

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 NOVEMBER 30, 2023
DATE: DECEMBER 18, 2023
CC: GREG STEINKE

Attached are three financial statements for the month ending November 30 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 November 30, the operating funds balance was \$385,436.74. The operating checking account balance was \$28,242.71.
2. Dues and Subscriptions include \$150.00 for upgrading our Microsoft Office products to Business standard for three stations.
3. Asbestos inspection was performed at the Fitness center for \$695.00. All tests came back negative.
4. Street Sweeping expense includes Two charges I am Challenging with the Owner. In October they did not finish the service and last month Allens' charged for 4.5 hours of using a leave blower only along singing Tree and Walking Wood.
5. Tree expense for November was \$7,954.16. The expense includes Four days of tree work per the hazardous tree report.
6. October Operating expenses were \$4,312.29 under budget. Year to date operating expenses is \$15,790.00 over budget.
7. Npvenber Reserve expenses were as follows: \$1,081.08 IPHCA reserve contribution, and \$380.00 for drain clearing. Total November reserve expenses were \$1,461.09.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of November 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	28,242.71
1060 Asset Acquisition	9,409.97
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	279.41
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
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	385,436.76
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	103,460.40
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	339,916.05
Total 1114 RESERVE FUNDS	443,376.45
Total Bank Accounts	\$828,813.21
Accounts Receivable	
1200 Accounts Receivable	-270,276.50
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-269,709.50
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -269,709.50
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
1155 Accounts Rec-Interfund Reserve	0.00
Total 1150 Accounts Rec - Interfund	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of November 30, 2023

	TOTAL
1230 Prepaid Insurance	7,401.42
1240 Undeposited Funds	3,117.58
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	\$10,519.00
Total Current Assets	\$569,622.71
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	10,206.13
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$10,206.40
TOTAL ASSETS	\$579,829.11
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	1,762.35
Total Accounts Payable	\$1,762.35
Credit Cards	
1900 Columbia Bank Visa	-421.49
1950 Shell Gas Card	0.00
Total Credit Cards	\$ -421.49
Other Current Liabilities	\$34,103.72
Total Current Liabilities	\$35,444.58
Total Liabilities	\$35,444.58
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	-31,850.67
Total Equity	\$544,384.53
TOTAL LIABILITIES AND EQUITY	\$579,829.11

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

November 2023

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	43,677.47
4150 Discounts	-244.65
4550 Key Deposits	-10.00
Total 4000 INCOME	43,422.82
Total Income	\$43,422.82
GROSS PROFIT	\$43,422.82
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	81.24
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	60.99
6120 Printing	119.25
6140 Computer/Security/Software	126.00
6150 Website and E-Mail	79.25
6200 Dues/Subscriptions	365.00
6295 Misc Expense	160.00
Total 6000 ADMINISTRATION	2,513.58
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	276.87
6310.03 Gas	427.35
6310.04 Internet	575.32
6310.05 Phone	55.19
Total 6310 Rec Center	1,334.73
6350 Pool & Sauna	
6350.02 Gas	661.76
Total 6350 Pool & Sauna	661.76
6400 Maint Building	27.75
6400.01 Power	42.89
Total 6400 Maint Building	70.64
6450 Gate House	
6450.01 Power	122.23
6450.03 Internet	526.91
6450.04 Phones	134.08
Total 6450 Gate House	783.22
6500 Entry Gate	
6500.01 Power	37.69

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

November 2023

	TOTAL
Total 6500 Entry Gate	37.69
6550 Safety Ops Bldg Utilities	
6550.01 Power	27.65
Total 6550 Safety Ops Bldg Utilities	27.65
Total 6300 UTILITIES	2,915.69
6600 MAINTENANCE	
6610 Rec Center	46.35
6621 Pool & Spa	252.00
6640 Fitness Center	695.00
6660 Gate House	34.56
6670 Entry Gate System	64.07
6690 Signs Maintenance	13.54
Total 6600 MAINTENANCE	1,105.52
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	246.29
6821 Pool & Spa Supplies	73.93
6840 Maintenance Building	4.02
6850 Gatehouse Supplies	27.47
6900 Common Area Supplies	179.57
6930 Asphalt & Gravel	20.00
6940 Trees Shrubs Flowers	227.46
6960 Truck Fuel	102.96
6960.02 Equipment fuel	113.24
Total 6960 Truck Fuel	216.20
Total 6801 SUPPLIES & EQUIPMENT	994.94
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,559.83
7135 Office Admin	1,891.08
7145 Grounds/Fac Super	5,336.44
7155 Maintenance-1	4,382.26
7160 Maintenance-2	4,500.00
7170 Relief Services	511.50
Total 7100 Staff Wages & Salaries	21,181.11
7151 Employer Match Taxes-Payroll	2,263.14
7201 Staff-Medical/Dental	4,368.08
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	160.10
7302 Employee Promotions	5,336.00
Total 7000 STAFF WAGES & BENEFITS	33,503.62
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,237.01
7551 Composting Area	1,036.06

