

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

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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 JUNE, 2023  
**DATE:** JULY 26, 2023  
**CC:** TIM BULLER

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Attached are three financial statements for the month ending June 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 June 30, the operating funds balance was \$205,491.57. Operating checking balance was \$101,132.11.
2. Interest income was recorded for Operating CD invested with Columbia Bank.
3. A security system was installed in the gate house for \$1,385.
4. Misc. expenses are for GFS recruitment ads on Indeed and ZipRecruiter.
5. Rec center maintenance includes annual furnace maintenance, and a new strike plate for the front door.
6. June operating expenses were \$5,068.33 Over budget. Year to date we are \$18,173.96 under budget.
7. June Reserve expenses were as follows: \$1,160.32 IPHCA reserve contribution, and \$492.80 for 3 6-foot tables and Xmas tree, \$1,933.80 for 3 gas BBQs covers and tanks, \$529.00 for new bile handle trimmer. Total June reserve expenses were \$4,115.92.

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of June 30, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	101,132.11
1060 Asset Acquisition	9,408.79
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	515.45
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	94,435.22
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>205,491.57</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	137,171.78
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	181,625.81
1164 3 month Treasury Bill	154,992.24
<b>Total 1160 Cetera Reserve Treasury Bills</b>	<b>336,618.05</b>
<b>Total 1114 RESERVE FUNDS</b>	<b>473,789.83</b>
<b>Total Bank Accounts</b>	<b>\$679,281.40</b>
Accounts Receivable	
1200 Accounts Receivable	-73,925.58
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-73,358.58</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
<b>Total Accounts Receivable</b>	<b>\$ -73,358.58</b>
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
<b>Total 1110 OPERATING FUND</b>	<b>0.00</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of June 30, 2023

	TOTAL
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	<b>0.00</b>
1230 Prepaid Insurance	6,162.12
1240 Undeposited Funds	8,141.89
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>\$14,304.01</b>
<b>Total Current Assets</b>	<b>\$620,226.83</b>
Fixed Assets	
1450 Equip-Admin	629.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	10,206.13
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$10,835.40</b>
<b>TOTAL ASSETS</b>	<b>\$631,062.23</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	19,553.64
<b>Total Accounts Payable</b>	<b>\$19,553.64</b>
Credit Cards	
1900 Columbia Bank Visa	4,478.32
1950 Shell Gas Card	0.00
<b>Total Credit Cards</b>	<b>\$4,478.32</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	<b>6,125.39</b>
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	<b>13,150.00</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of June 30, 2023

	TOTAL
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
<b>Total Other Current Liabilities</b>	<b>\$28,011.46</b>
<b>Total Current Liabilities</b>	<b>\$52,043.42</b>
<b>Total Liabilities</b>	<b>\$52,043.42</b>
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-52,475.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	488,565.69
Net Income	148,668.01
<b>Total Equity</b>	<b>\$579,018.81</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$631,062.23</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

June 2023

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	41,964.88
4150 Discounts	0.00
4300 Member Gate Cards and remotes	145.00
4550 Key Deposits	10.00
4700 Reimbursements	50.00
4800 Interest Income	3,935.61
4900 Other Income/ Title Tranfer	2,200.00
<b>Total 4000 INCOME</b>	<b>48,305.49</b>
<b>Total Income</b>	<b>\$48,305.49</b>
GROSS PROFIT	<b>\$48,305.49</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	90.48
6120 Printing	83.25
6140 Computer/Security/Software	1,385.00
6150 Website and E-Mail	39.00
6160 Bank Charges	80.95
6200 Dues/Subscriptions	210.00
6210 Licenses/Fees/Permits	176.00
6250 Committee-Safety	384.61
6280 Forest Management Committee	1,200.00
6295 Misc Expense	548.99
<b>Total 6000 ADMINISTRATION</b>	<b>5,720.13</b>
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	210.21
6310.02 Water	476.14
6310.03 Gas	90.23
6310.04 Internet	615.29
6310.05 Phone	51.20
<b>Total 6310 Rec Center</b>	<b>1,443.07</b>
6350 Pool & Sauna	
6350.02 Gas	772.70
<b>Total 6350 Pool &amp; Sauna</b>	<b>772.70</b>
6400 Maint Building	
6400.01 Power	39.03

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

June 2023

	TOTAL
6400.02 Water	98.25
<b>Total 6400 Maint Building</b>	<b>137.28</b>
6450 Gate House	
6450.01 Power	71.06
6450.02 Water	198.28
6450.03 Internet	456.71
6450.04 Phones	120.51
<b>Total 6450 Gate House</b>	<b>846.56</b>
6500 Entry Gate	
6500.01 Power	37.81
<b>Total 6500 Entry Gate</b>	<b>37.81</b>
6550 Safety Ops Bldg Utilities	
6550.01 Power	27.59
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>27.59</b>
<b>Total 6300 UTILITIES</b>	<b>3,265.01</b>
6600 MAINTENANCE	
6610 Rec Center	1,504.50
6621 Pool & Spa	286.01
6660 Gate House	7.59
6690 Signs Maintenance	71.53
6770 Tools	67.50
<b>Total 6600 MAINTENANCE</b>	<b>1,937.13</b>
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	395.55
6821 Pool & Spa Supplies	269.12
6870 Tools & Tool Rentals	70.38
6900 Common Area Supplies	23.99
6921 Dog Poop Stations	269.96
6940 Trees Shrubs Flowers	55.98
6960 Truck Fuel	402.65
6960.02 Equipment fuel	115.73
<b>Total 6960 Truck Fuel</b>	<b>518.38</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,603.36</b>
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,427.02
7135 Office Admin	1,836.00
7145 Grounds/Fac Super	5,181.02
7155 Maintenance-1	4,254.62
7170 Relief Services	487.50
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,186.16</b>
7151 Employer Match Taxes-Payroll	1,880.53
7201 Staff-Medical/Dental	3,276.06

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

June 2023

	TOTAL
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	155.44
7302 Employee Promotions	44.00
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,737.38</b>
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,281.14
7551 Composting Area	1,572.88
7800 Tree Service	6,288.00
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>12,142.02</b>
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>
QuickBooks Payments Fees	78.32
<b>Total Expenses</b>	<b>\$46,483.35</b>
NET OPERATING INCOME	<b>\$1,822.14</b>
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,298.80
8200 IPHCA Reserve Fund Transfer	1,160.32
8300 Interest Income--Reserves	7,183.49
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>23,642.61</b>
Late Fee Income	60.00
<b>Total Other Income</b>	<b>\$23,702.61</b>
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	1,160.32
9200 Rec Center Reserve Expense	2,426.60
9350 Exercise Room Reserve Expense	
9351 Equipment	529.00
<b>Total 9350 Exercise Room Reserve Expense</b>	<b>529.00</b>
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>4,115.92</b>
<b>Total Other Expenses</b>	<b>\$4,115.92</b>
NET OTHER INCOME	<b>\$19,586.69</b>
NET INCOME	<b>\$21,408.83</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

June 2023

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	41,964.88		41,964.88	
4150 Discounts	0.00		0.00	
4300 Member Gate Cards and remotes	145.00		145.00	
4550 Key Deposits	10.00		10.00	
4700 Reimbursements	50.00		50.00	
4800 Interest Income	3,935.61		3,935.61	
4900 Other Income/ Title Tranfer	2,200.00		2,200.00	
<b>Total 4000 INCOME</b>	<b>48,305.49</b>		<b>48,305.49</b>	
<b>Total Income</b>	<b>\$48,305.49</b>	<b>\$0.00</b>	<b>\$48,305.49</b>	<b>0.00%</b>
<b>GROSS PROFIT</b>	<b>\$48,305.49</b>	<b>\$0.00</b>	<b>\$48,305.49</b>	<b>0.00%</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6050 Insurance-General Liability	932.08		932.08	
6055 Earthquake Insurance	316.69		316.69	
6058 Insurance Umbrella	119.00		119.00	
6060 Insurance - D&O	83.50		83.50	
6070 Insurance - Truck	70.58		70.58	
6110 Office Supplies	90.48		90.48	
6120 Printing	83.25		83.25	
6140 Computer/Security/Software	1,385.00		1,385.00	
6150 Website and E-Mail	39.00		39.00	
6160 Bank Charges	80.95		80.95	
6200 Dues/Subscriptions	210.00		210.00	
6210 Licenses/Fees/Permits	176.00		176.00	
6250 Committee-Safety	384.61		384.61	
6280 Forest Management Committee	1,200.00		1,200.00	
6295 Misc Expense	548.99		548.99	
<b>Total 6000 ADMINISTRATION</b>	<b>5,720.13</b>		<b>5,720.13</b>	
<b>6300 UTILITIES</b>				
<b>6310 Rec Center</b>				
6310.01 Power	210.21		210.21	
6310.02 Water	476.14		476.14	
6310.03 Gas	90.23		90.23	
6310.04 Internet	615.29		615.29	
6310.05 Phone	51.20		51.20	
<b>Total 6310 Rec Center</b>	<b>1,443.07</b>		<b>1,443.07</b>	
<b>6350 Pool &amp; Sauna</b>				
6350.02 Gas	772.70		772.70	
<b>Total 6350 Pool &amp; Sauna</b>	<b>772.70</b>		<b>772.70</b>	
<b>6400 Maint Building</b>				



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6400.01 Power	39.03		39.03	
6400.02 Water	98.25		98.25	
<b>Total 6400 Maint Building</b>	<b>137.28</b>		<b>137.28</b>	
6450 Gate House				
6450.01 Power	71.06		71.06	
6450.02 Water	198.28		198.28	
6450.03 Internet	456.71		456.71	
6450.04 Phones	120.51		120.51	
<b>Total 6450 Gate House</b>	<b>846.56</b>		<b>846.56</b>	
6500 Entry Gate				
6500.01 Power	37.81		37.81	
<b>Total 6500 Entry Gate</b>	<b>37.81</b>		<b>37.81</b>	
6550 Safety Ops Bldg Utilities				
6550.01 Power	27.59		27.59	
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>27.59</b>		<b>27.59</b>	
<b>Total 6300 UTILITIES</b>	<b>3,265.01</b>		<b>3,265.01</b>	
6600 MAINTENANCE				
6610 Rec Center	1,504.50		1,504.50	
6621 Pool & Spa	286.01		286.01	
6660 Gate House	7.59		7.59	
6690 Signs Maintenance	71.53		71.53	
6770 Tools	67.50		67.50	
<b>Total 6600 MAINTENANCE</b>	<b>1,937.13</b>		<b>1,937.13</b>	
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	395.55		395.55	
6821 Pool & Spa Supplies	269.12		269.12	
6870 Tools & Tool Rentals	70.38		70.38	
6900 Common Area Supplies	23.99		23.99	
6921 Dog Poop Stations	269.96		269.96	
6940 Trees Shrubs Flowers	55.98		55.98	
6960 Truck Fuel	402.65		402.65	
6960.02 Equipment fuel	115.73		115.73	
<b>Total 6960 Truck Fuel</b>	<b>518.38</b>		<b>518.38</b>	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,603.36</b>		<b>1,603.36</b>	
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,427.02		4,427.02	
7135 Office Admin	1,836.00		1,836.00	
7145 Grounds/Fac Super	5,181.02		5,181.02	
7155 Maintenance-1	4,254.62		4,254.62	
7170 Relief Services	487.50		487.50	
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,186.16</b>		<b>16,186.16</b>	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7151 Employer Match Taxes-Payroll	1,880.53		1,880.53	
7201 Staff-Medical/Dental	3,276.06		3,276.06	
7250 Insurance-SAIF	195.19		195.19	
7301 Staff Simple IRA	155.44		155.44	
7302 Employee Promotions	44.00		44.00	
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,737.38</b>		<b>21,737.38</b>	
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,281.14		4,281.14	
7551 Composting Area	1,572.88		1,572.88	
7800 Tree Service	6,288.00		6,288.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>12,142.02</b>		<b>12,142.02</b>	
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
QuickBooks Payments Fees	78.32		78.32	
<b>Total Expenses</b>	<b>\$46,483.35</b>	<b>\$0.00</b>	<b>\$46,483.35</b>	<b>0.00%</b>
<b>NET OPERATING INCOME</b>	<b>\$1,822.14</b>	<b>\$0.00</b>	<b>\$1,822.14</b>	<b>0.00%</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,298.80		15,298.80	
8200 IPHCA Reserve Fund Transfer	1,160.32		1,160.32	
8300 Interest Income--Reserves	7,183.49		7,183.49	
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>23,642.61</b>		<b>23,642.61</b>	
Late Fee Income	60.00		60.00	
<b>Total Other Income</b>	<b>\$23,702.61</b>	<b>\$0.00</b>	<b>\$23,702.61</b>	<b>0.00%</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,160.32		1,160.32	
9200 Rec Center Reserve Expense	2,426.60		2,426.60	
9350 Exercise Room Reserve Expense				
9351 Equipment	529.00		529.00	
<b>Total 9350 Exercise Room Reserve Expense</b>	<b>529.00</b>		<b>529.00</b>	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>4,115.92</b>		<b>4,115.92</b>	
<b>Total Other Expenses</b>	<b>\$4,115.92</b>	<b>\$0.00</b>	<b>\$4,115.92</b>	<b>0.00%</b>
<b>NET OTHER INCOME</b>	<b>\$19,586.69</b>	<b>\$0.00</b>	<b>\$19,586.69</b>	<b>0.00%</b>
<b>NET INCOME</b>	<b>\$21,408.83</b>	<b>\$0.00</b>	<b>\$21,408.83</b>	<b>0.00%</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	503,578.56	503,578.56	0.00	100.00 %
4150 Discounts	-13,220.18	-9,500.00	-3,720.18	139.16 %
4200 LWCHA L/F & Interest	810.00		810.00	
4300 Member Gate Cards and remotes	1,110.00	1,200.00	-90.00	92.50 %
4550 Key Deposits	120.00	150.00	-30.00	80.00 %
4700 Reimbursements	442.00	1,500.00	-1,058.00	29.47 %
4800 Interest Income	5,382.05	500.00	4,882.05	1,076.41 %
4900 Other Income/ Title Tranfer	7,150.00	7,500.00	-350.00	95.33 %
<b>Total 4000 INCOME</b>	<b>505,372.43</b>	<b>504,928.56</b>	<b>443.87</b>	<b>100.09 %</b>
<b>Total Income</b>	<b>\$505,372.43</b>	<b>\$504,928.56</b>	<b>\$443.87</b>	<b>100.09 %</b>
<b>GROSS PROFIT</b>	<b>\$505,372.43</b>	<b>\$504,928.56</b>	<b>\$443.87</b>	<b>100.09 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting	3,825.00	4,000.00	-175.00	95.63 %
6020 Legal Collections		1,000.00	-1,000.00	
6030 Legal Consultancy	1,137.86	1,000.00	137.86	113.79 %
6030.02 General	98.00	1,500.00	-1,402.00	6.53 %
<b>Total 6030 Legal Consultancy</b>	<b>1,235.86</b>	<b>2,500.00</b>	<b>-1,264.14</b>	<b>49.43 %</b>
6050 Insurance-General Liability	12,473.76	20,500.00	-8,026.24	60.85 %
6055 Earthquake Insurance	5,711.98		5,711.98	
6058 Insurance Umbrella	833.00		833.00	
6060 Insurance - D&O	1,386.15	2,500.00	-1,113.85	55.45 %
6070 Insurance - Truck	704.06	525.00	179.06	134.11 %
6110 Office Supplies	2,425.24	3,500.00	-1,074.76	69.29 %
6120 Printing	2,087.35	1,200.00	887.35	173.95 %
6130 Postage	391.96	850.00	-458.04	46.11 %
6140 Computer/Security/Software	2,037.09	2,000.00	37.09	101.85 %
6150 Website and E-Mail	1,215.66	3,500.00	-2,284.34	34.73 %
6160 Bank Charges	1,060.79	1,200.00	-139.21	88.40 %
6200 Dues/Subscriptions	3,269.90	2,500.00	769.90	130.80 %
6210 Licenses/Fees/Permits	1,113.00	1,500.00	-387.00	74.20 %
6230 Conference & Seminar		150.00	-150.00	
6250 Committee-Safety	586.32	750.00	-163.68	78.18 %
6260 Committee-Social				
6260.01 Community Events	50.00	500.00	-450.00	10.00 %
<b>Total 6260 Committee-Social</b>	<b>50.00</b>	<b>500.00</b>	<b>-450.00</b>	<b>10.00 %</b>
6270 Bad Debts		250.00	-250.00	
6280 Forest Management Committee	15,032.00	15,000.00	32.00	100.21 %
6280.01 Fire mitigation grant	317.89		317.89	
<b>Total 6280 Forest Management Committee</b>	<b>15,349.89</b>	<b>15,000.00</b>	<b>349.89</b>	<b>102.33 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6286 Architectural Committee	135.45	300.00	-164.55	45.15 %
6295 Misc Expense	1,800.98	500.00	1,300.98	360.20 %
6296 Employee Promotions	130.00		130.00	
<b>Total 6000 ADMINISTRATION</b>	<b>57,823.44</b>	<b>64,725.00</b>	<b>-6,901.56</b>	<b>89.34 %</b>
6300 UTILITIES				
6310 Rec Center		12,500.00	-12,500.00	
6310.01 Power	3,106.42		3,106.42	
6310.02 Water	2,110.57		2,110.57	
6310.03 Gas	6,195.42		6,195.42	
6310.04 Internet	7,449.00		7,449.00	
6310.05 Phone	590.40		590.40	
<b>Total 6310 Rec Center</b>	<b>19,451.81</b>	<b>12,500.00</b>	<b>6,951.81</b>	<b>155.61 %</b>
6350 Pool & Sauna		5,000.00	-5,000.00	
6350.02 Gas	8,115.71		8,115.71	
<b>Total 6350 Pool &amp; Sauna</b>	<b>8,115.71</b>	<b>5,000.00</b>	<b>3,115.71</b>	<b>162.31 %</b>
6400 Maint Building		1,500.00	-1,500.00	
6400.01 Power	673.02		673.02	
6400.02 Water	591.39		591.39	
<b>Total 6400 Maint Building</b>	<b>1,264.41</b>	<b>1,500.00</b>	<b>-235.59</b>	<b>84.29 %</b>
6450 Gate House		10,000.00	-10,000.00	
6450.01 Power	1,524.86		1,524.86	
6450.02 Water	873.18		873.18	
6450.03 Internet	5,480.52		5,480.52	
6450.04 Phones	3,221.60		3,221.60	
<b>Total 6450 Gate House</b>	<b>11,100.16</b>	<b>10,000.00</b>	<b>1,100.16</b>	<b>111.00 %</b>
6500 Entry Gate		800.00	-800.00	
6500.01 Power	453.89		453.89	
<b>Total 6500 Entry Gate</b>	<b>453.89</b>	<b>800.00</b>	<b>-346.11</b>	<b>56.74 %</b>
6550 Safety Ops Bldg Utilities	222.55	350.00	-127.45	63.59 %
6550.01 Power	116.33		116.33	
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>338.88</b>	<b>350.00</b>	<b>-11.12</b>	<b>96.82 %</b>
<b>Total 6300 UTILITIES</b>	<b>40,724.86</b>	<b>30,150.00</b>	<b>10,574.86</b>	<b>135.07 %</b>
6600 MAINTENANCE				
6610 Rec Center	2,937.56	3,000.00	-62.44	97.92 %
6621 Pool & Spa	545.43	2,000.00	-1,454.57	27.27 %
6630 Tennis Courts	418.74	300.00	118.74	139.58 %
6640 Fitness Center	476.35	500.00	-23.65	95.27 %
6650 Maint Bldg	62.98	300.00	-237.02	20.99 %
6660 Gate House	207.59	500.00	-292.41	41.52 %
6670 Entry Gate System	1,440.00		1,440.00	
6690 Signs Maintenance	71.53	500.00	-428.47	14.31 %
6700 Roads & Paths	19.43	1,500.00	-1,480.57	1.30 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6710 Drainage ditch/culverts	251.88		251.88	
6720 Garbage/Dumpster	29.64	150.00	-120.36	19.76 %
6750 Other Common area	220.37	500.00	-279.63	44.07 %
6760 Vehicles - trucks/golf cart	1,615.40	1,000.00	615.40	161.54 %
6770 Tools	701.18	1,000.00	-298.82	70.12 %
<b>Total 6600 MAINTENANCE</b>	<b>8,998.08</b>	<b>11,250.00</b>	<b>-2,251.92</b>	<b>79.98 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	2,302.05	3,500.00	-1,197.95	65.77 %
6821 Pool & Spa Supplies	3,402.98	2,500.00	902.98	136.12 %
6830 Exercise Room Supplies		300.00	-300.00	
6840 Maintenance Building	480.82	550.00	-69.18	87.42 %
6850 Gatehouse Supplies	366.87	750.00	-383.13	48.92 %
6860 Gate Cards and Remotes	1,342.00	2,500.00	-1,158.00	53.68 %
6870 Tools & Tool Rentals	2,730.79	3,500.00	-769.21	78.02 %
6900 Common Area Supplies	1,680.96	1,300.00	380.96	129.30 %
6910 Chemicals & Fertilizer	699.81	850.00	-150.19	82.33 %
6921 Dog Poop Stations	1,200.21	1,000.00	200.21	120.02 %
6940 Trees Shrubs Flowers	1,650.73	3,000.00	-1,349.27	55.02 %
6960 Truck Fuel	3,495.89	3,500.00	-4.11	99.88 %
6960.02 Equipment fuel	792.42		792.42	
<b>Total 6960 Truck Fuel</b>	<b>4,288.31</b>	<b>3,500.00</b>	<b>788.31</b>	<b>122.52 %</b>
6970 Mileage Reimbursement		350.00	-350.00	
6990 Other		300.00	-300.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>20,145.53</b>	<b>23,900.00</b>	<b>-3,754.47</b>	<b>84.29 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	53,124.42	53,124.30	0.12	100.00 %
7135 Office Admin	21,878.82	23,004.00	-1,125.18	95.11 %
7145 Grounds/Fac Super	62,172.24	62,172.15	0.09	100.00 %
7155 Maintenance-1	51,055.44	51,055.50	-0.06	100.00 %
7170 Relief Services	6,000.00	6,000.00	0.00	100.00 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>194,230.92</b>	<b>195,355.95</b>	<b>-1,125.03</b>	<b>99.42 %</b>
7151 Employer Match Taxes-Payroll	20,969.10	23,000.00	-2,030.90	91.17 %
7201 Staff-Medical/Dental	38,773.50	38,800.00	-26.50	99.93 %
7250 Insurance-SAIF	2,342.28	4,000.00	-1,657.72	58.56 %
7301 Staff Simple IRA	1,865.28	2,000.00	-134.72	93.26 %
7302 Employee Promotions	607.37	500.00	107.37	121.47 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>258,788.45</b>	<b>263,655.95</b>	<b>-4,867.50</b>	<b>98.15 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	49,641.01	63,000.00	-13,358.99	78.80 %
7551 Composting Area	11,426.70	15,000.00	-3,573.30	76.18 %
7601 Street Sweeping	927.48	2,500.00	-1,572.52	37.10 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7651 Pest Control	398.00	1,200.00	-802.00	33.17 %
7800 Tree Service	28,745.00	20,000.00	8,745.00	143.73 %
7850 Forestry Consulting	1,065.00	400.00	665.00	266.25 %
7970 Landscaping Services		1,200.00	-1,200.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>92,203.19</b>	<b>103,300.00</b>	<b>-11,096.81</b>	<b>89.26 %</b>
Bank Charges & Fees	9.00		9.00	
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
QuickBooks Payments Fees	114.44		114.44	
<b>Total Expenses</b>	<b>\$478,806.99</b>	<b>\$496,980.95</b>	<b>\$ -18,173.96</b>	<b>96.34 %</b>
<b>NET OPERATING INCOME</b>	<b>\$26,565.44</b>	<b>\$7,947.61</b>	<b>\$18,617.83</b>	<b>334.26 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	183,585.60	183,585.59	0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	13,923.84	13,924.46	-0.62	100.00 %
8300 Interest Income--Reserves	9,115.84		9,115.84	
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>206,625.28</b>	<b>197,510.05</b>	<b>9,115.23</b>	<b>104.62 %</b>
Late Fee Income	90.00		90.00	
<b>Total Other Income</b>	<b>\$206,715.28</b>	<b>\$197,510.05</b>	<b>\$9,205.23</b>	<b>104.66 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	12,763.52		12,763.52	
9090 Reserve Study updates	3,837.50		3,837.50	
9100 Common Area	2,002.40		2,002.40	
9115 Wooden- Benches, Fences, etc	3,656.00		3,656.00	
9120 Drainage Reserve Expense	20.40		20.40	
9135 Signs	397.00		397.00	
9141 Entry Gate Reserve Expense	3,557.00		3,557.00	
<b>Total 9100 Common Area</b>	<b>9,632.80</b>		<b>9,632.80</b>	
9200 Rec Center Reserve Expense	2,508.58		2,508.58	
9250 Furniture, Fixtures, Lighting A	1,359.00		1,359.00	
<b>Total 9200 Rec Center Reserve Expense</b>	<b>3,867.58</b>		<b>3,867.58</b>	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	1,069.51		1,069.51	
<b>Total 9301 Pool &amp; Spa Reserve Expense</b>	<b>1,069.51</b>		<b>1,069.51</b>	
9350 Exercise Room Reserve Expense				
9351 Equipment	529.00		529.00	
<b>Total 9350 Exercise Room Reserve Expense</b>	<b>529.00</b>		<b>529.00</b>	
9401 Tennis Court Reserve Exp	20,414.00		20,414.00	
9501 Gate House Reserve Expense				

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9520 Office Equipment	5,852.23		5,852.23	
9550 Exterior	4,096.78		4,096.78	
<b>Total 9501 Gate House Reserve Expense</b>	<b>9,949.01</b>		<b>9,949.01</b>	
9601 Streets Reserve Expense	-3,943.86		-3,943.86	
9660 Street Overlay I2- U	26,065.00		26,065.00	
<b>Total 9601 Streets Reserve Expense</b>	<b>22,121.14</b>		<b>22,121.14</b>	
9850 Innisfree Reserve Expense	428.65		428.65	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>84,612.71</b>		<b>84,612.71</b>	
<b>Total Other Expenses</b>	<b>\$84,612.71</b>	<b>\$0.00</b>	<b>\$84,612.71</b>	<b>0.00%</b>
NET OTHER INCOME	\$122,102.57	\$197,510.05	\$ -75,407.48	61.82 %
NET INCOME	\$148,668.01	\$205,457.66	\$ -56,789.65	72.36 %

hLittle 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 MAY 31, 2023  
**DATE:** JUNE 15, 2023  
**CC:** TIM BULLER

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Attached are three financial statements for the month ending May 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 May 31, the operating funds balance was \$165,27414. Operating checking balance was \$64,85929. Operating funds balance includes \$44,020.78 in prepaid assessments.
2. Office supplies expenses were above budget due to the purchase of a standing desk for Dena's office.
3. Trees and flowers were purchased for summer plantings and tree replacements around the Community.
4. Tree service expense includes an invoice from March that was not received until mid-May and deposit for tree removal at rec center.
5. May operating expenses were \$698.56 under budget. Year to date we are \$23,344.44 under budget.
6. May Reserve expenses were as follows: \$1,160.32 IPHCA reserve contribution, and \$1,177.50 for reserve study update, \$3,656.00 deposit for Edgewater fence repair, \$397 for new Singing Tree sign, \$26,065.00 deposit for summer road work. Total May reserve expenses were \$32,455.82.



