

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



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## MEMORANDUM

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**TO:** LWCHA BOARD OF DIRECTORS  
**FROM:** DENA PATTERSON  
**SUBJECT:** FINANCIAL REPORT AT OCTOBER 31, 2023  
**DATE:** NOVEMBER 15, 2023  
**CC:** GREG STEINKE

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Attached are three financial statements for the month ending October 31 2023: 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 \$444,496.96. The operating checking account balance was \$87,005.83.
2. Licenses/fees/permits expense of \$860.00 was paid to Lincoln County Environmental Health for Pool and Spa permits.
3. Water bills are paid every other month. The amounts appear over budget, but that is Two-months of water usage not one.
4. During the month of October, a large tree and plant purchase was made for \$779.00.
5. Jana's payroll is slightly over budget due to her covering the office while I was out sick.
6. Tree expense for October was 9k. I was able to get the check for \$8,880.00 canceled in July and it reduced the tree expense account for the month.
7. October Operating expenses were \$-2,754.94 under budget. Year to date operating expenses is \$10,055.67 over budget.
8. October Reserve expenses were as follows: \$1,081.08 IPHCA reserve contribution, and \$968.40 to Emerald pool for spa repair, \$9,769.00 to Allen's lot Maintenance for completion of seal coating. Total October reserve expenses were \$11,818.49.

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of October 31, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	87,005.83
1060 Asset Acquisition	9,409.97
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	576.49
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	0.00
1098 Cetera 1 Month Treasury	0.00
1099 Cetera 3 month Treasury	347,504.67
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
<b>Total 1111 OPERATING FUND CDs</b>	<b>0.00</b>
<b>Total 1000 OPERATING FUNDS</b>	<b>444,496.96</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	103,460.40
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
<b>Total 1130 Washington Federal</b>	<b>0.00</b>
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	339,916.05
<b>Total 1114 RESERVE FUNDS</b>	<b>443,376.45</b>
<b>Total Bank Accounts</b>	<b>\$887,873.41</b>
Accounts Receivable	
1200 Accounts Receivable	-309,545.65
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-308,978.65</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
<b>Total Accounts Receivable</b>	<b>\$ -308,978.65</b>
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
<b>Total 1110 OPERATING FUND</b>	<b>0.00</b>
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	0.00

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of October 31, 2023

	TOTAL
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
<b>Total 1150 Accounts Rec - Interfund</b>	<b>0.00</b>
1230 Prepaid Insurance	371.33
1240 Undeposited Funds	725.00
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
<b>Total Repayment</b>	<b>0.00</b>
<b>Total Other Current Assets</b>	<b>\$1,096.33</b>
<b>Total Current Assets</b>	<b>\$579,991.09</b>
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	10,206.13
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$10,206.40</b>
<b>TOTAL ASSETS</b>	<b>\$590,197.49</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	20,755.20
<b>Total Accounts Payable</b>	<b>\$20,755.20</b>
Credit Cards	
1900 Columbia Bank Visa	-2,163.40
1950 Shell Gas Card	0.00
<b>Total Credit Cards</b>	<b>\$ -2,163.40</b>
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
<b>Total 2121 Accounts Pay - Interfund</b>	<b>0.00</b>
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	7,435.99
2260 CPA Prepaid	0.00

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of October 31, 2023

	TOTAL
2265 Gate Card Contractor Deposit	13,150.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00
2450 Construction Deposit	1,150.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$29,372.06</b>
<b>Total Current Liabilities</b>	<b>\$47,963.86</b>
<b>Total Liabilities</b>	<b>\$47,963.86</b>
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-52,475.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	634,450.09
Net Income	-34,001.57
<b>Total Equity</b>	<b>\$542,233.63</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$590,197.49</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