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

November 2023

	TOTAL
7601 Street Sweeping	1,117.88
7800 Tree Service	7,437.50
Total 7500 CONTRACTOR SERVICES	13,828.45
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
QuickBooks Payments Fees	27.08
Total Expenses	\$54,888.88
NET OPERATING INCOME	\$ -11,466.06
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,954.16
8200 IPHCA Reserve Fund Transfer	1,081.09
Total 8000 RESERVE AND CAPITAL ACCOUNTS	17,035.25
Late Fee Income	
Total Other Income	\$17,035.25
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	1,081.09
9100 Common Area	
9120 Drainage Reserve Expense	380.00
Total 9100 Common Area	380.00
Total 9000 RESERVE EXPENDITURES	1,461.09
Total Other Expenses	\$1,461.09
NET OTHER INCOME	\$15,574.16
NET INCOME	\$4,108.10

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

November 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	43,677.47	43,677.91	-0.44	100.00 %
4150 Discounts	-244.65	-1,114.17	869.52	21.96 %
4300 Member Gate Cards and remotes		83.33	-83.33	
4550 Key Deposits	-10.00	12.50	-22.50	-80.00 %
4700 Reimbursements		62.50	-62.50	
4800 Interest Income		41.67	-41.67	
4900 Other Income/ Title Tranfer		416.67	-416.67	
Total 4000 INCOME	43,422.82	43,180.41	242.41	100.56 %
Total Income	\$43,422.82	\$43,180.41	\$242.41	100.56 %
GROSS PROFIT	\$43,422.82	\$43,180.41	\$242.41	100.56 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		333.33	-333.33	
6020 Legal Collections		41.67	-41.67	
6030 Legal Consultancy	81.24	83.33	-2.09	97.49 %
6030.02 General		62.50	-62.50	
Total 6030 Legal Consultancy	81.24	145.83	-64.59	55.71 %
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	60.99	208.33	-147.34	29.28 %
6120 Printing	119.25	58.33	60.92	204.44 %
6130 Postage		45.83	-45.83	
6140 Computer/Security/Software	126.00	166.67	-40.67	75.60 %
6150 Website and E-Mail	79.25	83.33	-4.08	95.10 %
6160 Bank Charges		104.17	-104.17	
6200 Dues/Subscriptions	365.00	300.00	65.00	121.67 %
6210 Licenses/Fees/Permits		104.17	-104.17	
6250 Committee-Safety		8.33	-8.33	
6260 Committee-Social				
6260.01 Community Events		20.83	-20.83	
Total 6260 Committee-Social		20.83	-20.83	
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant		41.67	-41.67	
Total 6280 Forest Management Committee		1,291.67	-1,291.67	
6286 Architectural Committee		8.33	-8.33	
6295 Misc Expense	160.00	8.33	151.67	1,920.77 %
Total 6000 ADMINISTRATION	2,513.58	4,490.56	-1,976.98	55.97 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

