,872.24	
9200 Rec Center Reserve Expense	79,762.11		79,762.11	
9301 Pool & Spa Reserve Expense	756.47		756.47	
9320 Pool Heater, Filter, Pump, Etc	216.20		216.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	1,246.51		1,246.51	
9601 Streets Reserve Expense	37,737.21		37,737.21	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense	1,657.66		1,657.66	
Total 9000 RESERVE EXPENDITURES	126,124.58		126,124.58	
Total Other Expenses	\$126,124.58	\$0.00	\$126,124.58	0.00%
NET OTHER INCOME	\$ -48,259.70	\$77,770.44	\$ -126,030.14	-62.05 %
NET INCOME	\$ -51,586.59	\$74,562.12	\$ -126,148.71	-69.19 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	229,166.60	427,607.00	-198,440.40	53.59 %
4150 Discounts	-9,970.20	-9,214.00	-756.20	108.21 %
4200 LWCHA L/F & Interest	120.00		120.00	
4300 Member Gate Cards and remotes	382.00	1,200.00	-818.00	31.83 %
4401 Tennis Court Access Fees	1,550.00	2,500.00	-950.00	62.00 %
4451 Exercise Room Access Fees	930.00	2,500.00	-1,570.00	37.20 %
4550 Key Deposits	35.00	300.00	-265.00	11.67 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	1.89	600.00	-598.11	0.32 %
4900 Other Income/ Title Tranfer	3,660.00	7,500.00	-3,840.00	48.80 %
4950 Recycling refunds	888.00	1,000.00	-112.00	88.80 %
Total 4000 INCOME	227,703.29	433,993.00	-206,289.71	52.47 %
Total Income	\$227,703.29	\$433,993.00	\$ -206,289.71	52.47 %
GROSS PROFIT	\$227,703.29	\$433,993.00	\$ -206,289.71	52.47 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	2,500.00	-475.00	81.00 %
6030 Legal Consultancy		5,000.00	-5,000.00	
6030.02 General	1,006.00		1,006.00	
Total 6030 Legal Consultancy	1,006.00	5,000.00	-3,994.00	20.12 %
6050 Insurance-General Liability	8,896.68	25,000.00	-16,103.32	35.59 %
6060 Insurance - D&O	801.65	5,000.00	-4,198.35	16.03 %
6070 Insurance - Truck	227.10	600.00	-372.90	37.85 %
6100 Office Equipment	256.04	1,500.00	-1,243.96	17.07 %
6110 Office Supplies	1,178.88	2,500.00	-1,321.12	47.16 %
6120 Printing	562.50	750.00	-187.50	75.00 %
6130 Postage	503.76	500.00	3.76	100.75 %
6140 Computer/Security/Software	249.96	1,800.00	-1,550.04	13.89 %
6150 Website and E-Mail	94.80	800.00	-705.20	11.85 %
6160 Bank Charges	601.82	600.00	1.82	100.30 %
6200 Dues/Subscriptions	1,884.90	1,600.00	284.90	117.81 %
6210 Licenses/Fees/Permits	883.05	1,300.00	-416.95	67.93 %
6230 Conference & Seminar		540.00	-540.00	
6250 Committee-Safety	375.00	400.00	-25.00	93.75 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	500.00		500.00	
Total 6260 Committee-Social	591.98		591.98	
6280 Forest Management Committee		5,000.00	-5,000.00	
6286 Architectural Committee		400.00	-400.00	
6295 Misc Expense	31.00	500.00	-469.00	6.20 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6296 Employee Promotions	253.00		253.00	
Total 6000 ADMINISTRATION	20,423.12	56,290.00	-35,866.88	36.28 %
6300 UTILITIES				
6310 Rec Center	4,167.84	12,000.00	-7,832.16	34.73 %
6350 Pool & Sauna	1,947.87	4,000.00	-2,052.13	48.70 %
6400 Maint Building	398.59	1,400.08	-1,001.49	28.47 %
6450 Gate House	4,596.05	8,000.00	-3,403.95	57.45 %
6500 Entry Gate	181.44	750.00	-568.56	24.19 %
6550 Safety Ops Bldg Utilities	130.36	300.00	-169.64	43.45 %
Total 6300 UTILITIES	11,422.15	26,450.08	-15,027.93	43.18 %
6600 MAINTENANCE				
6610 Rec Center	120.62	2,500.00	-2,379.38	4.82 %
6621 Pool & Spa	322.83	1,000.00	-677.17	32.28 %
6630 Tennis Courts		125.00	-125.00	
6640 Fitness Center		400.00	-400.00	
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	87.12	500.00	-412.88	17.42 %
6670 Entry Gate System	1,015.00	8,000.00	-6,985.00	12.69 %
6690 Signs Maintenance	139.81	500.00	-360.19	27.96 %
6700 Roads & Paths	112.40	1,500.00	-1,387.60	7.49 %
6710 Drainage ditch/culverts	1,992.36		1,992.36	
6750 Other Common area	37.30	500.00	-462.70	7.46 %
6760 Vehicles - trucks/golf cart	38.45	800.00	-761.55	4.81 %
6770 Tools	121.95		121.95	
Total 6600 MAINTENANCE	3,994.29	16,025.00	-12,030.71	24.93 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	737.77	3,000.00	-2,262.23	24.59 %
6821 Pool & Spa Supplies	1,429.64	1,500.00	-70.36	95.31 %
6830 Exercise Room Supplies		300.00	-300.00	
6840 Maintenance Building	203.50	500.00	-296.50	40.70 %
6850 Gatehouse Supplies	131.63	750.00	-618.37	17.55 %
6860 Gate Cards and Remotes	1,000.00	1,800.00	-800.00	55.56 %
6870 Tools & Tool Rentals	1,492.42	4,500.00	-3,007.58	33.16 %
6900 Common Area Supplies	578.94	1,200.00	-621.06	48.25 %
6910 Chemicals & Fertilizer	178.70	750.00	-571.30	23.83 %
6921 Dog Poop Stations	130.54	1,000.00	-869.46	13.05 %
6940 Trees Shrubs Flowers	164.60	2,500.00	-2,335.40	6.58 %
6960 Truck Fuel	1,168.76	2,000.00	-831.24	58.44 %
6970 Mileage Reimbursement		500.00	-500.00	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	7,365.80	20,300.00	-12,934.20	36.28 %
7000 STAFF WAGES & BENEFITS				

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7100 Staff Wages & Salaries		170,339.00	-170,339.00	
7125 Comm Coordinator	16,388.64		16,388.64	
7135 Office Admin	12,212.16		12,212.16	
7145 Grounds/Fac Super	24,076.30		24,076.30	
7155 Maintenance-1	19,062.20		19,062.20	
7170 Relief Services	2,295.00		2,295.00	
Total 7100 Staff Wages & Salaries	74,034.30	170,339.00	-96,304.70	43.46 %
7151 Employer Match Taxes-Payroll	7,794.78	13,031.00	-5,236.22	59.82 %
7201 Staff-Medical/Dental	14,907.30	34,833.00	-19,925.70	42.80 %
7250 Insurance-SAIF	1,409.60	3,500.00	-2,090.40	40.27 %
7301 Staff Simple IRA	722.30	2,000.00	-1,277.70	36.12 %
Total 7000 STAFF WAGES & BENEFITS	98,868.28	223,703.00	-124,834.72	44.20 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	20,317.87	60,000.00	-39,682.13	33.86 %
7551 Composting Area	3,775.88	9,700.00	-5,924.12	38.93 %
7601 Street Sweeping	1,140.00	1,800.00	-660.00	63.33 %
7651 Pest Control	398.00	1,000.00	-602.00	39.80 %
7701 Lawn Mowing	1,896.00	3,800.00	-1,904.00	49.89 %
7800 Tree Service	8,985.00	15,000.00	-6,015.00	59.90 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		1,200.00	-1,200.00	
7980 Housekeeping	1,980.00	4,000.00	-2,020.00	49.50 %
Total 7500 CONTRACTOR SERVICES	38,492.75	96,900.00	-58,407.25	39.72 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$180,566.39	\$439,668.08	\$ -259,101.69	41.07 %
NET OPERATING INCOME	\$47,136.90	\$ -5,675.08	\$52,811.98	-830.59 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	77,770.40	186,649.00	-108,878.60	41.67 %
8300 Interest Income--Reserves	4.48		4.48	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	77,774.88	186,649.00	-108,874.12	41.67 %
Late Fee Income	90.00		90.00	
Total Other Income	\$77,864.88	\$186,649.00	\$ -108,784.12	41.72 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	2,725.00		2,725.00	
9100 Common Area				
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	2,315.00		2,315.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	2,872.24		2,872.24	
9200 Rec Center Reserve Expense	80,032.11		80,032.11	
9301 Pool & Spa Reserve Expense	756.47		756.47	
9320 Pool Heater, Filter, Pump, Etc	216.20		216.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	1,246.51		1,246.51	
9601 Streets Reserve Expense	37,737.21		37,737.21	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense	1,657.66		1,657.66	
Total 9000 RESERVE EXPENDITURES	126,394.58		126,394.58	
Total Other Expenses	\$126,394.58	\$0.00	\$126,394.58	0.00%
NET OTHER INCOME	\$ -48,529.70	\$186,649.00	\$ -235,178.70	-26.00 %
NET INCOME	\$ -1,392.80	\$180,973.92	\$ -182,366.72	-0.77 %



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT SEPTEMBER, 2021
DATE: NOVEMBER 15, 2021
CC: TIM BULLER

Attached are three financial statements for month ending October 31, 2021: Balance Sheet, Income and Expense, Budget Vs Actual and Budget Vs. Actual Year-to-Date reports. The following are some explanatory notes.

1. As of October 31, the operating funds balance was \$373,668.13. Operating checking balance was \$317,337.93. Checking includes \$207,913.60 of HOA dues paid in full for 2021-22 in advance. October operating expenses were \$32,812.75.
2. Account 6710 Drainage ditched culvert expense of \$967.34 was for a new catch basin and piping for drainage correction along Spindrift.
3. The 40-yard dumpster was not picked up in October, which decreased the monthly expense to \$262.00 rental fee
4. October operating expenses were \$3,839.63 under budget. \$10,81790 under budget for the year.
5. October Reserve expenses were as follows: \$2,315.00 call box repair (insurance claim has been filed), \$20,000 progress payment for bathroom remodel, \$396.00 for out house rental, \$216.20 for spa heater igniter, and \$201.85 for pool lights. October reserve expenses were \$23,129.05.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of October 31, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	317,337.93
1060 Asset Acquisition	17,131.51
1070 CB Savings Money Market	31,062.48
1075 WF Savings Money Market	0.00
1080 Petty Cash	608.21
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	7,528.00
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	373,668.13
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	124,510.67
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	
1131 WF CD 1645 9/24/18 .85% APR	0.00
1132 WF CD 4773 6/24/18 .40% APR	0.00
Total 1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	177,508.17
Total 1114 RESERVE FUNDS	302,018.84
Total Bank Accounts	\$675,686.97
Accounts Receivable	
1200 Accounts Receivable	-247,703.07
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-247,136.07
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -247,136.07
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	0.00
1152 Accounts Rec-Interfund Operatin	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of October 31, 2021

	TOTAL
1155 Accounts Rec-Interfund Reserve	0.00
Total 1150 Accounts Rec - Interfund	0.00
1230 Prepaid Insurance	1,809.25
1240 Undeposited Funds	4,030.92
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$5,840.17
Total Current Assets	\$434,391.07
Fixed Assets	
1450 Equip-Admin	26,840.42
1475 Vehicle-Ford Ranger	10,575.00
1480 Equip-Purchases	42,929.91
1550 Accumulated Depreciation	-74,183.15
Total Fixed Assets	\$6,162.18
TOTAL ASSETS	\$440,553.25
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	14,728.81
Total Accounts Payable	\$14,728.81
Credit Cards	
1900 Columbia Bank Visa	1,362.42
1950 Shell Gas Card	0.00
Total Credit Cards	\$1,362.42
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
Total 2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,007.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	7,505.51
2260 CPA Prepaid	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of October 31, 2021

	TOTAL
2265 Gate Card Contractor Deposit	13,100.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00
2450 Construction Deposit	1,100.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$28,812.58
Total Current Liabilities	\$44,903.81
Total Liabilities	\$44,903.81
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	0.00
2950 Retained Earnings	482,882.11
Net Income	-39,557.48
Total Equity	\$395,649.44
TOTAL LIABILITIES AND EQUITY	\$440,553.25

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

October 2021

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	35,633.92
4150 Discounts	-68.76
4200 LWCHA L/F & Interest	120.00
4300 Member Gate Cards and remotes	62.00
4550 Key Deposits	20.00
4800 Interest Income	0.41
4900 Other Income/ Title Transfer	430.00
Total 4000 INCOME	36,197.57
Total Income	\$36,197.57
GROSS PROFIT	
	\$36,197.57
Expenses	
6000 ADMINISTRATION	
6050 Insurance-General Liability	1,639.53
6060 Insurance - D&O	160.33
6070 Insurance - Truck	45.42
6110 Office Supplies	29.03
6130 Postage	16.25
6140 Computer/Security/Software	69.99
6150 Website and E-Mail	19.95
6160 Bank Charges	55.95
6200 Dues/Subscriptions	119.00
Total 6000 ADMINISTRATION	2,155.45
6300 UTILITIES	
6310 Rec Center	1,069.09
6350 Pool & Sauna	454.37
6400 Maint Building	132.27
6450 Gate House	994.32
6500 Entry Gate	36.17
6550 Safety Ops Bldg Utilities	24.44
Total 6300 UTILITIES	2,710.66
6600 MAINTENANCE	
6621 Pool & Spa	322.83
6660 Gate House	64.99
6670 Entry Gate System	595.00
6710 Drainage ditch/culverts	967.34
6760 Vehicles - trucks/golf cart	38.45
Total 6600 MAINTENANCE	1,988.61
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	82.83
6821 Pool & Spa Supplies	212.09
6840 Maintenance Building	20.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