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of May 31, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	64,859.29
1060 Asset Acquisition	9,408.40
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	506.45
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	90,500.00
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>165,274.14</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	155,663.68
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	
1161 Cetera TBi A0765 2/14/19	0.00
1162 Cetera W.F. CD A1907 9/30/19	0.00
1163 Cetera MM	178,416.38
1164 3 month Treasury Bill	151,018.18
<b>Total 1160 Cetera Reserve Treasury Bills</b>	<b>329,434.56</b>
<b>Total 1114 RESERVE FUNDS</b>	<b>485,098.24</b>
<b>Total Bank Accounts</b>	<b>\$650,372.38</b>
Accounts Receivable	
1200 Accounts Receivable	-44,587.78
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-44,020.78</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
<b>Total Accounts Receivable</b>	<b>\$ -44,020.78</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of May 31, 2023

	TOTAL
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	5,050.00
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
<b>Total 1150 Accounts Rec - Interfund</b>	<b>5,050.00</b>
1230 Prepaid Insurance	7,879.16
1240 Undeposited Funds	9,094.87
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>\$22,024.03</b>
<b>Total Current Assets</b>	<b>\$628,375.63</b>
Fixed Assets	
1450 Equip-Admin	1,748.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	15,342.13
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$17,090.40</b>
<b>TOTAL ASSETS</b>	<b>\$645,466.03</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	47,843.19
<b>Total Accounts Payable</b>	<b>\$47,843.19</b>
Credit Cards	
1900 Columbia Bank Visa	949.32
1950 Shell Gas Card	0.00
<b>Total Credit Cards</b>	<b>\$949.32</b>
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of May 31, 2023

	TOTAL
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	<b>5,666.55</b>
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	<b>13,150.00</b>
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	<b>1,100.00</b>
2450 Construction Deposit	<b>1,100.00</b>
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$27,552.62</b>
<b>Total Current Liabilities</b>	<b>\$76,345.13</b>
<b>Total Liabilities</b>	<b>\$76,345.13</b>
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	495,070.69
Net Income	127,465.10
<b>Total Equity</b>	<b>\$569,120.90</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$645,466.03</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

May 2023

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	41,964.88
4150 Discounts	0.00
4200 LWCHA L/F & Interest	240.00
4300 Member Gate Cards and remotes	30.00
4550 Key Deposits	15.00
4800 Interest Income	52.72
4900 Other Income/ Title Tranfer	120.00
<b>Total 4000 INCOME</b>	<b>42,422.60</b>
<b>Total Income</b>	<b>\$42,422.60</b>
GROSS PROFIT	<b>\$42,422.60</b>
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	150.00
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	360.75
6120 Printing	83.25
6130 Postage	4.78
6140 Computer/Security/Software	59.99
6150 Website and E-Mail	33.00
6160 Bank Charges	80.95
6200 Dues/Subscriptions	195.00
6210 Licenses/Fees/Permits	50.00
6280 Forest Management Committee	
6280.01 Fire mitigation grant	61.75
<b>Total 6280 Forest Management Committee</b>	<b>61.75</b>
6295 Misc Expense	243.99
<b>Total 6000 ADMINISTRATION</b>	<b>2,845.31</b>
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	255.96
6310.03 Gas	233.92
6310.04 Internet	615.29
6310.05 Phone	51.20
<b>Total 6310 Rec Center</b>	<b>1,156.37</b>
6350 Pool & Sauna	
6350.02 Gas	668.67

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

May 2023

	TOTAL
<b>Total 6350 Pool &amp; Sauna</b>	<b>668.67</b>
6400 Maint Building	
6400.01 Power	42.21
<b>Total 6400 Maint Building</b>	<b>42.21</b>
6450 Gate House	
6450.01 Power	108.16
6450.03 Internet	456.71
6450.04 Phones	418.67
<b>Total 6450 Gate House</b>	<b>983.54</b>
6500 Entry Gate	
6500.01 Power	37.23
<b>Total 6500 Entry Gate</b>	<b>37.23</b>
6550 Safety Ops Bldg Utilities	
6550.01 Power	26.79
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>26.79</b>
<b>Total 6300 UTILITIES</b>	<b>2,914.81</b>
6600 MAINTENANCE	
6610 Rec Center	100.00
6660 Gate House	35.00
6760 Vehicles - trucks/golf cart	200.00
<b>Total 6600 MAINTENANCE</b>	<b>335.00</b>
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	62.42
6821 Pool & Spa Supplies	275.78
6840 Maintenance Building	13.61
6850 Gatehouse Supplies	65.59
6870 Tools & Tool Rentals	51.97
6900 Common Area Supplies	55.14
6940 Trees Shrubs Flowers	913.30
6960 Truck Fuel	327.15
6960.02 Equipment fuel	65.31
<b>Total 6960 Truck Fuel</b>	<b>392.46</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,830.27</b>
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,427.02
7135 Office Admin	2,052.00
7145 Grounds/Fac Super	5,181.02
7155 Maintenance-1	4,254.62
7170 Relief Services	536.25
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,450.91</b>
7151 Employer Match Taxes-Payroll	1,795.23

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

May 2023

	TOTAL
7201 Staff-Medical/Dental	3,227.04
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	155.44
7302 Employee Promotions	76.00
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,899.81</b>
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,590.07
7551 Composting Area	941.44
7800 Tree Service	5,352.00
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>10,883.51</b>
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>
QuickBooks Payments Fees	7.66
<b>Total Expenses</b>	<b>\$40,716.37</b>
<b>NET OPERATING INCOME</b>	<b>\$1,706.23</b>
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,298.80
8200 IPHCA Reserve Fund Transfer	1,160.32
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>
Late Fee Income	
<b>Total Other Income</b>	<b>\$16,459.12</b>
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	1,160.32
9090 Reserve Study updates	1,177.50
9100 Common Area	
9115 Wooden- Benches, Fences, etc	3,656.00
9135 Signs	397.00
<b>Total 9100 Common Area</b>	<b>4,053.00</b>
9601 Streets Reserve Expense	
9660 Street Overlay I2- U	26,065.00
<b>Total 9601 Streets Reserve Expense</b>	<b>26,065.00</b>
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>32,455.82</b>
<b>Total Other Expenses</b>	<b>\$32,455.82</b>
<b>NET OTHER INCOME</b>	<b>\$ -15,996.70</b>
<b>NET INCOME</b>	<b>\$ -14,290.47</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

May 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	41,964.88	41,964.88	0.00	100.00 %
4150 Discounts	0.00	-791.68	791.68	0.00 %
4200 LWCHA L/F & Interest	240.00		240.00	
4300 Member Gate Cards and remotes	30.00	100.00	-70.00	30.00 %
4550 Key Deposits	15.00	12.50	2.50	120.00 %
4700 Reimbursements		125.00	-125.00	
4800 Interest Income	52.72	41.66	11.06	126.55 %
4900 Other Income/ Title Tranfer	120.00	625.00	-505.00	19.20 %
<b>Total 4000 INCOME</b>	<b>42,422.60</b>	<b>42,077.36</b>	<b>345.24</b>	<b>100.82 %</b>
<b>Total Income</b>	<b>\$42,422.60</b>	<b>\$42,077.36</b>	<b>\$345.24</b>	<b>100.82 %</b>
<b>GROSS PROFIT</b>	<b>\$42,422.60</b>	<b>\$42,077.36</b>	<b>\$345.24</b>	<b>100.82 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		333.33	-333.33	
6020 Legal Collections		83.33	-83.33	
6030 Legal Consultancy	150.00	83.33	66.67	180.01 %
6030.02 General		125.00	-125.00	
<b>Total 6030 Legal Consultancy</b>	<b>150.00</b>	<b>208.33</b>	<b>-58.33</b>	<b>72.00 %</b>
6050 Insurance-General Liability	932.08	1,708.33	-776.25	54.56 %
6055 Earthquake Insurance	316.69		316.69	
6058 Insurance Umbrella	119.00		119.00	
6060 Insurance - D&O	83.50	208.33	-124.83	40.08 %
6070 Insurance - Truck	70.58	43.75	26.83	161.33 %
6110 Office Supplies	360.75	291.66	69.09	123.69 %
6120 Printing	83.25	100.00	-16.75	83.25 %
6130 Postage	4.78	70.83	-66.05	6.75 %
6140 Computer/Security/Software	59.99	166.67	-106.68	35.99 %
6150 Website and E-Mail	33.00	291.67	-258.67	11.31 %
6160 Bank Charges	80.95	100.00	-19.05	80.95 %
6200 Dues/Subscriptions	195.00	208.33	-13.33	93.60 %
6210 Licenses/Fees/Permits	50.00	125.00	-75.00	40.00 %
6230 Conference & Seminar		12.50	-12.50	
6250 Committee-Safety		62.50	-62.50	
6260 Committee-Social				
6260.01 Community Events		41.66	-41.66	
<b>Total 6260 Committee-Social</b>		<b>41.66</b>	<b>-41.66</b>	
6270 Bad Debts		20.83	-20.83	
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant	61.75		61.75	
<b>Total 6280 Forest Management Committee</b>	<b>61.75</b>	<b>1,250.00</b>	<b>-1,188.25</b>	<b>4.94 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

May 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense	243.99	41.66	202.33	585.67 %
<b>Total 6000 ADMINISTRATION</b>	<b>2,845.31</b>	<b>5,393.71</b>	<b>-2,548.40</b>	<b>52.75 %</b>
6300 UTILITIES				
6310 Rec Center		1,041.66	-1,041.66	
6310.01 Power	255.96		255.96	
6310.03 Gas	233.92		233.92	
6310.04 Internet	615.29		615.29	
6310.05 Phone	51.20		51.20	
<b>Total 6310 Rec Center</b>	<b>1,156.37</b>	<b>1,041.66</b>	<b>114.71</b>	<b>111.01 %</b>
6350 Pool & Sauna		416.66	-416.66	
6350.02 Gas	668.67		668.67	
<b>Total 6350 Pool &amp; Sauna</b>	<b>668.67</b>	<b>416.66</b>	<b>252.01</b>	<b>160.48 %</b>
6400 Maint Building		125.00	-125.00	
6400.01 Power	42.21		42.21	
<b>Total 6400 Maint Building</b>	<b>42.21</b>	<b>125.00</b>	<b>-82.79</b>	<b>33.77 %</b>
6450 Gate House		833.33	-833.33	
6450.01 Power	108.16		108.16	
6450.03 Internet	456.71		456.71	
6450.04 Phones	418.67		418.67	
<b>Total 6450 Gate House</b>	<b>983.54</b>	<b>833.33</b>	<b>150.21</b>	<b>118.03 %</b>
6500 Entry Gate		66.66	-66.66	
6500.01 Power	37.23		37.23	
<b>Total 6500 Entry Gate</b>	<b>37.23</b>	<b>66.66</b>	<b>-29.43</b>	<b>55.85 %</b>
6550 Safety Ops Bldg Utilities		29.16	-29.16	
6550.01 Power	26.79		26.79	
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>26.79</b>	<b>29.16</b>	<b>-2.37</b>	<b>91.87 %</b>
<b>Total 6300 UTILITIES</b>	<b>2,914.81</b>	<b>2,512.47</b>	<b>402.34</b>	<b>116.01 %</b>
6600 MAINTENANCE				
6610 Rec Center	100.00	250.00	-150.00	40.00 %
6621 Pool & Spa		166.67	-166.67	
6630 Tennis Courts		25.00	-25.00	
6640 Fitness Center		41.66	-41.66	
6650 Maint Bldg		25.00	-25.00	
6660 Gate House	35.00	41.67	-6.67	83.99 %
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		125.00	-125.00	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart	200.00	83.33	116.67	240.01 %
6770 Tools		83.33	-83.33	



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

May 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Total 6600 MAINTENANCE</b>	<b>335.00</b>	<b>937.50</b>	<b>-602.50</b>	<b>35.73 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	62.42	291.66	-229.24	21.40 %
6821 Pool & Spa Supplies	275.78	208.33	67.45	132.38 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	13.61	45.83	-32.22	29.70 %
6850 Gatehouse Supplies	65.59	62.50	3.09	104.94 %
6860 Gate Cards and Remotes		208.33	-208.33	
6870 Tools & Tool Rentals	51.97	291.66	-239.69	17.82 %
6900 Common Area Supplies	55.14	108.33	-53.19	50.90 %
6910 Chemicals & Fertilizer		70.83	-70.83	
6921 Dog Poop Stations		83.33	-83.33	
6940 Trees Shrubs Flowers	913.30	250.00	663.30	365.32 %
6960 Truck Fuel	327.15	291.66	35.49	112.17 %
6960.02 Equipment fuel	65.31		65.31	
<b>Total 6960 Truck Fuel</b>	<b>392.46</b>	<b>291.66</b>	<b>100.80</b>	<b>134.56 %</b>
6970 Mileage Reimbursement		29.16	-29.16	
6990 Other		25.00	-25.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,830.27</b>	<b>1,991.62</b>	<b>-161.35</b>	<b>91.90 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,427.02	4,427.03	-0.01	100.00 %
7135 Office Admin	2,052.00	1,917.00	135.00	107.04 %
7145 Grounds/Fac Super	5,181.02	5,181.01	0.01	100.00 %
7155 Maintenance-1	4,254.62	4,254.62	0.00	100.00 %
7170 Relief Services	536.25	500.00	36.25	107.25 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,450.91</b>	<b>16,279.66</b>	<b>171.25</b>	<b>101.05 %</b>
7151 Employer Match Taxes-Payroll	1,795.23	1,916.66	-121.43	93.66 %
7201 Staff-Medical/Dental	3,227.04	3,233.33	-6.29	99.81 %
7250 Insurance-SAIF	195.19	333.33	-138.14	58.56 %
7301 Staff Simple IRA	155.44	166.66	-11.22	93.27 %
7302 Employee Promotions	76.00	41.66	34.34	182.43 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,899.81</b>	<b>21,971.30</b>	<b>-71.49</b>	<b>99.67 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,590.07	5,250.00	-659.93	87.43 %
7551 Composting Area	941.44	1,250.00	-308.56	75.32 %
7601 Street Sweeping		208.33	-208.33	
7651 Pest Control		100.00	-100.00	
7800 Tree Service	5,352.00	1,666.67	3,685.33	321.12 %
7850 Forestry Consulting		33.33	-33.33	
7970 Landscaping Services		100.00	-100.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>10,883.51</b>	<b>8,608.33</b>	<b>2,275.18</b>	<b>126.43 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