November 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	276.87	266.67	10.20	103.82 %
6310.02 Water		158.33	-158.33	
6310.03 Gas	427.35	583.33	-155.98	73.26 %
6310.04 Internet	575.32	625.00	-49.68	92.05 %
6310.05 Phone	55.19	50.00	5.19	110.38 %
Total 6310 Rec Center	1,334.73	1,683.33	-348.60	79.29 %
6350 Pool & Sauna				
6350.02 Gas	661.76	666.67	-4.91	99.26 %
Total 6350 Pool & Sauna	661.76	666.67	-4.91	99.26 %
6400 Maint Building	27.75		27.75	
6400.01 Power	42.89	60.42	-17.53	70.99 %
6400.02 Water		45.83	-45.83	
Total 6400 Maint Building	70.64	106.25	-35.61	66.48 %
6450 Gate House				
6450.01 Power	122.23	137.50	-15.27	88.89 %
6450.02 Water		70.83	-70.83	
6450.03 Internet	526.91	475.00	51.91	110.93 %
6450.04 Phones	134.08	295.83	-161.75	45.32 %
Total 6450 Gate House	783.22	979.16	-195.94	79.99 %
6500 Entry Gate				
6500.01 Power	37.69	41.67	-3.98	90.45 %
Total 6500 Entry Gate	37.69	41.67	-3.98	90.45 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	27.65	27.08	0.57	102.10 %
Total 6550 Safety Ops Bldg Utilities	27.65	27.08	0.57	102.10 %
Total 6300 UTILITIES	2,915.69	3,504.16	-588.47	83.21 %
6600 MAINTENANCE				
6610 Rec Center	46.35	208.33	-161.98	22.25 %
6621 Pool & Spa	252.00	100.00	152.00	252.00 %
6630 Tennis Courts		41.67	-41.67	
6640 Fitness Center	695.00	25.00	670.00	2,780.00 %
6650 Maint Bldg		16.67	-16.67	
6660 Gate House	34.56	33.33	1.23	103.69 %
6670 Entry Gate System	64.07		64.07	
6690 Signs Maintenance	13.54	20.83	-7.29	65.00 %
6700 Roads & Paths		44.50	-44.50	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area		16.67	-16.67	
6760 Vehicles - trucks/golf cart		166.67	-166.67	
6770 Tools		8.33	-8.33	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

November 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 6600 MAINTENANCE	1,105.52	694.50	411.02	159.18 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	246.29	208.33	37.96	118.22 %
6821 Pool & Spa Supplies	73.93	250.00	-176.07	29.57 %
6830 Exercise Room Supplies		16.67	-16.67	
6840 Maintenance Building	4.02	45.83	-41.81	8.77 %
6850 Gatehouse Supplies	27.47	50.00	-22.53	54.94 %
6860 Gate Cards and Remotes		108.33	-108.33	
6870 Tools & Tool Rentals		287.50	-287.50	
6900 Common Area Supplies	179.57	208.33	-28.76	86.19 %
6910 Chemicals & Fertilizer		83.33	-83.33	
6921 Dog Poop Stations		104.17	-104.17	
6930 Asphalt & Gravel	20.00		20.00	
6940 Trees Shrubs Flowers	227.46	208.33	19.13	109.18 %
6960 Truck Fuel	102.96	312.50	-209.54	32.95 %
6960.02 Equipment fuel	113.24		113.24	
Total 6960 Truck Fuel	216.20	312.50	-96.30	69.18 %
6990 Other		16.67	-16.67	
Total 6801 SUPPLIES & EQUIPMENT	994.94	1,899.99	-905.05	52.37 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,559.83	4,559.84	-0.01	100.00 %
7135 Office Admin	1,891.08	1,974.51	-83.43	95.77 %
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	4,500.00	4,416.67	83.33	101.89 %
7170 Relief Services	511.50	515.00	-3.50	99.32 %
Total 7100 Staff Wages & Salaries	21,181.11	21,184.72	-3.61	99.98 %
7151 Employer Match Taxes-Payroll	2,263.14	1,958.33	304.81	115.56 %
7201 Staff-Medical/Dental	4,368.08	3,395.83	972.25	128.63 %
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	5,336.00	5,177.67	158.33	103.06 %
Total 7000 STAFF WAGES & BENEFITS	33,503.62	32,133.22	1,370.40	104.26 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,237.01	4,250.00	-12.99	99.69 %
7551 Composting Area	1,036.06	1,083.33	-47.27	95.64 %
7601 Street Sweeping	1,117.88	208.33	909.55	536.59 %
7651 Pest Control		62.50	-62.50	
7800 Tree Service	7,437.50	2,083.33	5,354.17	357.00 %
7850 Forestry Consulting		125.00	-125.00	
7970 Landscaping Services		41.67	-41.67	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