October 2021

	TOTAL
6850 Gatehouse Supplies	19.75
6860 Gate Cards and Remotes	459.00
6870 Tools & Tool Rentals	20.03
6900 Common Area Supplies	127.80
6910 Chemicals & Fertilizer	99.70
6960 Truck Fuel	220.88
Total 6801 SUPPLIES & EQUIPMENT	1,262.08
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,097.16
7135 Office Admin	1,575.00
7145 Grounds/Fac Super	4,815.26
7155 Maintenance-1	3,795.92
7170 Relief Services	450.00
Total 7100 Staff Wages & Salaries	14,733.34
7151 Employer Match Taxes-Payroll	1,505.83
7201 Staff-Medical/Dental	2,981.46
7250 Insurance-SAIF	281.92
7301 Staff Simple IRA	144.46
Total 7000 STAFF WAGES & BENEFITS	19,647.01
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	3,862.94
7551 Composting Area	262.00
7701 Lawn Mowing	474.00
7980 Housekeeping	450.00
Total 7500 CONTRACTOR SERVICES	5,048.94
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
Total Expenses	\$32,812.75
NET OPERATING INCOME	\$3,384.82
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,554.08
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,554.08
Late Fee Income	
Total Other Income	\$15,554.08
Other Expenses	
9000 RESERVE EXPENDITURES	
9100 Common Area	
9141 Entry Gate Reserve Expense	2,315.00
Total 9100 Common Area	2,315.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

October 2021

	TOTAL
9200 Rec Center Reserve Expense	20,396.00
9301 Pool & Spa Reserve Expense	
9320 Pool Heater, Filter, Pump, Etc	216.20
9330 Spa	201.85
Total 9301 Pool & Spa Reserve Expense	418.05
Total 9000 RESERVE EXPENDITURES	23,129.05
Total Other Expenses	\$23,129.05
NET OTHER INCOME	\$ -7,574.97
NET INCOME	\$ -4,190.15

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

October 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	35,633.92	35,633.92	0.00	100.00 %
4150 Discounts	-68.76	-767.83	699.07	8.96 %
4200 LWCHA L/F & Interest	120.00		120.00	
4300 Member Gate Cards and remotes	62.00	100.00	-38.00	62.00 %
4401 Tennis Court Access Fees		208.33	-208.33	
4451 Exercise Room Access Fees		208.33	-208.33	
4550 Key Deposits	20.00	0.00	20.00	
4800 Interest Income	0.41	50.00	-49.59	0.82 %
4900 Other Income/ Title Tranfer	430.00	625.00	-195.00	68.80 %
4950 Recycling refunds		83.33	-83.33	
Total 4000 INCOME	36,197.57	36,141.08	56.49	100.16 %
Total Income	\$36,197.57	\$36,141.08	\$56.49	100.16 %
GROSS PROFIT	\$36,197.57	\$36,141.08	\$56.49	100.16 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		208.33	-208.33	
6030 Legal Consultancy		416.67	-416.67	
6050 Insurance-General Liability	1,639.53	2,083.33	-443.80	78.70 %
6060 Insurance - D&O	160.33	416.67	-256.34	38.48 %
6070 Insurance - Truck	45.42	50.00	-4.58	90.84 %
6100 Office Equipment		125.00	-125.00	
6110 Office Supplies	29.03	208.33	-179.30	13.93 %
6120 Printing		62.50	-62.50	
6130 Postage	16.25	41.66	-25.41	39.01 %
6140 Computer/Security/Software	69.99	150.00	-80.01	46.66 %
6150 Website and E-Mail	19.95	66.67	-46.72	29.92 %
6160 Bank Charges	55.95	50.00	5.95	111.90 %
6200 Dues/Subscriptions	119.00	133.33	-14.33	89.25 %
6210 Licenses/Fees/Permits		108.33	-108.33	
6230 Conference & Seminar		45.00	-45.00	
6250 Committee-Safety		33.33	-33.33	
6280 Forest Management Committee		416.67	-416.67	
6286 Architectural Committee		33.33	-33.33	
6295 Misc Expense		41.66	-41.66	
Total 6000 ADMINISTRATION	2,155.45	4,690.81	-2,535.36	45.95 %
6300 UTILITIES				
6310 Rec Center	1,069.09	1,000.00	69.09	106.91 %
6350 Pool & Sauna	454.37	333.33	121.04	136.31 %
6400 Maint Building	132.27	116.67	15.60	113.37 %
6450 Gate House	994.32	666.70	327.62	149.14 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

October 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6500 Entry Gate	36.17	62.50	-26.33	57.87 %
6550 Safety Ops Bldg Utilities	24.44	25.00	-0.56	97.76 %
Total 6300 UTILITIES	2,710.66	2,204.20	506.46	122.98 %
6600 MAINTENANCE				
6610 Rec Center		208.33	-208.33	
6621 Pool & Spa	322.83	83.33	239.50	387.41 %
6630 Tennis Courts		10.42	-10.42	
6640 Fitness Center		33.33	-33.33	
6650 Maint Bldg		0.00	0.00	
6660 Gate House	64.99	41.67	23.32	155.96 %
6670 Entry Gate System	595.00	666.67	-71.67	89.25 %
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		125.00	-125.00	
6710 Drainage ditch/culverts	967.34		967.34	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart	38.45	66.67	-28.22	57.67 %
Total 6600 MAINTENANCE	1,988.61	1,318.76	669.85	150.79 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	82.83	250.00	-167.17	33.13 %
6821 Pool & Spa Supplies	212.09	125.00	87.09	169.67 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	20.00	41.67	-21.67	48.00 %
6850 Gatehouse Supplies	19.75	62.50	-42.75	31.60 %
6860 Gate Cards and Remotes	459.00	150.00	309.00	306.00 %
6870 Tools & Tool Rentals	20.03	375.00	-354.97	5.34 %
6900 Common Area Supplies	127.80	100.00	27.80	127.80 %
6910 Chemicals & Fertilizer	99.70	62.50	37.20	159.52 %
6921 Dog Poop Stations		83.33	-83.33	
6940 Trees Shrubs Flowers		208.33	-208.33	
6960 Truck Fuel	220.88	166.67	54.21	132.53 %
6970 Mileage Reimbursement		41.67	-41.67	
Total 6801 SUPPLIES & EQUIPMENT	1,262.08	1,691.67	-429.59	74.61 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		14,194.92	-14,194.92	
7125 Comm Coordinator	4,097.16		4,097.16	
7135 Office Admin	1,575.00		1,575.00	
7145 Grounds/Fac Super	4,815.26		4,815.26	
7155 Maintenance-1	3,795.92		3,795.92	
7170 Relief Services	450.00		450.00	
Total 7100 Staff Wages & Salaries	14,733.34	14,194.92	538.42	103.79 %
7151 Employer Match Taxes-Payroll	1,505.83	1,085.91	419.92	138.67 %
7201 Staff-Medical/Dental	2,981.46	2,902.75	78.71	102.71 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

October 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7250 Insurance-SAIF	281.92	291.67	-9.75	96.66 %
7301 Staff Simple IRA	144.46	166.67	-22.21	86.67 %
Total 7000 STAFF WAGES & BENEFITS	19,647.01	18,641.92	1,005.09	105.39 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	3,862.94	5,000.00	-1,137.06	77.26 %
7551 Composting Area	262.00	808.34	-546.34	32.41 %
7601 Street Sweeping		150.00	-150.00	
7651 Pest Control		83.34	-83.34	
7701 Lawn Mowing	474.00	480.00	-6.00	98.75 %
7800 Tree Service		1,250.00	-1,250.00	
7850 Forestry Consulting		0.00	0.00	
7900 Fitness center		0.00	0.00	
7980 Housekeeping	450.00	333.34	116.66	135.00 %
Total 7500 CONTRACTOR SERVICES	5,048.94	8,105.02	-3,056.08	62.29 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$32,812.75	\$36,652.38	\$ -3,839.63	89.52 %
NET OPERATING INCOME	\$3,384.82	\$ -511.30	\$3,896.12	-662.00 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,554.08	15,554.08	0.00	100.00 %
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,554.08	15,554.08	0.00	100.00 %
Late Fee Income				
Total Other Income	\$15,554.08	\$15,554.08	\$0.00	100.00 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9100 Common Area				
9141 Entry Gate Reserve Expense	2,315.00		2,315.00	
Total 9100 Common Area	2,315.00		2,315.00	
9200 Rec Center Reserve Expense	20,396.00		20,396.00	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	216.20		216.20	
9330 Spa	201.85		201.85	
Total 9301 Pool & Spa Reserve Expense	418.05		418.05	
Total 9000 RESERVE EXPENDITURES	23,129.05		23,129.05	
Total Other Expenses	\$23,129.05	\$0.00	\$23,129.05	0.00%
NET OTHER INCOME	\$ -7,574.97	\$15,554.08	\$ -23,129.05	-48.70 %
NET INCOME	\$ -4,190.15	\$15,042.78	\$ -19,232.93	-27.85 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - October, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	142,535.68	142,535.64	0.04	100.00 %
4150 Discounts	-9,832.68	-3,071.32	-6,761.36	320.15 %
4200 LWCHA L/F & Interest	120.00		120.00	
4300 Member Gate Cards and remotes	332.00	400.00	-68.00	83.00 %
4401 Tennis Court Access Fees	1,500.00	833.32	666.68	180.00 %
4451 Exercise Room Access Fees	930.00	833.32	96.68	111.60 %
4550 Key Deposits	35.00	50.00	-15.00	70.00 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	1.63	200.00	-198.37	0.82 %
4900 Other Income/ Title Transfer	2,860.00	2,500.00	360.00	114.40 %
4950 Recycling refunds	888.00	333.36	554.64	266.38 %
Total 4000 INCOME	140,309.63	144,614.32	-4,304.69	97.02 %
Total Income	\$140,309.63	\$144,614.32	\$ -4,304.69	97.02 %
GROSS PROFIT	\$140,309.63	\$144,614.32	\$ -4,304.69	97.02 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		833.32	-833.32	
6030 Legal Consultancy		1,666.64	-1,666.64	
6030.02 General	686.00		686.00	
Total 6030 Legal Consultancy	686.00	1,666.64	-980.64	41.16 %
6050 Insurance-General Liability	6,558.12	8,333.36	-1,775.24	78.70 %
6060 Insurance - D&O	641.32	1,666.64	-1,025.32	38.48 %
6070 Insurance - Truck	181.68	200.00	-18.32	90.84 %
6100 Office Equipment	89.99	500.00	-410.01	18.00 %
6110 Office Supplies	901.71	833.36	68.35	108.20 %
6120 Printing	562.50	250.00	312.50	225.00 %
6130 Postage	387.76	166.68	221.08	232.64 %
6140 Computer/Security/Software	249.96	600.00	-350.04	41.66 %
6150 Website and E-Mail	74.85	266.64	-191.79	28.07 %
6160 Bank Charges	545.87	200.00	345.87	272.94 %
6200 Dues/Subscriptions	1,468.90	533.36	935.54	275.40 %
6210 Licenses/Fees/Permits	119.05	433.36	-314.31	27.47 %
6230 Conference & Seminar		180.00	-180.00	
6250 Committee-Safety	375.00	133.36	241.64	281.19 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	500.00		500.00	
Total 6260 Committee-Social	591.98		591.98	
6280 Forest Management Committee		1,666.64	-1,666.64	
6286 Architectural Committee		133.36	-133.36	
6295 Misc Expense	31.00	166.68	-135.68	18.60 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - October, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6296 Employee Promotions	253.00		253.00	
Total 6000 ADMINISTRATION	13,718.69	18,763.40	-5,044.71	73.11 %
6300 UTILITIES				
6310 Rec Center	3,230.01	4,000.00	-769.99	80.75 %
6350 Pool & Sauna	1,477.31	1,333.32	143.99	110.80 %
6400 Maint Building	335.18	466.68	-131.50	71.82 %
6450 Gate House	3,655.46	2,666.68	988.78	137.08 %
6500 Entry Gate	145.02	250.00	-104.98	58.01 %
6550 Safety Ops Bldg Utilities	105.92	100.00	5.92	105.92 %
Total 6300 UTILITIES	8,948.90	8,816.68	132.22	101.50 %
6600 MAINTENANCE				
6610 Rec Center	107.61	833.36	-725.75	12.91 %
6621 Pool & Spa	322.83	333.36	-10.53	96.84 %
6630 Tennis Courts		41.66	-41.66	
6640 Fitness Center		133.32	-133.32	
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	64.99	166.64	-101.65	39.00 %
6670 Entry Gate System	1,015.00	2,666.68	-1,651.68	38.06 %
6690 Signs Maintenance	139.81	166.64	-26.83	83.90 %
6700 Roads & Paths		500.00	-500.00	
6710 Drainage ditch/culverts	967.34		967.34	
6750 Other Common area	37.30	166.68	-129.38	22.38 %
6760 Vehicles - trucks/golf cart	38.45	266.64	-228.19	14.42 %
6770 Tools	22.00		22.00	
Total 6600 MAINTENANCE	2,721.78	5,474.98	-2,753.20	49.71 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	360.21	1,000.00	-639.79	36.02 %
6821 Pool & Spa Supplies	1,185.47	500.00	685.47	237.09 %
6830 Exercise Room Supplies		100.00	-100.00	
6840 Maintenance Building	196.82	166.64	30.18	118.11 %
6850 Gatehouse Supplies	110.05	250.00	-139.95	44.02 %
6860 Gate Cards and Remotes	1,000.00	600.00	400.00	166.67 %
6870 Tools & Tool Rentals	1,116.55	1,500.00	-383.45	74.44 %
6900 Common Area Supplies	488.48	400.00	88.48	122.12 %
6910 Chemicals & Fertilizer	178.70	250.00	-71.30	71.48 %
6921 Dog Poop Stations		333.36	-333.36	
6940 Trees Shrubs Flowers	-12.50	833.36	-845.86	-1.50 %
6960 Truck Fuel	813.66	666.64	147.02	122.05 %
6970 Mileage Reimbursement		166.64	-166.64	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	5,586.74	6,766.64	-1,179.90	82.56 %
7000 STAFF WAGES & BENEFITS				