October 2023

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	43,677.47
4150 Discounts	-407.75
4300 Member Gate Cards and remotes	180.00
4550 Key Deposits	10.00
4700 Reimbursements	743.00
4900 Other Income/ Title Tranfer	460.00
<b>Total 4000 INCOME</b>	<b>44,662.72</b>
<b>Total Income</b>	<b>\$44,662.72</b>
GROSS PROFIT	<b>\$44,662.72</b>
Expenses	
6000 ADMINISTRATION	
6050 Insurance-General Liability	932.08
6055 Earthquake Insurance	316.69
6058 Insurance Umbrella	119.00
6060 Insurance - D&O	83.50
6070 Insurance - Truck	70.58
6110 Office Supplies	11.99
6120 Printing	83.25
6150 Website and E-Mail	43.00
6160 Bank Charges	30.95
6200 Dues/Subscriptions	370.00
6210 Licenses/Fees/Permits	860.00
<b>Total 6000 ADMINISTRATION</b>	<b>2,921.04</b>
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	216.36
6310.02 Water	382.62
6310.03 Gas	65.41
6310.04 Internet	615.29
6310.05 Phone	55.19
<b>Total 6310 Rec Center</b>	<b>1,334.87</b>
6350 Pool & Sauna	
6350.02 Gas	688.69
<b>Total 6350 Pool &amp; Sauna</b>	<b>688.69</b>
6400 Maint Building	
6400.01 Power	42.48
6400.02 Water	108.95
<b>Total 6400 Maint Building</b>	<b>151.43</b>
6450 Gate House	
6450.01 Power	85.25
6450.02 Water	224.99

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

October 2023

	TOTAL
6450.03 Internet	566.89
6450.04 Phones	443.14
<b>Total 6450 Gate House</b>	<b>1,320.27</b>
6500 Entry Gate	
6500.01 Power	38.77
<b>Total 6500 Entry Gate</b>	<b>38.77</b>
6550 Safety Ops Bldg Utilities	
6550.01 Power	27.49
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>27.49</b>
<b>Total 6300 UTILITIES</b>	<b>3,561.52</b>
6600 MAINTENANCE	
6610 Rec Center	49.92
6621 Pool & Spa	119.08
6630 Tennis Courts	291.58
6670 Entry Gate System	16.83
6750 Other Common area	31.98
<b>Total 6600 MAINTENANCE</b>	<b>509.39</b>
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	147.45
6821 Pool & Spa Supplies	400.83
6840 Maintenance Building	24.69
6850 Gatehouse Supplies	40.78
6900 Common Area Supplies	175.92
6921 Dog Poop Stations	309.54
6940 Trees Shrubs Flowers	779.00
6960 Truck Fuel	306.46
6960.02 Equipment fuel	112.48
<b>Total 6960 Truck Fuel</b>	<b>418.94</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>2,297.15</b>
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,559.94
7135 Office Admin	2,002.22
7145 Grounds/Fac Super	5,336.44
7155 Maintenance-1	4,382.26
7160 Maintenance-2	4,333.33
7170 Relief Services	511.50
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>21,125.69</b>
7151 Employer Match Taxes-Payroll	2,379.56
7201 Staff-Medical/Dental	3,822.07
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	160.10
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>27,682.61</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

October 2023

	TOTAL
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,413.55
7551 Composting Area	1,160.32
7800 Tree Service	432.50
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>6,006.37</b>
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>
QuickBooks Payments Fees	63.08
<b>Total Expenses</b>	<b>\$43,041.16</b>
NET OPERATING INCOME	<b>\$1,621.56</b>
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,954.16
8200 IPHCA Reserve Fund Transfer	1,081.09
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>17,035.25</b>
Late Fee Income	
<b>Total Other Income</b>	<b>\$17,035.25</b>
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	1,081.09
9301 Pool & Spa Reserve Expense	
9320 Pool Heater, Filter, Pump, Etc	968.40
<b>Total 9301 Pool &amp; Spa Reserve Expense</b>	<b>968.40</b>
9601 Streets Reserve Expense	9,769.00
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>11,818.49</b>
<b>Total Other Expenses</b>	<b>\$11,818.49</b>
NET OTHER INCOME	<b>\$5,216.76</b>
NET INCOME	<b>\$6,838.32</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY24\_P&L - FY24 P&L