November 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 7500 CONTRACTOR SERVICES	13,828.45	7,854.16	5,974.29	176.07 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	27.08		27.08	
Total Expenses	\$54,888.88	\$50,576.59	\$4,312.29	108.53 %
NET OPERATING INCOME	\$ -11,466.06	\$ -7,396.18	\$ -4,069.88	155.03 %
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 %
Total 8000 RESERVE AND CAPITAL ACCOUNTS	17,035.25	17,035.25	0.00	100.00 %
Late Fee Income				
Total Other Income	\$17,035.25	\$17,035.25	\$0.00	100.00 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,081.09		1,081.09	
9100 Common Area				
9120 Drainage Reserve Expense	380.00		380.00	
Total 9100 Common Area	380.00		380.00	
Total 9000 RESERVE EXPENDITURES	1,461.09		1,461.09	
Total Other Expenses	\$1,461.09	\$0.00	\$1,461.09	0.00%
NET OTHER INCOME	\$15,574.16	\$17,035.25	\$ -1,461.09	91.42 %
NET INCOME	\$4,108.10	\$9,639.07	\$ -5,530.97	42.62 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

July - November, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	218,387.35	218,389.55	-2.20	100.00 %
4150 Discounts	-13,129.55	-5,570.85	-7,558.70	235.68 %
4200 LWCHA L/F & Interest	60.00		60.00	
4300 Member Gate Cards and remotes	650.00	416.65	233.35	156.01 %
4550 Key Deposits	10.00	62.50	-52.50	16.00 %
4700 Reimbursements	743.00	312.50	430.50	237.76 %
4800 Interest Income	3,070.63	208.35	2,862.28	1,473.78 %
4900 Other Income/ Title Tranfer	2,450.00	2,083.35	366.65	117.60 %
Total 4000 INCOME	212,241.43	215,902.05	-3,660.62	98.30 %
Total Income	\$212,241.43	\$215,902.05	\$ -3,660.62	98.30 %
GROSS PROFIT	\$212,241.43	\$215,902.05	\$ -3,660.62	98.30 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		1,666.65	-1,666.65	
6020 Legal Collections		208.35	-208.35	
6030 Legal Consultancy	81.24	416.65	-335.41	19.50 %
6030.02 General		312.50	-312.50	
Total 6030 Legal Consultancy	81.24	729.15	-647.91	11.14 %
6050 Insurance-General Liability	4,660.40	5,415.85	-755.45	86.05 %
6055 Earthquake Insurance	1,583.45	1,504.55	78.90	105.24 %
6058 Insurance Umbrella	595.00	595.00	0.00	100.00 %
6060 Insurance - D&O	417.50		417.50	
6070 Insurance - Truck	352.90	291.65	61.25	121.00 %
6088 LWCCOA INS	1,088.00		1,088.00	
6110 Office Supplies	672.56	1,041.65	-369.09	64.57 %
6120 Printing	668.58	291.65	376.93	229.24 %
6130 Postage	467.08	229.15	237.93	203.83 %
6140 Computer/Security/Software	822.60	833.35	-10.75	98.71 %
6150 Website and E-Mail	404.25	416.65	-12.40	97.02 %
6160 Bank Charges	306.06	520.85	-214.79	58.76 %
6200 Dues/Subscriptions	1,645.94	1,500.00	145.94	109.73 %
6210 Licenses/Fees/Permits	860.00	520.85	339.15	165.11 %
6250 Committee-Safety		41.65	-41.65	
6260 Committee-Social				
6260.01 Community Events	270.97	104.15	166.82	260.17 %
Total 6260 Committee-Social	270.97	104.15	166.82	260.17 %
6280 Forest Management Committee	5,899.13	6,250.00	-350.87	94.39 %
6280.01 Fire mitigation grant		208.35	-208.35	
Total 6280 Forest Management Committee	5,899.13	6,458.35	-559.22	91.34 %
6286 Architectural Committee		41.65	-41.65	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