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - October, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7100 Staff Wages & Salaries		56,779.68	-56,779.68	
7125 Comm Coordinator	12,291.48		12,291.48	
7135 Office Admin	10,562.16		10,562.16	
7145 Grounds/Fac Super	19,261.04		19,261.04	
7155 Maintenance-1	15,266.28		15,266.28	
7170 Relief Services	1,830.00		1,830.00	
Total 7100 Staff Wages & Salaries	59,210.96	56,779.68	2,431.28	104.28 %
7151 Employer Match Taxes-Payroll	6,340.86	4,343.69	1,997.17	145.98 %
7201 Staff-Medical/Dental	11,925.84	11,611.00	314.84	102.71 %
7250 Insurance-SAIF	1,127.68	1,166.64	-38.96	96.66 %
7301 Staff Simple IRA	577.84	666.64	-88.80	86.68 %
Total 7000 STAFF WAGES & BENEFITS	79,183.18	74,567.65	4,615.53	106.19 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	16,040.74	20,000.00	-3,959.26	80.20 %
7551 Composting Area	2,770.88	3,233.32	-462.44	85.70 %
7601 Street Sweeping	855.00	600.00	255.00	142.50 %
7651 Pest Control	199.00	333.32	-134.32	59.70 %
7701 Lawn Mowing	1,896.00	1,902.00	-6.00	99.68 %
7800 Tree Service	3,432.50	5,000.00	-1,567.50	68.65 %
7850 Foresty Consulting		400.00	-400.00	
7900 Fitness center		600.00	-600.00	
7980 Housekeeping	1,620.00	1,333.32	286.68	121.50 %
Total 7500 CONTRACTOR SERVICES	26,814.12	33,401.96	-6,587.84	80.28 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$136,973.41	\$147,791.31	\$ -10,817.90	92.68 %
NET OPERATING INCOME	\$3,336.22	\$ -3,176.99	\$6,513.21	-105.01 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	62,216.32	62,216.36	-0.04	100.00 %
8300 Interest Income--Reserves	4.48		4.48	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	62,220.80	62,216.36	4.44	100.01 %
Late Fee Income	90.00		90.00	
Total Other Income	\$62,310.80	\$62,216.36	\$94.44	100.15 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	1,927.50		1,927.50	
9100 Common Area				
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	2,315.00		2,315.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - October, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	2,872.24		2,872.24	
9200 Rec Center Reserve Expense	60,396.00		60,396.00	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	216.20		216.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	490.04		490.04	
9601 Streets Reserve Expense	37,737.21		37,737.21	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense	1,657.66		1,657.66	
Total 9000 RESERVE EXPENDITURES	105,204.50		105,204.50	
Total Other Expenses	\$105,204.50	\$0.00	\$105,204.50	0.00%
NET OTHER INCOME	\$ -42,893.70	\$62,216.36	\$ -105,110.06	-68.94 %
NET INCOME	\$ -39,557.48	\$59,039.37	\$ -98,596.85	-67.00 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	193,532.68	427,607.00	-234,074.32	45.26 %
4150 Discounts	-9,901.44	-9,214.00	-687.44	107.46 %
4200 LWCHA L/F & Interest	120.00		120.00	
4300 Member Gate Cards and remotes	332.00	1,200.00	-868.00	27.67 %
4401 Tennis Court Access Fees	1,500.00	2,500.00	-1,000.00	60.00 %
4451 Exercise Room Access Fees	930.00	2,500.00	-1,570.00	37.20 %
4550 Key Deposits	35.00	300.00	-265.00	11.67 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	1.63	600.00	-598.37	0.27 %
4900 Other Income/ Title Transfer	2,860.00	7,500.00	-4,640.00	38.13 %
4950 Recycling refunds	888.00	1,000.00	-112.00	88.80 %
Total 4000 INCOME	191,237.87	433,993.00	-242,755.13	44.06 %
Total Income	\$191,237.87	\$433,993.00	\$ -242,755.13	44.06 %
GROSS PROFIT	\$191,237.87	\$433,993.00	\$ -242,755.13	44.06 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,025.00	2,500.00	-475.00	81.00 %
6030 Legal Consultancy		5,000.00	-5,000.00	
6030.02 General	686.00		686.00	
Total 6030 Legal Consultancy	686.00	5,000.00	-4,314.00	13.72 %
6050 Insurance-General Liability	6,558.12	25,000.00	-18,441.88	26.23 %
6060 Insurance - D&O	641.32	5,000.00	-4,358.68	12.83 %
6070 Insurance - Truck	181.68	600.00	-418.32	30.28 %
6100 Office Equipment	89.99	1,500.00	-1,410.01	6.00 %
6110 Office Supplies	901.71	2,500.00	-1,598.29	36.07 %
6120 Printing	562.50	750.00	-187.50	75.00 %
6130 Postage	387.76	500.00	-112.24	77.55 %
6140 Computer/Security/Software	249.96	1,800.00	-1,550.04	13.89 %
6150 Website and E-Mail	74.85	800.00	-725.15	9.36 %
6160 Bank Charges	545.87	600.00	-54.13	90.98 %
6200 Dues/Subscriptions	1,468.90	1,600.00	-131.10	91.81 %
6210 Licenses/Fees/Permits	119.05	1,300.00	-1,180.95	9.16 %
6230 Conference & Seminar		540.00	-540.00	
6250 Committee-Safety	375.00	400.00	-25.00	93.75 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	500.00		500.00	
Total 6260 Committee-Social	591.98		591.98	
6280 Forest Management Committee		5,000.00	-5,000.00	
6286 Architectural Committee		400.00	-400.00	
6295 Misc Expense	31.00	500.00	-469.00	6.20 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6296 Employee Promotions	253.00		253.00	
Total 6000 ADMINISTRATION	15,743.69	56,290.00	-40,546.31	27.97 %
6300 UTILITIES				
6310 Rec Center	3,230.01	12,000.00	-8,769.99	26.92 %
6350 Pool & Sauna	1,477.31	4,000.00	-2,522.69	36.93 %
6400 Maint Building	335.18	1,400.08	-1,064.90	23.94 %
6450 Gate House	3,655.46	8,000.00	-4,344.54	45.69 %
6500 Entry Gate	145.02	750.00	-604.98	19.34 %
6550 Safety Ops Bldg Utilities	105.92	300.00	-194.08	35.31 %
Total 6300 UTILITIES	8,948.90	26,450.08	-17,501.18	33.83 %
6600 MAINTENANCE				
6610 Rec Center	107.61	2,500.00	-2,392.39	4.30 %
6621 Pool & Spa	322.83	1,000.00	-677.17	32.28 %
6630 Tennis Courts		125.00	-125.00	
6640 Fitness Center		400.00	-400.00	
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House	64.99	500.00	-435.01	13.00 %
6670 Entry Gate System	1,015.00	8,000.00	-6,985.00	12.69 %
6690 Signs Maintenance	139.81	500.00	-360.19	27.96 %
6700 Roads & Paths		1,500.00	-1,500.00	
6710 Drainage ditch/culverts	967.34		967.34	
6750 Other Common area	37.30	500.00	-462.70	7.46 %
6760 Vehicles - trucks/golf cart	38.45	800.00	-761.55	4.81 %
6770 Tools	22.00		22.00	
Total 6600 MAINTENANCE	2,721.78	16,025.00	-13,303.22	16.98 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	393.43	3,000.00	-2,606.57	13.11 %
6821 Pool & Spa Supplies	1,185.47	1,500.00	-314.53	79.03 %
6830 Exercise Room Supplies		300.00	-300.00	
6840 Maintenance Building	196.82	500.00	-303.18	39.36 %
6850 Gatehouse Supplies	110.05	750.00	-639.95	14.67 %
6860 Gate Cards and Remotes	1,000.00	1,800.00	-800.00	55.56 %
6870 Tools & Tool Rentals	1,116.55	4,500.00	-3,383.45	24.81 %
6900 Common Area Supplies	488.48	1,200.00	-711.52	40.71 %
6910 Chemicals & Fertilizer	178.70	750.00	-571.30	23.83 %
6921 Dog Poop Stations		1,000.00	-1,000.00	
6940 Trees Shrubs Flowers	-12.50	2,500.00	-2,512.50	-0.50 %
6960 Truck Fuel	813.66	2,000.00	-1,186.34	40.68 %
6970 Mileage Reimbursement		500.00	-500.00	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	5,619.96	20,300.00	-14,680.04	27.68 %
7000 STAFF WAGES & BENEFITS				

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7100 Staff Wages & Salaries		170,339.00	-170,339.00	
7125 Comm Coordinator	12,291.48		12,291.48	
7135 Office Admin	12,610.74		12,610.74	
7145 Grounds/Fac Super	21,668.67		21,668.67	
7155 Maintenance-1	17,081.72		17,081.72	
7170 Relief Services	1,830.00		1,830.00	
Total 7100 Staff Wages & Salaries	65,482.61	170,339.00	-104,856.39	38.44 %
7151 Employer Match Taxes-Payroll	7,032.51	13,031.00	-5,998.49	53.97 %
7201 Staff-Medical/Dental	13,416.57	34,833.00	-21,416.43	38.52 %
7250 Insurance-SAIF	1,127.68	3,500.00	-2,372.32	32.22 %
7301 Staff Simple IRA	650.07	2,000.00	-1,349.93	32.50 %
Total 7000 STAFF WAGES & BENEFITS	87,709.44	223,703.00	-135,993.56	39.21 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	16,040.74	60,000.00	-43,959.26	26.73 %
7551 Composting Area	2,770.88	9,700.00	-6,929.12	28.57 %
7601 Street Sweeping	855.00	1,800.00	-945.00	47.50 %
7651 Pest Control	199.00	1,000.00	-801.00	19.90 %
7701 Lawn Mowing	1,896.00	3,800.00	-1,904.00	49.89 %
7800 Tree Service	4,432.50	15,000.00	-10,567.50	29.55 %
7850 Foresty Consulting		400.00	-400.00	
7900 Fitness center		1,200.00	-1,200.00	
7980 Housekeeping	1,620.00	4,000.00	-2,380.00	40.50 %
Total 7500 CONTRACTOR SERVICES	27,814.12	96,900.00	-69,085.88	28.70 %
Payroll Expenses				
Wages	825.00		825.00	
Total Payroll Expenses	825.00		825.00	
Total Expenses	\$149,382.89	\$439,668.08	\$ -290,285.19	33.98 %
NET OPERATING INCOME	\$41,854.98	\$ -5,675.08	\$47,530.06	-737.52 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	62,216.32	186,649.00	-124,432.68	33.33 %
8300 Interest Income--Reserves	4.48		4.48	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	62,220.80	186,649.00	-124,428.20	33.34 %
Late Fee Income	90.00		90.00	
Total Other Income	\$62,310.80	\$186,649.00	\$ -124,338.20	33.38 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	1,927.50		1,927.50	
9100 Common Area				
9135 Signs	285.00		285.00	
9141 Entry Gate Reserve Expense	2,315.00		2,315.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	2,872.24		2,872.24	
9200 Rec Center Reserve Expense	60,396.00		60,396.00	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	216.20		216.20	
9330 Spa	273.84		273.84	
Total 9301 Pool & Spa Reserve Expense	490.04		490.04	
9601 Streets Reserve Expense	37,737.21		37,737.21	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense	1,657.66		1,657.66	
Total 9000 RESERVE EXPENDITURES	105,204.50		105,204.50	
Total Other Expenses	\$105,204.50	\$0.00	\$105,204.50	0.00%
NET OTHER INCOME	\$ -42,893.70	\$186,649.00	\$ -229,542.70	-22.98 %
NET INCOME	\$ -1,038.72	\$180,973.92	\$ -182,012.64	-0.57 %



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT SEPTEMBER, 2021
DATE: ~~SEPTEMBER~~ **OCTOBER** 14, 2021
CC: TIM BULLER

Attached are three financial statements for month ending September 30, 2021: Balance Sheet, Income and Expense, Budget Vs Actual and Budget Vs. Actual Year-to-Date reports. The following are some explanatory notes.

1. As of September, the operating funds balance was \$496,755.53. Operating checking balance was \$340,475.74. Checking includes \$236,563.60 of HOA dues paid in full for 2021-22 in advance. September operating expenses were \$33,276.56.
2. Account 6110 Office supplies was for new printer toner for \$604.00.
3. Printing expenses of \$562.50 was for printing of election mailing, ballots, meeting notices, and proxies.
4. Postage expense account 6230 includes renewal of our bulk mailing permit for \$265.00 and mailing of election material for \$106.51
5. Account 6200 includes regular monthly Quickbooks fees and \$226.00 for annual post office box rental.
6. Compost expense has increased for September \$87.00. The garbage company now weighs the bin rather than previously used flat rate method.
7. September operating expenses were \$7,081.52 under budget. \$10,623.31 under budget for the year.
8. September Reserve expenses were as follows: \$272.24 Dog poop station, \$20,000 progress payment for bathroom remodel, \$1,650.49 for IPHCA emergency exit supplies, \$71.99 for spa heater igniter, and \$800 for Survey of Tract J. September reserve expenses were \$22,794.72.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of September 30, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	340,475.74
1060 Asset Acquisition	17,131.36
1070 CB Savings Money Market	31,062.22
1075 WF Savings Money Market	0.00
1080 Petty Cash	558.21
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	7,528.00
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	396,755.53
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	133,722.92
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	
1131 WF CD 1645 9/24/18 .85% APR	0.00
1132 WF CD 4773 6/24/18 .40% APR	0.00
Total 1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	177,508.17
Total 1114 RESERVE FUNDS	311,231.09
Total Bank Accounts	\$707,986.62
Accounts Receivable	
1200 Accounts Receivable	-276,457.18
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-275,890.18
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -275,890.18
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	0.00
1152 Accounts Rec-Interfund Operatin	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of September 30, 2021

	TOTAL
1155 Accounts Rec-Interfund Reserve	0.00
Total 1150 Accounts Rec - Interfund	0.00
1230 Prepaid Insurance	1,594.16
1240 Undeposited Funds	249.92
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$1,844.08
Total Current Assets	\$433,940.52
Fixed Assets	
1450 Equip-Admin	26,840.42
1475 Vehicle-Ford Ranger	10,575.00
1480 Equip-Purchases	42,108.91
1550 Accumulated Depreciation	-74,183.15
Total Fixed Assets	\$5,341.18
TOTAL ASSETS	\$439,281.70
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	8,761.69
Total Accounts Payable	\$8,761.69
Credit Cards	
1900 Columbia Bank Visa	1,747.27
1950 Shell Gas Card	0.00
Total Credit Cards	\$1,747.27
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
Total 2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,007.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	-21,572.34
Dental Ins spouse	-298.99