October 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	43,677.47	43,677.91	-0.44	100.00 %
4150 Discounts	-407.75	-1,166.67	758.92	34.95 %
4300 Member Gate Cards and remotes	180.00	83.33	96.67	216.01 %
4550 Key Deposits	10.00	12.50	-2.50	80.00 %
4700 Reimbursements	743.00	62.50	680.50	1,188.80 %
4800 Interest Income		41.67	-41.67	
4900 Other Income/ Title Tranfer	460.00	416.67	43.33	110.40 %
<b>Total 4000 INCOME</b>	<b>44,662.72</b>	<b>43,127.91</b>	<b>1,534.81</b>	<b>103.56 %</b>
<b>Total Income</b>	<b>\$44,662.72</b>	<b>\$43,127.91</b>	<b>\$1,534.81</b>	<b>103.56 %</b>
<b>GROSS PROFIT</b>	<b>\$44,662.72</b>	<b>\$43,127.91</b>	<b>\$1,534.81</b>	<b>103.56 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		333.33	-333.33	
6020 Legal Collections		41.67	-41.67	
6030 Legal Consultancy		83.33	-83.33	
6030.02 General		62.50	-62.50	
<b>Total 6030 Legal Consultancy</b>		<b>145.83</b>	<b>-145.83</b>	
6050 Insurance-General Liability	932.08	1,083.17	-151.09	86.05 %
6055 Earthquake Insurance	316.69	300.91	15.78	105.24 %
6058 Insurance Umbrella	119.00	119.00	0.00	100.00 %
6060 Insurance - D&O	83.50		83.50	
6070 Insurance - Truck	70.58	58.33	12.25	121.00 %
6110 Office Supplies	11.99	208.33	-196.34	5.76 %
6120 Printing	83.25	58.33	24.92	142.72 %
6130 Postage		45.83	-45.83	
6140 Computer/Security/Software		166.67	-166.67	
6150 Website and E-Mail	43.00	83.33	-40.33	51.60 %
6160 Bank Charges	30.95	104.17	-73.22	29.71 %
6200 Dues/Subscriptions	370.00	300.00	70.00	123.33 %
6210 Licenses/Fees/Permits	860.00	104.17	755.83	825.57 %
6250 Committee-Safety		50.00	-50.00	
6260 Committee-Social				
6260.01 Community Events		20.83	-20.83	
<b>Total 6260 Committee-Social</b>		<b>20.83</b>	<b>-20.83</b>	
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant		83.33	-83.33	
<b>Total 6280 Forest Management Committee</b>		<b>1,333.33</b>	<b>-1,333.33</b>	
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense		41.67	-41.67	
<b>Total 6000 ADMINISTRATION</b>	<b>2,921.04</b>	<b>4,623.90</b>	<b>-1,702.86</b>	<b>63.17 %</b>



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY24\_P&L - FY24 P&L

October 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>6300 UTILITIES</b>				
6310 Rec Center				
6310.01 Power	216.36	266.67	-50.31	81.13 %
6310.02 Water	382.62	158.33	224.29	241.66 %
6310.03 Gas	65.41	583.33	-517.92	11.21 %
6310.04 Internet	615.29	625.00	-9.71	98.45 %
6310.05 Phone	55.19	50.00	5.19	110.38 %
<b>Total 6310 Rec Center</b>	<b>1,334.87</b>	<b>1,683.33</b>	<b>-348.46</b>	<b>79.30 %</b>
6350 Pool & Sauna				
6350.02 Gas	688.69	666.67	22.02	103.30 %
<b>Total 6350 Pool &amp; Sauna</b>	<b>688.69</b>	<b>666.67</b>	<b>22.02</b>	<b>103.30 %</b>
6400 Maint Building				
6400.01 Power	42.48	60.42	-17.94	70.31 %
6400.02 Water	108.95	45.83	63.12	237.73 %
<b>Total 6400 Maint Building</b>	<b>151.43</b>	<b>106.25</b>	<b>45.18</b>	<b>142.52 %</b>
6450 Gate House				
6450.01 Power	85.25	137.50	-52.25	62.00 %
6450.02 Water	224.99	70.83	154.16	317.65 %
6450.03 Internet	566.89	475.00	91.89	119.35 %
6450.04 Phones	443.14	295.83	147.31	149.80 %
<b>Total 6450 Gate House</b>	<b>1,320.27</b>	<b>979.16</b>	<b>341.11</b>	<b>134.84 %</b>
6500 Entry Gate				
6500.01 Power	38.77	41.67	-2.90	93.04 %
<b>Total 6500 Entry Gate</b>	<b>38.77</b>	<b>41.67</b>	<b>-2.90</b>	<b>93.04 %</b>
6550 Safety Ops Bldg Utilities				
6550.01 Power	27.49	27.08	0.41	101.51 %
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>27.49</b>	<b>27.08</b>	<b>0.41</b>	<b>101.51 %</b>
<b>Total 6300 UTILITIES</b>	<b>3,561.52</b>	<b>3,504.16</b>	<b>57.36</b>	<b>101.64 %</b>
<b>6600 MAINTENANCE</b>				
6610 Rec Center	49.92	208.33	-158.41	23.96 %
6621 Pool & Spa	119.08	100.00	19.08	119.08 %
6630 Tennis Courts	291.58	41.67	249.91	699.74 %
6640 Fitness Center		25.00	-25.00	
6650 Maint Bldg		16.67	-16.67	
6660 Gate House		33.33	-33.33	
6670 Entry Gate System	16.83		16.83	
6690 Signs Maintenance		20.83	-20.83	
6700 Roads & Paths		62.50	-62.50	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area	31.98	41.67	-9.69	76.75 %
6760 Vehicles - trucks/golf cart		166.67	-166.67	
6770 Tools		20.83	-20.83	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY24\_P&L - FY24 P&L