July - November, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	1,204.00	41.65	1,162.35	2,890.76 %
Total 6000 ADMINISTRATION	21,999.66	22,452.80	-453.14	97.98 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	1,186.48	1,333.35	-146.87	88.98 %
6310.02 Water	788.35	791.65	-3.30	99.58 %
6310.03 Gas	558.32	2,916.65	-2,358.33	19.14 %
6310.04 Internet	3,036.48	3,125.00	-88.52	97.17 %
6310.05 Phone	267.97	250.00	17.97	107.19 %
Total 6310 Rec Center	5,837.60	8,416.65	-2,579.05	69.36 %
6350 Pool & Sauna				
6350.02 Gas	3,061.61	3,333.35	-271.74	91.85 %
Total 6350 Pool & Sauna	3,061.61	3,333.35	-271.74	91.85 %
6400 Maint Building				
6400.01 Power	27.75		27.75	
6400.02 Water	207.08	302.10	-95.02	68.55 %
6400.02 Water	219.76	229.15	-9.39	95.90 %
Total 6400 Maint Building	454.59	531.25	-76.66	85.57 %
6450 Gate House				
6450.01 Power	395.35	687.50	-292.15	57.51 %
6450.02 Water	499.55	354.15	145.40	141.06 %
6450.03 Internet	2,494.16	2,375.00	119.16	105.02 %
6450.04 Phones	1,453.12	1,479.15	-26.03	98.24 %
Total 6450 Gate House	4,842.18	4,895.80	-53.62	98.90 %
6500 Entry Gate				
6500.01 Power	192.00	208.35	-16.35	92.15 %
Total 6500 Entry Gate	192.00	208.35	-16.35	92.15 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	136.43	135.40	1.03	100.76 %
Total 6550 Safety Ops Bldg Utilities	136.43	135.40	1.03	100.76 %
Total 6300 UTILITIES	14,524.41	17,520.80	-2,996.39	82.90 %
6600 MAINTENANCE				
6610 Rec Center	391.27	1,041.65	-650.38	37.56 %
6621 Pool & Spa	571.96	500.00	71.96	114.39 %
6630 Tennis Courts	473.64	208.35	265.29	227.33 %
6640 Fitness Center	695.00	125.00	570.00	556.00 %
6650 Maint Bldg	63.33	83.35	-20.02	75.98 %
6660 Gate House	259.52	166.65	92.87	155.73 %
6670 Entry Gate System	1,076.30		1,076.30	
6690 Signs Maintenance	694.43	104.15	590.28	666.76 %
6700 Roads & Paths		222.50	-222.50	
6720 Garbage/Dumpster		62.50	-62.50	
6750 Other Common area	319.05	83.35	235.70	382.78 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

July - November, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6760 Vehicles - trucks/golf cart	447.68	833.35	-385.67	53.72 %
6770 Tools	164.38	41.65	122.73	394.67 %
Total 6600 MAINTENANCE	5,156.56	3,472.50	1,684.06	148.50 %
6801 SUPPLIES & EQUIPMENT	5.99		5.99	
6810 Rec Center Supplies	1,003.30	1,041.65	-38.35	96.32 %
6821 Pool & Spa Supplies	1,545.96	1,250.00	295.96	123.68 %
6830 Exercise Room Supplies		83.35	-83.35	
6840 Maintenance Building	161.60	229.15	-67.55	70.52 %
6850 Gatehouse Supplies	266.58	250.00	16.58	106.63 %
6860 Gate Cards and Remotes	1,249.00	541.65	707.35	230.59 %
6870 Tools & Tool Rentals	1,469.92	1,437.50	32.42	102.26 %
6900 Common Area Supplies	1,776.92	1,041.65	735.27	170.59 %
6910 Chemicals & Fertilizer		416.65	-416.65	
6921 Dog Poop Stations	309.54	520.85	-211.31	59.43 %
6930 Asphalt & Gravel	480.00		480.00	
6940 Trees Shrubs Flowers	1,094.89	1,041.65	53.24	105.11 %
6960 Truck Fuel	1,257.23	1,562.50	-305.27	80.46 %
6960.02 Equipment fuel	411.18		411.18	
Total 6960 Truck Fuel	1,668.41	1,562.50	105.91	106.78 %
6990 Other		83.35	-83.35	
Total 6801 SUPPLIES & EQUIPMENT	11,032.11	9,499.95	1,532.16	116.13 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	22,799.27	22,799.20	0.07	100.00 %
7135 Office Admin	9,677.78	9,872.55	-194.77	98.03 %
7145 Grounds/Fac Super	26,682.20	26,682.20	0.00	100.00 %
7155 Maintenance-1	21,911.30	21,911.30	0.00	100.00 %
7160 Maintenance-2	21,333.31	22,083.35	-750.04	96.60 %
7170 Relief Services	2,524.50	2,575.00	-50.50	98.04 %
Total 7100 Staff Wages & Salaries	104,928.36	105,923.60	-995.24	99.06 %
7151 Employer Match Taxes-Payroll	11,884.12	9,791.65	2,092.47	121.37 %
7201 Staff-Medical/Dental	18,018.33	16,979.15	1,039.18	106.12 %
7250 Insurance-SAIF	975.95	1,250.00	-274.05	78.08 %
7301 Staff Simple IRA	800.50	833.35	-32.85	96.06 %
7302 Employee Promotions	5,636.15	5,344.35	291.80	105.46 %
Total 7000 STAFF WAGES & BENEFITS	142,243.41	140,122.10	2,121.31	101.51 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	21,140.86	21,250.00	-109.14	99.49 %
7551 Composting Area	6,066.98	5,416.65	650.33	112.01 %
7601 Street Sweeping	1,757.13	1,041.65	715.48	168.69 %
7651 Pest Control	199.00	312.50	-113.50	63.68 %
7800 Tree Service	22,655.05	10,416.65	12,238.40	217.49 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