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of September 30, 2021

	TOTAL
Dental Insurance	-830.85
Federal Taxes (941/944)	1,759.52
Federal Unemployment (940)	225.86
Health Ins spouse	8,953.39
Health Insurance	15,818.44
OR Employment Taxes	2,558.02
OR Income Tax	962.37
OR Statewide Transit Taxes	40.66
SIMPLE contrib Printz	495.62
Simple IRA Co. Match Printz	495.62
Total 2230 Payroll Liabilities	8,607.32
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	13,050.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00
2450 Construction Deposit	100.00
2450.20 Orr Constguction Deposit	0.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$28,864.39
Total Current Liabilities	\$39,373.35
Total Liabilities	\$39,373.35
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	0.00
2950 Retained Earnings	482,882.11
Net Income	-35,298.57
Total Equity	\$399,908.35
TOTAL LIABILITIES AND EQUITY	\$439,281.70

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

September 2021

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	35,633.92
4150 Discounts	-68.76
4300 Member Gate Cards and remotes	30.00
4451 Exercise Room Access Fees	10.00
4550 Key Deposits	5.00
4700 Reimbursements	940.00
4800 Interest Income	0.40
4900 Other Income/ Title Tranfer	400.00
Total 4000 INCOME	36,950.56
Total Income	\$36,950.56
GROSS PROFIT	\$36,950.56
Expenses	
6000 ADMINISTRATION	
6050 Insurance-General Liability	1,639.53
6060 Insurance - D&O	160.33
6070 Insurance - Truck	45.42
6110 Office Supplies	664.38
6120 Printing	562.50
6130 Postage	371.51
6150 Website and E-Mail	34.95
6160 Bank Charges	128.02
6200 Dues/Subscriptions	404.00
6296 Employee Promotions	75.00
Total 6000 ADMINISTRATION	4,085.64
6300 UTILITIES	
6310 Rec Center	640.57
6350 Pool & Sauna	353.86
6400 Maint Building	35.78
6450 Gate House	866.33
6500 Entry Gate	36.34
6550 Safety Ops Bldg Utilities	24.36
Total 6300 UTILITIES	1,957.24
6600 MAINTENANCE	
6650 Maint Bldg	6.45
6690 Signs Maintenance	51.81
6750 Other Common area	12.31
Total 6600 MAINTENANCE	70.57
6801 SUPPLIES & EQUIPMENT	
6821 Pool & Spa Supplies	96.38
6840 Maintenance Building	176.82
6870 Tools & Tool Rentals	30.26

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

September 2021

	TOTAL
6900 Common Area Supplies	157.68
6960 Truck Fuel	134.78
Total 6801 SUPPLIES & EQUIPMENT	595.92
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7135 Office Admin	5,747.16
7145 Grounds/Fac Super	4,815.26
7155 Maintenance-1	3,796.00
7170 Relief Services	450.00
Total 7100 Staff Wages & Salaries	14,808.42
7151 Employer Match Taxes-Payroll	1,607.42
7201 Staff-Medical/Dental	2,981.46
7250 Insurance-SAIF	281.92
7301 Staff Simple IRA	144.46
Total 7000 STAFF WAGES & BENEFITS	19,823.68
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	3,798.91
7551 Composting Area	894.10
7601 Street Sweeping	570.00
7651 Pest Control	199.00
7701 Lawn Mowing	474.00
7800 Tree Service	357.50
7980 Housekeeping	450.00
Total 7500 CONTRACTOR SERVICES	6,743.51
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
Total Expenses	\$33,276.56
NET OPERATING INCOME	\$3,674.00
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,554.08
8300 Interest Income--Reserves	4.48
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,558.56
Late Fee Income	
Total Other Income	\$15,558.56
Other Expenses	
9000 RESERVE EXPENDITURES	
9100 Common Area	
9160 Fido House, Monument & Kiosk	272.24
Total 9100 Common Area	272.24
9200 Rec Center Reserve Expense	20,000.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

September 2021

	TOTAL
9301 Pool & Spa Reserve Expense	
9330 Spa	71.99
Total 9301 Pool & Spa Reserve Expense	71.99
9601 Streets Reserve Expense	800.00
9850 Innisfree Reserve Expense	1,650.49
Total 9000 RESERVE EXPENDITURES	22,794.72
Total Other Expenses	\$22,794.72
NET OTHER INCOME	\$ -7,236.16
NET INCOME	\$ -3,562.16

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

September 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	35,633.92	35,633.92	0.00	100.00 %
4150 Discounts	-68.76	0.00	-68.76	
4300 Member Gate Cards and remotes	30.00	100.00	-70.00	30.00 %
4401 Tennis Court Access Fees		0.00	0.00	
4451 Exercise Room Access Fees	10.00	0.00	10.00	
4550 Key Deposits	5.00	0.00	5.00	
4700 Reimbursements	940.00		940.00	
4800 Interest Income	0.40	50.00	-49.60	0.80 %
4900 Other Income/ Title Tranfer	400.00	625.00	-225.00	64.00 %
4950 Recycling refunds		83.33	-83.33	
Total 4000 INCOME	36,950.56	36,492.25	458.31	101.26 %
Total Income	\$36,950.56	\$36,492.25	\$458.31	101.26 %
GROSS PROFIT	\$36,950.56	\$36,492.25	\$458.31	101.26 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		2,500.00	-2,500.00	
6030 Legal Consultancy		416.67	-416.67	
6050 Insurance-General Liability	1,639.53	2,083.33	-443.80	78.70 %
6060 Insurance - D&O	160.33	416.67	-256.34	38.48 %
6070 Insurance - Truck	45.42	50.00	-4.58	90.84 %
6100 Office Equipment		125.00	-125.00	
6110 Office Supplies	664.38	208.33	456.05	318.91 %
6120 Printing	562.50	62.50	500.00	900.00 %
6130 Postage	371.51	41.70	329.81	890.91 %
6140 Computer/Security/Software		150.00	-150.00	
6150 Website and E-Mail	34.95	66.67	-31.72	52.42 %
6160 Bank Charges	128.02	50.00	78.02	256.04 %
6200 Dues/Subscriptions	404.00	133.33	270.67	303.01 %
6210 Licenses/Fees/Permits		108.33	-108.33	
6230 Conference & Seminar		45.00	-45.00	
6250 Committee-Safety		33.33	-33.33	
6280 Forest Management Committee		416.67	-416.67	
6286 Architectural Committee		33.33	-33.33	
6295 Misc Expense		41.70	-41.70	
6296 Employee Promotions	75.00		75.00	
Total 6000 ADMINISTRATION	4,085.64	6,982.56	-2,896.92	58.51 %
6300 UTILITIES				
6310 Rec Center	640.57	1,000.00	-359.43	64.06 %
6350 Pool & Sauna	353.86	333.33	20.53	106.16 %
6400 Maint Building	35.78	116.67	-80.89	30.67 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

September 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6450 Gate House	866.33	666.66	199.67	129.95 %
6500 Entry Gate	36.34	62.50	-26.16	58.14 %
6550 Safety Ops Bldg Utilities	24.36	25.00	-0.64	97.44 %
Total 6300 UTILITIES	1,957.24	2,204.16	-246.92	88.80 %
6600 MAINTENANCE				
6610 Rec Center		208.33	-208.33	
6621 Pool & Spa		83.33	-83.33	
6630 Tennis Courts		125.00	-125.00	
6640 Fitness Center		100.00	-100.00	
6650 Maint Bldg	6.45	0.00	6.45	
6660 Gate House		41.67	-41.67	
6670 Entry Gate System		420.00	-420.00	
6690 Signs Maintenance	51.81	41.67	10.14	124.33 %
6700 Roads & Paths		125.00	-125.00	
6750 Other Common area	12.31	41.67	-29.36	29.54 %
6760 Vehicles - trucks/golf cart		66.67	-66.67	
Total 6600 MAINTENANCE	70.57	1,253.34	-1,182.77	5.63 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies		250.00	-250.00	
6821 Pool & Spa Supplies	96.38	125.00	-28.62	77.10 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	176.82	41.67	135.15	424.33 %
6850 Gatehouse Supplies		62.50	-62.50	
6860 Gate Cards and Remotes		150.00	-150.00	
6870 Tools & Tool Rentals	30.26	375.00	-344.74	8.07 %
6900 Common Area Supplies	157.68	100.00	57.68	157.68 %
6910 Chemicals & Fertilizer		62.50	-62.50	
6921 Dog Poop Stations		83.33	-83.33	
6940 Trees Shrubs Flowers		208.37	-208.37	
6960 Truck Fuel	134.78	166.67	-31.89	80.87 %
6970 Mileage Reimbursement		41.67	-41.67	
Total 6801 SUPPLIES & EQUIPMENT	595.92	1,691.71	-1,095.79	35.23 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		15,280.33	-15,280.33	
7135 Office Admin	5,747.16		5,747.16	
7145 Grounds/Fac Super	4,815.26		4,815.26	
7155 Maintenance-1	3,796.00		3,796.00	
7170 Relief Services	450.00		450.00	
Total 7100 Staff Wages & Salaries	14,808.42	15,280.33	-471.91	96.91 %
7151 Employer Match Taxes-Payroll	1,607.42	1,085.91	521.51	148.03 %
7201 Staff-Medical/Dental	2,981.46	2,902.75	78.71	102.71 %
7250 Insurance-SAIF	281.92	291.67	-9.75	96.66 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

September 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7301 Staff Simple IRA	144.46	166.67	-22.21	86.67 %
Total 7000 STAFF WAGES & BENEFITS	19,823.68	19,727.33	96.35	100.49 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	3,798.91	5,000.00	-1,201.09	75.98 %
7551 Composting Area	894.10	808.34	85.76	110.61 %
7601 Street Sweeping	570.00	150.00	420.00	380.00 %
7651 Pest Control	199.00	83.30	115.70	238.90 %
7701 Lawn Mowing	474.00	474.00	0.00	100.00 %
7800 Tree Service	357.50	1,250.00	-892.50	28.60 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		0.00	0.00	
7980 Housekeeping	450.00	333.34	116.66	135.00 %
Total 7500 CONTRACTOR SERVICES	6,743.51	8,498.98	-1,755.47	79.34 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$33,276.56	\$40,358.08	\$ -7,081.52	82.45 %
NET OPERATING INCOME	\$3,674.00	\$ -3,865.83	\$7,539.83	-95.04 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,554.08	15,554.08	0.00	100.00 %
8300 Interest Income--Reserves	4.48		4.48	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,558.56	15,554.08	4.48	100.03 %
Late Fee Income				
Total Other Income	\$15,558.56	\$15,554.08	\$4.48	100.03 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9100 Common Area				
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	272.24		272.24	
9200 Rec Center Reserve Expense	20,000.00		20,000.00	
9301 Pool & Spa Reserve Expense				
9330 Spa	71.99		71.99	
Total 9301 Pool & Spa Reserve Expense	71.99		71.99	
9601 Streets Reserve Expense	800.00		800.00	
9850 Innisfree Reserve Expense	1,650.49		1,650.49	
Total 9000 RESERVE EXPENDITURES	22,794.72		22,794.72	
Total Other Expenses	\$22,794.72	\$0.00	\$22,794.72	0.00%
NET OTHER INCOME	\$ -7,236.16	\$15,554.08	\$ -22,790.24	-46.52 %
NET INCOME	\$ -3,562.16	\$11,688.25	\$ -15,250.41	-30.48 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