October 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Total 6600 MAINTENANCE</b>	<b>509.39</b>	<b>750.00</b>	<b>-240.61</b>	<b>67.92 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	147.45	208.33	-60.88	70.78 %
6821 Pool & Spa Supplies	400.83	250.00	150.83	160.33 %
6830 Exercise Room Supplies		16.67	-16.67	
6840 Maintenance Building	24.69	45.83	-21.14	53.87 %
6850 Gatehouse Supplies	40.78	50.00	-9.22	81.56 %
6860 Gate Cards and Remotes		125.00	-125.00	
6870 Tools & Tool Rentals		312.50	-312.50	
6900 Common Area Supplies	175.92	208.33	-32.41	84.44 %
6910 Chemicals & Fertilizer		83.33	-83.33	
6921 Dog Poop Stations	309.54	104.17	205.37	297.15 %
6940 Trees Shrubs Flowers	779.00	250.00	529.00	311.60 %
6960 Truck Fuel	306.46	312.50	-6.04	98.07 %
6960.02 Equipment fuel	112.48		112.48	
<b>Total 6960 Truck Fuel</b>	<b>418.94</b>	<b>312.50</b>	<b>106.44</b>	<b>134.06 %</b>
6990 Other		16.67	-16.67	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>2,297.15</b>	<b>1,983.33</b>	<b>313.82</b>	<b>115.82 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,559.94	4,559.84	0.10	100.00 %
7135 Office Admin	2,002.22	1,974.51	27.71	101.40 %
7145 Grounds/Fac Super	5,336.44	5,336.44	0.00	100.00 %
7155 Maintenance-1	4,382.26	4,382.26	0.00	100.00 %
7160 Maintenance-2	4,333.33	4,416.67	-83.34	98.11 %
7170 Relief Services	511.50	515.00	-3.50	99.32 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>21,125.69</b>	<b>21,184.72</b>	<b>-59.03</b>	<b>99.72 %</b>
7151 Employer Match Taxes-Payroll	2,379.56	1,958.33	421.23	121.51 %
7201 Staff-Medical/Dental	3,822.07	3,395.83	426.24	112.55 %
7250 Insurance-SAIF	195.19	250.00	-54.81	78.08 %
7301 Staff Simple IRA	160.10	166.67	-6.57	96.06 %
7302 Employee Promotions		41.67	-41.67	
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>27,682.61</b>	<b>26,997.22</b>	<b>685.39</b>	<b>102.54 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,413.55	4,250.00	163.55	103.85 %
7551 Composting Area	1,160.32	1,083.33	76.99	107.11 %
7601 Street Sweeping		208.33	-208.33	
7651 Pest Control		62.50	-62.50	
7800 Tree Service	432.50	2,083.33	-1,650.83	20.76 %
7850 Forestry Consulting		125.00	-125.00	
7970 Landscaping Services		125.00	-125.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>6,006.37</b>	<b>7,937.49</b>	<b>-1,931.12</b>	<b>75.67 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY24\_P&L - FY24 P&L