July - November, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7850 Forestry Consulting	887.50	625.00	262.50	142.00 %
7970 Landscaping Services		208.35	-208.35	
Total 7500 CONTRACTOR SERVICES	52,706.52	39,270.80	13,435.72	134.21 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	466.28		466.28	
Total Expenses	\$248,128.95	\$232,338.95	\$15,790.00	106.80 %
NET OPERATING INCOME	\$ -35,887.52	\$ -16,436.90	\$ -19,450.62	218.34 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	79,770.80	79,770.85	-0.05	100.00 %
8200 IPHCA Reserve Fund Transfer	5,405.45	5,405.40	0.05	100.00 %
8300 Interest Income--Reserves	3,298.00		3,298.00	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	88,474.25	85,176.25	3,298.00	103.87 %
Late Fee Income				
Total Other Income	\$88,474.25	\$85,176.25	\$3,298.00	103.87 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	5,405.45		5,405.45	
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	935.00		935.00	
Total 9100 Common Area	8,247.83		8,247.83	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	968.40		968.40	
Total 9301 Pool & Spa Reserve Expense	968.40		968.40	
9601 Streets Reserve Expense	19,019.00		19,019.00	
9660 Street Overlay I2- U	46,689.32		46,689.32	
Total 9601 Streets Reserve Expense	65,708.32		65,708.32	
9850 Innisfree Reserve Expense	284.90		284.90	
Total 9000 RESERVE EXPENDITURES	84,437.40		84,437.40	
Total Other Expenses	\$84,437.40	\$0.00	\$84,437.40	0.00%
NET OTHER INCOME	\$4,036.85	\$85,176.25	\$ -81,139.40	4.74 %
NET INCOME	\$ -31,850.67	\$68,739.35	\$ -100,590.02	-46.34 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	279,100.07	524,134.93	-245,034.86	53.25 %
4150 Discounts	-13,374.20	-13,370.00	-4.20	100.03 %
4200 LWCHA L/F & Interest	60.00		60.00	
4300 Member Gate Cards and remotes	650.00	1,000.00	-350.00	65.00 %
4550 Key Deposits	10.00	150.00	-140.00	6.67 %
4700 Reimbursements	743.00	750.00	-7.00	99.07 %
4800 Interest Income	3,070.63	500.00	2,570.63	614.13 %
4900 Other Income/ Title Tranfer	2,880.00	5,000.00	-2,120.00	57.60 %
Total 4000 INCOME	273,139.50	518,164.93	-245,025.43	52.71 %
Total Income	\$273,139.50	\$518,164.93	\$ -245,025.43	52.71 %
GROSS PROFIT	\$273,139.50	\$518,164.93	\$ -245,025.43	52.71 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		4,000.00	-4,000.00	
6020 Legal Collections		500.00	-500.00	
6030 Legal Consultancy	81.24	1,000.00	-918.76	8.12 %
6030.02 General		750.00	-750.00	
Total 6030 Legal Consultancy	81.24	1,750.00	-1,668.76	4.64 %
6050 Insurance-General Liability	4,660.40	12,998.00	-8,337.60	35.85 %
6055 Earthquake Insurance	1,583.45	3,610.96	-2,027.51	43.85 %
6058 Insurance Umbrella	595.00	1,428.00	-833.00	41.67 %
6060 Insurance - D&O	417.50		417.50	
6070 Insurance - Truck	352.90	700.00	-347.10	50.41 %
6088 LWCCOA INS	1,088.00		1,088.00	
6110 Office Supplies	672.56	2,500.00	-1,827.44	26.90 %
6120 Printing	668.58	700.00	-31.42	95.51 %
6130 Postage	467.08	550.00	-82.92	84.92 %
6140 Computer/Security/Software	822.60	2,000.00	-1,177.40	41.13 %
6150 Website and E-Mail	658.00	1,000.00	-342.00	65.80 %
6160 Bank Charges	306.06	1,250.00	-943.94	24.48 %
6200 Dues/Subscriptions	1,645.94	3,600.00	-1,954.06	45.72 %