September 2021

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - September, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	106,901.76	106,901.72	0.04	100.00 %
4150 Discounts	-9,695.16	-9,214.00	-481.16	105.22 %
4300 Member Gate Cards and remotes	270.00	300.00	-30.00	90.00 %
4401 Tennis Court Access Fees	1,500.00	2,500.00	-1,000.00	60.00 %
4451 Exercise Room Access Fees	930.00	2,500.00	-1,570.00	37.20 %
4550 Key Deposits	15.00	50.00	-35.00	30.00 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	1.22	150.00	-148.78	0.81 %
4900 Other Income/ Title Transfer	2,430.00	1,875.00	555.00	129.60 %
4950 Recycling refunds	888.00	250.03	637.97	355.16 %
Total 4000 INCOME	104,180.82	105,312.75	-1,131.93	98.93 %
Total Income	\$104,180.82	\$105,312.75	\$ -1,131.93	98.93 %
GROSS PROFIT	\$104,180.82	\$105,312.75	\$ -1,131.93	98.93 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		2,500.00	-2,500.00	
6030 Legal Consultancy		1,249.97	-1,249.97	
6030.02 General	686.00		686.00	
Total 6030 Legal Consultancy	686.00	1,249.97	-563.97	54.88 %
6050 Insurance-General Liability	4,918.59	6,250.03	-1,331.44	78.70 %
6060 Insurance - D&O	480.99	1,249.97	-768.98	38.48 %
6070 Insurance - Truck	136.26	150.00	-13.74	90.84 %
6100 Office Equipment	89.99	375.00	-285.01	24.00 %
6110 Office Supplies	872.68	625.03	247.65	139.62 %
6120 Printing	562.50	187.50	375.00	300.00 %
6130 Postage	371.51	125.02	246.49	297.16 %
6140 Computer/Security/Software	179.97	450.00	-270.03	39.99 %
6150 Website and E-Mail	54.90	199.97	-145.07	27.45 %
6160 Bank Charges	489.92	150.00	339.92	326.61 %
6200 Dues/Subscriptions	1,349.90	400.03	949.87	337.45 %
6210 Licenses/Fees/Permits	119.05	325.03	-205.98	36.63 %
6230 Conference & Seminar		135.00	-135.00	
6250 Committee-Safety	375.00	100.03	274.97	374.89 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	500.00		500.00	
Total 6260 Committee-Social	591.98		591.98	
6280 Forest Management Committee		1,249.97	-1,249.97	
6286 Architectural Committee		100.03	-100.03	
6295 Misc Expense	31.00	125.02	-94.02	24.80 %
6296 Employee Promotions	253.00		253.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - September, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 6000 ADMINISTRATION	11,563.24	15,947.60	-4,384.36	72.51 %
6300 UTILITIES				
6310 Rec Center	2,160.92	3,000.00	-839.08	72.03 %
6350 Pool & Sauna	1,022.94	999.99	22.95	102.30 %
6400 Maint Building	202.91	350.01	-147.10	57.97 %
6450 Gate House	2,661.14	1,999.98	661.16	133.06 %
6500 Entry Gate	108.85	187.50	-78.65	58.05 %
6550 Safety Ops Bldg Utilities	81.48	75.00	6.48	108.64 %
Total 6300 UTILITIES	6,238.24	6,612.48	-374.24	94.34 %
6600 MAINTENANCE				
6610 Rec Center	107.61	625.03	-517.42	17.22 %
6621 Pool & Spa		250.03	-250.03	
6630 Tennis Courts		125.00	-125.00	
6640 Fitness Center		100.00	-100.00	
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House		124.97	-124.97	
6670 Entry Gate System	420.00	420.00	0.00	100.00 %
6690 Signs Maintenance	139.81	124.97	14.84	111.87 %
6700 Roads & Paths		375.00	-375.00	
6750 Other Common area	37.30	125.01	-87.71	29.84 %
6760 Vehicles - trucks/golf cart		199.97	-199.97	
6770 Tools	22.00		22.00	
Total 6600 MAINTENANCE	733.17	2,669.98	-1,936.81	27.46 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	277.38	750.00	-472.62	36.98 %
6821 Pool & Spa Supplies	973.38	375.00	598.38	259.57 %
6830 Exercise Room Supplies		75.00	-75.00	
6840 Maintenance Building	176.82	124.97	51.85	141.49 %
6850 Gatehouse Supplies	90.30	187.50	-97.20	48.16 %
6860 Gate Cards and Remotes	541.00	450.00	91.00	120.22 %
6870 Tools & Tool Rentals	1,096.52	1,125.00	-28.48	97.47 %
6900 Common Area Supplies	360.68	300.00	60.68	120.23 %
6910 Chemicals & Fertilizer	79.00	187.50	-108.50	42.13 %
6921 Dog Poop Stations		250.03	-250.03	
6940 Trees Shrubs Flowers	-12.50	625.03	-637.53	-2.00 %
6960 Truck Fuel	592.78	499.97	92.81	118.56 %
6970 Mileage Reimbursement		124.97	-124.97	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	4,324.66	5,074.97	-750.31	85.22 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		45,841.03	-45,841.03	
7125 Comm Coordinator	8,194.32		8,194.32	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - September, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7135 Office Admin	8,987.16		8,987.16	
7145 Grounds/Fac Super	14,445.78		14,445.78	
7155 Maintenance-1	11,470.36		11,470.36	
7170 Relief Services	1,380.00		1,380.00	
Total 7100 Staff Wages & Salaries	44,477.62	45,841.03	-1,363.41	97.03 %
7151 Employer Match Taxes-Payroll	4,835.03	3,257.78	1,577.25	148.41 %
7201 Staff-Medical/Dental	8,944.38	8,708.25	236.13	102.71 %
7250 Insurance-SAIF	845.76	874.97	-29.21	96.66 %
7301 Staff Simple IRA	433.38	499.97	-66.59	86.68 %
Total 7000 STAFF WAGES & BENEFITS	59,536.17	59,182.00	354.17	100.60 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	12,177.80	15,000.00	-2,822.20	81.19 %
7551 Composting Area	2,508.88	2,424.98	83.90	103.46 %
7601 Street Sweeping	855.00	450.00	405.00	190.00 %
7651 Pest Control	199.00	249.98	-50.98	79.61 %
7701 Lawn Mowing	1,422.00	1,422.00	0.00	100.00 %
7800 Tree Service	3,432.50	3,750.00	-317.50	91.53 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		600.00	-600.00	
7980 Housekeeping	1,170.00	999.98	170.02	117.00 %
Total 7500 CONTRACTOR SERVICES	21,765.18	25,296.94	-3,531.76	86.04 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$104,160.66	\$114,783.97	\$ -10,623.31	90.74 %
NET OPERATING INCOME	\$20.16	\$ -9,471.22	\$9,491.38	-0.21 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	46,662.24	46,662.28	-0.04	100.00 %
8300 Interest Income--Reserves	4.48		4.48	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	46,666.72	46,662.28	4.44	100.01 %
Late Fee Income	90.00		90.00	
Total Other Income	\$46,756.72	\$46,662.28	\$94.44	100.20 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	1,927.50		1,927.50	
9100 Common Area				
9135 Signs	285.00		285.00	
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	557.24		557.24	
9200 Rec Center Reserve Expense	40,000.00		40,000.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - September, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9301 Pool & Spa Reserve Expense				
9330 Spa	71.99		71.99	
Total 9301 Pool & Spa Reserve Expense	71.99		71.99	
9601 Streets Reserve Expense	37,737.21		37,737.21	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense	1,657.66		1,657.66	
Total 9000 RESERVE EXPENDITURES	82,075.45		82,075.45	
Total Other Expenses	\$82,075.45	\$0.00	\$82,075.45	0.00%
NET OTHER INCOME	\$ -35,318.73	\$46,662.28	\$ -81,981.01	-75.69 %
NET INCOME	\$ -35,298.57	\$37,191.06	\$ -72,489.63	-94.91 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	158,089.76	427,607.00	-269,517.24	36.97 %
4150 Discounts	-9,763.92	-9,214.00	-549.92	105.97 %
4300 Member Gate Cards and remotes	300.00	1,200.00	-900.00	25.00 %
4401 Tennis Court Access Fees	1,500.00	2,500.00	-1,000.00	60.00 %
4451 Exercise Room Access Fees	930.00	2,500.00	-1,570.00	37.20 %
4550 Key Deposits	35.00	300.00	-265.00	11.67 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	1.22	600.00	-598.78	0.20 %
4900 Other Income/ Title Tranfer	2,460.00	7,500.00	-5,040.00	32.80 %
4950 Recycling refunds	888.00	1,000.00	-112.00	88.80 %
Total 4000 INCOME	155,380.06	433,993.00	-278,612.94	35.80 %
Total Income	\$155,380.06	\$433,993.00	\$ -278,612.94	35.80 %
GROSS PROFIT	\$155,380.06	\$433,993.00	\$ -278,612.94	35.80 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		2,500.00	-2,500.00	
6030 Legal Consultancy		5,000.00	-5,000.00	
6030.02 General	686.00		686.00	
Total 6030 Legal Consultancy	686.00	5,000.00	-4,314.00	13.72 %
6050 Insurance-General Liability	4,918.59	25,000.00	-20,081.41	19.67 %
6060 Insurance - D&O	480.99	5,000.00	-4,519.01	9.62 %
6070 Insurance - Truck	136.26	600.00	-463.74	22.71 %
6100 Office Equipment	89.99	1,500.00	-1,410.01	6.00 %
6110 Office Supplies	872.68	2,500.00	-1,627.32	34.91 %
6120 Printing	562.50	750.00	-187.50	75.00 %
6130 Postage	371.51	500.00	-128.49	74.30 %
6140 Computer/Security/Software	179.97	1,800.00	-1,620.03	10.00 %
6150 Website and E-Mail	54.90	800.00	-745.10	6.86 %
6160 Bank Charges	489.92	600.00	-110.08	81.65 %
6200 Dues/Subscriptions	1,349.90	1,600.00	-250.10	84.37 %
6210 Licenses/Fees/Permits	119.05	1,300.00	-1,180.95	9.16 %
6230 Conference & Seminar		540.00	-540.00	
6250 Committee-Safety	375.00	400.00	-25.00	93.75 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	500.00		500.00	
Total 6260 Committee-Social	591.98		591.98	
6280 Forest Management Committee		5,000.00	-5,000.00	
6286 Architectural Committee		400.00	-400.00	
6295 Misc Expense	31.00	500.00	-469.00	6.20 %
6296 Employee Promotions	253.00		253.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 6000 ADMINISTRATION	11,563.24	56,290.00	-44,726.76	20.54 %
6300 UTILITIES				
6310 Rec Center	2,160.92	12,000.00	-9,839.08	18.01 %
6350 Pool & Sauna	1,022.94	4,000.00	-2,977.06	25.57 %
6400 Maint Building	202.91	1,400.08	-1,197.17	14.49 %
6450 Gate House	2,661.14	8,000.00	-5,338.86	33.26 %
6500 Entry Gate	108.85	750.00	-641.15	14.51 %
6550 Safety Ops Bldg Utilities	81.48	300.00	-218.52	27.16 %
Total 6300 UTILITIES	6,238.24	26,450.08	-20,211.84	23.58 %
6600 MAINTENANCE				
6610 Rec Center	107.61	2,500.00	-2,392.39	4.30 %
6621 Pool & Spa		1,000.00	-1,000.00	
6630 Tennis Courts		250.00	-250.00	
6640 Fitness Center		100.00	-100.00	
6650 Maint Bldg	6.45	200.00	-193.55	3.23 %
6660 Gate House		500.00	-500.00	
6670 Entry Gate System	420.00	2,000.00	-1,580.00	21.00 %
6690 Signs Maintenance	139.81	500.00	-360.19	27.96 %
6700 Roads & Paths		1,500.00	-1,500.00	
6750 Other Common area	37.30	500.00	-462.70	7.46 %
6760 Vehicles - trucks/golf cart		800.00	-800.00	
6770 Tools	22.00		22.00	
Total 6600 MAINTENANCE	733.17	9,850.00	-9,116.83	7.44 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	277.38	3,000.00	-2,722.62	9.25 %
6821 Pool & Spa Supplies	973.38	1,500.00	-526.62	64.89 %
6830 Exercise Room Supplies		300.00	-300.00	
6840 Maintenance Building	176.82	500.00	-323.18	35.36 %
6850 Gatehouse Supplies	110.05	750.00	-639.95	14.67 %
6860 Gate Cards and Remotes	541.00	1,800.00	-1,259.00	30.06 %
6870 Tools & Tool Rentals	1,096.52	4,500.00	-3,403.48	24.37 %
6900 Common Area Supplies	360.68	1,200.00	-839.32	30.06 %
6910 Chemicals & Fertilizer	79.00	750.00	-671.00	10.53 %
6921 Dog Poop Stations		1,000.00	-1,000.00	
6940 Trees Shrubs Flowers	-12.50	2,500.00	-2,512.50	-0.50 %
6960 Truck Fuel	592.78	2,000.00	-1,407.22	29.64 %
6970 Mileage Reimbursement		500.00	-500.00	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	4,344.41	20,300.00	-15,955.59	21.40 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		183,364.00	-183,364.00	
7125 Comm Coordinator	8,194.32		8,194.32	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7135 Office Admin	11,035.74		11,035.74	
7145 Grounds/Fac Super	16,853.41		16,853.41	
7155 Maintenance-1	13,285.80		13,285.80	
7170 Relief Services	1,380.00		1,380.00	
Total 7100 Staff Wages & Salaries	50,749.27	183,364.00	-132,614.73	27.68 %
7151 Employer Match Taxes-Payroll	5,588.00	13,031.00	-7,443.00	42.88 %
7201 Staff-Medical/Dental	10,435.11	34,833.00	-24,397.89	29.96 %
7250 Insurance-SAIF	845.76	3,500.00	-2,654.24	24.16 %
7301 Staff Simple IRA	505.61	2,000.00	-1,494.39	25.28 %
Total 7000 STAFF WAGES & BENEFITS	68,123.75	236,728.00	-168,604.25	28.78 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	12,177.80	60,000.00	-47,822.20	20.30 %
7551 Composting Area	2,508.88	9,700.00	-7,191.12	25.86 %
7601 Street Sweeping	855.00	1,800.00	-945.00	47.50 %
7651 Pest Control	199.00	1,000.00	-801.00	19.90 %
7701 Lawn Mowing	1,422.00	3,800.00	-2,378.00	37.42 %
7800 Tree Service	3,432.50	15,000.00	-11,567.50	22.88 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		1,200.00	-1,200.00	
7980 Housekeeping	1,170.00	4,000.00	-2,830.00	29.25 %
Total 7500 CONTRACTOR SERVICES	21,765.18	96,900.00	-75,134.82	22.46 %
Payroll Expenses				
Wages	825.00		825.00	
Total Payroll Expenses	825.00		825.00	
Total Expenses	\$113,592.99	\$446,518.08	\$ -332,925.09	25.44 %
NET OPERATING INCOME	\$41,787.07	\$ -12,525.08	\$54,312.15	-333.63 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	46,662.24	186,649.00	-139,986.76	25.00 %
8300 Interest Income--Reserves	4.48		4.48	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	46,666.72	186,649.00	-139,982.28	25.00 %
Late Fee Income	90.00		90.00	
Total Other Income	\$46,756.72	\$186,649.00	\$ -139,892.28	25.05 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	1,927.50		1,927.50	
9100 Common Area				
9135 Signs	285.00		285.00	
9160 Fido House, Monument & Kiosk	272.24		272.24	
Total 9100 Common Area	557.24		557.24	
9200 Rec Center Reserve Expense	40,000.00		40,000.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	216.20		216.20	
9330 Spa	71.99		71.99	
Total 9301 Pool & Spa Reserve Expense	288.19		288.19	
9601 Streets Reserve Expense	37,737.21		37,737.21	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense	1,657.66		1,657.66	
Total 9000 RESERVE EXPENDITURES	82,291.65		82,291.65	
Total Other Expenses	\$82,291.65	\$0.00	\$82,291.65	0.00%
NET OTHER INCOME	\$ -35,534.93	\$186,649.00	\$ -222,183.93	-19.04 %
NET INCOME	\$6,252.14	\$174,123.92	\$ -167,871.78	3.59 %



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT JULY, 2021
DATE: SEPTEMBER 17, 2021
CC: TIM BULLER

Attached are three financial statements for month ending August 31, 2021: Balance Sheet, Income and Expense, Budget Vs Actual and Budget Vs. Actual Year-to-Date reports. The following are some explanatory notes.