May 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	7.66		7.66	
<b>Total Expenses</b>	<b>\$40,716.37</b>	<b>\$41,414.93</b>	<b>\$ -698.56</b>	<b>98.31 %</b>
NET OPERATING INCOME	<b>\$1,706.23</b>	<b>\$662.43</b>	<b>\$1,043.80</b>	<b>257.57 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,298.80	15,298.80	0.00	100.00 %
8200 IPHCA Reserve Fund Transfer	1,160.32	1,160.37	-0.05	100.00 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>	<b>16,459.17</b>	<b>-0.05</b>	<b>100.00 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$16,459.12</b>	<b>\$16,459.17</b>	<b>\$ -0.05</b>	<b>100.00 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,160.32		1,160.32	
9090 Reserve Study updates	1,177.50		1,177.50	
9100 Common Area				
9115 Wooden- Benches, Fences, etc	3,656.00		3,656.00	
9135 Signs	397.00		397.00	
<b>Total 9100 Common Area</b>	<b>4,053.00</b>		<b>4,053.00</b>	
9601 Streets Reserve Expense				
9660 Street Overlay I2- U	26,065.00		26,065.00	
<b>Total 9601 Streets Reserve Expense</b>	<b>26,065.00</b>		<b>26,065.00</b>	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>32,455.82</b>		<b>32,455.82</b>	
<b>Total Other Expenses</b>	<b>\$32,455.82</b>	<b>\$0.00</b>	<b>\$32,455.82</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$ -15,996.70</b>	<b>\$16,459.17</b>	<b>\$ -32,455.87</b>	<b>-97.19 %</b>
NET INCOME	<b>\$ -14,290.47</b>	<b>\$17,121.60</b>	<b>\$ -31,412.07</b>	<b>-83.46 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - May 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	461,613.68	461,613.68	0.00	100.00 %
4150 Discounts	-13,138.73	-8,708.34	-4,430.39	150.88 %
4200 LWCHA L/F & Interest	810.00		810.00	
4300 Member Gate Cards and remotes	965.00	1,100.00	-135.00	87.73 %
4550 Key Deposits	110.00	137.50	-27.50	80.00 %
4700 Reimbursements	392.00	1,375.00	-983.00	28.51 %
4800 Interest Income	1,498.76	458.34	1,040.42	327.00 %
4900 Other Income/ Title Tranfer	4,950.00	6,875.00	-1,925.00	72.00 %
<b>Total 4000 INCOME</b>	<b>457,200.71</b>	<b>462,851.18</b>	<b>-5,650.47</b>	<b>98.78 %</b>
<b>Total Income</b>	<b>\$457,200.71</b>	<b>\$462,851.18</b>	<b>\$ -5,650.47</b>	<b>98.78 %</b>
<b>GROSS PROFIT</b>	<b>\$457,200.71</b>	<b>\$462,851.18</b>	<b>\$ -5,650.47</b>	<b>98.78 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting	3,825.00	3,666.63	158.37	104.32 %
6020 Legal Collections		916.67	-916.67	
6030 Legal Consultancy	1,137.86	916.67	221.19	124.13 %
6030.02 General	98.00	1,375.00	-1,277.00	7.13 %
<b>Total 6030 Legal Consultancy</b>	<b>1,235.86</b>	<b>2,291.67</b>	<b>-1,055.81</b>	<b>53.93 %</b>
6050 Insurance-General Liability	11,541.68	18,791.67	-7,249.99	61.42 %
6055 Earthquake Insurance	5,395.29		5,395.29	
6058 Insurance Umbrella	714.00		714.00	
6060 Insurance - D&O	1,302.65	2,291.63	-988.98	56.84 %
6070 Insurance - Truck	633.48	481.25	152.23	131.63 %
6110 Office Supplies	2,334.76	3,208.34	-873.58	72.77 %
6120 Printing	2,004.10	1,100.00	904.10	182.19 %
6130 Postage	391.96	779.17	-387.21	50.30 %
6140 Computer/Security/Software	652.09	1,833.33	-1,181.24	35.57 %
6150 Website and E-Mail	1,176.66	3,208.33	-2,031.67	36.68 %
6160 Bank Charges	979.84	1,100.00	-120.16	89.08 %
6200 Dues/Subscriptions	3,059.90	2,291.67	768.23	133.52 %
6210 Licenses/Fees/Permits	937.00	1,375.00	-438.00	68.15 %
6230 Conference & Seminar		137.50	-137.50	
6250 Committee-Safety	201.71	687.50	-485.79	29.34 %
6260 Committee-Social				
6260.01 Community Events	50.00	458.34	-408.34	10.91 %
<b>Total 6260 Committee-Social</b>	<b>50.00</b>	<b>458.34</b>	<b>-408.34</b>	<b>10.91 %</b>
6270 Bad Debts		229.17	-229.17	
6280 Forest Management Committee	13,832.00	13,750.00	82.00	100.60 %
6280.01 Fire mitigation grant	317.89		317.89	
<b>Total 6280 Forest Management Committee</b>	<b>14,149.89</b>	<b>13,750.00</b>	<b>399.89</b>	<b>102.91 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - May 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6286 Architectural Committee	135.45	275.00	-139.55	49.25 %
6295 Misc Expense	1,251.99	458.34	793.65	273.16 %
6296 Employee Promotions	130.00		130.00	
<b>Total 6000 ADMINISTRATION</b>	<b>52,103.31</b>	<b>59,331.21</b>	<b>-7,227.90</b>	<b>87.82 %</b>
6300 UTILITIES				
6310 Rec Center		11,458.34	-11,458.34	
6310.01 Power	2,896.21		2,896.21	
6310.02 Water	1,634.43		1,634.43	
6310.03 Gas	6,105.19		6,105.19	
6310.04 Internet	6,833.71		6,833.71	
6310.05 Phone	539.20		539.20	
<b>Total 6310 Rec Center</b>	<b>18,008.74</b>	<b>11,458.34</b>	<b>6,550.40</b>	<b>157.17 %</b>
6350 Pool & Sauna		4,583.34	-4,583.34	
6350.02 Gas	7,343.01		7,343.01	
<b>Total 6350 Pool &amp; Sauna</b>	<b>7,343.01</b>	<b>4,583.34</b>	<b>2,759.67</b>	<b>160.21 %</b>
6400 Maint Building		1,375.00	-1,375.00	
6400.01 Power	633.99		633.99	
6400.02 Water	493.14		493.14	
<b>Total 6400 Maint Building</b>	<b>1,127.13</b>	<b>1,375.00</b>	<b>-247.87</b>	<b>81.97 %</b>
6450 Gate House		9,166.67	-9,166.67	
6450.01 Power	1,453.80		1,453.80	
6450.02 Water	674.90		674.90	
6450.03 Internet	5,023.81		5,023.81	
6450.04 Phones	3,101.09		3,101.09	
<b>Total 6450 Gate House</b>	<b>10,253.60</b>	<b>9,166.67</b>	<b>1,086.93</b>	<b>111.86 %</b>
6500 Entry Gate		733.34	-733.34	
6500.01 Power	416.08		416.08	
<b>Total 6500 Entry Gate</b>	<b>416.08</b>	<b>733.34</b>	<b>-317.26</b>	<b>56.74 %</b>
6550 Safety Ops Bldg Utilities	222.55	320.84	-98.29	69.36 %
6550.01 Power	88.74		88.74	
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>311.29</b>	<b>320.84</b>	<b>-9.55</b>	<b>97.02 %</b>
<b>Total 6300 UTILITIES</b>	<b>37,459.85</b>	<b>27,637.53</b>	<b>9,822.32</b>	<b>135.54 %</b>
6600 MAINTENANCE				
6610 Rec Center	1,433.06	2,750.00	-1,316.94	52.11 %
6621 Pool & Spa	259.42	1,833.33	-1,573.91	14.15 %
6630 Tennis Courts	418.74	275.00	143.74	152.27 %
6640 Fitness Center	476.35	458.34	18.01	103.93 %
6650 Maint Bldg	62.98	275.00	-212.02	22.90 %
6660 Gate House	200.00	458.33	-258.33	43.64 %
6670 Entry Gate System	1,440.00		1,440.00	
6690 Signs Maintenance		458.33	-458.33	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - May 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6700 Roads & Paths	19.43	1,375.00	-1,355.57	1.41 %
6710 Drainage ditch/culverts	251.88		251.88	
6720 Garbage/Dumpster	29.64	137.50	-107.86	21.56 %
6750 Other Common area	220.37	458.33	-237.96	48.08 %
6760 Vehicles - trucks/golf cart	1,615.40	916.67	698.73	176.22 %
6770 Tools	633.68	916.67	-282.99	69.13 %
<b>Total 6600 MAINTENANCE</b>	<b>7,060.95</b>	<b>10,312.50</b>	<b>-3,251.55</b>	<b>68.47 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,906.50	3,208.34	-1,301.84	59.42 %
6821 Pool & Spa Supplies	3,133.86	2,291.67	842.19	136.75 %
6830 Exercise Room Supplies		275.00	-275.00	
6840 Maintenance Building	480.82	504.17	-23.35	95.37 %
6850 Gatehouse Supplies	366.87	687.50	-320.63	53.36 %
6860 Gate Cards and Remotes	1,342.00	2,291.67	-949.67	58.56 %
6870 Tools & Tool Rentals	2,660.41	3,208.34	-547.93	82.92 %
6900 Common Area Supplies	1,656.82	1,191.67	465.15	139.03 %
6910 Chemicals & Fertilizer	699.81	779.17	-79.36	89.81 %
6921 Dog Poop Stations	930.25	916.67	13.58	101.48 %
6940 Trees Shrubs Flowers	1,544.75	2,750.00	-1,205.25	56.17 %
6960 Truck Fuel	3,093.24	3,208.34	-115.10	96.41 %
6960.02 Equipment fuel	676.69		676.69	
<b>Total 6960 Truck Fuel</b>	<b>3,769.93</b>	<b>3,208.34</b>	<b>561.59</b>	<b>117.50 %</b>
6970 Mileage Reimbursement		320.80	-320.80	
6990 Other		275.00	-275.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>18,492.02</b>	<b>21,908.34</b>	<b>-3,416.32</b>	<b>84.41 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	48,697.40	48,697.30	0.10	100.00 %
7135 Office Admin	20,042.82	21,087.00	-1,044.18	95.05 %
7145 Grounds/Fac Super	56,991.22	56,991.14	0.08	100.00 %
7155 Maintenance-1	46,800.82	46,800.88	-0.06	100.00 %
7170 Relief Services	5,512.50	5,500.00	12.50	100.23 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>178,044.76</b>	<b>179,076.32</b>	<b>-1,031.56</b>	<b>99.42 %</b>
7151 Employer Match Taxes-Payroll	19,088.57	21,083.34	-1,994.77	90.54 %
7201 Staff-Medical/Dental	35,497.44	35,566.67	-69.23	99.81 %
7250 Insurance-SAIF	2,147.09	3,666.67	-1,519.58	58.56 %
7301 Staff Simple IRA	1,709.84	1,833.34	-123.50	93.26 %
7302 Employee Promotions	511.37	458.34	53.03	111.57 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>236,999.07</b>	<b>241,684.68</b>	<b>-4,685.61</b>	<b>98.06 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	45,359.87	57,750.00	-12,390.13	78.55 %
7551 Composting Area	9,853.82	13,750.00	-3,896.18	71.66 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - May 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7601 Street Sweeping	927.48	2,291.67	-1,364.19	40.47 %
7651 Pest Control	398.00	1,100.00	-702.00	36.18 %
7800 Tree Service	22,457.00	18,333.33	4,123.67	122.49 %
7850 Forestry Consulting	1,065.00	366.67	698.33	290.45 %
7970 Landscaping Services		1,100.00	-1,100.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>80,061.17</b>	<b>94,691.67</b>	<b>-14,630.50</b>	<b>84.55 %</b>
Bank Charges & Fees	9.00		9.00	
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
QuickBooks Payments Fees	36.12		36.12	
<b>Total Expenses</b>	<b>\$432,221.49</b>	<b>\$455,565.93</b>	<b>\$ -23,344.44</b>	<b>94.88 %</b>
<b>NET OPERATING INCOME</b>	<b>\$24,979.22</b>	<b>\$7,285.25</b>	<b>\$17,693.97</b>	<b>342.87 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	168,286.80	168,286.79	0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	12,763.52	12,764.09	-0.57	100.00 %
8300 Interest Income--Reserves	1,932.35		1,932.35	
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>182,982.67</b>	<b>181,050.88</b>	<b>1,931.79</b>	<b>101.07 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$182,982.67</b>	<b>\$181,050.88</b>	<b>\$1,931.79</b>	<b>101.07 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	11,603.20		11,603.20	
9090 Reserve Study updates	3,837.50		3,837.50	
9100 Common Area	2,002.40		2,002.40	
9115 Wooden- Benches, Fences, etc	3,656.00		3,656.00	
9120 Drainage Reserve Expense	20.40		20.40	
9135 Signs	397.00		397.00	
9141 Entry Gate Reserve Expense	3,557.00		3,557.00	
<b>Total 9100 Common Area</b>	<b>9,632.80</b>		<b>9,632.80</b>	
9200 Rec Center Reserve Expense	81.98		81.98	
9250 Furniture, Fixtures, Lighting A	1,359.00		1,359.00	
<b>Total 9200 Rec Center Reserve Expense</b>	<b>1,440.98</b>		<b>1,440.98</b>	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	1,069.51		1,069.51	
<b>Total 9301 Pool &amp; Spa Reserve Expense</b>	<b>1,069.51</b>		<b>1,069.51</b>	
9401 Tennis Court Reserve Exp	20,414.00		20,414.00	
9501 Gate House Reserve Expense				
9520 Office Equipment	5,852.23		5,852.23	
9550 Exterior	4,096.78		4,096.78	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - May 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Total 9501 Gate House Reserve Expense</b>	<b>9,949.01</b>		<b>9,949.01</b>	
9601 Streets Reserve Expense	-3,943.86		-3,943.86	
9660 Street Overlay I2- U	26,065.00		26,065.00	
<b>Total 9601 Streets Reserve Expense</b>	<b>22,121.14</b>		<b>22,121.14</b>	
9850 Innisfree Reserve Expense	428.65		428.65	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>80,496.79</b>		<b>80,496.79</b>	
<b>Total Other Expenses</b>	<b>\$80,496.79</b>	<b>\$0.00</b>	<b>\$80,496.79</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$102,485.88</b>	<b>\$181,050.88</b>	<b>\$ -78,565.00</b>	<b>56.61 %</b>
NET INCOME	<b>\$127,465.10</b>	<b>\$188,336.13</b>	<b>\$ -60,871.03</b>	<b>67.68 %</b>

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 APRIL 30, 2023  
**DATE:** MAY 12, 2023  
**CC:** TIM BULLER

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Attached are three financial statements for the month ending April 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 April, the operating funds balance was \$204,045.13. Operating checking balance was \$103,675.68. Operating funds balance includes \$63,087 in prepaid assessments.
2. Additional pool supplies were purchased to maintain inventory through the summer months when the pool has heavier use.
3. Utilities at all facilities decreased for the month of April, the recreation center is still above budgeted expenses. As we head into summer the cost should continue to go down each month.
4. Annual maintenance was performed on the gym equipment putting the fitness center account over budget. For the year end the account will be less than \$30.00 over budget.
5. Fuel expenses are now separated from the profit & Loss by Truck and equipment. The mini truck uses the same non-ethanol fuel as the landscape equipment.
6. April operating expenses were \$5,771.82 under budget. Due to the accounting expense and the fire mitigation projects. Year to date we are \$22,645.90 under budget.
7. April Reserve expenses were as follows: \$1,160.32 IPHCA reserve contribution, and \$2,660 for reserve study update, \$2,002.40 for new brake system for the Ranger, \$1,359 for new outdoor chairs at the recreation center, \$1,440.00 new girder pads. Total April reserve expenses were \$7,641.40.



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of April 30, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	103,675.68
1060 Asset Acquisition	9,408.00
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	461.45
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	90,500.00
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>204,045.13</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	145,823.88
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	
1161 Cetera TBi A0765 2/14/19	0.00
1162 Cetera W.F. CD A1907 9/30/19	0.00
1163 Cetera MM	178,416.38
1164 3 month Treasury Bill	151,018.18
<b>Total 1160 Cetera Reserve Treasury Bills</b>	<b>329,434.56</b>
<b>Total 1114 RESERVE FUNDS</b>	<b>475,258.44</b>
<b>Total Bank Accounts</b>	<b>\$679,303.57</b>
Accounts Receivable	
1200 Accounts Receivable	-79,616.98
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-79,049.98</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
<b>Total Accounts Receivable</b>	<b>\$ -79,049.98</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of April 30, 2023

	TOTAL
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	5,050.00
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
<b>Total 1150 Accounts Rec - Interfund</b>	<b>5,050.00</b>
1230 Prepaid Insurance	9,596.20
1240 Undeposited Funds	432.92
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
<b>Total Repayment</b>	<b>0.00</b>
<b>Total Other Current Assets</b>	<b>\$15,079.12</b>
<b>Total Current Assets</b>	<b>\$615,332.71</b>
Fixed Assets	
1450 Equip-Admin	1,748.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	15,342.13
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$17,090.40</b>
<b>TOTAL ASSETS</b>	<b>\$632,423.11</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	19,174.92
<b>Total Accounts Payable</b>	<b>\$19,174.92</b>
Credit Cards	
1900 Columbia Bank Visa	2,327.63
1950 Shell Gas Card	0.00
<b>Total Credit Cards</b>	<b>\$2,327.63</b>
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of April 30, 2023

	TOTAL
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	<b>4,984.61</b>
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	<b>13,150.00</b>
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	<b>1,100.00</b>
2450 Construction Deposit	<b>1,100.00</b>
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$26,870.68</b>
<b>Total Current Liabilities</b>	<b>\$48,373.23</b>
<b>Total Liabilities</b>	<b>\$48,373.23</b>
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	495,452.71
Net Income	142,012.06
<b>Total Equity</b>	<b>\$584,049.88</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$632,423.11</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

April 2023

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	41,964.88
4150 Discounts	-156.90
4200 LWCHA L/F & Interest	210.00
4300 Member Gate Cards and remotes	15.00
4550 Key Deposits	0.00
4800 Interest Income	0.39
4900 Other Income/ Title Tranfer	830.00
<b>Total 4000 INCOME</b>	<b>42,863.37</b>
<b>Total Income</b>	<b>\$42,863.37</b>
GROSS PROFIT	<b>\$42,863.37</b>
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	135.00
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	86.87
6120 Printing	83.25
6140 Computer/Security/Software	180.00
6150 Website and E-Mail	111.50
6200 Dues/Subscriptions	195.00
6210 Licenses/Fees/Permits	50.00
6250 Committee-Safety	201.71
6280 Forest Management Committee	
6280.01 Fire mitigation grant	57.50
<b>Total 6280 Forest Management Committee</b>	<b>57.50</b>
<b>Total 6000 ADMINISTRATION</b>	<b>2,622.68</b>
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	285.38
6310.02 Water	317.78
6310.03 Gas	709.36
6310.04 Internet	615.29
6310.05 Phone	51.20
<b>Total 6310 Rec Center</b>	<b>1,979.01</b>
6350 Pool & Sauna	
6350.02 Gas	759.91
<b>Total 6350 Pool &amp; Sauna</b>	<b>759.91</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

April 2023

	TOTAL
6400 Maint Building	
6400.01 Power	63.38
6400.02 Water	99.29
<b>Total 6400 Maint Building</b>	<b>162.67</b>
6450 Gate House	
6450.01 Power	151.62
6450.02 Water	111.71
6450.03 Internet	456.71
6450.04 Phones	120.36
<b>Total 6450 Gate House</b>	<b>840.40</b>
6500 Entry Gate	
6500.01 Power	37.64
<b>Total 6500 Entry Gate</b>	<b>37.64</b>
6550 Safety Ops Bldg Utilities	
6550.01 Power	30.36
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>30.36</b>
<b>Total 6300 UTILITIES</b>	<b>3,809.99</b>
6600 MAINTENANCE	
6621 Pool & Spa	130.74
6640 Fitness Center	476.35
6670 Entry Gate System	600.00
6710 Drainage ditch/culverts	195.00
6720 Garbage/Dumpster	3.19
6770 Tools	145.94
<b>Total 6600 MAINTENANCE</b>	<b>1,551.22</b>
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	65.93
6821 Pool & Spa Supplies	556.60
6840 Maintenance Building	47.08
6860 Gate Cards and Remotes	440.00
6870 Tools & Tool Rentals	442.36
6900 Common Area Supplies	37.14
6940 Trees Shrubs Flowers	311.96
6960 Truck Fuel	214.49
6960.02 Equipment fuel	76.02
<b>Total 6960 Truck Fuel</b>	<b>290.51</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>2,191.58</b>
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,427.02
7135 Office Admin	1,710.00
7145 Grounds/Fac Super	5,181.02

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

April 2023

	TOTAL
7155 Maintenance-1	4,254.62
7170 Relief Services	487.50
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,060.16</b>
7151 Employer Match Taxes-Payroll	1,760.05
7201 Staff-Medical/Dental	3,227.04
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	155.44
7302 Employee Promotions	80.00
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,477.88</b>
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	3,776.50
7551 Composting Area	0.00
7651 Pest Control	199.00
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>3,975.50</b>
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>
QuickBooks Payments Fees	14.23
<b>Total Expenses</b>	<b>\$35,643.08</b>
NET OPERATING INCOME	<b>\$7,220.29</b>
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,298.80
8200 IPHCA Reserve Fund Transfer	1,160.32
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>
Late Fee Income	
<b>Total Other Income</b>	<b>\$16,459.12</b>
Other Expenses	
9000 RESERVE EXPENDITURES	
9090 Reserve Study updates	2,660.00
9100 Common Area	2,002.40
9200 Rec Center Reserve Expense	
9250 Furniture, Fixtures, Lighting A	1,359.00
<b>Total 9200 Rec Center Reserve Expense</b>	<b>1,359.00</b>
9401 Tennis Court Reserve Exp	1,440.00
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>7,461.40</b>
<b>Total Other Expenses</b>	<b>\$7,461.40</b>
NET OTHER INCOME	<b>\$8,997.72</b>
NET INCOME	<b>\$16,218.01</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

April 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	41,964.88	41,964.88	0.00	100.00 %
4150 Discounts	-156.90	-791.66	634.76	19.82 %
4200 LWCHA L/F & Interest	210.00		210.00	
4300 Member Gate Cards and remotes	15.00	100.00	-85.00	15.00 %
4550 Key Deposits	0.00	12.50	-12.50	0.00 %
4700 Reimbursements		125.00	-125.00	
4800 Interest Income	0.39	41.66	-41.27	0.94 %
4900 Other Income/ Title Tranfer	830.00	625.00	205.00	132.80 %
<b>Total 4000 INCOME</b>	<b>42,863.37</b>	<b>42,077.38</b>	<b>785.99</b>	<b>101.87 %</b>
<b>Total Income</b>	<b>\$42,863.37</b>	<b>\$42,077.38</b>	<b>\$785.99</b>	<b>101.87 %</b>
<b>GROSS PROFIT</b>	<b>\$42,863.37</b>	<b>\$42,077.38</b>	<b>\$785.99</b>	<b>101.87 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		333.30	-333.30	
6020 Legal Collections		83.33	-83.33	
6030 Legal Consultancy	135.00	83.33	51.67	162.01 %
6030.02 General		125.00	-125.00	
<b>Total 6030 Legal Consultancy</b>	<b>135.00</b>	<b>208.33</b>	<b>-73.33</b>	<b>64.80 %</b>
6050 Insurance-General Liability	932.08	1,708.33	-776.25	54.56 %
6055 Earthquake Insurance	316.69		316.69	
6058 Insurance Umbrella	119.00		119.00	
6060 Insurance - D&O	83.50	208.33	-124.83	40.08 %
6070 Insurance - Truck	70.58	43.75	26.83	161.33 %
6110 Office Supplies	86.87	291.66	-204.79	29.78 %
6120 Printing	83.25	100.00	-16.75	83.25 %
6130 Postage		70.83	-70.83	
6140 Computer/Security/Software	180.00	166.67	13.33	108.00 %
6150 Website and E-Mail	111.50	291.67	-180.17	38.23 %
6160 Bank Charges		100.00	-100.00	
6200 Dues/Subscriptions	195.00	208.33	-13.33	93.60 %
6210 Licenses/Fees/Permits	50.00	125.00	-75.00	40.00 %
6230 Conference & Seminar		12.50	-12.50	
6250 Committee-Safety	201.71	62.50	139.21	322.74 %
6260 Committee-Social				
6260.01 Community Events		41.66	-41.66	
<b>Total 6260 Committee-Social</b>		<b>41.66</b>	<b>-41.66</b>	
6270 Bad Debts		20.83	-20.83	
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant	57.50		57.50	
<b>Total 6280 Forest Management Committee</b>	<b>57.50</b>	<b>1,250.00</b>	<b>-1,192.50</b>	<b>4.60 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

April 2023

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense		41.66	-41.66	
<b>Total 6000 ADMINISTRATION</b>	<b>2,622.68</b>	<b>5,393.68</b>	<b>-2,771.00</b>	<b>48.63 %</b>
6300 UTILITIES				
6310 Rec Center		1,041.66	-1,041.66	
6310.01 Power	285.38		285.38	
6310.02 Water	317.78		317.78	
6310.03 Gas	709.36		709.36	
6310.04 Internet	615.29		615.29	
6310.05 Phone	51.20		51.20	
<b>Total 6310 Rec Center</b>	<b>1,979.01</b>	<b>1,041.66</b>	<b>937.35</b>	<b>189.99 %</b>
6350 Pool & Sauna		416.66	-416.66	
6350.02 Gas	759.91		759.91	
<b>Total 6350 Pool &amp; Sauna</b>	<b>759.91</b>	<b>416.66</b>	<b>343.25</b>	<b>182.38 %</b>
6400 Maint Building		125.00	-125.00	
6400.01 Power	63.38		63.38	
6400.02 Water	99.29		99.29	
<b>Total 6400 Maint Building</b>	<b>162.67</b>	<b>125.00</b>	<b>37.67</b>	<b>130.14 %</b>
6450 Gate House		833.33	-833.33	
6450.01 Power	151.62		151.62	
6450.02 Water	111.71		111.71	
6450.03 Internet	456.71		456.71	
6450.04 Phones	120.36		120.36	
<b>Total 6450 Gate House</b>	<b>840.40</b>	<b>833.33</b>	<b>7.07</b>	<b>100.85 %</b>
6500 Entry Gate		66.66	-66.66	
6500.01 Power	37.64		37.64	
<b>Total 6500 Entry Gate</b>	<b>37.64</b>	<b>66.66</b>	<b>-29.02</b>	<b>56.47 %</b>
6550 Safety Ops Bldg Utilities		29.16	-29.16	
6550.01 Power	30.36		30.36	
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>30.36</b>	<b>29.16</b>	<b>1.20</b>	<b>104.12 %</b>
<b>Total 6300 UTILITIES</b>	<b>3,809.99</b>	<b>2,512.47</b>	<b>1,297.52</b>	<b>151.64 %</b>
6600 MAINTENANCE				
6610 Rec Center		250.00	-250.00	
6621 Pool & Spa	130.74	166.67	-35.93	78.44 %
6630 Tennis Courts		25.00	-25.00	
6640 Fitness Center	476.35	41.66	434.69	1,143.42 %
6650 Maint Bldg		25.00	-25.00	
6660 Gate House		41.67	-41.67	
6670 Entry Gate System	600.00		600.00	
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		125.00	-125.00	



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

April 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6710 Drainage ditch/culverts	195.00		195.00	
6720 Garbage/Dumpster	3.19	12.50	-9.31	25.52 %
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart		83.33	-83.33	
6770 Tools	145.94	83.33	62.61	175.14 %
<b>Total 6600 MAINTENANCE</b>	<b>1,551.22</b>	<b>937.50</b>	<b>613.72</b>	<b>165.46 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	65.93	291.66	-225.73	22.61 %
6821 Pool & Spa Supplies	556.60	208.33	348.27	267.17 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	47.08	45.83	1.25	102.73 %
6850 Gatehouse Supplies		62.50	-62.50	
6860 Gate Cards and Remotes	440.00	208.33	231.67	211.20 %
6870 Tools & Tool Rentals	442.36	291.66	150.70	151.67 %
6900 Common Area Supplies	37.14	108.33	-71.19	34.28 %
6910 Chemicals & Fertilizer		70.83	-70.83	
6921 Dog Poop Stations		83.33	-83.33	
6940 Trees Shrubs Flowers	311.96	250.00	61.96	124.78 %
6960 Truck Fuel	214.49	291.66	-77.17	73.54 %
6960.02 Equipment fuel	76.02		76.02	
<b>Total 6960 Truck Fuel</b>	<b>290.51</b>	<b>291.66</b>	<b>-1.15</b>	<b>99.61 %</b>
6970 Mileage Reimbursement		29.16	-29.16	
6990 Other		25.00	-25.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>2,191.58</b>	<b>1,991.62</b>	<b>199.96</b>	<b>110.04 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,427.02	4,427.03	-0.01	100.00 %
7135 Office Admin	1,710.00	1,917.00	-207.00	89.20 %
7145 Grounds/Fac Super	5,181.02	5,181.01	0.01	100.00 %
7155 Maintenance-1	4,254.62	4,254.62	0.00	100.00 %
7170 Relief Services	487.50	500.00	-12.50	97.50 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,060.16</b>	<b>16,279.66</b>	<b>-219.50</b>	<b>98.65 %</b>
7151 Employer Match Taxes-Payroll	1,760.05	1,916.66	-156.61	91.83 %
7201 Staff-Medical/Dental	3,227.04	3,233.33	-6.29	99.81 %
7250 Insurance-SAIF	195.19	333.33	-138.14	58.56 %
7301 Staff Simple IRA	155.44	166.66	-11.22	93.27 %
7302 Employee Promotions	80.00	41.66	38.34	192.03 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,477.88</b>	<b>21,971.30</b>	<b>-493.42</b>	<b>97.75 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	3,776.50	5,250.00	-1,473.50	71.93 %
7551 Composting Area	0.00	1,250.00	-1,250.00	0.00 %
7601 Street Sweeping		208.33	-208.33	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