6210 Licenses/Fees/Permits	996.00	1,250.00	-254.00	79.68 %
6250 Committee-Safety		100.00	-100.00	
6260 Committee-Social				
6260.01 Community Events	270.97	250.00	20.97	108.39 %
Total 6260 Committee-Social	270.97	250.00	20.97	108.39 %
6280 Forest Management Committee	5,899.13	15,000.00	-9,100.87	39.33 %
6280.01 Fire mitigation grant		500.00	-500.00	
Total 6280 Forest Management Committee	5,899.13	15,500.00	-9,600.87	38.06 %
6286 Architectural Committee		100.00	-100.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	1,204.00	100.00	1,104.00	1,204.00 %
Total 6000 ADMINISTRATION	22,389.41	53,886.96	-31,497.55	41.55 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	1,186.48	3,200.00	-2,013.52	37.08 %
6310.02 Water	788.35	1,900.00	-1,111.65	41.49 %
6310.03 Gas	558.32	7,000.00	-6,441.68	7.98 %
6310.04 Internet	3,036.48	7,500.00	-4,463.52	40.49 %
6310.05 Phone	267.97	600.00	-332.03	44.66 %
Total 6310 Rec Center	5,837.60	20,200.00	-14,362.40	28.90 %
6350 Pool & Sauna				
6350.02 Gas	3,061.61	8,000.00	-4,938.39	38.27 %
Total 6350 Pool & Sauna	3,061.61	8,000.00	-4,938.39	38.27 %
6400 Maint Building				
6400.01 Power	27.75		27.75	
6400.02 Water	207.08	725.00	-517.92	28.56 %
6400.02 Water	219.76	550.00	-330.24	39.96 %
Total 6400 Maint Building	454.59	1,275.00	-820.41	35.65 %
6450 Gate House				
6450.01 Power	395.35	1,650.00	-1,254.65	23.96 %
6450.02 Water	499.55	850.00	-350.45	58.77 %
6450.03 Internet	2,494.16	5,700.00	-3,205.84	43.76 %
6450.04 Phones	1,633.12	3,550.00	-1,916.88	46.00 %
Total 6450 Gate House	5,022.18	11,750.00	-6,727.82	42.74 %
6500 Entry Gate				
6500.01 Power	192.00	500.00	-308.00	38.40 %
Total 6500 Entry Gate	192.00	500.00	-308.00	38.40 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	136.43	325.00	-188.57	41.98 %
Total 6550 Safety Ops Bldg Utilities	136.43	325.00	-188.57	41.98 %
Total 6300 UTILITIES	14,704.41	42,050.00	-27,345.59	34.97 %
6600 MAINTENANCE				
6610 Rec Center	391.27	2,500.00	-2,108.73	15.65 %
6621 Pool & Spa	571.96	1,200.00	-628.04	47.66 %
6630 Tennis Courts	473.64	500.00	-26.36	94.73 %
6640 Fitness Center	695.00	300.00	395.00	231.67 %
6650 Maint Bldg	63.33	200.00	-136.67	31.67 %
6660 Gate House	259.52	400.00	-140.48	64.88 %
6670 Entry Gate System	1,076.30		1,076.30	
6690 Signs Maintenance	694.43	250.00	444.43	277.77 %
6700 Roads & Paths		534.00	-534.00	
6720 Garbage/Dumpster	135.00	150.00	-15.00	90.00 %
6750 Other Common area	319.05	200.00	119.05	159.53 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6760 Vehicles - trucks/golf cart	447.68	2,000.00	-1,552.32	22.38 %
6770 Tools	164.38	100.00	64.38	164.38 %
Total 6600 MAINTENANCE	5,291.56	8,334.00	-3,042.44	63.49 %
6801 SUPPLIES & EQUIPMENT	5.99		5.99	
6810 Rec Center Supplies	1,003.30	2,500.00	-1,496.70	40.13 %
6821 Pool & Spa Supplies	1,545.96	3,000.00	-1,454.04	51.53 %
6830 Exercise Room Supplies		200.00	-200.00	
6840 Maintenance Building	161.60	550.00	-388.40	29.38 %
6850 Gatehouse Supplies	266.58	600.00	-333.42	44.43 %
6860 Gate Cards and Remotes	1,249.00	1,300.00	-51.00	96.08 %
6870 Tools & Tool Rentals	1,469.92	3,450.00	-1,980.08	42.61 %
6900 Common Area Supplies	1,776.92	2,500.00	-723.08	71.08 %
6910 Chemicals & Fertilizer		1,000.00	-1,000.00	