October 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
QuickBooks Payments Fees	63.08		63.08	
<b>Total Expenses</b>	<b>\$43,041.16</b>	<b>\$45,796.10</b>	<b>\$ -2,754.94</b>	<b>93.98 %</b>
NET OPERATING INCOME	<b>\$1,621.56</b>	<b>\$ -2,668.19</b>	<b>\$4,289.75</b>	<b>-60.77 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,954.16	15,954.17	-0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	1,081.09	1,081.08	0.01	100.00 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>17,035.25</b>	<b>17,035.25</b>	<b>0.00</b>	<b>100.00 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$17,035.25</b>	<b>\$17,035.25</b>	<b>\$0.00</b>	<b>100.00 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,081.09		1,081.09	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	968.40		968.40	
<b>Total 9301 Pool &amp; Spa Reserve Expense</b>	<b>968.40</b>		<b>968.40</b>	
9601 Streets Reserve Expense	9,769.00		9,769.00	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>11,818.49</b>		<b>11,818.49</b>	
<b>Total Other Expenses</b>	<b>\$11,818.49</b>	<b>\$0.00</b>	<b>\$11,818.49</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$5,216.76</b>	<b>\$17,035.25</b>	<b>\$ -11,818.49</b>	<b>30.62 %</b>
NET INCOME	<b>\$6,838.32</b>	<b>\$14,367.06</b>	<b>\$ -7,528.74</b>	<b>47.60 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY24\_P&L - FY24 P&L

July - October, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	174,709.88	174,711.64	-1.76	100.00 %
4150 Discounts	-10,927.70	-4,666.68	-6,261.02	234.16 %
4200 LWCHA L/F & Interest	60.00		60.00	
4300 Member Gate Cards and remotes	650.00	333.32	316.68	195.01 %
4550 Key Deposits	20.00	50.00	-30.00	40.00 %
4700 Reimbursements	743.00	250.00	493.00	297.20 %
4800 Interest Income	3,070.63	166.68	2,903.95	1,842.23 %
4900 Other Income/ Title Tranfer	2,450.00	1,666.68	783.32	147.00 %
<b>Total 4000 INCOME</b>	<b>170,775.81</b>	<b>172,511.64</b>	<b>-1,735.83</b>	<b>98.99 %</b>
<b>Total Income</b>	<b>\$170,775.81</b>	<b>\$172,511.64</b>	<b>\$ -1,735.83</b>	<b>98.99 %</b>
<b>GROSS PROFIT</b>	<b>\$170,775.81</b>	<b>\$172,511.64</b>	<b>\$ -1,735.83</b>	<b>98.99 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		1,333.32	-1,333.32	
6020 Legal Collections		166.68	-166.68	
6030 Legal Consultancy		333.32	-333.32	
6030.02 General		250.00	-250.00	
<b>Total 6030 Legal Consultancy</b>		<b>583.32</b>	<b>-583.32</b>	
6050 Insurance-General Liability	3,728.32	4,332.68	-604.36	86.05 %
6055 Earthquake Insurance	1,266.76	1,203.64	63.12	105.24 %
6058 Insurance Umbrella	476.00	476.00	0.00	100.00 %
6060 Insurance - D&O	334.00		334.00	
6070 Insurance - Truck	282.32	233.32	49.00	121.00 %
6088 LWCCOA INS	1,088.00		1,088.00	
6110 Office Supplies	611.57	833.32	-221.75	73.39 %
6120 Printing	549.33	233.32	316.01	235.44 %
6130 Postage	467.08	183.32	283.76	254.79 %
6140 Computer/Security/Software	696.60	666.68	29.92	104.49 %
6150 Website and E-Mail	325.00	333.32	-8.32	97.50 %
6160 Bank Charges	306.06	416.68	-110.62	73.45 %
6200 Dues/Subscriptions	1,280.94	1,200.00	80.94	106.75 %
6210 Licenses/Fees/Permits	860.00	416.68	443.32	206.39 %
6250 Committee-Safety		200.00	-200.00	
6260 Committee-Social				
6260.01 Community Events	270.97	83.32	187.65	325.22 %
<b>Total 6260 Committee-Social</b>	<b>270.97</b>	<b>83.32</b>	<b>187.65</b>	<b>325.22 %</b>
6280 Forest Management Committee	5,899.13	5,000.00	899.13	117.98 %
6280.01 Fire mitigation grant		333.32	-333.32	
<b>Total 6280 Forest Management Committee</b>	<b>5,899.13</b>	<b>5,333.32</b>	<b>565.81</b>	<b>110.61 %</b>
6286 Architectural Committee		100.00	-100.00	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY24\_P&L - FY24 P&L