April 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7651 Pest Control	199.00	100.00	99.00	199.00 %
7800 Tree Service		1,666.67	-1,666.67	
7850 Forestry Consulting		33.33	-33.33	
7970 Landscaping Services		100.00	-100.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>3,975.50</b>	<b>8,608.33</b>	<b>-4,632.83</b>	<b>46.18 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
QuickBooks Payments Fees	14.23		14.23	
<b>Total Expenses</b>	<b>\$35,643.08</b>	<b>\$41,414.90</b>	<b>\$ -5,771.82</b>	<b>86.06 %</b>
NET OPERATING INCOME	<b>\$7,220.29</b>	<b>\$662.48</b>	<b>\$6,557.81</b>	<b>1,089.89 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,298.80	15,298.80	0.00	100.00 %
8200 IPHCA Reserve Fund Transfer	1,160.32	1,160.37	-0.05	100.00 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>	<b>16,459.17</b>	<b>-0.05</b>	<b>100.00 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$16,459.12</b>	<b>\$16,459.17</b>	<b>\$ -0.05</b>	<b>100.00 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	2,660.00		2,660.00	
9100 Common Area	2,002.40		2,002.40	
9200 Rec Center Reserve Expense				
9250 Furniture, Fixtures, Lighting A	1,359.00		1,359.00	
<b>Total 9200 Rec Center Reserve Expense</b>	<b>1,359.00</b>		<b>1,359.00</b>	
9401 Tennis Court Reserve Exp	1,440.00		1,440.00	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>7,461.40</b>		<b>7,461.40</b>	
<b>Total Other Expenses</b>	<b>\$7,461.40</b>	<b>\$0.00</b>	<b>\$7,461.40</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$8,997.72</b>	<b>\$16,459.17</b>	<b>\$ -7,461.45</b>	<b>54.67 %</b>
NET INCOME	<b>\$16,218.01</b>	<b>\$17,121.65</b>	<b>\$ -903.64</b>	<b>94.72 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - April 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	419,648.80	419,648.80	0.00	100.00 %
4150 Discounts	-14,042.58	-7,916.66	-6,125.92	177.38 %
4200 LWCHA L/F & Interest	570.00		570.00	
4300 Member Gate Cards and remotes	935.00	1,000.00	-65.00	93.50 %
4550 Key Deposits	95.00	125.00	-30.00	76.00 %
4700 Reimbursements	392.00	1,250.00	-858.00	31.36 %
4800 Interest Income	1,446.04	416.68	1,029.36	347.04 %
4900 Other Income/ Title Tranfer	4,830.00	6,250.00	-1,420.00	77.28 %
<b>Total 4000 INCOME</b>	<b>413,874.26</b>	<b>420,773.82</b>	<b>-6,899.56</b>	<b>98.36 %</b>
<b>Total Income</b>	<b>\$413,874.26</b>	<b>\$420,773.82</b>	<b>\$ -6,899.56</b>	<b>98.36 %</b>
<b>GROSS PROFIT</b>	<b>\$413,874.26</b>	<b>\$420,773.82</b>	<b>\$ -6,899.56</b>	<b>98.36 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting	3,825.00	3,333.30	491.70	114.75 %
6020 Legal Collections		833.34	-833.34	
6030 Legal Consultancy	987.86	833.34	154.52	118.54 %
6030.02 General	98.00	1,250.00	-1,152.00	7.84 %
<b>Total 6030 Legal Consultancy</b>	<b>1,085.86</b>	<b>2,083.34</b>	<b>-997.48</b>	<b>52.12 %</b>
6050 Insurance-General Liability	10,609.60	17,083.34	-6,473.74	62.10 %
6055 Earthquake Insurance	5,078.60		5,078.60	
6058 Insurance Umbrella	595.00		595.00	
6060 Insurance - D&O	1,219.15	2,083.30	-864.15	58.52 %
6070 Insurance - Truck	562.90	437.50	125.40	128.66 %
6110 Office Supplies	1,974.01	2,916.68	-942.67	67.68 %
6120 Printing	1,920.85	1,000.00	920.85	192.09 %
6130 Postage	387.18	708.34	-321.16	54.66 %
6140 Computer/Security/Software	592.10	1,666.66	-1,074.56	35.53 %
6150 Website and E-Mail	1,143.66	2,916.66	-1,773.00	39.21 %
6160 Bank Charges	898.89	1,000.00	-101.11	89.89 %
6200 Dues/Subscriptions	2,864.90	2,083.34	781.56	137.51 %
6210 Licenses/Fees/Permits	887.00	1,250.00	-363.00	70.96 %
6230 Conference & Seminar		125.00	-125.00	
6250 Committee-Safety	201.71	625.00	-423.29	32.27 %
6260 Committee-Social				
6260.01 Community Events	50.00	416.68	-366.68	12.00 %
<b>Total 6260 Committee-Social</b>	<b>50.00</b>	<b>416.68</b>	<b>-366.68</b>	<b>12.00 %</b>
6270 Bad Debts		208.34	-208.34	
6280 Forest Management Committee	13,832.00	12,500.00	1,332.00	110.66 %
6280.01 Fire mitigation grant	256.14		256.14	
<b>Total 6280 Forest Management Committee</b>	<b>14,088.14</b>	<b>12,500.00</b>	<b>1,588.14</b>	<b>112.71 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - April 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6286 Architectural Committee	135.45	250.00	-114.55	54.18 %
6295 Misc Expense	1,008.00	416.68	591.32	241.91 %
6296 Employee Promotions	130.00		130.00	
<b>Total 6000 ADMINISTRATION</b>	<b>49,258.00</b>	<b>53,937.50</b>	<b>-4,679.50</b>	<b>91.32 %</b>
6300 UTILITIES				
6310 Rec Center		10,416.68	-10,416.68	
6310.01 Power	2,640.25		2,640.25	
6310.02 Water	1,634.43		1,634.43	
6310.03 Gas	5,871.27		5,871.27	
6310.04 Internet	6,218.42		6,218.42	
6310.05 Phone	488.00		488.00	
<b>Total 6310 Rec Center</b>	<b>16,852.37</b>	<b>10,416.68</b>	<b>6,435.69</b>	<b>161.78 %</b>
6350 Pool & Sauna		4,166.68	-4,166.68	
6350.02 Gas	6,674.34		6,674.34	
<b>Total 6350 Pool &amp; Sauna</b>	<b>6,674.34</b>	<b>4,166.68</b>	<b>2,507.66</b>	<b>160.18 %</b>
6400 Maint Building		1,250.00	-1,250.00	
6400.01 Power	591.78		591.78	
6400.02 Water	493.14		493.14	
<b>Total 6400 Maint Building</b>	<b>1,084.92</b>	<b>1,250.00</b>	<b>-165.08</b>	<b>86.79 %</b>
6450 Gate House		8,333.34	-8,333.34	
6450.01 Power	1,345.64		1,345.64	
6450.02 Water	674.90		674.90	
6450.03 Internet	4,567.10		4,567.10	
6450.04 Phones	2,682.42		2,682.42	
<b>Total 6450 Gate House</b>	<b>9,270.06</b>	<b>8,333.34</b>	<b>936.72</b>	<b>111.24 %</b>
6500 Entry Gate		666.68	-666.68	
6500.01 Power	378.85		378.85	
<b>Total 6500 Entry Gate</b>	<b>378.85</b>	<b>666.68</b>	<b>-287.83</b>	<b>56.83 %</b>
6550 Safety Ops Bldg Utilities	222.55	291.68	-69.13	76.30 %
6550.01 Power	61.93		61.93	
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>284.48</b>	<b>291.68</b>	<b>-7.20</b>	<b>97.53 %</b>
<b>Total 6300 UTILITIES</b>	<b>34,545.02</b>	<b>25,125.06</b>	<b>9,419.96</b>	<b>137.49 %</b>
6600 MAINTENANCE				
6610 Rec Center	1,333.06	2,500.00	-1,166.94	53.32 %
6621 Pool & Spa	259.42	1,666.66	-1,407.24	15.57 %
6630 Tennis Courts	418.74	250.00	168.74	167.50 %
6640 Fitness Center	476.35	416.68	59.67	114.32 %
6650 Maint Bldg	62.98	250.00	-187.02	25.19 %
6660 Gate House	165.00	416.66	-251.66	39.60 %
6670 Entry Gate System	1,440.00		1,440.00	
6690 Signs Maintenance		416.66	-416.66	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - April 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6700 Roads & Paths	19.43	1,250.00	-1,230.57	1.55 %
6710 Drainage ditch/culverts	251.88		251.88	
6720 Garbage/Dumpster	29.64	125.00	-95.36	23.71 %
6750 Other Common area	220.37	416.66	-196.29	52.89 %
6760 Vehicles - trucks/golf cart	1,415.40	833.34	582.06	169.85 %
6770 Tools	633.68	833.34	-199.66	76.04 %
<b>Total 6600 MAINTENANCE</b>	<b>6,725.95</b>	<b>9,375.00</b>	<b>-2,649.05</b>	<b>71.74 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,844.08	2,916.68	-1,072.60	63.23 %
6821 Pool & Spa Supplies	2,858.08	2,083.34	774.74	137.19 %
6830 Exercise Room Supplies		250.00	-250.00	
6840 Maintenance Building	467.21	458.34	8.87	101.94 %
6850 Gatehouse Supplies	301.28	625.00	-323.72	48.20 %
6860 Gate Cards and Remotes	1,342.00	2,083.34	-741.34	64.42 %
6870 Tools & Tool Rentals	2,608.44	2,916.68	-308.24	89.43 %
6900 Common Area Supplies	1,601.68	1,083.34	518.34	147.85 %
6910 Chemicals & Fertilizer	699.81	708.34	-8.53	98.80 %
6921 Dog Poop Stations	930.25	833.34	96.91	111.63 %
6940 Trees Shrubs Flowers	631.45	2,500.00	-1,868.55	25.26 %
6960 Truck Fuel	2,766.09	2,916.68	-150.59	94.84 %
6960.02 Equipment fuel	611.38		611.38	
<b>Total 6960 Truck Fuel</b>	<b>3,377.47</b>	<b>2,916.68</b>	<b>460.79</b>	<b>115.80 %</b>
6970 Mileage Reimbursement		291.64	-291.64	
6990 Other		250.00	-250.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>16,661.75</b>	<b>19,916.72</b>	<b>-3,254.97</b>	<b>83.66 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	44,270.38	44,270.27	0.11	100.00 %
7135 Office Admin	17,990.82	19,170.00	-1,179.18	93.85 %
7145 Grounds/Fac Super	51,810.20	51,810.13	0.07	100.00 %
7155 Maintenance-1	42,546.20	42,546.26	-0.06	100.00 %
7170 Relief Services	4,976.25	5,000.00	-23.75	99.53 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>161,593.85</b>	<b>162,796.66</b>	<b>-1,202.81</b>	<b>99.26 %</b>
7151 Employer Match Taxes-Payroll	17,293.34	19,166.68	-1,873.34	90.23 %
7201 Staff-Medical/Dental	32,270.40	32,333.34	-62.94	99.81 %
7250 Insurance-SAIF	1,951.90	3,333.34	-1,381.44	58.56 %
7301 Staff Simple IRA	1,554.40	1,666.68	-112.28	93.26 %
7302 Employee Promotions	435.37	416.68	18.69	104.49 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>215,099.26</b>	<b>219,713.38</b>	<b>-4,614.12</b>	<b>97.90 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	40,769.80	52,500.00	-11,730.20	77.66 %
7551 Composting Area	8,912.38	12,500.00	-3,587.62	71.30 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - April 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7601 Street Sweeping	927.48	2,083.34	-1,155.86	44.52 %
7651 Pest Control	398.00	1,000.00	-602.00	39.80 %
7800 Tree Service	17,105.00	16,666.66	438.34	102.63 %
7850 Forestry Consulting	1,065.00	333.34	731.66	319.49 %
7970 Landscaping Services		1,000.00	-1,000.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>69,177.66</b>	<b>86,083.34</b>	<b>-16,905.68</b>	<b>80.36 %</b>
Bank Charges & Fees	9.00		9.00	
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
QuickBooks Payments Fees	28.46		28.46	
<b>Total Expenses</b>	<b>\$391,505.10</b>	<b>\$414,151.00</b>	<b>\$ -22,645.90</b>	<b>94.53 %</b>
<b>NET OPERATING INCOME</b>	<b>\$22,369.16</b>	<b>\$6,622.82</b>	<b>\$15,746.34</b>	<b>337.76 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	152,988.00	152,987.99	0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	11,603.20	11,603.72	-0.52	100.00 %
8300 Interest Income--Reserves	1,932.35		1,932.35	
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>166,523.55</b>	<b>164,591.71</b>	<b>1,931.84</b>	<b>101.17 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$166,523.55</b>	<b>\$164,591.71</b>	<b>\$1,931.84</b>	<b>101.17 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	9,282.56		9,282.56	
9090 Reserve Study updates	2,660.00		2,660.00	
9100 Common Area	2,002.40		2,002.40	
9120 Drainage Reserve Expense	20.40		20.40	
9141 Entry Gate Reserve Expense	3,557.00		3,557.00	
<b>Total 9100 Common Area</b>	<b>5,579.80</b>		<b>5,579.80</b>	
9200 Rec Center Reserve Expense	81.98		81.98	
9250 Furniture, Fixtures, Lighting A	1,359.00		1,359.00	
<b>Total 9200 Rec Center Reserve Expense</b>	<b>1,440.98</b>		<b>1,440.98</b>	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	1,069.51		1,069.51	
<b>Total 9301 Pool &amp; Spa Reserve Expense</b>	<b>1,069.51</b>		<b>1,069.51</b>	
9401 Tennis Court Reserve Exp	20,414.00		20,414.00	
9501 Gate House Reserve Expense				
9520 Office Equipment	5,852.23		5,852.23	
9550 Exterior	4,096.78		4,096.78	
<b>Total 9501 Gate House Reserve Expense</b>	<b>9,949.01</b>		<b>9,949.01</b>	
9601 Streets Reserve Expense	-3,943.86		-3,943.86	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - April 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9850 Innisfree Reserve Expense	428.65		428.65	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>46,880.65</b>		<b>46,880.65</b>	
<b>Total Other Expenses</b>	<b>\$46,880.65</b>	<b>\$0.00</b>	<b>\$46,880.65</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$119,642.90</b>	<b>\$164,591.71</b>	<b>\$ -44,948.81</b>	<b>72.69 %</b>
NET INCOME	<b>\$142,012.06</b>	<b>\$171,214.53</b>	<b>\$ -29,202.47</b>	<b>82.94 %</b>

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 MARCH 31, 2023  
**DATE:** MARCH 13, 2023  
**CC:** TIM BULLER

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Attached are three financial statements for the month ending March 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 March 31, the operating funds balance was \$239,802.16. The operating checking balance was \$59,309.10. Operating funds balance includes \$104,071 in prepaid assessments.
2. Audit services were completed by Hudspeth CPA, for \$3600.00 and an additional \$225.00 for tax preparation.
3. The Forest Management Committee organized two Community fire mitigation projects. Ivy removal behind IPHCA for \$3600.00 and removal of large ailing trees on the lookout path behind Cormorant for \$8,100.00.
4. Misc. expense for \$1008.00 is job application fees from indeed. It appears we were charged for unqualified applicants and as well as double charged; both charges were \$504.00 just four days apart. I have sent an email requesting credit for the second charge and credits for the unqualified applicants.
5. Tool Rental and purchase expense includes the rental of a chipping machine for use after tree removal in the lookout trail for \$403.00.
6. March operating expenses were \$10,812.30 over budget. Due to the accounting expense and the fire mitigation projects. Year to date we are \$16,903.20 under budget.
7. March Reserve expenses were as follows: \$1,160.32 IPHCA reserve contribution, and \$1,913.00 for power pack replacement on exit gate, \$258.98 for two new front office chairs. Total February reserve expenses were \$3,332.30.



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of March 31, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	59,309.10
1060 Asset Acquisition	9,407.61
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	585.45
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	170,500.00
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>239,802.16</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	133,598.40
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	
1161 Cetera TBi A0765 2/14/19	0.00
1162 Cetera W.F. CD A1907 9/30/19	0.00
1163 Cetera MM	178,416.38
1164 3 month Treasury Bill	151,018.18
<b>Total 1160 Cetera Reserve Treasury Bills</b>	<b>329,434.56</b>
<b>Total 1114 RESERVE FUNDS</b>	<b>463,032.96</b>
<b>Total Bank Accounts</b>	<b>\$702,835.12</b>
Accounts Receivable	
1200 Accounts Receivable	-118,169.08
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-117,602.08</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
<b>Total Accounts Receivable</b>	<b>\$ -117,602.08</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of March 31, 2023

	TOTAL
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	5,050.00
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
<b>Total 1150 Accounts Rec - Interfund</b>	<b>5,050.00</b>
1230 Prepaid Insurance	11,305.13
1240 Undeposited Funds	229.92
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
<b>Total Repayment</b>	<b>0.00</b>
<b>Total Other Current Assets</b>	<b>\$16,585.05</b>
<b>Total Current Assets</b>	<b>\$601,818.09</b>
Fixed Assets	
1450 Equip-Admin	1,748.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	15,342.13
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$17,090.40</b>
<b>TOTAL ASSETS</b>	<b>\$618,908.49</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	20,648.55
<b>Total Accounts Payable</b>	<b>\$20,648.55</b>
Credit Cards	
1900 Columbia Bank Visa	2,075.96
1950 Shell Gas Card	0.00
<b>Total Credit Cards</b>	<b>\$2,075.96</b>
Other Current Liabilities	<b>\$28,322.99</b>
<b>Total Current Liabilities</b>	<b>\$51,047.50</b>
<b>Total Liabilities</b>	<b>\$51,047.50</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of March 31, 2023

	TOTAL
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	495,452.71
Net Income	125,823.17
<b>Total Equity</b>	<b>\$567,860.99</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$618,908.49</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

March 2023

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	41,964.88
4150 Discounts	-156.90
4300 Member Gate Cards and remotes	260.00
4550 Key Deposits	10.00
4800 Interest Income	0.20
4900 Other Income/ Title Tranfer	1,230.00
<b>Total 4000 INCOME</b>	<b>43,308.18</b>
<b>Total Income</b>	<b>\$43,308.18</b>
GROSS PROFIT	<b>\$43,308.18</b>
Expenses	
6000 ADMINISTRATION	
6010 Accounting	3,825.00
6030 Legal Consultancy	96.61
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	311.17
6120 Printing	83.25
6140 Computer/Security/Software	39.00
6160 Bank Charges	80.95
6200 Dues/Subscriptions	195.00
6280 Forest Management Committee	11,700.00
6295 Misc Expense	1,008.00
<b>Total 6000 ADMINISTRATION</b>	<b>18,860.83</b>
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	282.11
6310.03 Gas	1,267.89
6310.04 Internet	615.29
6310.05 Phone	51.20
<b>Total 6310 Rec Center</b>	<b>2,216.49</b>
6350 Pool & Sauna	
6350.02 Gas	862.42
<b>Total 6350 Pool &amp; Sauna</b>	<b>862.42</b>
6400 Maint Building	
6400.01 Power	82.82
<b>Total 6400 Maint Building</b>	<b>82.82</b>
6450 Gate House	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

March 2023

	TOTAL
6450.01 Power	180.79
6450.03 Internet	456.71
6450.04 Phones	117.61
<b>Total 6450 Gate House</b>	<b>755.11</b>
6500 Entry Gate	
6500.01 Power	37.15
<b>Total 6500 Entry Gate</b>	<b>37.15</b>
6550 Safety Ops Bldg Utilities	
6550.01 Power	31.57
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>31.57</b>
<b>Total 6300 UTILITIES</b>	<b>3,985.56</b>
6600 MAINTENANCE	
6610 Rec Center	44.00
6760 Vehicles - trucks/golf cart	127.96
<b>Total 6600 MAINTENANCE</b>	<b>171.96</b>
6801 SUPPLIES & EQUIPMENT	
6821 Pool & Spa Supplies	451.03
6840 Maintenance Building	124.69
6850 Gatehouse Supplies	12.59
6870 Tools & Tool Rentals	445.07
6900 Common Area Supplies	38.40
6921 Dog Poop Stations	309.88
6940 Trees Shrubs Flowers	154.25
6960 Truck Fuel	247.31
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,783.22</b>
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,427.20
7135 Office Admin	1,835.82
7145 Grounds/Fac Super	5,181.02
7155 Maintenance-1	4,254.62
7170 Relief Services	503.75
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,202.41</b>
7151 Employer Match Taxes-Payroll	1,779.17
7201 Staff-Medical/Dental	3,227.04
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	155.44
7302 Employee Promotions	36.80
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,596.05</b>
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,104.60
7551 Composting Area	1,710.82

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

March 2023

	TOTAL
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>5,815.42</b>
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>
QuickBooks Payments Fees	14.23
<b>Total Expenses</b>	<b>\$52,227.27</b>
NET OPERATING INCOME	<b>\$ -8,919.09</b>
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,298.80
8200 IPHCA Reserve Fund Transfer	1,160.32
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>
Late Fee Income	
<b>Total Other Income</b>	<b>\$16,459.12</b>
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	1,160.32
9100 Common Area	
9141 Entry Gate Reserve Expense	1,913.00
<b>Total 9100 Common Area</b>	<b>1,913.00</b>
9501 Gate House Reserve Expense	
9520 Office Equipment	258.98
<b>Total 9501 Gate House Reserve Expense</b>	<b>258.98</b>
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>3,332.30</b>
<b>Total Other Expenses</b>	<b>\$3,332.30</b>
NET OTHER INCOME	<b>\$13,126.82</b>
NET INCOME	<b>\$4,207.73</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

March 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	41,964.88	41,964.88	0.00	100.00 %
4150 Discounts	-156.90	-791.66	634.76	19.82 %
4300 Member Gate Cards and remotes	260.00	100.00	160.00	260.00 %
4550 Key Deposits	10.00	12.50	-2.50	80.00 %
4700 Reimbursements		125.00	-125.00	
4800 Interest Income	0.20	41.66	-41.46	0.48 %
4900 Other Income/ Title Tranfer	1,230.00	625.00	605.00	196.80 %
<b>Total 4000 INCOME</b>	<b>43,308.18</b>	<b>42,077.38</b>	<b>1,230.80</b>	<b>102.93 %</b>
<b>Total Income</b>	<b>\$43,308.18</b>	<b>\$42,077.38</b>	<b>\$1,230.80</b>	<b>102.93 %</b>
<b>GROSS PROFIT</b>	<b>\$43,308.18</b>	<b>\$42,077.38</b>	<b>\$1,230.80</b>	<b>102.93 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting	3,825.00	333.33	3,491.67	1,147.51 %
6020 Legal Collections		83.33	-83.33	
6030 Legal Consultancy	96.61	83.33	13.28	115.94 %
6030.02 General		125.00	-125.00	
<b>Total 6030 Legal Consultancy</b>	<b>96.61</b>	<b>208.33</b>	<b>-111.72</b>	<b>46.37 %</b>
6050 Insurance-General Liability	932.08	1,708.33	-776.25	54.56 %
6055 Earthquake Insurance	316.69		316.69	
6058 Insurance Umbrella	119.00		119.00	
6060 Insurance - D&O	83.50	208.33	-124.83	40.08 %
6070 Insurance - Truck	70.58	43.75	26.83	161.33 %
6110 Office Supplies	311.17	291.66	19.51	106.69 %
6120 Printing	83.25	100.00	-16.75	83.25 %
6130 Postage		70.83	-70.83	
6140 Computer/Security/Software	39.00	166.67	-127.67	23.40 %
6150 Website and E-Mail		291.67	-291.67	
6160 Bank Charges	80.95	100.00	-19.05	80.95 %
6200 Dues/Subscriptions	195.00	208.33	-13.33	93.60 %
6210 Licenses/Fees/Permits		125.00	-125.00	
6230 Conference & Seminar		12.50	-12.50	
6250 Committee-Safety		62.50	-62.50	
6260 Committee-Social				
6260.01 Community Events		41.66	-41.66	
<b>Total 6260 Committee-Social</b>		<b>41.66</b>	<b>-41.66</b>	
6270 Bad Debts		20.83	-20.83	
6280 Forest Management Committee	11,700.00	1,250.00	10,450.00	936.00 %
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense	1,008.00	41.66	966.34	2,419.59 %
<b>Total 6000 ADMINISTRATION</b>	<b>18,860.83</b>	<b>5,393.71</b>	<b>13,467.12</b>	<b>349.68 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