1. As of August 31, the operating funds balance was \$419,205.88. Operating checking balance was \$362,866.49. Checking includes \$265,413.60 of HOA dues paid in full for 2021-22 in advance. August operating expenses were \$34,745.36.
2. Account 6210 Dues/Subscriptions expense includes July/August Quickbooks billing and \$450.00 for Dropbox data storage renewal.
3. Bank charges account 6160 includes a \$250.00 one time set up fee for a payment link on the LWC website. The link is not live yet.
4. Account 6870 Tools & Tool rentals expense includes \$726.66 for four water carrying backpacks and \$168.00 for a chipper rental.
5. August operating expenses were \$2,867.61 under budget.
6. August Reserve expenses were as follows: \$1,927.50 for reserve study update, \$123.85 for paint for the SAFOPS building, \$7.17 for IPHCA emergency exit supplies, \$285 for replacement signs, and \$31,937.21 for sealcoating and asphalt patching. Some of the sealcoating, crack seal and asphalt patching occurred in IPHCA. The bill was not itemized, look for account adjustments next month. Total August reserve expenses were \$34,280.73.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet
As of August 31, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	362,866.49
1060 Asset Acquisition	17,131.22
1070 CB Savings Money Market	31,061.96
1075 WF Savings Money Market	0.00
1080 Petty Cash	618.21
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	7,528.00
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	419,205.88
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	140,994.39
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	
1161 Cetera TBI A0765 2/14/19	0.00
1162 Cetera W.F. CD A1907 9/30/19	0.00
1163 Cetera MM	177,506.69
Total 1160 Cetera Reserve Treasury Bills	177,506.69
Total 1114 RESERVE FUNDS	318,501.08
Total Bank Accounts	\$737,706.96
Accounts Receivable	
1200 Accounts Receivable	-294,496.98
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-293,929.98
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -293,929.98
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of August 31, 2021

	TOTAL
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
Total 1150 Accounts Rec - Interfund	0.00
1230 Prepaid Insurance	3,721.36
1240 Undeposited Funds	249.92
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$3,971.28
Total Current Assets	\$447,748.26
Fixed Assets	
1450 Equip-Admin	26,840.42
1475 Vehicle-Ford Ranger	10,575.00
1480 Equip-Purchases	42,108.91
1550 Accumulated Depreciation	-74,183.15
Total Fixed Assets	\$5,341.18
TOTAL ASSETS	\$453,089.44
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	18,777.95
Total Accounts Payable	\$18,777.95
Credit Cards	
1900 Columbia Bank Visa	1,176.34
1950 Shell Gas Card	0.00
Total Credit Cards	\$1,176.34
Other Current Liabilities	\$29,664.64
Total Current Liabilities	\$49,618.93
Total Liabilities	\$49,618.93
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	0.00
2950 Retained Earnings	482,882.11
Net Income	-31,736.41

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet
As of August 31, 2021

	TOTAL
Total Equity	\$403,470.51
TOTAL LIABILITIES AND EQUITY	\$453,089.44

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

August 2021

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	35,633.92
4150 Discounts	-9,626.40
4300 Member Gate Cards and remotes	180.00
4401 Tennis Court Access Fees	200.00
4451 Exercise Room Access Fees	320.00
4550 Key Deposits	10.00
4800 Interest Income	0.41
4900 Other Income/ Title Tranfer	1,230.00
4950 Recycling refunds	481.00
Total 4000 INCOME	28,428.93
Total Income	\$28,428.93
GROSS PROFIT	\$28,428.93
Expenses	
6000 ADMINISTRATION	
6050 Insurance-General Liability	1,639.53
6060 Insurance - D&O	160.33
6070 Insurance - Truck	45.42
6100 Office Equipment	89.99
6110 Office Supplies	145.85
6140 Computer/Security/Software	99.99
6160 Bank Charges	305.95
6200 Dues/Subscriptions	796.00
6295 Misc Expense	31.00
6296 Employee Promotions	124.00
Total 6000 ADMINISTRATION	3,438.06
6300 UTILITIES	
6310 Rec Center	902.76
6350 Pool & Sauna	328.13
6400 Maint Building	129.77
6450 Gate House	958.52
6500 Entry Gate	36.42
6550 Safety Ops Bldg Utilities	31.27
Total 6300 UTILITIES	2,386.87
6600 MAINTENANCE	
6690 Signs Maintenance	88.00
Total 6600 MAINTENANCE	88.00
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	118.54
6821 Pool & Spa Supplies	729.82
6850 Gatehouse Supplies	23.70
6870 Tools & Tool Rentals	1,025.67

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

August 2021

	TOTAL
6910 Chemicals & Fertilizer	79.00
6960 Truck Fuel	261.17
Total 6801 SUPPLIES & EQUIPMENT	2,237.90
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,097.16
7135 Office Admin	1,650.00
7145 Grounds/Fac Super	4,815.26
7155 Maintenance-1	4,043.48
7170 Relief Services	465.00
Total 7100 Staff Wages & Salaries	15,070.90
7151 Employer Match Taxes-Payroll	1,639.02
7201 Staff-Medical/Dental	2,981.46
7250 Insurance-SAIF	281.92
7301 Staff Simple IRA	144.46
Total 7000 STAFF WAGES & BENEFITS	20,117.76
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	3,835.38
7551 Composting Area	807.39
7701 Lawn Mowing	474.00
7800 Tree Service	1,000.00
7980 Housekeeping	360.00
Total 7500 CONTRACTOR SERVICES	6,476.77
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
Total Expenses	\$34,745.36
NET OPERATING INCOME	\$ -6,316.43
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,554.08
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,554.08
Total Other Income	\$15,554.08
Other Expenses	
9000 RESERVE EXPENDITURES	
9090 Reserve Study updates	1,927.50
9100 Common Area	
9135 Signs	285.00
Total 9100 Common Area	285.00
9601 Streets Reserve Expense	31,937.21
9750 Safety Ops Center	123.85
9850 Innisfree Reserve Expense	7.17

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

August 2021

	TOTAL
Total 9000 RESERVE EXPENDITURES	34,280.73
Total Other Expenses	\$34,280.73
NET OTHER INCOME	\$ -18,726.65
NET INCOME	\$ -25,043.08

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

August 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	35,633.92	35,633.90	0.02	100.00 %
4150 Discounts	-9,626.40	-9,214.00	-412.40	104.48 %
4300 Member Gate Cards and remotes	180.00	100.00	80.00	180.00 %
4401 Tennis Court Access Fees	200.00	0.00	200.00	
4451 Exercise Room Access Fees	320.00	0.00	320.00	
4550 Key Deposits	10.00	0.00	10.00	
4800 Interest Income	0.41	50.00	-49.59	0.82 %
4900 Other Income/ Title Transfer	1,230.00	625.00	605.00	196.80 %
4950 Recycling refunds	481.00	83.33	397.67	577.22 %
Total 4000 INCOME	28,428.93	27,278.23	1,150.70	104.22 %
Total Income	\$28,428.93	\$27,278.23	\$1,150.70	104.22 %
GROSS PROFIT	\$28,428.93	\$27,278.23	\$1,150.70	104.22 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		0.00	0.00	
6030 Legal Consultancy		416.67	-416.67	
6050 Insurance-General Liability	1,639.53	2,083.33	-443.80	78.70 %
6060 Insurance - D&O	160.33	416.67	-256.34	38.48 %
6070 Insurance - Truck	45.42	50.00	-4.58	90.84 %
6100 Office Equipment	89.99	125.00	-35.01	71.99 %
6110 Office Supplies	145.85	208.33	-62.48	70.01 %
6120 Printing		62.50	-62.50	
6130 Postage		41.66	-41.66	
6140 Computer/Security/Software	99.99	150.00	-50.01	66.66 %
6150 Website and E-Mail		66.67	-66.67	
6160 Bank Charges	305.95	50.00	255.95	611.90 %
6200 Dues/Subscriptions	796.00	133.33	662.67	597.01 %
6210 Licenses/Fees/Permits		108.33	-108.33	
6230 Conference & Seminar		45.00	-45.00	
6250 Committee-Safety		33.33	-33.33	
6280 Forest Management Committee		416.67	-416.67	
6286 Architectural Committee		33.33	-33.33	
6295 Misc Expense	31.00	41.66	-10.66	74.41 %
6296 Employee Promotions	124.00		124.00	
Total 6000 ADMINISTRATION	3,438.06	4,482.48	-1,044.42	76.70 %
6300 UTILITIES				
6310 Rec Center	902.76	1,000.00	-97.24	90.28 %
6350 Pool & Sauna	328.13	333.33	-5.20	98.44 %
6400 Maint Building	129.77	116.67	13.10	111.23 %
6450 Gate House	958.52	666.66	291.86	143.78 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

August 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6500 Entry Gate	36.42	62.50	-26.08	58.27 %
6550 Safety Ops Bldg Utilities	31.27	25.00	6.27	125.08 %
Total 6300 UTILITIES	2,386.87	2,204.16	182.71	108.29 %
6600 MAINTENANCE				
6610 Rec Center		208.33	-208.33	
6621 Pool & Spa		83.33	-83.33	
6630 Tennis Courts		0.00	0.00	
6640 Fitness Center		0.00	0.00	
6650 Maint Bldg		200.00	-200.00	
6660 Gate House		41.67	-41.67	
6670 Entry Gate System		0.00	0.00	
6690 Signs Maintenance	88.00	41.63	46.37	211.39 %
6700 Roads & Paths		125.00	-125.00	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart		66.67	-66.67	
Total 6600 MAINTENANCE	88.00	808.30	-720.30	10.89 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	118.54	250.00	-131.46	47.42 %
6821 Pool & Spa Supplies	729.82	125.00	604.82	583.86 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building		41.67	-41.67	
6850 Gatehouse Supplies	23.70	62.50	-38.80	37.92 %
6860 Gate Cards and Remotes		150.00	-150.00	
6870 Tools & Tool Rentals	1,025.67	375.00	650.67	273.51 %
6900 Common Area Supplies		100.00	-100.00	
6910 Chemicals & Fertilizer	79.00	62.50	16.50	126.40 %
6921 Dog Poop Stations		83.33	-83.33	
6940 Trees Shrubs Flowers		208.33	-208.33	
6960 Truck Fuel	261.17	166.67	94.50	156.70 %
6970 Mileage Reimbursement		41.67	-41.67	
Total 6801 SUPPLIES & EQUIPMENT	2,237.90	1,691.67	546.23	132.29 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		15,280.33	-15,280.33	
7125 Comm Coordinator	4,097.16		4,097.16	
7135 Office Admin	1,650.00		1,650.00	
7145 Grounds/Fac Super	4,815.26		4,815.26	
7155 Maintenance-1	4,043.48		4,043.48	
7170 Relief Services	465.00		465.00	
Total 7100 Staff Wages & Salaries	15,070.90	15,280.33	-209.43	98.63 %
7151 Employer Match Taxes-Payroll	1,639.02	1,085.96	553.06	150.93 %
7201 Staff-Medical/Dental	2,981.46	2,902.75	78.71	102.71 %
7250 Insurance-SAIF	281.92	291.67	-9.75	96.66 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