July - October, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	1,044.00	166.68	877.32	626.35 %
<b>Total 6000 ADMINISTRATION</b>	<b>19,486.08</b>	<b>18,495.60</b>	<b>990.48</b>	<b>105.36 %</b>
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	909.61	1,066.68	-157.07	85.27 %
6310.02 Water	788.35	633.32	155.03	124.48 %
6310.03 Gas	130.97	2,333.32	-2,202.35	5.61 %
6310.04 Internet	2,461.16	2,500.00	-38.84	98.45 %
6310.05 Phone	212.78	200.00	12.78	106.39 %
<b>Total 6310 Rec Center</b>	<b>4,502.87</b>	<b>6,733.32</b>	<b>-2,230.45</b>	<b>66.87 %</b>
6350 Pool & Sauna				
6350.02 Gas	2,399.85	2,666.68	-266.83	89.99 %
<b>Total 6350 Pool &amp; Sauna</b>	<b>2,399.85</b>	<b>2,666.68</b>	<b>-266.83</b>	<b>89.99 %</b>
6400 Maint Building				
6400.01 Power	164.19	241.68	-77.49	67.94 %
6400.02 Water	219.76	183.32	36.44	119.88 %
<b>Total 6400 Maint Building</b>	<b>383.95</b>	<b>425.00</b>	<b>-41.05</b>	<b>90.34 %</b>
6450 Gate House				
6450.01 Power	273.12	550.00	-276.88	49.66 %
6450.02 Water	499.55	283.32	216.23	176.32 %
6450.03 Internet	1,967.25	1,900.00	67.25	103.54 %
6450.04 Phones	1,319.04	1,183.32	135.72	111.47 %
<b>Total 6450 Gate House</b>	<b>4,058.96</b>	<b>3,916.64</b>	<b>142.32</b>	<b>103.63 %</b>
6500 Entry Gate				
6500.01 Power	154.31	166.68	-12.37	92.58 %
<b>Total 6500 Entry Gate</b>	<b>154.31</b>	<b>166.68</b>	<b>-12.37</b>	<b>92.58 %</b>
6550 Safety Ops Bldg Utilities				
6550.01 Power	108.78	108.32	0.46	100.42 %
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>108.78</b>	<b>108.32</b>	<b>0.46</b>	<b>100.42 %</b>
<b>Total 6300 UTILITIES</b>	<b>11,608.72</b>	<b>14,016.64</b>	<b>-2,407.92</b>	<b>82.82 %</b>
6600 MAINTENANCE				
6610 Rec Center	344.92	833.32	-488.40	41.39 %
6621 Pool & Spa	319.96	400.00	-80.04	79.99 %
6630 Tennis Courts	473.64	166.68	306.96	284.16 %
6640 Fitness Center		100.00	-100.00	
6650 Maint Bldg	63.33	66.68	-3.35	94.98 %
6660 Gate House	224.96	133.32	91.64	168.74 %
6670 Entry Gate System	1,012.23		1,012.23	
6690 Signs Maintenance	680.89	83.32	597.57	817.20 %
6700 Roads & Paths		250.00	-250.00	
6720 Garbage/Dumpster		50.00	-50.00	
6750 Other Common area	319.05	166.68	152.37	191.41 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY24\_P&L - FY24 P&L