March 2023

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>6300 UTILITIES</b>				
6310 Rec Center		1,041.66	-1,041.66	
6310.01 Power	282.11		282.11	
6310.03 Gas	1,267.89		1,267.89	
6310.04 Internet	615.29		615.29	
6310.05 Phone	51.20		51.20	
<b>Total 6310 Rec Center</b>	<b>2,216.49</b>	<b>1,041.66</b>	<b>1,174.83</b>	<b>212.78 %</b>
6350 Pool & Sauna		416.66	-416.66	
6350.02 Gas	862.42		862.42	
<b>Total 6350 Pool &amp; Sauna</b>	<b>862.42</b>	<b>416.66</b>	<b>445.76</b>	<b>206.98 %</b>
6400 Maint Building		125.00	-125.00	
6400.01 Power	82.82		82.82	
<b>Total 6400 Maint Building</b>	<b>82.82</b>	<b>125.00</b>	<b>-42.18</b>	<b>66.26 %</b>
6450 Gate House		833.33	-833.33	
6450.01 Power	180.79		180.79	
6450.03 Internet	456.71		456.71	
6450.04 Phones	117.61		117.61	
<b>Total 6450 Gate House</b>	<b>755.11</b>	<b>833.33</b>	<b>-78.22</b>	<b>90.61 %</b>
6500 Entry Gate		66.66	-66.66	
6500.01 Power	37.15		37.15	
<b>Total 6500 Entry Gate</b>	<b>37.15</b>	<b>66.66</b>	<b>-29.51</b>	<b>55.73 %</b>
6550 Safety Ops Bldg Utilities		29.16	-29.16	
6550.01 Power	31.57		31.57	
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>31.57</b>	<b>29.16</b>	<b>2.41</b>	<b>108.26 %</b>
<b>Total 6300 UTILITIES</b>	<b>3,985.56</b>	<b>2,512.47</b>	<b>1,473.09</b>	<b>158.63 %</b>
<b>6600 MAINTENANCE</b>				
6610 Rec Center	44.00	250.00	-206.00	17.60 %
6621 Pool & Spa		166.67	-166.67	
6630 Tennis Courts		25.00	-25.00	
6640 Fitness Center		41.66	-41.66	
6650 Maint Bldg		25.00	-25.00	
6660 Gate House		41.67	-41.67	
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		125.00	-125.00	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart	127.96	83.33	44.63	153.56 %
6770 Tools		83.33	-83.33	
<b>Total 6600 MAINTENANCE</b>	<b>171.96</b>	<b>937.50</b>	<b>-765.54</b>	<b>18.34 %</b>
<b>6801 SUPPLIES &amp; EQUIPMENT</b>				
6810 Rec Center Supplies		291.70	-291.70	



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

March 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6821 Pool & Spa Supplies	451.03	208.33	242.70	216.50 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	124.69	45.83	78.86	272.07 %
6850 Gatehouse Supplies	12.59	62.50	-49.91	20.14 %
6860 Gate Cards and Remotes		208.33	-208.33	
6870 Tools & Tool Rentals	445.07	291.66	153.41	152.60 %
6900 Common Area Supplies	38.40	108.33	-69.93	35.45 %
6910 Chemicals & Fertilizer		70.83	-70.83	
6921 Dog Poop Stations	309.88	83.33	226.55	371.87 %
6940 Trees Shrubs Flowers	154.25	250.00	-95.75	61.70 %
6960 Truck Fuel	247.31	291.66	-44.35	84.79 %
6970 Mileage Reimbursement		29.16	-29.16	
6990 Other		25.00	-25.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,783.22</b>	<b>1,991.66</b>	<b>-208.44</b>	<b>89.53 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,427.20	4,427.03	0.17	100.00 %
7135 Office Admin	1,835.82	1,917.00	-81.18	95.77 %
7145 Grounds/Fac Super	5,181.02	5,181.01	0.01	100.00 %
7155 Maintenance-1	4,254.62	4,254.62	0.00	100.00 %
7170 Relief Services	503.75	500.00	3.75	100.75 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,202.41</b>	<b>16,279.66</b>	<b>-77.25</b>	<b>99.53 %</b>
7151 Employer Match Taxes-Payroll	1,779.17	1,916.66	-137.49	92.83 %
7201 Staff-Medical/Dental	3,227.04	3,233.33	-6.29	99.81 %
7250 Insurance-SAIF	195.19	333.33	-138.14	58.56 %
7301 Staff Simple IRA	155.44	166.66	-11.22	93.27 %
7302 Employee Promotions	36.80	41.66	-4.86	88.33 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,596.05</b>	<b>21,971.30</b>	<b>-375.25</b>	<b>98.29 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,104.60	5,250.00	-1,145.40	78.18 %
7551 Composting Area	1,710.82	1,250.00	460.82	136.87 %
7601 Street Sweeping		208.33	-208.33	
7651 Pest Control		100.00	-100.00	
7800 Tree Service		1,666.67	-1,666.67	
7850 Forestry Consulting		33.33	-33.33	
7970 Landscaping Services		100.00	-100.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>5,815.42</b>	<b>8,608.33</b>	<b>-2,792.91</b>	<b>67.56 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
QuickBooks Payments Fees	14.23		14.23	
<b>Total Expenses</b>	<b>\$52,227.27</b>	<b>\$41,414.97</b>	<b>\$10,812.30</b>	<b>126.11 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

March 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
NET OPERATING INCOME	\$ -8,919.09	\$662.41	\$ -9,581.50	-1,346.46 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS	16,459.12	16,459.17	-0.05	100.00 %
Late Fee Income				
<b>Total Other Income</b>	<b>\$16,459.12</b>	<b>\$16,459.17</b>	<b>\$ -0.05</b>	<b>100.00 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,160.32		1,160.32	
9100 Common Area				
9141 Entry Gate Reserve Expense	1,913.00		1,913.00	
<b>Total 9100 Common Area</b>	<b>1,913.00</b>		<b>1,913.00</b>	
9501 Gate House Reserve Expense				
9520 Office Equipment	258.98		258.98	
<b>Total 9501 Gate House Reserve Expense</b>	<b>258.98</b>		<b>258.98</b>	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>3,332.30</b>		<b>3,332.30</b>	
<b>Total Other Expenses</b>	<b>\$3,332.30</b>	<b>\$0.00</b>	<b>\$3,332.30</b>	<b>0.00%</b>
NET OTHER INCOME	\$13,126.82	\$16,459.17	\$ -3,332.35	79.75 %
NET INCOME	\$4,207.73	\$17,121.58	\$ -12,913.85	24.58 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - March 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	377,683.92	377,683.92	0.00	100.00 %
4150 Discounts	-13,885.68	-7,125.00	-6,760.68	194.89 %
4200 LWCHA L/F & Interest	360.00		360.00	
4300 Member Gate Cards and remotes	920.00	900.00	20.00	102.22 %
4550 Key Deposits	95.00	112.50	-17.50	84.44 %
4700 Reimbursements	392.00	1,125.00	-733.00	34.84 %
4800 Interest Income	1,445.65	375.02	1,070.63	385.49 %
4900 Other Income/ Title Tranfer	4,000.00	5,625.00	-1,625.00	71.11 %
<b>Total 4000 INCOME</b>	<b>371,010.89</b>	<b>378,696.44</b>	<b>-7,685.55</b>	<b>97.97 %</b>
<b>Total Income</b>	<b>\$371,010.89</b>	<b>\$378,696.44</b>	<b>\$ -7,685.55</b>	<b>97.97 %</b>
<b>GROSS PROFIT</b>	<b>\$371,010.89</b>	<b>\$378,696.44</b>	<b>\$ -7,685.55</b>	<b>97.97 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting	3,825.00	3,000.00	825.00	127.50 %
6020 Legal Collections		750.01	-750.01	
6030 Legal Consultancy	852.86	750.01	102.85	113.71 %
6030.02 General	98.00	1,125.00	-1,027.00	8.71 %
<b>Total 6030 Legal Consultancy</b>	<b>950.86</b>	<b>1,875.01</b>	<b>-924.15</b>	<b>50.71 %</b>
6050 Insurance-General Liability	9,677.52	15,375.01	-5,697.49	62.94 %
6055 Earthquake Insurance	4,761.91		4,761.91	
6058 Insurance Umbrella	476.00		476.00	
6060 Insurance - D&O	1,135.65	1,874.97	-739.32	60.57 %
6070 Insurance - Truck	492.32	393.75	98.57	125.03 %
6110 Office Supplies	1,887.14	2,625.02	-737.88	71.89 %
6120 Printing	1,837.60	900.00	937.60	204.18 %
6130 Postage	387.18	637.51	-250.33	60.73 %
6140 Computer/Security/Software	832.58	1,499.99	-667.41	55.51 %
6150 Website and E-Mail	611.68	2,624.99	-2,013.31	23.30 %
6160 Bank Charges	898.89	900.00	-1.11	99.88 %
6200 Dues/Subscriptions	2,669.90	1,875.01	794.89	142.39 %
6210 Licenses/Fees/Permits	837.00	1,125.00	-288.00	74.40 %
6230 Conference & Seminar		112.50	-112.50	
6250 Committee-Safety		562.50	-562.50	
6260 Committee-Social				
6260.01 Community Events	50.00	375.02	-325.02	13.33 %
<b>Total 6260 Committee-Social</b>	<b>50.00</b>	<b>375.02</b>	<b>-325.02</b>	<b>13.33 %</b>
6270 Bad Debts		187.51	-187.51	
6280 Forest Management Committee	13,832.00	11,250.00	2,582.00	122.95 %
6280.01 Fire mitigation grant	640.04		640.04	
<b>Total 6280 Forest Management Committee</b>	<b>14,472.04</b>	<b>11,250.00</b>	<b>3,222.04</b>	<b>128.64 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - March 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6286 Architectural Committee	135.45	225.00	-89.55	60.20 %
6295 Misc Expense	1,008.00	375.02	632.98	268.79 %
6296 Employee Promotions	130.00		130.00	
<b>Total 6000 ADMINISTRATION</b>	<b>47,076.72</b>	<b>48,543.82</b>	<b>-1,467.10</b>	<b>96.98 %</b>
6300 UTILITIES				
6310 Rec Center		9,375.02	-9,375.02	
6310.01 Power	2,354.87		2,354.87	
6310.02 Water	1,316.65		1,316.65	
6310.03 Gas	5,161.91		5,161.91	
6310.04 Internet	5,603.13		5,603.13	
6310.05 Phone	436.80		436.80	
<b>Total 6310 Rec Center</b>	<b>14,873.36</b>	<b>9,375.02</b>	<b>5,498.34</b>	<b>158.65 %</b>
6350 Pool & Sauna		3,750.02	-3,750.02	
6350.02 Gas	5,914.43		5,914.43	
<b>Total 6350 Pool &amp; Sauna</b>	<b>5,914.43</b>	<b>3,750.02</b>	<b>2,164.41</b>	<b>157.72 %</b>
6400 Maint Building		1,125.00	-1,125.00	
6400.01 Power	528.40		528.40	
6400.02 Water	393.85		393.85	
<b>Total 6400 Maint Building</b>	<b>922.25</b>	<b>1,125.00</b>	<b>-202.75</b>	<b>81.98 %</b>
6450 Gate House		7,500.01	-7,500.01	
6450.01 Power	1,194.02		1,194.02	
6450.02 Water	563.19		563.19	
6450.03 Internet	4,110.39		4,110.39	
6450.04 Phones	2,572.06		2,572.06	
<b>Total 6450 Gate House</b>	<b>8,439.66</b>	<b>7,500.01</b>	<b>939.65</b>	<b>112.53 %</b>
6500 Entry Gate		600.02	-600.02	
6500.01 Power	341.21		341.21	
<b>Total 6500 Entry Gate</b>	<b>341.21</b>	<b>600.02</b>	<b>-258.81</b>	<b>56.87 %</b>
6550 Safety Ops Bldg Utilities	222.55	262.52	-39.97	84.77 %
6550.01 Power	31.57		31.57	
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>254.12</b>	<b>262.52</b>	<b>-8.40</b>	<b>96.80 %</b>
<b>Total 6300 UTILITIES</b>	<b>30,745.03</b>	<b>22,612.59</b>	<b>8,132.44</b>	<b>135.96 %</b>
6600 MAINTENANCE				
6610 Rec Center	1,333.06	2,250.00	-916.94	59.25 %
6621 Pool & Spa	128.68	1,499.99	-1,371.31	8.58 %
6630 Tennis Courts	418.74	225.00	193.74	186.11 %
6640 Fitness Center		375.02	-375.02	
6650 Maint Bldg	62.98	225.00	-162.02	27.99 %
6660 Gate House	165.00	374.99	-209.99	44.00 %
6670 Entry Gate System	840.00		840.00	
6690 Signs Maintenance		374.99	-374.99	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - March 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6700 Roads & Paths	19.43	1,125.00	-1,105.57	1.73 %
6710 Drainage ditch/culverts	56.88		56.88	
6720 Garbage/Dumpster	26.45	112.50	-86.05	23.51 %
6750 Other Common area	220.37	374.99	-154.62	58.77 %
6760 Vehicles - trucks/golf cart	1,415.40	750.01	665.39	188.72 %
6770 Tools	44.94	750.01	-705.07	5.99 %
<b>Total 6600 MAINTENANCE</b>	<b>4,731.93</b>	<b>8,437.50</b>	<b>-3,705.57</b>	<b>56.08 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,778.15	2,625.02	-846.87	67.74 %
6821 Pool & Spa Supplies	2,301.48	1,875.01	426.47	122.74 %
6830 Exercise Room Supplies		225.00	-225.00	
6840 Maintenance Building	381.01	412.51	-31.50	92.36 %
6850 Gatehouse Supplies	301.28	562.50	-261.22	53.56 %
6860 Gate Cards and Remotes	902.00	1,875.01	-973.01	48.11 %
6870 Tools & Tool Rentals	2,702.84	2,625.02	77.82	102.96 %
6900 Common Area Supplies	1,564.54	975.01	589.53	160.46 %
6910 Chemicals & Fertilizer	699.81	637.51	62.30	109.77 %
6921 Dog Poop Stations	930.25	750.01	180.24	124.03 %
6940 Trees Shrubs Flowers	319.49	2,250.00	-1,930.51	14.20 %
6960 Truck Fuel	2,551.60	2,625.02	-73.42	97.20 %
6970 Mileage Reimbursement		262.48	-262.48	
6990 Other		225.00	-225.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>14,432.45</b>	<b>17,925.10</b>	<b>-3,492.65</b>	<b>80.52 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	39,843.36	39,843.24	0.12	100.00 %
7135 Office Admin	16,280.82	17,253.00	-972.18	94.37 %
7145 Grounds/Fac Super	46,629.18	46,629.12	0.06	100.00 %
7155 Maintenance-1	38,291.58	38,291.64	-0.06	100.00 %
7170 Relief Services	4,488.75	4,500.00	-11.25	99.75 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>145,533.69</b>	<b>146,517.00</b>	<b>-983.31</b>	<b>99.33 %</b>
7151 Employer Match Taxes-Payroll	15,533.29	17,250.02	-1,716.73	90.05 %
7201 Staff-Medical/Dental	29,043.36	29,100.01	-56.65	99.81 %
7250 Insurance-SAIF	1,756.71	3,000.01	-1,243.30	58.56 %
7301 Staff Simple IRA	1,398.96	1,500.02	-101.06	93.26 %
7302 Employee Promotions	355.37	375.02	-19.65	94.76 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>193,621.38</b>	<b>197,742.08</b>	<b>-4,120.70</b>	<b>97.92 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	36,993.30	47,250.00	-10,256.70	78.29 %
7551 Composting Area	8,912.38	11,250.00	-2,337.62	79.22 %
7601 Street Sweeping	927.48	1,875.01	-947.53	49.47 %
7651 Pest Control	199.00	900.00	-701.00	22.11 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - March 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7800 Tree Service	18,170.00	14,999.99	3,170.01	121.13 %
7850 Forestry Consulting		300.01	-300.01	
7970 Landscaping Services		900.00	-900.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>65,202.16</b>	<b>77,475.01</b>	<b>-12,272.85</b>	<b>84.16 %</b>
Bank Charges & Fees	9.00		9.00	
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
QuickBooks Payments Fees	14.23		14.23	
<b>Total Expenses</b>	<b>\$355,832.90</b>	<b>\$372,736.10</b>	<b>\$ -16,903.20</b>	<b>95.47 %</b>
NET OPERATING INCOME	<b>\$15,177.99</b>	<b>\$5,960.34</b>	<b>\$9,217.65</b>	<b>254.65 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	137,689.20	137,689.19	0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	10,442.88	10,443.35	-0.47	100.00 %
8300 Interest Income--Reserves	1,932.35		1,932.35	
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>150,064.43</b>	<b>148,132.54</b>	<b>1,931.89</b>	<b>101.30 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$150,064.43</b>	<b>\$148,132.54</b>	<b>\$1,931.89</b>	<b>101.30 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	9,282.56		9,282.56	
9100 Common Area				
9120 Drainage Reserve Expense	20.40		20.40	
9141 Entry Gate Reserve Expense	3,557.00		3,557.00	
<b>Total 9100 Common Area</b>	<b>3,577.40</b>		<b>3,577.40</b>	
9200 Rec Center Reserve Expense	81.98		81.98	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	1,069.51		1,069.51	
<b>Total 9301 Pool &amp; Spa Reserve Expense</b>	<b>1,069.51</b>		<b>1,069.51</b>	
9401 Tennis Court Reserve Exp	18,974.00		18,974.00	
9501 Gate House Reserve Expense				
9520 Office Equipment	5,852.23		5,852.23	
9550 Exterior	4,096.78		4,096.78	
<b>Total 9501 Gate House Reserve Expense</b>	<b>9,949.01</b>		<b>9,949.01</b>	
9601 Streets Reserve Expense	-3,943.86		-3,943.86	
9850 Innisfree Reserve Expense	428.65		428.65	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>39,419.25</b>		<b>39,419.25</b>	
<b>Total Other Expenses</b>	<b>\$39,419.25</b>	<b>\$0.00</b>	<b>\$39,419.25</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$110,645.18</b>	<b>\$148,132.54</b>	<b>\$ -37,487.36</b>	<b>74.69 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - March 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
NET INCOME	\$125,823.17	\$154,092.88	\$ -28,269.71	81.65 %

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 FEBRUARY 28, 2023  
**DATE:** MARCH 13, 2023  
**CC:** TIM BULLER

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Attached are three financial statements for month ending February 28, 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 February 28, the operating funds balance was \$278,005.05. Operating checking balance was \$11,582.19. Operating funds balance includes \$148,999.40 in prepaid assessments.
2. The one-month operating CD was redeemed on February 28<sup>th</sup> and did yield \$1,023.00 in earnings. The Reserve CD matured as well but was reissued.
3. Utilities at the rec center were higher than budgeted due to the pool being drained twice for light replacement.
4. Website and Email expense includes \$565.95 for annual renewal of the LWC website.
5. Tool and Tool rental accounts includes repairs to one of chainsaws and the ride on mower. I am going to make some adjustments to move these to tool maintenance this month. I was mistaken, I thought the budget for tool maintenance had been removed this year.
6. February operating expenses were \$6,473.51 under budget. Year to date we are \$27,788.70 under budget.
7. February Reserve expenses were as follows: \$1,160.32 IPHCA reserve contribution, and \$4,750 for the tennis court sink hole repair surface finishing, \$952.50 for the completion of the roadway study. Total February reserve expenses were \$6,862.82.



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of February 28, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	11,582.19
1060 Asset Acquisition	9,407.41
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	315.45
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	0.00
1098 Cetera 1 Month Treasury	86,200.00
1099 Cetera 3 month Treasury	170,500.00
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>278,005.05</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	117,139.28
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	
1161 Cetera TBi A0765 2/14/19	0.00
1162 Cetera W.F. CD A1907 9/30/19	0.00
1163 Cetera MM	178,416.38
1164 3 month Treasury Bill	151,018.18
<b>Total 1160 Cetera Reserve Treasury Bills</b>	<b>329,434.56</b>
<b>Total 1114 RESERVE FUNDS</b>	<b>446,573.84</b>
<b>Total Bank Accounts</b>	<b>\$724,578.89</b>
Accounts Receivable	
1200 Accounts Receivable	-154,396.08
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-153,829.08</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
<b>Total Accounts Receivable</b>	<b>\$ -153,829.08</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of February 28, 2023

	TOTAL
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	5,050.00
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
<b>Total 1150 Accounts Rec - Interfund</b>	<b>5,050.00</b>
1230 Prepaid Insurance	13,022.17
1240 Undeposited Funds	417.92
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
<b>Total Repayment</b>	<b>0.00</b>
<b>Total Other Current Assets</b>	<b>\$18,490.09</b>
<b>Total Current Assets</b>	<b>\$589,239.90</b>
Fixed Assets	
1450 Equip-Admin	1,748.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	15,342.13
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$17,090.40</b>
<b>TOTAL ASSETS</b>	<b>\$606,330.30</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	14,331.87
<b>Total Accounts Payable</b>	<b>\$14,331.87</b>
Credit Cards	
1900 Columbia Bank Visa	716.05
1950 Shell Gas Card	0.00
<b>Total Credit Cards</b>	<b>\$716.05</b>
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of February 28, 2023

	TOTAL
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	<b>5,591.40</b>
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	<b>13,150.00</b>
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	<b>1,100.00</b>
2450 Construction Deposit	<b>1,100.00</b>
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$27,477.47</b>
<b>Total Current Liabilities</b>	<b>\$42,525.39</b>
<b>Total Liabilities</b>	<b>\$42,525.39</b>
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	495,452.71
Net Income	121,767.09
<b>Total Equity</b>	<b>\$563,804.91</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$606,330.30</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

February 2023

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	41,964.88
4150 Discounts	-156.90
4300 Member Gate Cards and remotes	80.00
4550 Key Deposits	5.00
4800 Interest Income	1,023.65
4900 Other Income/ Title Tranfer	400.00
<b>Total 4000 INCOME</b>	<b>43,316.63</b>
<b>Total Income</b>	<b>\$43,316.63</b>
GROSS PROFIT	<b>\$43,316.63</b>
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	225.00
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	57.88
6120 Printing	83.25
6140 Computer/Security/Software	102.48
6150 Website and E-Mail	565.95
6160 Bank Charges	8.88
6200 Dues/Subscriptions	195.00
6210 Licenses/Fees/Permits	0.50
6280 Forest Management Committee	132.00
<b>Total 6000 ADMINISTRATION</b>	<b>2,892.79</b>
6300 UTILITIES	
6310 Rec Center	2,272.02
6350 Pool & Sauna	606.95
6400 Maint Building	189.50
6450 Gate House	952.84
6500 Entry Gate	37.89
6550 Safety Ops Bldg Utilities	31.01
<b>Total 6300 UTILITIES</b>	<b>4,090.21</b>
6600 MAINTENANCE	
6621 Pool & Spa	13.17
6630 Tennis Courts	61.00
6720 Garbage/Dumpster	26.45
<b>Total 6600 MAINTENANCE</b>	<b>100.62</b>
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	76.82

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

February 2023

	TOTAL
6821 Pool & Spa Supplies	201.39
6840 Maintenance Building	41.88
6850 Gatehouse Supplies	47.00
6870 Tools & Tool Rentals	624.82
6900 Common Area Supplies	19.65
6960 Truck Fuel	364.99
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,376.55</b>
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,427.02
7135 Office Admin	1,944.00
7145 Grounds/Fac Super	5,181.02
7155 Maintenance-1	4,254.62
7170 Relief Services	455.00
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,261.66</b>
7151 Employer Match Taxes-Payroll	1,828.62
7201 Staff-Medical/Dental	3,227.04
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	155.44
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,667.95</b>
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	3,795.64
7551 Composting Area	1,017.82
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>4,813.46</b>
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>
<b>Total Expenses</b>	<b>\$34,941.58</b>
NET OPERATING INCOME	<b>\$8,375.05</b>
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,298.80
8200 IPHCA Reserve Fund Transfer	1,160.32
8300 Interest Income--Reserves	1,734.93
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>18,194.05</b>
Late Fee Income	
<b>Total Other Income</b>	<b>\$18,194.05</b>
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	1,160.32
9401 Tennis Court Reserve Exp	4,750.00
9601 Streets Reserve Expense	952.50

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

February 2023

	TOTAL
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>6,862.82</b>
<b>Total Other Expenses</b>	<b>\$6,862.82</b>
NET OTHER INCOME	<b>\$11,331.23</b>
NET INCOME	<b>\$19,706.28</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