August 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7301 Staff Simple IRA	144.46	166.67	-22.21	86.67 %
Total 7000 STAFF WAGES & BENEFITS	20,117.76	19,727.38	390.38	101.98 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	3,835.38	5,000.00	-1,164.62	76.71 %
7551 Composting Area	807.39	808.30	-0.91	99.89 %
7601 Street Sweeping		150.00	-150.00	
7651 Pest Control		83.34	-83.34	
7701 Lawn Mowing	474.00	474.00	0.00	100.00 %
7800 Tree Service	1,000.00	1,250.00	-250.00	80.00 %
7850 Forestry Consulting		0.00	0.00	
7900 Fitness center		600.00	-600.00	
7980 Housekeeping	360.00	333.34	26.66	108.00 %
Total 7500 CONTRACTOR SERVICES	6,476.77	8,698.98	-2,222.21	74.45 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$34,745.36	\$37,612.97	\$ -2,867.61	92.38 %
NET OPERATING INCOME	\$ -6,316.43	\$ -10,334.74	\$4,018.31	61.12 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,554.08	15,554.08	0.00	100.00 %
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,554.08	15,554.08	0.00	100.00 %
Total Other Income	\$15,554.08	\$15,554.08	\$0.00	100.00 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	1,927.50		1,927.50	
9100 Common Area				
9135 Signs	285.00		285.00	
Total 9100 Common Area	285.00		285.00	
9601 Streets Reserve Expense	31,937.21		31,937.21	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense	7.17		7.17	
Total 9000 RESERVE EXPENDITURES	34,280.73		34,280.73	
Total Other Expenses	\$34,280.73	\$0.00	\$34,280.73	0.00%
NET OTHER INCOME	\$ -18,726.65	\$15,554.08	\$ -34,280.73	-120.40 %
NET INCOME	\$ -25,043.08	\$5,219.34	\$ -30,262.42	-479.81 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - August, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	71,267.84	71,267.80	0.04	100.00 %
4150 Discounts	-9,626.40	-9,214.00	-412.40	104.48 %
4300 Member Gate Cards and remotes	240.00	200.00	40.00	120.00 %
4401 Tennis Court Access Fees	1,500.00	2,500.00	-1,000.00	60.00 %
4451 Exercise Room Access Fees	920.00	2,500.00	-1,580.00	36.80 %
4550 Key Deposits	10.00	50.00	-40.00	20.00 %
4800 Interest Income	0.82	100.00	-99.18	0.82 %
4900 Other Income/ Title Tranfer	2,030.00	1,250.00	780.00	162.40 %
4950 Recycling refunds	888.00	166.70	721.30	532.69 %
Total 4000 INCOME	67,230.26	68,820.50	-1,590.24	97.69 %
Total Income	\$67,230.26	\$68,820.50	\$ -1,590.24	97.69 %
GROSS PROFIT	\$67,230.26	\$68,820.50	\$ -1,590.24	97.69 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		0.00	0.00	
6030 Legal Consultancy		833.30	-833.30	
6030.02 General	686.00		686.00	
Total 6030 Legal Consultancy	686.00	833.30	-147.30	82.32 %
6050 Insurance-General Liability	3,279.06	4,166.70	-887.64	78.70 %
6060 Insurance - D&O	320.66	833.30	-512.64	38.48 %
6070 Insurance - Truck	90.84	100.00	-9.16	90.84 %
6100 Office Equipment	89.99	250.00	-160.01	36.00 %
6110 Office Supplies	208.30	416.70	-208.40	49.99 %
6120 Printing		125.00	-125.00	
6130 Postage		83.32	-83.32	
6140 Computer/Security/Software	179.97	300.00	-120.03	59.99 %
6150 Website and E-Mail	19.95	133.30	-113.35	14.97 %
6160 Bank Charges	361.90	100.00	261.90	361.90 %
6200 Dues/Subscriptions	945.90	266.70	679.20	354.67 %
6210 Licenses/Fees/Permits	119.05	216.70	-97.65	54.94 %
6230 Conference & Seminar		90.00	-90.00	
6250 Committee-Safety	375.00	66.70	308.30	562.22 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	500.00		500.00	
Total 6260 Committee-Social	591.98		591.98	
6280 Forest Management Committee		833.30	-833.30	
6286 Architectural Committee		66.70	-66.70	
6295 Misc Expense	31.00	83.32	-52.32	37.21 %
6296 Employee Promotions	178.00		178.00	
Total 6000 ADMINISTRATION	7,477.60	8,965.04	-1,487.44	83.41 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - August, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6300 UTILITIES				
6310 Rec Center	1,520.35	2,000.00	-479.65	76.02 %
6350 Pool & Sauna	669.08	666.66	2.42	100.36 %
6400 Maint Building	167.13	233.34	-66.21	71.63 %
6450 Gate House	1,794.81	1,333.32	461.49	134.61 %
6500 Entry Gate	72.51	125.00	-52.49	58.01 %
6550 Safety Ops Bldg Utilities	57.12	50.00	7.12	114.24 %
Total 6300 UTILITIES	4,281.00	4,408.32	-127.32	97.11 %
6600 MAINTENANCE				
6610 Rec Center	107.61	416.70	-309.09	25.82 %
6621 Pool & Spa		166.70	-166.70	
6630 Tennis Courts		0.00	0.00	
6640 Fitness Center		0.00	0.00	
6650 Maint Bldg		200.00	-200.00	
6660 Gate House		83.30	-83.30	
6670 Entry Gate System	420.00	0.00	420.00	
6690 Signs Maintenance	88.00	83.30	4.70	105.64 %
6700 Roads & Paths		250.00	-250.00	
6750 Other Common area	24.99	83.34	-58.35	29.99 %
6760 Vehicles - trucks/golf cart		133.30	-133.30	
6770 Tools	22.00		22.00	
Total 6600 MAINTENANCE	662.60	1,416.64	-754.04	46.77 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	277.38	500.00	-222.62	55.48 %
6821 Pool & Spa Supplies	877.00	250.00	627.00	350.80 %
6830 Exercise Room Supplies		50.00	-50.00	
6840 Maintenance Building		83.30	-83.30	
6850 Gatehouse Supplies	90.30	125.00	-34.70	72.24 %
6860 Gate Cards and Remotes	541.00	300.00	241.00	180.33 %
6870 Tools & Tool Rentals	1,066.26	750.00	316.26	142.17 %
6900 Common Area Supplies	203.00	200.00	3.00	101.50 %
6910 Chemicals & Fertilizer	79.00	125.00	-46.00	63.20 %
6921 Dog Poop Stations		166.70	-166.70	
6940 Trees Shrubs Flowers	-12.50	416.66	-429.16	-3.00 %
6960 Truck Fuel	458.00	333.30	124.70	137.41 %
6970 Mileage Reimbursement		83.30	-83.30	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	3,728.74	3,383.26	345.48	110.21 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		30,560.70	-30,560.70	
7125 Comm Coordinator	8,194.32		8,194.32	
7135 Office Admin	3,240.00		3,240.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - August, 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7145 Grounds/Fac Super	9,630.52		9,630.52	
7155 Maintenance-1	7,674.36		7,674.36	
7170 Relief Services	930.00		930.00	
Total 7100 Staff Wages & Salaries	29,669.20	30,560.70	-891.50	97.08 %
7151 Employer Match Taxes-Payroll	3,227.61	2,171.87	1,055.74	148.61 %
7201 Staff-Medical/Dental	5,962.92	5,805.50	157.42	102.71 %
7250 Insurance-SAIF	563.84	583.30	-19.46	96.66 %
7301 Staff Simple IRA	288.92	333.30	-44.38	86.68 %
Total 7000 STAFF WAGES & BENEFITS	39,712.49	39,454.67	257.82	100.65 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	8,378.89	10,000.00	-1,621.11	83.79 %
7551 Composting Area	1,614.78	1,616.64	-1.86	99.88 %
7601 Street Sweeping	285.00	300.00	-15.00	95.00 %
7651 Pest Control		166.68	-166.68	
7701 Lawn Mowing	948.00	948.00	0.00	100.00 %
7800 Tree Service	3,075.00	2,500.00	575.00	123.00 %
7850 Forestry Consulting		0.00	0.00	
7900 Fitness center		600.00	-600.00	
7980 Housekeeping	720.00	666.64	53.36	108.00 %
Total 7500 CONTRACTOR SERVICES	15,021.67	16,797.96	-1,776.29	89.43 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$70,884.10	\$74,425.89	\$ -3,541.79	95.24 %
NET OPERATING INCOME	\$ -3,653.84	\$ -5,605.39	\$1,951.55	65.18 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	31,108.16	31,108.20	-0.04	100.00 %
Total 8000 RESERVE AND CAPITAL ACCOUNTS	31,108.16	31,108.20	-0.04	100.00 %
Late Fee Income	90.00		90.00	
Total Other Income	\$31,198.16	\$31,108.20	\$89.96	100.29 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	1,927.50		1,927.50	
9100 Common Area				
9135 Signs	285.00		285.00	
Total 9100 Common Area	285.00		285.00	
9200 Rec Center Reserve Expense	20,000.00		20,000.00	
9601 Streets Reserve Expense	36,937.21		36,937.21	
9750 Safety Ops Center	123.85		123.85	
9850 Innisfree Reserve Expense	7.17		7.17	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July - August, 2021

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 9000 RESERVE EXPENDITURES	59,280.73		59,280.73	
Total Other Expenses	\$59,280.73	\$0.00	\$59,280.73	0.00%
NET OTHER INCOME	\$ -28,082.57	\$31,108.20	\$ -59,190.77	-90.27 %
NET INCOME	\$ -31,736.41	\$25,502.81	\$ -57,239.22	-124.44 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	122,455.84	427,607.00	-305,151.16	28.64 %
4150 Discounts	-9,695.16	-9,214.00	-481.16	105.22 %
4300 Member Gate Cards and remotes	270.00	1,200.00	-930.00	22.50 %
4401 Tennis Court Access Fees	1,500.00	2,500.00	-1,000.00	60.00 %
4451 Exercise Room Access Fees	930.00	2,500.00	-1,570.00	37.20 %
4550 Key Deposits	15.00	300.00	-285.00	5.00 %
4700 Reimbursements	940.00		940.00	
4800 Interest Income	0.82	600.00	-599.18	0.14 %
4900 Other Income/ Title Tranfer	2,430.00	7,500.00	-5,070.00	32.40 %
4950 Recycling refunds	888.00	1,000.00	-112.00	88.80 %
Total 4000 INCOME	119,734.50	433,993.00	-314,258.50	27.59 %
Total Income	\$119,734.50	\$433,993.00	\$ -314,258.50	27.59 %
GROSS PROFIT	\$119,734.50	\$433,993.00	\$ -314,258.50	27.59 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		2,500.00	-2,500.00	
6030 Legal Consultancy		5,000.00	-5,000.00	
6030.02 General	686.00		686.00	
Total 6030 Legal Consultancy	686.00	5,000.00	-4,314.00	13.72 %
6050 Insurance-General Liability	3,279.06	25,000.00	-21,720.94	13.12 %
6060 Insurance - D&O	320.66	5,000.00	-4,679.34	6.41 %
6070 Insurance - Truck	90.84	600.00	-509.16	15.14 %
6100 Office Equipment	89.99	1,500.00	-1,410.01	6.00 %
6110 Office Supplies	208.30	2,500.00	-2,291.70	8.33 %
6120 Printing		750.00	-750.00	
6130 Postage	226.00	500.00	-274.00	45.20 %
6140 Computer/Security/Software	179.97	1,800.00	-1,620.03	10.00 %
6150 Website and E-Mail	19.95	800.00	-780.05	2.49 %
6160 Bank Charges	361.90	600.00	-238.10	60.32 %
6200 Dues/Subscriptions	945.90	1,600.00	-654.10	59.12 %
6210 Licenses/Fees/Permits	119.05	1,300.00	-1,180.95	9.16 %
6230 Conference & Seminar		540.00	-540.00	
6250 Committee-Safety	375.00	400.00	-25.00	93.75 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	500.00		500.00	
Total 6260 Committee-Social	591.98		591.98	
6280 Forest Management Committee		5,000.00	-5,000.00	
6286 Architectural Committee		400.00	-400.00	
6295 Misc Expense	31.00	500.00	-469.00	6.20 %
6296 Employee Promotions	253.00		253.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 6000 ADMINISTRATION	7,778.60	56,290.00	-48,511.40	13.82 %
6300 UTILITIES				
6310 Rec Center	1,520.35	12,000.00	-10,479.65	12.67 %
6350 Pool & Sauna	669.08	4,000.00	-3,330.92	16.73 %
6400 Maint Building	167.13	1,400.08	-1,232.95	11.94 %
6450 Gate House	1,794.81	8,000.00	-6,205.19	22.44 %
6500 Entry Gate	72.51	750.00	-677.49	9.67 %
6550 Safety Ops Bldg Utilities	57.12	300.00	-242.88	19.04 %
Total 6300 UTILITIES	4,281.00	26,450.08	-22,169.08	16.19 %
6600 MAINTENANCE				
6610 Rec Center	107.61	2,500.00	-2,392.39	4.30 %
6621 Pool & Spa		1,000.00	-1,000.00	
6630 Tennis Courts		250.00	-250.00	
6640 Fitness Center		100.00	-100.00	
6650 Maint Bldg		200.00	-200.00	
6660 Gate House		500.00	-500.00	
6670 Entry Gate System	420.00	2,000.00	-1,580.00	21.00 %
6690 Signs Maintenance	88.00	500.00	-412.00	17.60 %
6700 Roads & Paths		1,500.00	-1,500.00	
6750 Other Common area	24.99	500.00	-475.01	5.00 %
6760 Vehicles - trucks/golf cart		800.00	-800.00	
6770 Tools	22.00		22.00	
Total 6600 MAINTENANCE	662.60	9,850.00	-9,187.40	6.73 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	277.38	3,000.00	-2,722.62	9.25 %
6821 Pool & Spa Supplies	779.68	1,500.00	-720.32	51.98 %
6830 Exercise Room Supplies		300.00	-300.00	
6840 Maintenance Building		500.00	-500.00	
6850 Gatehouse Supplies	90.30	750.00	-659.70	12.04 %
6860 Gate Cards and Remotes	541.00	1,800.00	-1,259.00	30.06 %
6870 Tools & Tool Rentals	1,066.26	4,500.00	-3,433.74	23.69 %
6900 Common Area Supplies	293.80	1,200.00	-906.20	24.48 %
6910 Chemicals & Fertilizer	79.00	750.00	-671.00	10.53 %
6921 Dog Poop Stations		1,000.00	-1,000.00	
6940 Trees Shrubs Flowers	-12.50	2,500.00	-2,512.50	-0.50 %
6960 Truck Fuel	458.00	2,000.00	-1,542.00	22.90 %
6970 Mileage Reimbursement		500.00	-500.00	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	3,722.22	20,300.00	-16,577.78	18.34 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		183,364.00	-183,364.00	
7125 Comm Coordinator	8,194.32		8,194.32	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7135 Office Admin	5,288.58		5,288.58	
7145 Grounds/Fac Super	12,038.15		12,038.15	
7155 Maintenance-1	9,572.36		9,572.36	
7170 Relief Services	930.00		930.00	
Total 7100 Staff Wages & Salaries	36,023.41	183,364.00	-147,340.59	19.65 %
7151 Employer Match Taxes-Payroll	4,007.58	13,031.00	-9,023.42	30.75 %
7201 Staff-Medical/Dental	7,453.65	34,833.00	-27,379.35	21.40 %
7250 Insurance-SAIF	563.84	3,500.00	-2,936.16	16.11 %
7301 Staff Simple IRA	361.15	2,000.00	-1,638.85	18.06 %
Total 7000 STAFF WAGES & BENEFITS	48,409.63	236,728.00	-188,318.37	20.45 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	8,378.89	60,000.00	-51,621.11	13.96 %
7551 Composting Area	1,614.78	9,700.00	-8,085.22	16.65 %
7601 Street Sweeping	570.00	1,800.00	-1,230.00	31.67 %
7651 Pest Control		1,000.00	-1,000.00	
7701 Lawn Mowing	948.00	3,800.00	-2,852.00	24.95 %
7800 Tree Service	3,075.00	15,000.00	-11,925.00	20.50 %
7850 Forestry Consulting		400.00	-400.00	
7900 Fitness center		1,200.00	-1,200.00	
7980 Housekeeping	720.00	4,000.00	-3,280.00	18.00 %
Total 7500 CONTRACTOR SERVICES	15,306.67	96,900.00	-81,593.33	15.80 %
Payroll Expenses				
Wages	825.00		825.00	
Total Payroll Expenses	825.00		825.00	
Total Expenses	\$80,985.72	\$446,518.08	\$ -365,532.36	18.14 %
NET OPERATING INCOME	\$38,748.78	\$ -12,525.08	\$51,273.86	-309.37 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	31,108.16	186,649.00	-155,540.84	16.67 %
Total 8000 RESERVE AND CAPITAL ACCOUNTS	31,108.16	186,649.00	-155,540.84	16.67 %
Late Fee Income	90.00		90.00	
Total Other Income	\$31,198.16	\$186,649.00	\$ -155,450.84	16.71 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	1,927.50		1,927.50	
9100 Common Area				
9135 Signs	285.00		285.00	
Total 9100 Common Area	285.00		285.00	
9200 Rec Center Reserve Expense	20,000.00		20,000.00	
9601 Streets Reserve Expense	36,937.21		36,937.21	
9750 Safety Ops Center	123.85		123.85	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021 - June 2022

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9850 Innisfree Reserve Expense	7.17		7.17	
Total 9000 RESERVE EXPENDITURES	59,280.73		59,280.73	
Total Other Expenses	\$59,280.73	\$0.00	\$59,280.73	0.00%
NET OTHER INCOME	\$ -28,082.57	\$186,649.00	\$ -214,731.57	-15.05 %
NET INCOME	\$10,666.21	\$174,123.92	\$ -163,457.71	6.13 %



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT JULY, 2021
DATE: AUGUST 16, 2021
CC: TIM BULLER

Attached are three financial statements for month ending July 31, 2021: Balance Sheet, Income and Expense, Budget Vs Actual and Budget Vs. Actual Year-to-Date reports. The following are some explanatory notes.