July - October, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6760 Vehicles - trucks/golf cart	447.68	666.68	-219.00	67.15 %
6770 Tools	164.38	83.32	81.06	197.29 %
<b>Total 6600 MAINTENANCE</b>	<b>4,051.04</b>	<b>3,000.00</b>	<b>1,051.04</b>	<b>135.03 %</b>
6801 SUPPLIES & EQUIPMENT	5.99		5.99	
6810 Rec Center Supplies	757.01	833.32	-76.31	90.84 %
6821 Pool & Spa Supplies	1,472.03	1,000.00	472.03	147.20 %
6830 Exercise Room Supplies		66.68	-66.68	
6840 Maintenance Building	157.58	183.32	-25.74	85.96 %
6850 Gatehouse Supplies	239.11	200.00	39.11	119.56 %
6860 Gate Cards and Remotes	1,249.00	500.00	749.00	249.80 %
6870 Tools & Tool Rentals	1,469.92	1,250.00	219.92	117.59 %
6900 Common Area Supplies	1,597.35	833.32	764.03	191.69 %
6910 Chemicals & Fertilizer		333.32	-333.32	
6921 Dog Poop Stations	309.54	416.68	-107.14	74.29 %
6930 Asphalt & Gravel	460.00		460.00	
6940 Trees Shrubs Flowers	867.43	1,000.00	-132.57	86.74 %
6960 Truck Fuel	1,154.27	1,250.00	-95.73	92.34 %
6960.02 Equipment fuel	297.94		297.94	
<b>Total 6960 Truck Fuel</b>	<b>1,452.21</b>	<b>1,250.00</b>	<b>202.21</b>	<b>116.18 %</b>
6990 Other		66.68	-66.68	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>10,037.17</b>	<b>7,933.32</b>	<b>2,103.85</b>	<b>126.52 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	18,239.44	18,239.36	0.08	100.00 %
7135 Office Admin	7,786.70	7,898.04	-111.34	98.59 %
7145 Grounds/Fac Super	21,345.76	21,345.76	0.00	100.00 %
7155 Maintenance-1	17,529.04	17,529.04	0.00	100.00 %
7160 Maintenance-2	16,833.31	17,666.68	-833.37	95.28 %
7170 Relief Services	2,013.00	2,060.00	-47.00	97.72 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>83,747.25</b>	<b>84,738.88</b>	<b>-991.63</b>	<b>98.83 %</b>
7151 Employer Match Taxes-Payroll	9,620.98	7,833.32	1,787.66	122.82 %
7201 Staff-Medical/Dental	13,650.25	13,583.32	66.93	100.49 %
7250 Insurance-SAIF	780.76	1,000.00	-219.24	78.08 %
7301 Staff Simple IRA	640.40	666.68	-26.28	96.06 %
7302 Employee Promotions	300.15	166.68	133.47	180.08 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>108,739.79</b>	<b>107,988.88</b>	<b>750.91</b>	<b>100.70 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	16,903.85	17,000.00	-96.15	99.43 %
7551 Composting Area	5,030.92	4,333.32	697.60	116.10 %
7601 Street Sweeping	639.25	833.32	-194.07	76.71 %
7651 Pest Control	199.00	250.00	-51.00	79.60 %
7800 Tree Service	15,217.55	8,333.32	6,884.23	182.61 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY24\_P&L - FY24 P&L

July - October, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7850 Forestry Consulting	887.50	500.00	387.50	177.50 %
7970 Landscaping Services		500.00	-500.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>38,878.07</b>	<b>31,749.96</b>	<b>7,128.11</b>	<b>122.45 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
QuickBooks Payments Fees	439.20		439.20	
<b>Total Expenses</b>	<b>\$193,240.07</b>	<b>\$183,184.40</b>	<b>\$10,055.67</b>	<b>105.49 %</b>
NET OPERATING INCOME	<b>\$ -22,464.26</b>	<b>\$ -10,672.76</b>	<b>\$ -11,791.50</b>	<b>210.48 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	63,816.64	63,816.68	-0.04	100.00 %
8200 IPHCA Reserve Fund Transfer	4,324.36	4,324.32	0.04	100.00 %
8300 Interest Income--Reserves	3,298.00		3,298.00	
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>71,439.00</b>	<b>68,141.00</b>	<b>3,298.00</b>	<b>104.84 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$71,439.00</b>	<b>\$68,141.00</b>	<b>\$3,298.00</b>	<b>104.84 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	4,324.36		4,324.36	
9090 Reserve Study updates	3,822.50		3,822.50	
9100 Common Area				
9115 Wooden- Benches, Fences, etc	7,312.83		7,312.83	
9120 Drainage Reserve Expense	555.00		555.00	
<b>Total 9100 Common Area</b>	<b>7,867.83</b>		<b>7,867.83</b>	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	968.40		968.40	
<b>Total 9301 Pool &amp; Spa Reserve Expense</b>	<b>968.40</b>		<b>968.40</b>	
9601 Streets Reserve Expense	19,019.00		19,019.00	
9660 Street Overlay I2- U	46,689.32		46,689.32	
<b>Total 9601 Streets Reserve Expense</b>	<b>65,708.32</b>		<b>65,708.32</b>	
9850 Innisfree Reserve Expense	284.90		284.90	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>82,976.31</b>		<b>82,976.31</b>	
<b>Total Other Expenses</b>	<b>\$82,976.31</b>	<b>\$0.00</b>	<b>\$82,976.31</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$ -11,537.31</b>	<b>\$68,141.00</b>	<b>\$ -79,678.31</b>	<b>-16.93 %</b>
NET INCOME	<b>\$ -34,001.57</b>	<b>\$57,468.24</b>	<b>\$ -91,469.81</b>	<b>-59.17 %</b>