February 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	41,964.88	41,964.88	0.00	100.00 %
4150 Discounts	-156.90	-791.68	634.78	19.82 %
4300 Member Gate Cards and remotes	80.00	100.00	-20.00	80.00 %
4550 Key Deposits	5.00	12.50	-7.50	40.00 %
4700 Reimbursements		125.00	-125.00	
4800 Interest Income	1,023.65	41.66	981.99	2,457.15 %
4900 Other Income/ Title Tranfer	400.00	625.00	-225.00	64.00 %
<b>Total 4000 INCOME</b>	<b>43,316.63</b>	<b>42,077.36</b>	<b>1,239.27</b>	<b>102.95 %</b>
<b>Total Income</b>	<b>\$43,316.63</b>	<b>\$42,077.36</b>	<b>\$1,239.27</b>	<b>102.95 %</b>
<b>GROSS PROFIT</b>	<b>\$43,316.63</b>	<b>\$42,077.36</b>	<b>\$1,239.27</b>	<b>102.95 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		333.33	-333.33	
6020 Legal Collections		83.33	-83.33	
6030 Legal Consultancy	225.00	83.33	141.67	270.01 %
6030.02 General		125.00	-125.00	
<b>Total 6030 Legal Consultancy</b>	<b>225.00</b>	<b>208.33</b>	<b>16.67</b>	<b>108.00 %</b>
6050 Insurance-General Liability	932.08	1,708.33	-776.25	54.56 %
6055 Earthquake Insurance	316.69		316.69	
6058 Insurance Umbrella	119.00		119.00	
6060 Insurance - D&O	83.50	208.33	-124.83	40.08 %
6070 Insurance - Truck	70.58	43.75	26.83	161.33 %
6110 Office Supplies	57.88	291.70	-233.82	19.84 %
6120 Printing	83.25	100.00	-16.75	83.25 %
6130 Postage		70.83	-70.83	
6140 Computer/Security/Software	102.48	166.67	-64.19	61.49 %
6150 Website and E-Mail	565.95	291.67	274.28	194.04 %
6160 Bank Charges	9.38	100.00	-90.62	9.38 %
6200 Dues/Subscriptions	195.00	208.33	-13.33	93.60 %
6210 Licenses/Fees/Permits		125.00	-125.00	
6230 Conference & Seminar		12.50	-12.50	
6250 Committee-Safety		62.50	-62.50	
6260 Committee-Social				
6260.01 Community Events		41.66	-41.66	
<b>Total 6260 Committee-Social</b>		<b>41.66</b>	<b>-41.66</b>	
6270 Bad Debts		20.83	-20.83	
6280 Forest Management Committee	132.00	1,250.00	-1,118.00	10.56 %
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense		41.70	-41.70	
<b>Total 6000 ADMINISTRATION</b>	<b>2,892.79</b>	<b>5,393.79</b>	<b>-2,501.00</b>	<b>53.63 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

February 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>6300 UTILITIES</b>				
6310 Rec Center	2,272.02	1,041.66	1,230.36	218.12 %
6350 Pool & Sauna	606.95	416.70	190.25	145.66 %
6400 Maint Building	189.50	125.00	64.50	151.60 %
6450 Gate House	952.84	833.33	119.51	114.34 %
6500 Entry Gate	37.89	66.70	-28.81	56.81 %
6550 Safety Ops Bldg Utilities	31.01	29.16	1.85	106.34 %
<b>Total 6300 UTILITIES</b>	<b>4,090.21</b>	<b>2,512.55</b>	<b>1,577.66</b>	<b>162.79 %</b>
<b>6600 MAINTENANCE</b>				
6610 Rec Center		250.00	-250.00	
6621 Pool & Spa	13.17	166.67	-153.50	7.90 %
6630 Tennis Courts	61.00	25.00	36.00	244.00 %
6640 Fitness Center		41.66	-41.66	
6650 Maint Bldg		25.00	-25.00	
6660 Gate House		41.67	-41.67	
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		125.00	-125.00	
6720 Garbage/Dumpster	26.45	12.50	13.95	211.60 %
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart		83.33	-83.33	
6770 Tools		83.33	-83.33	
<b>Total 6600 MAINTENANCE</b>	<b>100.62</b>	<b>937.50</b>	<b>-836.88</b>	<b>10.73 %</b>
<b>6801 SUPPLIES &amp; EQUIPMENT</b>				
6810 Rec Center Supplies	76.82	291.66	-214.84	26.34 %
6821 Pool & Spa Supplies	201.39	208.33	-6.94	96.67 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	41.88	45.83	-3.95	91.38 %
6850 Gatehouse Supplies	47.00	62.50	-15.50	75.20 %
6860 Gate Cards and Remotes		208.33	-208.33	
6870 Tools & Tool Rentals	624.82	291.66	333.16	214.23 %
6900 Common Area Supplies	19.65	108.33	-88.68	18.14 %
6910 Chemicals & Fertilizer		70.83	-70.83	
6921 Dog Poop Stations		83.33	-83.33	
6940 Trees Shrubs Flowers		250.00	-250.00	
6960 Truck Fuel	364.99	291.66	73.33	125.14 %
6970 Mileage Reimbursement		29.16	-29.16	
6990 Other		25.00	-25.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,376.55</b>	<b>1,991.62</b>	<b>-615.07</b>	<b>69.12 %</b>
<b>7000 STAFF WAGES &amp; BENEFITS</b>				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,427.02	4,427.03	-0.01	100.00 %
7135 Office Admin	1,944.00	1,917.00	27.00	101.41 %



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

February 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7145 Grounds/Fac Super	5,181.02	5,181.01	0.01	100.00 %
7155 Maintenance-1	4,254.62	4,254.62	0.00	100.00 %
7170 Relief Services	455.00	500.00	-45.00	91.00 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,261.66</b>	<b>16,279.66</b>	<b>-18.00</b>	<b>99.89 %</b>
7151 Employer Match Taxes-Payroll	1,828.62	1,916.66	-88.04	95.41 %
7201 Staff-Medical/Dental	3,227.04	3,233.33	-6.29	99.81 %
7250 Insurance-SAIF	195.19	333.33	-138.14	58.56 %
7301 Staff Simple IRA	155.44	166.66	-11.22	93.27 %
7302 Employee Promotions		41.66	-41.66	
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,667.95</b>	<b>21,971.30</b>	<b>-303.35</b>	<b>98.62 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	3,795.64	5,250.00	-1,454.36	72.30 %
7551 Composting Area	1,017.82	1,250.00	-232.18	81.43 %
7601 Street Sweeping		208.33	-208.33	
7651 Pest Control		100.00	-100.00	
7800 Tree Service		1,666.67	-1,666.67	
7850 Forestry Consulting		33.33	-33.33	
7970 Landscaping Services		100.00	-100.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>4,813.46</b>	<b>8,608.33</b>	<b>-3,794.87</b>	<b>55.92 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
<b>Total Expenses</b>	<b>\$34,941.58</b>	<b>\$41,415.09</b>	<b>\$ -6,473.51</b>	<b>84.37 %</b>
NET OPERATING INCOME	<b>\$8,375.05</b>	<b>\$662.27</b>	<b>\$7,712.78</b>	<b>1,264.60 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,298.80	15,298.80	0.00	100.00 %
8200 IPHCA Reserve Fund Transfer	1,160.32	1,160.37	-0.05	100.00 %
8300 Interest Income--Reserves	1,734.93		1,734.93	
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>18,194.05</b>	<b>16,459.17</b>	<b>1,734.88</b>	<b>110.54 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$18,194.05</b>	<b>\$16,459.17</b>	<b>\$1,734.88</b>	<b>110.54 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,160.32		1,160.32	
9401 Tennis Court Reserve Exp	4,750.00		4,750.00	
9601 Streets Reserve Expense	952.50		952.50	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>6,862.82</b>		<b>6,862.82</b>	
<b>Total Other Expenses</b>	<b>\$6,862.82</b>	<b>\$0.00</b>	<b>\$6,862.82</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$11,331.23</b>	<b>\$16,459.17</b>	<b>\$ -5,127.94</b>	<b>68.84 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

February 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
NET INCOME	<b>\$19,706.28</b>	<b>\$17,121.44</b>	<b>\$2,584.84</b>	<b>115.10 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - February 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	335,719.04	335,719.04	0.00	100.00 %
4150 Discounts	-13,650.33	-6,333.34	-7,316.99	215.53 %
4200 LWCHA L/F & Interest	360.00		360.00	
4300 Member Gate Cards and remotes	660.00	800.00	-140.00	82.50 %
4550 Key Deposits	85.00	100.00	-15.00	85.00 %
4700 Reimbursements	392.00	1,000.00	-608.00	39.20 %
4800 Interest Income	1,445.45	333.36	1,112.09	433.60 %
4900 Other Income/ Title Tranfer	2,770.00	5,000.00	-2,230.00	55.40 %
<b>Total 4000 INCOME</b>	<b>327,781.16</b>	<b>336,619.06</b>	<b>-8,837.90</b>	<b>97.37 %</b>
<b>Total Income</b>	<b>\$327,781.16</b>	<b>\$336,619.06</b>	<b>\$ -8,837.90</b>	<b>97.37 %</b>
<b>GROSS PROFIT</b>	<b>\$327,781.16</b>	<b>\$336,619.06</b>	<b>\$ -8,837.90</b>	<b>97.37 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		2,666.67	-2,666.67	
6020 Legal Collections		666.68	-666.68	
6030 Legal Consultancy	756.25	666.68	89.57	113.44 %
6030.02 General	98.00	1,000.00	-902.00	9.80 %
<b>Total 6030 Legal Consultancy</b>	<b>854.25</b>	<b>1,666.68</b>	<b>-812.43</b>	<b>51.25 %</b>
6050 Insurance-General Liability	8,745.44	13,666.68	-4,921.24	63.99 %
6055 Earthquake Insurance	4,445.22		4,445.22	
6058 Insurance Umbrella	357.00		357.00	
6060 Insurance - D&O	1,052.15	1,666.64	-614.49	63.13 %
6070 Insurance - Truck	421.74	350.00	71.74	120.50 %
6110 Office Supplies	1,575.97	2,333.36	-757.39	67.54 %
6120 Printing	1,754.35	800.00	954.35	219.29 %
6130 Postage	387.18	566.68	-179.50	68.32 %
6140 Computer/Security/Software	793.58	1,333.32	-539.74	59.52 %
6150 Website and E-Mail	611.68	2,333.32	-1,721.64	26.22 %
6160 Bank Charges	761.99	800.00	-38.01	95.25 %
6200 Dues/Subscriptions	2,474.90	1,666.68	808.22	148.49 %
6210 Licenses/Fees/Permits	837.00	1,000.00	-163.00	83.70 %
6230 Conference & Seminar		100.00	-100.00	
6250 Committee-Safety		500.00	-500.00	
6260 Committee-Social				
6260.01 Community Events	50.00	333.36	-283.36	15.00 %
<b>Total 6260 Committee-Social</b>	<b>50.00</b>	<b>333.36</b>	<b>-283.36</b>	<b>15.00 %</b>
6270 Bad Debts		166.68	-166.68	
6280 Forest Management Committee	2,132.00	10,000.00	-7,868.00	21.32 %
6280.01 Fire mitigation grant	640.04		640.04	
<b>Total 6280 Forest Management Committee</b>	<b>2,772.04</b>	<b>10,000.00</b>	<b>-7,227.96</b>	<b>27.72 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - February 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6286 Architectural Committee	135.45	200.00	-64.55	67.73 %
6295 Misc Expense	0.00	333.36	-333.36	0.00 %
6296 Employee Promotions	130.00		130.00	
<b>Total 6000 ADMINISTRATION</b>	<b>28,159.94</b>	<b>43,150.11</b>	<b>-14,990.17</b>	<b>65.26 %</b>
6300 UTILITIES				
6310 Rec Center	12,656.87	8,333.36	4,323.51	151.88 %
6350 Pool & Sauna	5,052.01	3,333.36	1,718.65	151.56 %
6400 Maint Building	839.43	1,000.00	-160.57	83.94 %
6450 Gate House	7,572.76	6,666.68	906.08	113.59 %
6500 Entry Gate	304.06	533.36	-229.30	57.01 %
6550 Safety Ops Bldg Utilities	222.55	233.36	-10.81	95.37 %
<b>Total 6300 UTILITIES</b>	<b>26,647.68</b>	<b>20,100.12</b>	<b>6,547.56</b>	<b>132.57 %</b>
6600 MAINTENANCE				
6610 Rec Center	1,289.06	2,000.00	-710.94	64.45 %
6621 Pool & Spa	223.17	1,333.32	-1,110.15	16.74 %
6630 Tennis Courts	418.74	200.00	218.74	209.37 %
6640 Fitness Center		333.36	-333.36	
6650 Maint Bldg	62.98	200.00	-137.02	31.49 %
6660 Gate House	165.00	333.32	-168.32	49.50 %
6670 Entry Gate System	840.00		840.00	
6690 Signs Maintenance		333.32	-333.32	
6700 Roads & Paths	19.43	1,000.00	-980.57	1.94 %
6710 Drainage ditch/culverts	56.88		56.88	
6720 Garbage/Dumpster	26.45	100.00	-73.55	26.45 %
6750 Other Common area	220.37	333.32	-112.95	66.11 %
6760 Vehicles - trucks/golf cart	1,287.44	666.68	620.76	193.11 %
6770 Tools	44.94	666.68	-621.74	6.74 %
<b>Total 6600 MAINTENANCE</b>	<b>4,654.46</b>	<b>7,500.00</b>	<b>-2,845.54</b>	<b>62.06 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,778.15	2,333.32	-555.17	76.21 %
6821 Pool & Spa Supplies	1,850.50	1,666.68	183.82	111.03 %
6830 Exercise Room Supplies		200.00	-200.00	
6840 Maintenance Building	256.32	366.68	-110.36	69.90 %
6850 Gatehouse Supplies	288.69	500.00	-211.31	57.74 %
6860 Gate Cards and Remotes	902.00	1,666.68	-764.68	54.12 %
6870 Tools & Tool Rentals	2,257.77	2,333.36	-75.59	96.76 %
6900 Common Area Supplies	1,526.14	866.68	659.46	176.09 %
6910 Chemicals & Fertilizer	699.81	566.68	133.13	123.49 %
6921 Dog Poop Stations	620.37	666.68	-46.31	93.05 %
6940 Trees Shrubs Flowers	165.24	2,000.00	-1,834.76	8.26 %
6960 Truck Fuel	2,304.29	2,333.36	-29.07	98.75 %
6970 Mileage Reimbursement		233.32	-233.32	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - February 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6990 Other		200.00	-200.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>12,649.28</b>	<b>15,933.44</b>	<b>-3,284.16</b>	<b>79.39 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	35,416.16	35,416.21	-0.05	100.00 %
7135 Office Admin	14,445.00	15,336.00	-891.00	94.19 %
7145 Grounds/Fac Super	41,448.16	41,448.11	0.05	100.00 %
7155 Maintenance-1	34,036.96	34,037.02	-0.06	100.00 %
7170 Relief Services	3,985.00	4,000.00	-15.00	99.63 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>129,331.28</b>	<b>130,237.34</b>	<b>-906.06</b>	<b>99.30 %</b>
7151 Employer Match Taxes-Payroll	13,754.12	15,333.36	-1,579.24	89.70 %
7201 Staff-Medical/Dental	25,816.32	25,866.68	-50.36	99.81 %
7250 Insurance-SAIF	1,561.52	2,666.68	-1,105.16	58.56 %
7301 Staff Simple IRA	1,243.52	1,333.36	-89.84	93.26 %
7302 Employee Promotions	318.57	333.36	-14.79	95.56 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>172,025.33</b>	<b>175,770.78</b>	<b>-3,745.45</b>	<b>97.87 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	32,888.70	42,000.00	-9,111.30	78.31 %
7551 Composting Area	7,201.56	10,000.00	-2,798.44	72.02 %
7601 Street Sweeping	927.48	1,666.68	-739.20	55.65 %
7651 Pest Control	199.00	800.00	-601.00	24.88 %
7800 Tree Service	18,170.00	13,333.32	4,836.68	136.28 %
7850 Forestry Consulting		266.68	-266.68	
7970 Landscaping Services		800.00	-800.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>59,386.74</b>	<b>68,866.68</b>	<b>-9,479.94</b>	<b>86.23 %</b>
Bank Charges & Fees	9.00		9.00	
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
<b>Total Expenses</b>	<b>\$303,532.43</b>	<b>\$331,321.13</b>	<b>\$ -27,788.70</b>	<b>91.61 %</b>
NET OPERATING INCOME	<b>\$24,248.73</b>	<b>\$5,297.93</b>	<b>\$18,950.80</b>	<b>457.70 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	122,390.40	122,390.39	0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	9,282.56	9,282.98	-0.42	100.00 %
8300 Interest Income--Reserves	1,932.35		1,932.35	
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>133,605.31</b>	<b>131,673.37</b>	<b>1,931.94</b>	<b>101.47 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$133,605.31</b>	<b>\$131,673.37</b>	<b>\$1,931.94</b>	<b>101.47 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - February 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9050 IF Reserve Contribution	8,122.24		8,122.24	
9100 Common Area				
9120 Drainage Reserve Expense	20.40		20.40	
9141 Entry Gate Reserve Expense	1,644.00		1,644.00	
<b>Total 9100 Common Area</b>	<b>1,664.40</b>		<b>1,664.40</b>	
9200 Rec Center Reserve Expense	81.98		81.98	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	1,069.51		1,069.51	
<b>Total 9301 Pool &amp; Spa Reserve Expense</b>	<b>1,069.51</b>		<b>1,069.51</b>	
9401 Tennis Court Reserve Exp	18,974.00		18,974.00	
9501 Gate House Reserve Expense				
9520 Office Equipment	5,593.25		5,593.25	
9550 Exterior	4,096.78		4,096.78	
<b>Total 9501 Gate House Reserve Expense</b>	<b>9,690.03</b>		<b>9,690.03</b>	
9601 Streets Reserve Expense	-3,943.86		-3,943.86	
9850 Innisfree Reserve Expense	428.65		428.65	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>36,086.95</b>		<b>36,086.95</b>	
<b>Total Other Expenses</b>	<b>\$36,086.95</b>	<b>\$0.00</b>	<b>\$36,086.95</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$97,518.36</b>	<b>\$131,673.37</b>	<b>\$ -34,155.01</b>	<b>74.06 %</b>
NET INCOME	<b>\$121,767.09</b>	<b>\$136,971.30</b>	<b>\$ -15,204.21</b>	<b>88.90 %</b>

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 JANUARY 31, 2023  
**DATE:** FEBRUARY 17, 2023  
**CC:** TIM BULLER

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Attached are three financial statements for month ending January 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 January 31, the operating funds balance was \$304,317.98. Operating checking balance was \$39,03.77. Operating funds balance includes \$189,983.40 in prepaid assessments.
2. Utilities at the rec center were higher than budgeted due to. NW Natural rate Increase prior to the beginning of the winter months.
3. Vehicle maintenance expense of \$592.00 was for repairs and maintenance completed on Scott's trailer. The work was approved last year by the BOD and wok was completed in January 2022.
4. January operating expenses were \$5,809.69 under budget. Year to date we are \$21,315.19 under budget.
5. January Reserve expenses were as follows: \$1,160.32 IPHCA reserve contribution, and \$9,525.00 for the tennis court sink hole repair. Total January reserve expenses were \$10,685.32.

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of January 31, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	39,003.77
1060 Asset Acquisition	9,407.34
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	230.45
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	0.00
1098 Cetera 1 Month Treasury	85,176.42
1099 Cetera 3 month Treasury	170,500.00
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>304,317.98</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	107,542.98
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	177,509.60
1164 3 month Treasury Bill	150,190.03
<b>Total 1160 Cetera Reserve Treasury Bills</b>	<b>327,699.63</b>
<b>Total 1114 RESERVE FUNDS</b>	<b>435,242.61</b>
<b>Total Bank Accounts</b>	<b>\$739,560.59</b>
Accounts Receivable	
1200 Accounts Receivable	-197,250.73
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-196,683.73</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
<b>Total Accounts Receivable</b>	<b>\$ -196,683.73</b>
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of January 31, 2023

	TOTAL
<b>Total 1110 OPERATING FUND</b>	<b>0.00</b>
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
<b>Total 1150 Accounts Rec - Interfund</b>	<b>5,050.00</b>
1230 Prepaid Insurance	14,739.21
1240 Undeposited Funds	7,448.42
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>\$27,237.63</b>
<b>Total Current Assets</b>	<b>\$570,114.49</b>
Fixed Assets	
1450 Equip-Admin	1,748.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	15,342.13
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$17,090.40</b>
<b>TOTAL ASSETS</b>	<b>\$587,204.89</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	11,688.87
<b>Total Accounts Payable</b>	<b>\$11,688.87</b>
Credit Cards	
1900 Columbia Bank Visa	3,283.83
1950 Shell Gas Card	0.00
<b>Total Credit Cards</b>	<b>\$3,283.83</b>
Other Current Liabilities	<b>\$26,894.79</b>
<b>Total Current Liabilities</b>	<b>\$41,867.49</b>
<b>Total Liabilities</b>	<b>\$41,867.49</b>
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of January 31, 2023

	TOTAL
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	495,452.71
Net Income	103,299.58
<b>Total Equity</b>	<b>\$545,337.40</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$587,204.89</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

January 2023

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	41,964.88
4150 Discounts	-156.90
4200 LWCHA L/F & Interest	180.00
4300 Member Gate Cards and remotes	50.00
4550 Key Deposits	5.00
4800 Interest Income	0.08
4900 Other Income/ Title Tranfer	860.00
<b>Total 4000 INCOME</b>	<b>42,903.06</b>
<b>Total Income</b>	<b>\$42,903.06</b>
GROSS PROFIT	<b>\$42,903.06</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	97.85
6120 Printing	83.25
6140 Computer/Security/Software	103.50
6160 Bank Charges	116.15
6200 Dues/Subscriptions	195.00
<b>Total 6000 ADMINISTRATION</b>	<b>2,117.60</b>
6300 UTILITIES	
6310 Rec Center	2,016.62
6350 Pool & Sauna	947.99
6400 Maint Building	62.40
6450 Gate House	910.71
6500 Entry Gate	39.52
6550 Safety Ops Bldg Utilities	29.66
<b>Total 6300 UTILITIES</b>	<b>4,006.90</b>
6600 MAINTENANCE	
6630 Tennis Courts	157.72
6760 Vehicles - trucks/golf cart	592.00
<b>Total 6600 MAINTENANCE</b>	<b>749.72</b>
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	446.07
6821 Pool & Spa Supplies	166.58
6850 Gatehouse Supplies	76.59
6870 Tools & Tool Rentals	223.73
6900 Common Area Supplies	69.47

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

January 2023

	TOTAL
6910 Chemicals & Fertilizer	259.40
6960 Truck Fuel	156.98
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,398.82</b>
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,427.02
7135 Office Admin	1,944.00
7145 Grounds/Fac Super	5,181.02
7155 Maintenance-1	4,254.62
7170 Relief Services	503.75
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,310.41</b>
7151 Employer Match Taxes-Payroll	1,874.49
7201 Staff-Medical/Dental	3,227.04
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	155.44
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,762.57</b>
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,281.13
7551 Composting Area	768.19
7601 Street Sweeping	320.38
7800 Tree Service	200.00
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>5,569.70</b>
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>
<b>Total Expenses</b>	<b>\$35,605.31</b>
<b>NET OPERATING INCOME</b>	<b>\$7,297.75</b>
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,298.80
8200 IPHCA Reserve Fund Transfer	1,160.32
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>
Late Fee Income	
<b>Total Other Income</b>	<b>\$16,459.12</b>
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	1,160.32
9401 Tennis Court Reserve Exp	9,525.00
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>10,685.32</b>
<b>Total Other Expenses</b>	<b>\$10,685.32</b>
<b>NET OTHER INCOME</b>	<b>\$5,773.80</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

January 2023

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	TOTAL
NET INCOME	<b>\$13,071.55</b>

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# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