1. As of July 31, the operating funds balance was \$401,169.26. Operating checking balance was \$345,321.97. Checking includes \$29,063.60 of HOA dues paid in full for 2021-22 in advance. June operating expenses were \$36,137.93.
2. Account 6050 Insurance expense of \$1,693.53 now includes Property and Earthquake insurance previously paid from reserves.
3. July operating expenses were \$674.99 under budget.
4. July Reserve expenses were as follows: \$20,000 deposit for Recreation Center bathroom remodel and \$5,000 sealcoat and asphalt patching deposit. Total July reserve expenses were \$25,000.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet
As of July 31, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	345,321.97
1060 Asset Acquisition	17,131.07
1070 CB Savings Money Market	31,061.70
1075 WF Savings Money Market	0.00
1080 Petty Cash	607.52
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	7,047.00
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	401,169.26
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	156,855.02
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	
1131 WF CD 1645 9/24/18 .85% APR	0.00
1132 WF CD 4773 6/24/18 .40% APR	0.00
Total 1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	177,506.69
Total 1114 RESERVE FUNDS	334,361.71
Total Bank Accounts	\$735,530.97

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of July 31, 2021

	TOTAL
Accounts Receivable	
1200 Accounts Receivable	-274,377.52
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-273,810.52
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -273,810.52
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	0.00
1230 Prepaid Insurance	2,604.56
1240 Undeposited Funds	626.20
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$3,230.76
Total Current Assets	\$464,951.21
Fixed Assets	
1450 Equip-Admin	26,840.42
1475 Vehicle-Ford Ranger	10,575.00
1480 Equip-Purchases	42,108.91
1550 Accumulated Depreciation	-74,183.15
Total Fixed Assets	\$5,341.18
TOTAL ASSETS	\$470,292.39

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of July 31, 2021

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	8,846.93
Total Accounts Payable	\$8,846.93
Credit Cards	
1900 Columbia Bank Visa	3,663.77
1950 Shell Gas Card	0.00
Total Credit Cards	\$3,663.77
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
Total 2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,007.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	-21,572.34
Dental Ins spouse	-179.37
Dental Insurance	-498.51
Federal Taxes (941/944)	1,701.51
Federal Unemployment (940)	204.65
Health Ins spouse	8,833.75
Health Insurance	15,486.22
OR Employment Taxes	1,605.35
OR Income Tax	944.95
OR Statewide Transit Taxes	11.01
SIMPLE contrib Printz	661.50
Simple IRA Co. Match Printz	661.50
Total 2230 Payroll Liabilities	7,860.22
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	13,000.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00
2450 Construction Deposit	1,300.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$29,267.29
Total Current Liabilities	\$41,777.99

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet
As of July 31, 2021

	TOTAL
Total Liabilities	\$41,777.99
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	0.00
2950 Retained Earnings	482,882.11
Net Income	-6,692.52
Total Equity	\$428,514.40
TOTAL LIABILITIES AND EQUITY	\$470,292.39

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

July 2021

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	35,633.92
4300 Member Gate Cards and remotes	60.00
4401 Tennis Court Access Fees	1,300.00
4451 Exercise Room Access Fees	600.00
4800 Interest Income	0.41
4900 Other Income/ Title Transfer	800.00
4950 Recycling refunds	407.00
Total 4000 INCOME	38,801.33
Total Income	\$38,801.33
GROSS PROFIT	
	\$38,801.33
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	
6030.02 General	686.00
Total 6030 Legal Consultancy	686.00
6050 Insurance-General Liability	1,639.53
6060 Insurance - D&O	160.33
6070 Insurance - Truck	45.42
6110 Office Supplies	62.45
6140 Computer/Security/Software	79.98
6150 Website and E-Mail	19.95
6160 Bank Charges	55.95
6200 Dues/Subscriptions	149.90
6210 Licenses/Fees/Permits	119.05
6250 Committee-Safety	375.00
6260 Committee-Social	91.98
6260.01 Community Events	500.00
Total 6260 Committee-Social	591.98
6296 Employee Promotions	54.00
Total 6000 ADMINISTRATION	4,039.54
6300 UTILITIES	
6310 Rec Center	617.59
6350 Pool & Sauna	340.95
6400 Maint Building	37.36
6450 Gate House	836.29
6500 Entry Gate	36.09
6550 Safety Ops Bldg Utilities	25.85
Total 6300 UTILITIES	1,894.13

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

July 2021

	TOTAL
6600 MAINTENANCE	
6610 Rec Center	107.61
6670 Entry Gate System	420.00
6750 Other Common area	24.99
6770 Tools	22.00
Total 6600 MAINTENANCE	574.60
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	158.84
6821 Pool & Spa Supplies	147.18
6850 Gatehouse Supplies	66.60
6860 Gate Cards and Remotes	541.00
6870 Tools & Tool Rentals	40.59
6900 Common Area Supplies	203.00
6940 Trees Shrubs Flowers	-12.50
6960 Truck Fuel	196.83
6990 Other	149.30
Total 6801 SUPPLIES & EQUIPMENT	1,490.84
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,097.16
7135 Office Admin	1,590.00
7145 Grounds/Fac Super	4,815.26
7155 Maintenance-1	3,630.88
7170 Relief Services	465.00
Total 7100 Staff Wages & Salaries	14,598.30
7151 Employer Match Taxes-Payroll	1,588.59
7201 Staff-Medical/Dental	2,981.46
7250 Insurance-SAIF	281.92
7301 Staff Simple IRA	144.46
Total 7000 STAFF WAGES & BENEFITS	19,594.73
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,542.70
7551 Composting Area	807.39
7601 Street Sweeping	285.00
7701 Lawn Mowing	474.00
7800 Tree Service	2,075.00
7980 Housekeeping	360.00
Total 7500 CONTRACTOR SERVICES	8,544.09

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

July 2021

	TOTAL
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
Total Expenses	\$36,137.93
NET OPERATING INCOME	\$2,663.40
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,554.08
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,554.08
Late Fee Income	90.00
Total Other Income	\$15,644.08
Other Expenses	
9000 RESERVE EXPENDITURES	
9200 Rec Center Reserve Expense	20,000.00
9601 Streets Reserve Expense	5,000.00
Total 9000 RESERVE EXPENDITURES	25,000.00
Total Other Expenses	\$25,000.00
NET OTHER INCOME	\$ -9,355.92
NET INCOME	\$ -6,692.52

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	35,633.92	35,633.90	0.02	100.00 %
4150 Discounts		0.00	0.00	
4300 Member Gate Cards and remotes	60.00	100.00	-40.00	60.00 %
4401 Tennis Court Access Fees	1,300.00	2,500.00	-1,200.00	52.00 %
4451 Exercise Room Access Fees	600.00	2,500.00	-1,900.00	24.00 %
4550 Key Deposits		50.00	-50.00	
4800 Interest Income	0.41	50.00	-49.59	0.82 %
4900 Other Income/ Title Transfer	800.00	625.00	175.00	128.00 %
4950 Recycling refunds	407.00	83.37	323.63	488.19 %
Total 4000 INCOME	38,801.33	41,542.27	-2,740.94	93.40 %
Total Income	\$38,801.33	\$41,542.27	\$ -2,740.94	93.40 %
GROSS PROFIT	\$38,801.33	\$41,542.27	\$ -2,740.94	93.40 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		0.00	0.00	
6030 Legal Consultancy		416.63	-416.63	
6030.02 General	686.00		686.00	
Total 6030 Legal Consultancy	686.00	416.63	269.37	164.65 %
6050 Insurance-General Liability	1,639.53	2,083.37	-443.84	78.70 %
6060 Insurance - D&O	160.33	416.63	-256.30	38.48 %
6070 Insurance - Truck	45.42	50.00	-4.58	90.84 %
6100 Office Equipment		125.00	-125.00	
6110 Office Supplies	62.45	208.37	-145.92	29.97 %
6120 Printing		62.50	-62.50	
6130 Postage		41.66	-41.66	
6140 Computer/Security/Software	79.98	150.00	-70.02	53.32 %
6150 Website and E-Mail	19.95	66.63	-46.68	29.94 %
6160 Bank Charges	55.95	50.00	5.95	111.90 %
6200 Dues/Subscriptions	149.90	133.37	16.53	112.39 %
6210 Licenses/Fees/Permits	119.05	108.37	10.68	109.86 %
6230 Conference & Seminar		45.00	-45.00	
6250 Committee-Safety	375.00	33.37	341.63	1,123.76 %
6260 Committee-Social	91.98		91.98	
6260.01 Community Events	500.00		500.00	
Total 6260 Committee-Social	591.98		591.98	
6280 Forest Management Committee		416.63	-416.63	
6286 Architectural Committee		33.37	-33.37	
6295 Misc Expense		41.66	-41.66	
6296 Employee Promotions	54.00		54.00	
Total 6000 ADMINISTRATION	4,039.54	4,482.56	-443.02	90.12 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6300 UTILITIES				
6310 Rec Center	617.59	1,000.00	-382.41	61.76 %
6350 Pool & Sauna	340.95	333.33	7.62	102.29 %
6400 Maint Building	37.36	116.67	-79.31	32.02 %
6450 Gate House	836.29	666.66	169.63	125.44 %
6500 Entry Gate	36.09	62.50	-26.41	57.74 %
6550 Safety Ops Bldg Utilities	25.85	25.00	0.85	103.40 %
Total 6300 UTILITIES	1,894.13	2,204.16	-310.03	85.93 %
6600 MAINTENANCE				
6610 Rec Center	107.61	208.37	-100.76	51.64 %
6621 Pool & Spa		83.37	-83.37	
6630 Tennis Courts		0.00	0.00	
6640 Fitness Center		0.00	0.00	
6650 Maint Bldg		0.00	0.00	
6660 Gate House		41.63	-41.63	
6670 Entry Gate System	420.00	0.00	420.00	
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		125.00	-125.00	
6750 Other Common area	24.99	41.67	-16.68	59.97 %
6760 Vehicles - trucks/golf cart		66.63	-66.63	
6770 Tools	22.00		22.00	
Total 6600 MAINTENANCE	574.60	608.34	-33.74	94.45 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	158.84	250.00	-91.16	63.54 %
6821 Pool & Spa Supplies	147.18	125.00	22.18	117.74 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building		41.63	-41.63	
6850 Gatehouse Supplies	66.60	62.50	4.10	106.56 %
6860 Gate Cards and Remotes	541.00	150.00	391.00	360.67 %
6870 Tools & Tool Rentals	40.59	375.00	-334.41	10.82 %
6900 Common Area Supplies	203.00	100.00	103.00	203.00 %
6910 Chemicals & Fertilizer		62.50	-62.50	
6921 Dog Poop Stations		83.37	-83.37	
6940 Trees Shrubs Flowers	-12.50	208.33	-220.83	-6.00 %
6960 Truck Fuel	196.83	166.63	30.20	118.12 %
6970 Mileage Reimbursement		41.63	-41.63	
6990 Other	149.30		149.30	
Total 6801 SUPPLIES & EQUIPMENT	1,490.84	1,691.59	-200.75	88.13 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries		15,280.37	-15,280.37	
7125 Comm Coordinator	4,097.16		4,097.16	
7135 Office Admin	1,590.00		1,590.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: FY_2021_2022 - FY22 P&L

July 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7145 Grounds/Fac Super	4,815.26		4,815.26	
7155 Maintenance-1	3,630.88		3,630.88	
7170 Relief Services	465.00		465.00	
Total 7100 Staff Wages & Salaries	14,598.30	15,280.37	-682.07	95.54 %
7151 Employer Match Taxes-Payroll	1,588.59	1,085.91	502.68	146.29 %
7201 Staff-Medical/Dental	2,981.46	2,902.75	78.71	102.71 %
7250 Insurance-SAIF	281.92	291.63	-9.71	96.67 %
7301 Staff Simple IRA	144.46	166.63	-22.17	86.70 %
Total 7000 STAFF WAGES & BENEFITS	19,594.73	19,727.29	-132.56	99.33 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,542.70	5,000.00	-457.30	90.85 %
7551 Composting Area	807.39	808.34	-0.95	99.88 %
7601 Street Sweeping	285.00	150.00	135.00	190.00 %
7651 Pest Control		83.34	-83.34	
7701 Lawn Mowing	474.00	474.00	0.00	100.00 %
7800 Tree Service	2,075.00	1,250.00	825.00	166.00 %
7850 Forestry Consulting		0.00	0.00	
7900 Fitness center		0.00	0.00	
7980 Housekeeping	360.00	333.30	26.70	108.01 %
Total 7500 CONTRACTOR SERVICES	8,544.09	8,098.98	445.11	105.50 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
Total Expenses	\$36,137.93	\$36,812.92	\$ -674.99	98.17 %
NET OPERATING INCOME	\$2,663.40	\$4,729.35	\$ -2,065.95	56.32 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,554.08	15,554.12	-0.04	100.00 %
Total 8000 RESERVE AND CAPITAL ACCOUNTS	15,554.08	15,554.12	-0.04	100.00 %
Late Fee Income	90.00		90.00	
Total Other Income	\$15,644.08	\$15,554.12	\$89.96	100.58 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9200 Rec Center Reserve Expense	20,000.00		20,000.00	
9601 Streets Reserve Expense	5,000.00		5,000.00	
Total 9000 RESERVE EXPENDITURES	25,000.00		25,000.00	
Total Other Expenses	\$25,000.00	\$0.00	\$25,000.00	0.00%
NET OTHER INCOME	\$ -9,355.92	\$15,554.12	\$ -24,910.04	-60.15 %
NET INCOME	\$ -6,692.52	\$20,283.47	\$ -26,975.99	-32.99 %