6921 Dog Poop Stations	309.54	1,250.00	-940.46	24.76 %
6930 Asphalt & Gravel	480.00		480.00	
6940 Trees Shrubs Flowers	1,094.89	2,500.00	-1,405.11	43.80 %
6960 Truck Fuel	1,257.23	3,750.00	-2,492.77	33.53 %
6960.02 Equipment fuel	411.18		411.18	
Total 6960 Truck Fuel	1,668.41	3,750.00	-2,081.59	44.49 %
6990 Other		200.00	-200.00	
Total 6801 SUPPLIES & EQUIPMENT	11,032.11	22,800.00	-11,767.89	48.39 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	22,799.27	54,718.03	-31,918.76	41.67 %
7135 Office Admin	11,957.70	23,694.12	-11,736.42	50.47 %
7145 Grounds/Fac Super	29,350.42	32,018.64	-2,668.22	91.67 %
7155 Maintenance-1	24,102.43	52,587.17	-28,484.74	45.83 %
7160 Maintenance-2	21,333.31	53,000.00	-31,666.69	40.25 %
7170 Relief Services	2,524.50	6,180.00	-3,655.50	40.85 %
Total 7100 Staff Wages & Salaries	112,067.63	222,197.96	-110,130.33	50.44 %
7151 Employer Match Taxes-Payroll	12,955.31	23,500.00	-10,544.69	55.13 %
7201 Staff-Medical/Dental	20,202.37	40,750.00	-20,547.63	49.58 %
7250 Insurance-SAIF	975.95	3,000.00	-2,024.05	32.53 %
7301 Staff Simple IRA	880.55	2,000.00	-1,119.45	44.03 %
7302 Employee Promotions	5,636.15	5,636.00	0.15	100.00 %
Total 7000 STAFF WAGES & BENEFITS	152,717.96	297,083.96	-144,366.00	51.41 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	21,140.86	51,000.00	-29,859.14	41.45 %
7551 Composting Area	6,066.98	13,000.00	-6,933.02	46.67 %
7601 Street Sweeping	1,757.13	2,500.00	-742.87	70.29 %
7651 Pest Control	199.00	750.00	-551.00	26.53 %
7800 Tree Service	22,655.05	25,000.00	-2,344.95	90.62 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7850 Forestry Consulting	887.50	1,500.00	-612.50	59.17 %
7970 Landscaping Services		500.00	-500.00	
Total 7500 CONTRACTOR SERVICES	52,706.52	94,250.00	-41,543.48	55.92 %
Payroll Expenses				
Wages	3,139.92		3,139.92	
Total Payroll Expenses	3,139.92		3,139.92	
QuickBooks Payments Fees	535.27		535.27	
Total Expenses	\$262,517.16	\$518,404.92	\$ -255,887.76	50.64 %
NET OPERATING INCOME	\$10,622.34	\$ -239.99	\$10,862.33	-4,426.16 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	79,770.80	191,450.00	-111,679.20	41.67 %
8200 IPHCA Reserve Fund Transfer	5,405.45	12,973.00	-7,567.55	41.67 %
8300 Interest Income--Reserves	3,298.00		3,298.00	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	88,474.25	204,423.00	-115,948.75	43.28 %
Late Fee Income				
Total Other Income	\$88,474.25	\$204,423.00	\$ -115,948.75	43.28 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	5,405.45		5,405.45	
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	935.00		935.00	
Total 9100 Common Area	8,247.83		8,247.83	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	968.40		968.40	
Total 9301 Pool & Spa Reserve Expense	968.40		968.40	
9601 Streets Reserve Expense	19,019.00		19,019.00	
9660 Street Overlay I2- U	46,689.32		46,689.32	
Total 9601 Streets Reserve Expense	65,708.32		65,708.32	
9850 Innisfree Reserve Expense	284.90		284.90	
Total 9000 RESERVE EXPENDITURES	84,437.40		84,437.40	
Total Other Expenses	\$84,437.40	\$0.00	\$84,437.40	0.00%
NET OTHER INCOME	\$4,036.85	\$204,423.00	\$ -200,386.15	1.97 %
NET INCOME	\$14,659.19	\$204,183.01	\$ -189,523.82	7.18 %