January 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	41,964.88	41,964.88	0.00	100.00 %
4150 Discounts	-156.90	-791.66	634.76	19.82 %
4200 LWCHA L/F & Interest	180.00		180.00	
4300 Member Gate Cards and remotes	50.00	100.00	-50.00	50.00 %
4550 Key Deposits	5.00	12.50	-7.50	40.00 %
4700 Reimbursements		125.00	-125.00	
4800 Interest Income	0.08	41.70	-41.62	0.19 %
4900 Other Income/ Title Tranfer	860.00	625.00	235.00	137.60 %
<b>Total 4000 INCOME</b>	<b>42,903.06</b>	<b>42,077.42</b>	<b>825.64</b>	<b>101.96 %</b>
<b>Total Income</b>	<b>\$42,903.06</b>	<b>\$42,077.42</b>	<b>\$825.64</b>	<b>101.96 %</b>
<b>GROSS PROFIT</b>	<b>\$42,903.06</b>	<b>\$42,077.42</b>	<b>\$825.64</b>	<b>101.96 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		333.32	-333.32	
6020 Legal Collections		83.33	-83.33	
6030 Legal Consultancy		83.33	-83.33	
6030.02 General		125.00	-125.00	
<b>Total 6030 Legal Consultancy</b>		<b>208.33</b>	<b>-208.33</b>	
6050 Insurance-General Liability	932.08	1,708.33	-776.25	54.56 %
6055 Earthquake Insurance	316.69		316.69	
6058 Insurance Umbrella	119.00		119.00	
6060 Insurance - D&O	83.50	208.33	-124.83	40.08 %
6070 Insurance - Truck	70.58	43.75	26.83	161.33 %
6110 Office Supplies	97.85	291.66	-193.81	33.55 %
6120 Printing	83.25	100.00	-16.75	83.25 %
6130 Postage		70.83	-70.83	
6140 Computer/Security/Software	103.50	166.67	-63.17	62.10 %
6150 Website and E-Mail		291.67	-291.67	
6160 Bank Charges	116.15	100.00	16.15	116.15 %
6200 Dues/Subscriptions	195.00	208.33	-13.33	93.60 %
6210 Licenses/Fees/Permits		125.00	-125.00	
6230 Conference & Seminar		12.50	-12.50	
6250 Committee-Safety		62.50	-62.50	
6260 Committee-Social				
6260.01 Community Events		41.70	-41.70	
<b>Total 6260 Committee-Social</b>		<b>41.70</b>	<b>-41.70</b>	
6270 Bad Debts		20.83	-20.83	
6280 Forest Management Committee		1,250.00	-1,250.00	
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense		41.66	-41.66	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

January 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Total 6000 ADMINISTRATION</b>	<b>2,117.60</b>	<b>5,393.74</b>	<b>-3,276.14</b>	<b>39.26 %</b>
6300 UTILITIES				
6310 Rec Center	2,016.62	1,041.66	974.96	193.60 %
6350 Pool & Sauna	947.99	416.66	531.33	227.52 %
6400 Maint Building	62.40	125.00	-62.60	49.92 %
6450 Gate House	910.71	833.33	77.38	109.29 %
6500 Entry Gate	39.52	66.66	-27.14	59.29 %
6550 Safety Ops Bldg Utilities	29.66	29.16	0.50	101.71 %
<b>Total 6300 UTILITIES</b>	<b>4,006.90</b>	<b>2,512.47</b>	<b>1,494.43</b>	<b>159.48 %</b>
6600 MAINTENANCE				
6610 Rec Center		250.00	-250.00	
6621 Pool & Spa		166.67	-166.67	
6630 Tennis Courts	157.72	25.00	132.72	630.88 %
6640 Fitness Center		41.70	-41.70	
6650 Maint Bldg		25.00	-25.00	
6660 Gate House		41.67	-41.67	
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		125.00	-125.00	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart	592.00	83.33	508.67	710.43 %
6770 Tools		83.33	-83.33	
<b>Total 6600 MAINTENANCE</b>	<b>749.72</b>	<b>937.54</b>	<b>-187.82</b>	<b>79.97 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	446.07	291.66	154.41	152.94 %
6821 Pool & Spa Supplies	166.58	208.33	-41.75	79.96 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building		45.83	-45.83	
6850 Gatehouse Supplies	76.59	62.50	14.09	122.54 %
6860 Gate Cards and Remotes		208.33	-208.33	
6870 Tools & Tool Rentals	223.73	291.66	-67.93	76.71 %
6900 Common Area Supplies	69.47	108.33	-38.86	64.13 %
6910 Chemicals & Fertilizer	259.40	70.83	188.57	366.23 %
6921 Dog Poop Stations		83.33	-83.33	
6940 Trees Shrubs Flowers		250.00	-250.00	
6960 Truck Fuel	156.98	291.66	-134.68	53.82 %
6970 Mileage Reimbursement		29.16	-29.16	
6990 Other		25.00	-25.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,398.82</b>	<b>1,991.62</b>	<b>-592.80</b>	<b>70.24 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,427.02	4,427.03	-0.01	100.00 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

January 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7135 Office Admin	1,944.00	1,917.00	27.00	101.41 %
7145 Grounds/Fac Super	5,181.02	5,181.01	0.01	100.00 %
7155 Maintenance-1	4,254.62	4,254.62	0.00	100.00 %
7170 Relief Services	503.75	500.00	3.75	100.75 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,310.41</b>	<b>16,279.66</b>	<b>30.75</b>	<b>100.19 %</b>
7151 Employer Match Taxes-Payroll	1,874.49	1,916.66	-42.17	97.80 %
7201 Staff-Medical/Dental	3,227.04	3,233.33	-6.29	99.81 %
7250 Insurance-SAIF	195.19	333.33	-138.14	58.56 %
7301 Staff Simple IRA	155.44	166.66	-11.22	93.27 %
7302 Employee Promotions		41.66	-41.66	
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,762.57</b>	<b>21,971.30</b>	<b>-208.73</b>	<b>99.05 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,281.13	5,250.00	-968.87	81.55 %
7551 Composting Area	768.19	1,250.00	-481.81	61.46 %
7601 Street Sweeping	320.38	208.33	112.05	153.78 %
7651 Pest Control		100.00	-100.00	
7800 Tree Service	200.00	1,666.67	-1,466.67	12.00 %
7850 Forestry Consulting		33.33	-33.33	
7970 Landscaping Services		100.00	-100.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>5,569.70</b>	<b>8,608.33</b>	<b>-3,038.63</b>	<b>64.70 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
<b>Total Expenses</b>	<b>\$35,605.31</b>	<b>\$41,415.00</b>	<b>\$ -5,809.69</b>	<b>85.97 %</b>
NET OPERATING INCOME	<b>\$7,297.75</b>	<b>\$662.42</b>	<b>\$6,635.33</b>	<b>1,101.68 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,298.80	15,298.80	0.00	100.00 %
8200 IPHCA Reserve Fund Transfer	1,160.32	1,160.37	-0.05	100.00 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>	<b>16,459.17</b>	<b>-0.05</b>	<b>100.00 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$16,459.12</b>	<b>\$16,459.17</b>	<b>\$ -0.05</b>	<b>100.00 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,160.32		1,160.32	
9401 Tennis Court Reserve Exp	9,525.00		9,525.00	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>10,685.32</b>		<b>10,685.32</b>	
<b>Total Other Expenses</b>	<b>\$10,685.32</b>	<b>\$0.00</b>	<b>\$10,685.32</b>	<b>0.00 %</b>
NET OTHER INCOME	<b>\$5,773.80</b>	<b>\$16,459.17</b>	<b>\$ -10,685.37</b>	<b>35.08 %</b>
NET INCOME	<b>\$13,071.55</b>	<b>\$17,121.59</b>	<b>\$ -4,050.04</b>	<b>76.35 %</b>



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

January 2023

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - January 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	293,754.16	293,754.16	0.00	100.00 %
4150 Discounts	-13,414.98	-5,541.66	-7,873.32	242.08 %
4200 LWCHA L/F & Interest	360.00		360.00	
4300 Member Gate Cards and remotes	580.00	700.00	-120.00	82.86 %
4550 Key Deposits	80.00	87.50	-7.50	91.43 %
4700 Reimbursements	392.00	875.00	-483.00	44.80 %
4800 Interest Income	421.80	291.70	130.10	144.60 %
4900 Other Income/ Title Tranfer	2,370.00	4,375.00	-2,005.00	54.17 %
<b>Total 4000 INCOME</b>	<b>284,542.98</b>	<b>294,541.70</b>	<b>-9,998.72</b>	<b>96.61 %</b>
<b>Total Income</b>	<b>\$284,542.98</b>	<b>\$294,541.70</b>	<b>\$ -9,998.72</b>	<b>96.61 %</b>
<b>GROSS PROFIT</b>	<b>\$284,542.98</b>	<b>\$294,541.70</b>	<b>\$ -9,998.72</b>	<b>96.61 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		2,333.34	-2,333.34	
6020 Legal Collections		583.35	-583.35	
6030 Legal Consultancy	531.25	583.35	-52.10	91.07 %
6030.02 General	98.00	875.00	-777.00	11.20 %
<b>Total 6030 Legal Consultancy</b>	<b>629.25</b>	<b>1,458.35</b>	<b>-829.10</b>	<b>43.15 %</b>
6050 Insurance-General Liability	7,813.36	11,958.35	-4,144.99	65.34 %
6055 Earthquake Insurance	4,128.53		4,128.53	
6058 Insurance Umbrella	238.00		238.00	
6060 Insurance - D&O	968.65	1,458.31	-489.66	66.42 %
6070 Insurance - Truck	351.16	306.25	44.91	114.66 %
6110 Office Supplies	1,518.09	2,041.66	-523.57	74.36 %
6120 Printing	1,671.10	700.00	971.10	238.73 %
6130 Postage	112.18	495.85	-383.67	22.62 %
6140 Computer/Security/Software	691.10	1,166.65	-475.55	59.24 %
6150 Website and E-Mail	45.73	2,041.65	-1,995.92	2.24 %
6160 Bank Charges	752.61	700.00	52.61	107.52 %
6200 Dues/Subscriptions	2,554.90	1,458.35	1,096.55	175.19 %
6210 Licenses/Fees/Permits	837.00	875.00	-38.00	95.66 %
6230 Conference & Seminar		87.50	-87.50	
6250 Committee-Safety		437.50	-437.50	
6260 Committee-Social				
6260.01 Community Events	50.00	291.70	-241.70	17.14 %
<b>Total 6260 Committee-Social</b>	<b>50.00</b>	<b>291.70</b>	<b>-241.70</b>	<b>17.14 %</b>
6270 Bad Debts		145.85	-145.85	
6280 Forest Management Committee	2,000.00	8,750.00	-6,750.00	22.86 %
6280.01 Fire mitigation grant	640.04		640.04	
<b>Total 6280 Forest Management Committee</b>	<b>2,640.04</b>	<b>8,750.00</b>	<b>-6,109.96</b>	<b>30.17 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - January 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6286 Architectural Committee	135.45	175.00	-39.55	77.40 %
6295 Misc Expense	0.00	291.66	-291.66	0.00 %
6296 Employee Promotions	130.00		130.00	
<b>Total 6000 ADMINISTRATION</b>	<b>25,267.15</b>	<b>37,756.32</b>	<b>-12,489.17</b>	<b>66.92 %</b>
6300 UTILITIES				
6310 Rec Center	10,384.85	7,291.70	3,093.15	142.42 %
6350 Pool & Sauna	4,445.06	2,916.66	1,528.40	152.40 %
6400 Maint Building	649.93	875.00	-225.07	74.28 %
6450 Gate House	6,619.92	5,833.35	786.57	113.48 %
6500 Entry Gate	266.17	466.66	-200.49	57.04 %
6550 Safety Ops Bldg Utilities	191.54	204.20	-12.66	93.80 %
<b>Total 6300 UTILITIES</b>	<b>22,557.47</b>	<b>17,587.57</b>	<b>4,969.90</b>	<b>128.26 %</b>
6600 MAINTENANCE				
6610 Rec Center	1,289.06	1,750.00	-460.94	73.66 %
6621 Pool & Spa	210.00	1,166.65	-956.65	18.00 %
6630 Tennis Courts	357.74	175.00	182.74	204.42 %
6640 Fitness Center		291.70	-291.70	
6650 Maint Bldg	62.98	175.00	-112.02	35.99 %
6660 Gate House	165.00	291.65	-126.65	56.57 %
6670 Entry Gate System	840.00		840.00	
6690 Signs Maintenance		291.65	-291.65	
6700 Roads & Paths	19.43	875.00	-855.57	2.22 %
6710 Drainage ditch/culverts	56.88		56.88	
6720 Garbage/Dumpster		87.50	-87.50	
6750 Other Common area	220.37	291.65	-71.28	75.56 %
6760 Vehicles - trucks/golf cart	1,287.44	583.35	704.09	220.70 %
6770 Tools	44.94	583.35	-538.41	7.70 %
<b>Total 6600 MAINTENANCE</b>	<b>4,553.84</b>	<b>6,562.50</b>	<b>-2,008.66</b>	<b>69.39 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,701.33	2,041.66	-340.33	83.33 %
6821 Pool & Spa Supplies	1,649.11	1,458.35	190.76	113.08 %
6830 Exercise Room Supplies		175.00	-175.00	
6840 Maintenance Building	214.44	320.85	-106.41	66.83 %
6850 Gatehouse Supplies	241.69	437.50	-195.81	55.24 %
6860 Gate Cards and Remotes	902.00	1,458.35	-556.35	61.85 %
6870 Tools & Tool Rentals	1,632.95	2,041.70	-408.75	79.98 %
6900 Common Area Supplies	1,506.49	758.35	748.14	198.65 %
6910 Chemicals & Fertilizer	699.81	495.85	203.96	141.13 %
6921 Dog Poop Stations	620.37	583.35	37.02	106.35 %
6940 Trees Shrubs Flowers	165.24	1,750.00	-1,584.76	9.44 %
6960 Truck Fuel	1,939.30	2,041.70	-102.40	94.98 %
6970 Mileage Reimbursement		204.16	-204.16	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - January 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6990 Other		175.00	-175.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>11,272.73</b>	<b>13,941.82</b>	<b>-2,669.09</b>	<b>80.86 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	30,989.14	30,989.18	-0.04	100.00 %
7135 Office Admin	12,501.00	13,419.00	-918.00	93.16 %
7145 Grounds/Fac Super	36,267.14	36,267.10	0.04	100.00 %
7155 Maintenance-1	29,782.34	29,782.40	-0.06	100.00 %
7170 Relief Services	3,530.00	3,500.00	30.00	100.86 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>113,069.62</b>	<b>113,957.68</b>	<b>-888.06</b>	<b>99.22 %</b>
7151 Employer Match Taxes-Payroll	11,925.50	13,416.70	-1,491.20	88.89 %
7201 Staff-Medical/Dental	22,589.28	22,633.35	-44.07	99.81 %
7250 Insurance-SAIF	1,366.33	2,333.35	-967.02	58.56 %
7301 Staff Simple IRA	1,088.08	1,166.70	-78.62	93.26 %
7302 Employee Promotions	318.57	291.70	26.87	109.21 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>150,357.38</b>	<b>153,799.48</b>	<b>-3,442.10</b>	<b>97.76 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	29,093.06	36,750.00	-7,656.94	79.16 %
7551 Composting Area	6,183.74	8,750.00	-2,566.26	70.67 %
7601 Street Sweeping	927.48	1,458.35	-530.87	63.60 %
7651 Pest Control	199.00	700.00	-501.00	28.43 %
7800 Tree Service	18,170.00	11,666.65	6,503.35	155.74 %
7850 Forestry Consulting		233.35	-233.35	
7970 Landscaping Services		700.00	-700.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>54,573.28</b>	<b>60,258.35</b>	<b>-5,685.07</b>	<b>90.57 %</b>
Bank Charges & Fees	9.00		9.00	
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
<b>Total Expenses</b>	<b>\$268,590.85</b>	<b>\$289,906.04</b>	<b>\$ -21,315.19</b>	<b>92.65 %</b>
NET OPERATING INCOME	<b>\$15,952.13</b>	<b>\$4,635.66</b>	<b>\$11,316.47</b>	<b>344.12 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	107,091.60	107,091.59	0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	8,122.24	8,122.61	-0.37	100.00 %
8300 Interest Income--Reserves	197.42		197.42	
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>115,411.26</b>	<b>115,214.20</b>	<b>197.06</b>	<b>100.17 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$115,411.26</b>	<b>\$115,214.20</b>	<b>\$197.06</b>	<b>100.17 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - January 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9050 IF Reserve Contribution	6,961.92		6,961.92	
9100 Common Area				
9120 Drainage Reserve Expense	20.40		20.40	
9141 Entry Gate Reserve Expense	1,644.00		1,644.00	
<b>Total 9100 Common Area</b>	<b>1,664.40</b>		<b>1,664.40</b>	
9200 Rec Center Reserve Expense	81.98		81.98	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	1,069.51		1,069.51	
<b>Total 9301 Pool &amp; Spa Reserve Expense</b>	<b>1,069.51</b>		<b>1,069.51</b>	
9401 Tennis Court Reserve Exp	14,224.00		14,224.00	
9501 Gate House Reserve Expense				
9520 Office Equipment	5,593.25		5,593.25	
9550 Exterior	4,096.78		4,096.78	
<b>Total 9501 Gate House Reserve Expense</b>	<b>9,690.03</b>		<b>9,690.03</b>	
9601 Streets Reserve Expense	-4,896.36		-4,896.36	
9850 Innisfree Reserve Expense	428.65		428.65	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>29,224.13</b>		<b>29,224.13</b>	
<b>Total Other Expenses</b>	<b>\$29,224.13</b>	<b>\$0.00</b>	<b>\$29,224.13</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$86,187.13</b>	<b>\$115,214.20</b>	<b>\$ -29,027.07</b>	<b>74.81 %</b>
NET INCOME	<b>\$102,139.26</b>	<b>\$119,849.86</b>	<b>\$ -17,710.60</b>	<b>85.22 %</b>

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 DECEMBER 31, 2022  
**DATE:** JANUARY 20, 2023  
**CC:** TIM BULLER

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Attached are three financial statements for month ending December 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 December 31, the operating funds balance was \$360,472.04. Operating checking balance was \$9,874.33. Operating funds balance includes \$230,967.40 in prepaid assessments.
2. Utilities at the rec center were higher than budgeted due to below average temperatures for December. NW Natural also had a rate increase prior to the beginning of the winter months.
3. Tool & Tool rental expense includes \$240.00 paid to Scott Printz for use of his trailer for the calendar year 2022. The rental rate is \$20.00 per month.
4. December operating expenses were \$4,610.12 under budget. Year to date we are \$15,746.80 under budget.
5. December Reserve expenses were as follows: \$1,160.32 IPHCA reserve contribution, \$5,593.25 for copier in the gate house, \$1,937.50 was paid to N.E.D.E.S. for 50% completion for security camera installation. Total December reserve expenses were \$8,691.07.

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of December 31, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	9,874.33
1060 Asset Acquisition	9,407.26
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	190.45
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	0.00
1098 Cetera 1 Month Treasury	170,500.00
1099 Cetera 3 month Treasury	170,500.00
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>360,472.04</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	73,924.74
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	177,509.60
1164 3 month Treasury Bill	150,190.03
<b>Total 1160 Cetera Reserve Treasury Bills</b>	<b>327,699.63</b>
<b>Total 1114 RESERVE FUNDS</b>	<b>401,624.37</b>
<b>Total Bank Accounts</b>	<b>\$762,096.41</b>
Accounts Receivable	
1200 Accounts Receivable	-225,155.83
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-224,588.83</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
<b>Total Accounts Receivable</b>	<b>\$ -224,588.83</b>
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of December 31, 2022

	TOTAL
<b>Total 1110 OPERATING FUND</b>	<b>0.00</b>
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
<b>Total 1150 Accounts Rec - Interfund</b>	<b>5,050.00</b>
1230 Prepaid Insurance	16,456.25
1240 Undeposited Funds	665.92
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
<b>Total Repayment</b>	<b>0.00</b>
<b>Total Other Current Assets</b>	<b>\$22,172.17</b>
<b>Total Current Assets</b>	<b>\$559,679.75</b>
Fixed Assets	
1450 Equip-Admin	1,748.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	13,502.25
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$15,250.52</b>
<b>TOTAL ASSETS</b>	<b>\$574,930.27</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	15,253.17
<b>Total Accounts Payable</b>	<b>\$15,253.17</b>
Credit Cards	
1900 Columbia Bank Visa	1,069.71
1950 Shell Gas Card	0.00
<b>Total Credit Cards</b>	<b>\$1,069.71</b>
Other Current Liabilities	<b>\$27,602.19</b>
<b>Total Current Liabilities</b>	<b>\$43,925.07</b>
<b>Total Liabilities</b>	<b>\$43,925.07</b>
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of December 31, 2022

	TOTAL
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	495,452.71
Net Income	88,967.38
<b>Total Equity</b>	<b>\$531,005.20</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$574,930.27</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

December 2022

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	41,964.88
4150 Discounts	-156.90
4200 LWCHA L/F & Interest	30.00
4550 Key Deposits	5.00
4800 Interest Income	0.08
<b>Total 4000 INCOME</b>	<b>41,843.06</b>
<b>Total Income</b>	<b>\$41,843.06</b>
GROSS PROFIT	<b>\$41,843.06</b>
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	
6030.02 General	98.00
<b>Total 6030 Legal Consultancy</b>	<b>98.00</b>
6050 Insurance-General Liability	932.08
6055 Earthquake Insurance	316.69
6058 Insurance	119.00
6060 Insurance - D&O	83.50
6070 Insurance - Truck	70.58
6140 Computer/Security/Software	31.00
6160 Bank Charges	163.37
6200 Dues/Subscriptions	195.00
6280 Forest Management Committee	2,000.00
<b>Total 6000 ADMINISTRATION</b>	<b>4,009.22</b>
6300 UTILITIES	
6310 Rec Center	2,195.05
6350 Pool & Sauna	935.32
6400 Maint Building	165.13
6450 Gate House	1,042.77
6500 Entry Gate	39.03
6550 Safety Ops Bldg Utilities	29.89
<b>Total 6300 UTILITIES</b>	<b>4,407.19</b>
6600 MAINTENANCE	
6610 Rec Center	7.58
6621 Pool & Spa	210.00
6750 Other Common area	33.60
6760 Vehicles - trucks/golf cart	55.00
<b>Total 6600 MAINTENANCE</b>	<b>306.18</b>
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	195.25
6821 Pool & Spa Supplies	304.86

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

December 2022

	TOTAL
6840 Maintenance Building	95.24
6850 Gatehouse Supplies	94.53
6870 Tools & Tool Rentals	622.95
6900 Common Area Supplies	106.02
6940 Trees Shrubs Flowers	87.50
6960 Truck Fuel	201.65
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,708.00</b>
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,427.02
7135 Office Admin	1,809.00
7145 Grounds/Fac Super	5,181.02
7155 Maintenance-1	4,254.62
7170 Relief Services	520.00
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,191.66</b>
7151 Employer Match Taxes-Payroll	1,490.07
7201 Staff-Medical/Dental	3,227.04
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	155.44
7302 Employee Promotions	140.00
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,399.40</b>
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,236.98
7551 Composting Area	738.05
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>4,975.03</b>
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>
<b>Total Expenses</b>	<b>\$36,805.02</b>
<b>NET OPERATING INCOME</b>	<b>\$5,038.04</b>
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,298.80
8200 IPHCA Reserve Fund Transfer	1,160.32
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>
Late Fee Income	
<b>Total Other Income</b>	<b>\$16,459.12</b>
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	1,160.32
9501 Gate House Reserve Expense	
9520 Office Equipment	5,593.25

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

December 2022

	TOTAL
9550 Exterior	1,937.50
<b>Total 9501 Gate House Reserve Expense</b>	<b>7,530.75</b>
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>8,691.07</b>
<b>Total Other Expenses</b>	<b>\$8,691.07</b>
NET OTHER INCOME	\$7,768.05
NET INCOME	\$12,806.09

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

December 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	41,964.88	41,964.88	0.00	100.00 %
4150 Discounts	-156.90	-791.66	634.76	19.82 %
4200 LWCHA L/F & Interest	30.00		30.00	
4300 Member Gate Cards and remotes		100.00	-100.00	
4550 Key Deposits	5.00	12.50	-7.50	40.00 %
4700 Reimbursements		125.00	-125.00	
4800 Interest Income	0.08	41.66	-41.58	0.19 %
4900 Other Income/ Title Tranfer		625.00	-625.00	
<b>Total 4000 INCOME</b>	<b>41,843.06</b>	<b>42,077.38</b>	<b>-234.32</b>	<b>99.44 %</b>
<b>Total Income</b>	<b>\$41,843.06</b>	<b>\$42,077.38</b>	<b>\$ -234.32</b>	<b>99.44 %</b>
<b>GROSS PROFIT</b>	<b>\$41,843.06</b>	<b>\$42,077.38</b>	<b>\$ -234.32</b>	<b>99.44 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		333.33	-333.33	
6020 Legal Collections		83.33	-83.33	
6030 Legal Consultancy		83.33	-83.33	
6030.02 General	98.00	125.00	-27.00	78.40 %
<b>Total 6030 Legal Consultancy</b>	<b>98.00</b>	<b>208.33</b>	<b>-110.33</b>	<b>47.04 %</b>
6050 Insurance-General Liability	932.08	1,708.33	-776.25	54.56 %
6055 Earthquake Insurance	316.69		316.69	
6058 Insurance	119.00		119.00	
6060 Insurance - D&O	83.50	208.33	-124.83	40.08 %
6070 Insurance - Truck	70.58	43.75	26.83	161.33 %
6110 Office Supplies		291.66	-291.66	
6120 Printing		100.00	-100.00	
6130 Postage		70.83	-70.83	
6140 Computer/Security/Software	31.00	166.67	-135.67	18.60 %
6150 Website and E-Mail		291.67	-291.67	
6160 Bank Charges	163.37	100.00	63.37	163.37 %
6200 Dues/Subscriptions	195.00	208.33	-13.33	93.60 %
6210 Licenses/Fees/Permits		125.00	-125.00	
6230 Conference & Seminar		12.50	-12.50	
6250 Committee-Safety		62.50	-62.50	
6260 Committee-Social				
6260.01 Community Events		41.66	-41.66	
<b>Total 6260 Committee-Social</b>		<b>41.66</b>	<b>-41.66</b>	
6270 Bad Debts		20.83	-20.83	
6280 Forest Management Committee	2,000.00	1,250.00	750.00	160.00 %
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense		41.66	-41.66	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

December 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Total 6000 ADMINISTRATION</b>	<b>4,009.22</b>	<b>5,393.71</b>	<b>-1,384.49</b>	<b>74.33 %</b>
6300 UTILITIES				
6310 Rec Center	2,195.05	1,041.70	1,153.35	210.72 %
6350 Pool & Sauna	935.32	416.66	518.66	224.48 %
6400 Maint Building	165.13	125.00	40.13	132.10 %
6450 Gate House	1,042.77	833.37	209.40	125.13 %
6500 Entry Gate	39.03	66.66	-27.63	58.55 %
6550 Safety Ops Bldg Utilities	29.89	29.20	0.69	102.36 %
<b>Total 6300 UTILITIES</b>	<b>4,407.19</b>	<b>2,512.59</b>	<b>1,894.60</b>	<b>175.40 %</b>
6600 MAINTENANCE				
6610 Rec Center	7.58	250.00	-242.42	3.03 %
6621 Pool & Spa	210.00	166.67	43.33	126.00 %
6630 Tennis Courts		25.00	-25.00	
6640 Fitness Center		41.66	-41.66	
6650 Maint Bldg		25.00	-25.00	
6660 Gate House		41.67	-41.67	
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		125.00	-125.00	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area	33.60	41.67	-8.07	80.63 %
6760 Vehicles - trucks/golf cart	55.00	83.33	-28.33	66.00 %
6770 Tools		83.33	-83.33	
<b>Total 6600 MAINTENANCE</b>	<b>306.18</b>	<b>937.50</b>	<b>-631.32</b>	<b>32.66 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	195.25	291.66	-96.41	66.94 %
6821 Pool & Spa Supplies	304.86	208.33	96.53	146.34 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	95.24	45.83	49.41	207.81 %
6850 Gatehouse Supplies	94.53	62.50	32.03	151.25 %
6860 Gate Cards and Remotes		208.33	-208.33	
6870 Tools & Tool Rentals	622.95	291.70	331.25	213.56 %
6900 Common Area Supplies	106.02	108.33	-2.31	97.87 %
6910 Chemicals & Fertilizer		70.83	-70.83	
6921 Dog Poop Stations		83.33	-83.33	
6940 Trees Shrubs Flowers	87.50	250.00	-162.50	35.00 %
6960 Truck Fuel	201.65	291.66	-90.01	69.14 %
6970 Mileage Reimbursement		29.20	-29.20	
6990 Other		25.00	-25.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,708.00</b>	<b>1,991.70</b>	<b>-283.70</b>	<b>85.76 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,427.02	4,427.00	0.02	100.00 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

December 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7135 Office Admin	1,809.00	1,917.00	-108.00	94.37 %
7145 Grounds/Fac Super	5,181.02	5,181.01	0.01	100.00 %
7155 Maintenance-1	4,254.62	4,254.62	0.00	100.00 %
7170 Relief Services	520.00	500.00	20.00	104.00 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,191.66</b>	<b>16,279.63</b>	<b>-87.97</b>	<b>99.46 %</b>
7151 Employer Match Taxes-Payroll	1,490.07	1,916.66	-426.59	77.74 %
7201 Staff-Medical/Dental	3,227.04	3,233.33	-6.29	99.81 %
7250 Insurance-SAIF	195.19	333.33	-138.14	58.56 %
7301 Staff Simple IRA	155.44	166.66	-11.22	93.27 %
7302 Employee Promotions	140.00	41.70	98.30	335.73 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,399.40</b>	<b>21,971.31</b>	<b>-571.91</b>	<b>97.40 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,236.98	5,250.00	-1,013.02	80.70 %
7551 Composting Area	738.05	1,250.00	-511.95	59.04 %
7601 Street Sweeping		208.33	-208.33	
7651 Pest Control		100.00	-100.00	
7800 Tree Service		1,666.67	-1,666.67	
7850 Forestry Consulting		33.33	-33.33	
7970 Landscaping Services		100.00	-100.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>4,975.03</b>	<b>8,608.33</b>	<b>-3,633.30</b>	<b>57.79 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
<b>Total Expenses</b>	<b>\$36,805.02</b>	<b>\$41,415.14</b>	<b>\$ -4,610.12</b>	<b>88.87 %</b>
NET OPERATING INCOME	<b>\$5,038.04</b>	<b>\$662.24</b>	<b>\$4,375.80</b>	<b>760.76 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,298.80	15,298.80	0.00	100.00 %
8200 IPHCA Reserve Fund Transfer	1,160.32	1,160.37	-0.05	100.00 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>	<b>16,459.17</b>	<b>-0.05</b>	<b>100.00 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$16,459.12</b>	<b>\$16,459.17</b>	<b>\$ -0.05</b>	<b>100.00 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,160.32		1,160.32	
9501 Gate House Reserve Expense				
9520 Office Equipment	5,593.25		5,593.25	
9550 Exterior	1,937.50		1,937.50	
<b>Total 9501 Gate House Reserve Expense</b>	<b>7,530.75</b>		<b>7,530.75</b>	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>8,691.07</b>		<b>8,691.07</b>	
<b>Total Other Expenses</b>	<b>\$8,691.07</b>	<b>\$0.00</b>	<b>\$8,691.07</b>	<b>0.00%</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

December 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
NET OTHER INCOME	<b>\$7,768.05</b>	<b>\$16,459.17</b>	<b>\$ -8,691.12</b>	<b>47.20 %</b>
NET INCOME	<b>\$12,806.09</b>	<b>\$17,121.41</b>	<b>\$ -4,315.32</b>	<b>74.80 %</b>



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - December, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	251,789.28	251,789.28	0.00	100.00 %
4150 Discounts	-13,179.63	-4,750.00	-8,429.63	277.47 %
4200 LWCHA L/F & Interest	180.00		180.00	
4300 Member Gate Cards and remotes	530.00	600.00	-70.00	88.33 %
4550 Key Deposits	75.00	75.00	0.00	100.00 %
4700 Reimbursements	392.00	750.00	-358.00	52.27 %
4800 Interest Income	1.64	250.00	-248.36	0.66 %
4900 Other Income/ Title Tranfer	1,510.00	3,750.00	-2,240.00	40.27 %
<b>Total 4000 INCOME</b>	<b>241,298.29</b>	<b>252,464.28</b>	<b>-11,165.99</b>	<b>95.58 %</b>
<b>Total Income</b>	<b>\$241,298.29</b>	<b>\$252,464.28</b>	<b>\$ -11,165.99</b>	<b>95.58 %</b>
<b>GROSS PROFIT</b>	<b>\$241,298.29</b>	<b>\$252,464.28</b>	<b>\$ -11,165.99</b>	<b>95.58 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		2,000.02	-2,000.02	
6020 Legal Collections		500.02	-500.02	
6030 Legal Consultancy	531.25	500.02	31.23	106.25 %
6030.02 General	98.00	750.00	-652.00	13.07 %
<b>Total 6030 Legal Consultancy</b>	<b>629.25</b>	<b>1,250.02</b>	<b>-620.77</b>	<b>50.34 %</b>
6050 Insurance-General Liability	6,881.28	10,250.02	-3,368.74	67.13 %
6055 Earthquake Insurance	3,811.84		3,811.84	
6058 Insurance	119.00		119.00	
6060 Insurance - D&O	885.15	1,249.98	-364.83	70.81 %
6070 Insurance - Truck	280.58	262.50	18.08	106.89 %
6110 Office Supplies	1,420.24	1,750.00	-329.76	81.16 %
6120 Printing	1,587.85	600.00	987.85	264.64 %
6130 Postage	112.18	425.02	-312.84	26.39 %
6140 Computer/Security/Software	587.60	999.98	-412.38	58.76 %
6150 Website and E-Mail	45.73	1,749.98	-1,704.25	2.61 %
6160 Bank Charges	636.46	600.00	36.46	106.08 %
6200 Dues/Subscriptions	2,359.90	1,250.02	1,109.88	188.79 %
6210 Licenses/Fees/Permits	787.00	750.00	37.00	104.93 %
6230 Conference & Seminar		75.00	-75.00	
6250 Committee-Safety		375.00	-375.00	
6260 Committee-Social				
6260.01 Community Events	50.00	250.00	-200.00	20.00 %
<b>Total 6260 Committee-Social</b>	<b>50.00</b>	<b>250.00</b>	<b>-200.00</b>	<b>20.00 %</b>
6270 Bad Debts		125.02	-125.02	
6280 Forest Management Committee	2,000.00	7,500.00	-5,500.00	26.67 %
6280.01 Fire mitigation grant	640.04		640.04	
<b>Total 6280 Forest Management Committee</b>	<b>2,640.04</b>	<b>7,500.00</b>	<b>-4,859.96</b>	<b>35.20 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - December, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6286 Architectural Committee	135.45	150.00	-14.55	90.30 %
6295 Misc Expense	0.00	250.00	-250.00	0.00 %
6296 Employee Promotions	130.00		130.00	
<b>Total 6000 ADMINISTRATION</b>	<b>23,099.55</b>	<b>32,362.58</b>	<b>-9,263.03</b>	<b>71.38 %</b>
6300 UTILITIES				
6310 Rec Center	8,176.93	6,250.04	1,926.89	130.83 %
6350 Pool & Sauna	3,497.07	2,500.00	997.07	139.88 %
6400 Maint Building	587.53	750.00	-162.47	78.34 %
6450 Gate House	5,709.21	5,000.02	709.19	114.18 %
6500 Entry Gate	226.65	400.00	-173.35	56.66 %
6550 Safety Ops Bldg Utilities	161.88	175.04	-13.16	92.48 %
<b>Total 6300 UTILITIES</b>	<b>18,359.27</b>	<b>15,075.10</b>	<b>3,284.17</b>	<b>121.79 %</b>
6600 MAINTENANCE				
6610 Rec Center	1,289.06	1,500.00	-210.94	85.94 %
6621 Pool & Spa	210.00	999.98	-789.98	21.00 %
6630 Tennis Courts	200.02	150.00	50.02	133.35 %
6640 Fitness Center		250.00	-250.00	
6650 Maint Bldg	62.98	150.00	-87.02	41.99 %
6660 Gate House	165.00	249.98	-84.98	66.01 %
6670 Entry Gate System	840.00		840.00	
6690 Signs Maintenance		249.98	-249.98	
6700 Roads & Paths	19.43	750.00	-730.57	2.59 %
6710 Drainage ditch/culverts	56.88		56.88	
6720 Garbage/Dumpster		75.00	-75.00	
6750 Other Common area	220.37	249.98	-29.61	88.16 %
6760 Vehicles - trucks/golf cart	695.44	500.02	195.42	139.08 %
6770 Tools	44.94	500.02	-455.08	8.99 %
<b>Total 6600 MAINTENANCE</b>	<b>3,804.12</b>	<b>5,624.96</b>	<b>-1,820.84</b>	<b>67.63 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,255.26	1,750.00	-494.74	71.73 %
6821 Pool & Spa Supplies	1,482.53	1,250.02	232.51	118.60 %
6830 Exercise Room Supplies		150.00	-150.00	
6840 Maintenance Building	214.44	275.02	-60.58	77.97 %
6850 Gatehouse Supplies	165.10	375.00	-209.90	44.03 %
6860 Gate Cards and Remotes	902.00	1,250.02	-348.02	72.16 %
6870 Tools & Tool Rentals	1,409.22	1,750.04	-340.82	80.53 %
6900 Common Area Supplies	1,437.02	650.02	787.00	221.07 %
6910 Chemicals & Fertilizer	440.41	425.02	15.39	103.62 %
6921 Dog Poop Stations	620.37	500.02	120.35	124.07 %
6940 Trees Shrubs Flowers	165.24	1,500.00	-1,334.76	11.02 %
6960 Truck Fuel	1,782.32	1,750.04	32.28	101.84 %
6970 Mileage Reimbursement		175.00	-175.00	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - December, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6990 Other		150.00	-150.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>9,873.91</b>	<b>11,950.20</b>	<b>-2,076.29</b>	<b>82.63 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	26,562.12	26,562.15	-0.03	100.00 %
7135 Office Admin	10,557.00	11,502.00	-945.00	91.78 %
7145 Grounds/Fac Super	31,086.12	31,086.09	0.03	100.00 %
7155 Maintenance-1	25,527.72	25,527.78	-0.06	100.00 %
7170 Relief Services	3,026.25	3,000.00	26.25	100.88 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>96,759.21</b>	<b>97,678.02</b>	<b>-918.81</b>	<b>99.06 %</b>
7151 Employer Match Taxes-Payroll	10,051.01	11,500.04	-1,449.03	87.40 %
7201 Staff-Medical/Dental	19,362.24	19,400.02	-37.78	99.81 %
7250 Insurance-SAIF	1,171.14	2,000.02	-828.88	58.56 %
7301 Staff Simple IRA	932.64	1,000.04	-67.40	93.26 %
7302 Employee Promotions	318.57	250.04	68.53	127.41 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>128,594.81</b>	<b>131,828.18</b>	<b>-3,233.37</b>	<b>97.55 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	24,811.93	31,500.00	-6,688.07	78.77 %
7551 Composting Area	5,415.55	7,500.00	-2,084.45	72.21 %
7601 Street Sweeping	607.10	1,250.02	-642.92	48.57 %
7651 Pest Control	199.00	600.00	-401.00	33.17 %
7800 Tree Service	17,970.00	9,999.98	7,970.02	179.70 %
7850 Forestry Consulting		200.02	-200.02	
7970 Landscaping Services		600.00	-600.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>49,003.58</b>	<b>51,650.02</b>	<b>-2,646.44</b>	<b>94.88 %</b>
Bank Charges & Fees	9.00		9.00	
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
<b>Total Expenses</b>	<b>\$232,744.24</b>	<b>\$248,491.04</b>	<b>\$ -15,746.80</b>	<b>93.66 %</b>
NET OPERATING INCOME	<b>\$8,554.05</b>	<b>\$3,973.24</b>	<b>\$4,580.81</b>	<b>215.29 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	91,792.80	91,792.79	0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	6,961.92	6,962.24	-0.32	100.00 %
8300 Interest Income--Reserves	197.42		197.42	
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>98,952.14</b>	<b>98,755.03</b>	<b>197.11</b>	<b>100.20 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$98,952.14</b>	<b>\$98,755.03</b>	<b>\$197.11</b>	<b>100.20 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - December, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9050 IF Reserve Contribution	5,801.60		5,801.60	
9100 Common Area				
9120 Drainage Reserve Expense	20.40		20.40	
9141 Entry Gate Reserve Expense	1,644.00		1,644.00	
<b>Total 9100 Common Area</b>	<b>1,664.40</b>		<b>1,664.40</b>	
9200 Rec Center Reserve Expense	81.98		81.98	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	1,069.51		1,069.51	
<b>Total 9301 Pool &amp; Spa Reserve Expense</b>	<b>1,069.51</b>		<b>1,069.51</b>	
9401 Tennis Court Reserve Exp	4,699.00		4,699.00	
9501 Gate House Reserve Expense				
9520 Office Equipment	5,593.25		5,593.25	
9550 Exterior	4,096.78		4,096.78	
<b>Total 9501 Gate House Reserve Expense</b>	<b>9,690.03</b>		<b>9,690.03</b>	
9601 Streets Reserve Expense	-4,896.36		-4,896.36	
9850 Innisfree Reserve Expense	428.65		428.65	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>18,538.81</b>		<b>18,538.81</b>	
<b>Total Other Expenses</b>	<b>\$18,538.81</b>	<b>\$0.00</b>	<b>\$18,538.81</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$80,413.33</b>	<b>\$98,755.03</b>	<b>\$ -18,341.70</b>	<b>81.43 %</b>
NET INCOME	<b>\$88,967.38</b>	<b>\$102,728.27</b>	<b>\$ -13,760.89</b>	<b>86.60 %</b>

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 NOVEMBER 30, 2022  
**DATE:** DECEMBER 13, 2022  
**CC:** TIM BULLER

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Attached are three financial statements for month ending November 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 November 30, the operating funds balance was \$365,313.02. Operating checking balance was \$14,610.62. Operating funds balance includes \$271,951.40 in prepaid assessments.
2. Utilities at the rec center were higher than budgeted due to below average temperatures for November.
3. Coast Tree service came and completed two days of tree removal in IPHCA per the Hazardous tree survey. View finders completed one day of tree removal along the walking wood path per the Hazardous tree survey.
4. November operating expenses were \$2,765.81 under budget. Year to date we are \$12,154.22 under budget.
5. November Reserve expenses were as follows: \$1,160.32 IPHCA reserve contribution, \$1,644.00 for new exit gate power supply, \$1,937.50 was paid to N.E.D.E.S. for 50% deposit for security cameras, \$1,399.00 for new tennis ball machine. Total November reserve expenses were \$4,980.50.

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of November 30, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	14,610.62
1060 Asset Acquisition	9,407.18
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	295.22
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	0.00
1098 Cetera 1 Month Treasury	170,500.00
1099 Cetera 3 month Treasury	170,500.00
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>365,313.02</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	99,108.93
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	
1161 Cetera TBI A0765 2/14/19	0.00
1162 Cetera W.F. CD A1907 9/30/19	0.00
1163 Cetera MM	177,509.60
1164 3 month Treasury Bill	150,190.03
<b>Total 1160 Cetera Reserve Treasury Bills</b>	<b>327,699.63</b>
<b>Total 1114 RESERVE FUNDS</b>	<b>426,808.56</b>
<b>Total Bank Accounts</b>	<b>\$792,121.58</b>
Accounts Receivable	
1200 Accounts Receivable	-264,172.49
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-263,605.49</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
<b>Total Accounts Receivable</b>	<b>\$ -263,605.49</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of November 30, 2022

	TOTAL
<b>Other Current Assets</b>	
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	5,050.00
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
<b>Total 1150 Accounts Rec - Interfund</b>	<b>5,050.00</b>
1230 Prepaid Insurance	18,173.29
1240 Undeposited Funds	2,720.92
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
<b>Total Repayment</b>	<b>0.00</b>
<b>Total Other Current Assets</b>	<b>\$25,944.21</b>
<b>Total Current Assets</b>	<b>\$554,460.30</b>
<b>Fixed Assets</b>	
1450 Equip-Admin	1,119.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	13,502.25
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$14,621.52</b>
<b>TOTAL ASSETS</b>	<b>\$569,081.82</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2000 Accounts Payable	21,020.66
<b>Total Accounts Payable</b>	<b>\$21,020.66</b>
Credit Cards	
1900 Columbia Bank Visa	195.95
1950 Shell Gas Card	0.00
<b>Total Credit Cards</b>	<b>\$195.95</b>
<b>Other Current Liabilities</b>	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of November 30, 2022

	TOTAL
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	<b>5,338.29</b>
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	<b>13,150.00</b>
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	<b>1,100.00</b>
2450 Construction Deposit	<b>1,100.00</b>
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$27,224.36</b>
<b>Total Current Liabilities</b>	<b>\$48,440.97</b>
<b>Total Liabilities</b>	<b>\$48,440.97</b>
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	495,452.71
Net Income	78,603.03
<b>Total Equity</b>	<b>\$520,640.85</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$569,081.82</b>



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

November 2022

	TOTAL
<b>Income</b>	
4000 INCOME	
4100 LWCHA Assessments	41,964.88
4150 Discounts	-156.90
4550 Key Deposits	10.00
4700 Reimbursements	392.00
4800 Interest Income	0.08
4900 Other Income/ Title Tranfer	860.00
<b>Total 4000 INCOME</b>	<b>43,070.06</b>
<b>Total Income</b>	<b>\$43,070.06</b>
<b>GROSS PROFIT</b>	
<b>\$43,070.06</b>	
<b>Expenses</b>	
6000 ADMINISTRATION	
6050 Insurance-General Liability	1,189.84
6055 Earthquake Insurance	699.03
6060 Insurance - D&O	160.33
6070 Insurance - Truck	42.00
6110 Office Supplies	183.13
6160 Bank Charges	55.45
6200 Dues/Subscriptions	30.00
6280 Forest Management Committee	
6280.01 Fire mitigation grant	441.40
<b>Total 6280 Forest Management Committee</b>	<b>441.40</b>
6296 Employee Promotions	60.00
<b>Total 6000 ADMINISTRATION</b>	<b>2,861.18</b>
6300 UTILITIES	
6310 Rec Center	1,354.13
6350 Pool & Sauna	735.86
6400 Maint Building	78.08
6450 Gate House	729.07
6500 Entry Gate	37.23
6550 Safety Ops Bldg Utilities	27.43
<b>Total 6300 UTILITIES</b>	<b>2,961.80</b>
6600 MAINTENANCE	
6610 Rec Center	244.55
6710 Drainage ditch/culverts	60.92
6750 Other Common area	80.00
<b>Total 6600 MAINTENANCE</b>	<b>385.47</b>
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	127.46
6821 Pool & Spa Supplies	322.59
6840 Maintenance Building	20.38

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

November 2022

	TOTAL
6850 Gatehouse Supplies	12.39
6860 Gate Cards and Remotes	462.00
6870 Tools & Tool Rentals	143.65
6900 Common Area Supplies	22.89
6921 Dog Poop Stations	219.47
6940 Trees Shrubs Flowers	28.76
6960 Truck Fuel	310.59
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,670.18</b>
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,427.02
7135 Office Admin	1,512.00
7145 Grounds/Fac Super	5,181.02
7155 Maintenance-1	4,254.62
7170 Relief Services	487.50
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>15,862.16</b>
7151 Employer Match Taxes-Payroll	1,564.74
7201 Staff-Medical/Dental	3,227.04
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	155.44
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,004.57</b>
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,060.44
7551 Composting Area	833.35
7651 Pest Control	199.00
7800 Tree Service	4,673.25
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>9,766.04</b>
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>
<b>Total Expenses</b>	<b>\$38,649.24</b>
<b>NET OPERATING INCOME</b>	<b>\$4,420.82</b>
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,298.80
8200 IPHCA Reserve Fund Transfer	1,160.32
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>
Late Fee Income	
<b>Total Other Income</b>	<b>\$16,459.12</b>
Other Expenses	
9000 RESERVE EXPENDITURES	
9100 Common Area	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

November 2022

	TOTAL
9141 Entry Gate Reserve Expense	1,644.00
<b>Total 9100 Common Area</b>	<b>1,644.00</b>
9401 Tennis Court Reserve Exp	1,399.00
9501 Gate House Reserve Expense	
9550 Exterior	1,937.50
<b>Total 9501 Gate House Reserve Expense</b>	<b>1,937.50</b>
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>4,980.50</b>
<b>Total Other Expenses</b>	<b>\$4,980.50</b>
NET OTHER INCOME	\$11,478.62
NET INCOME	\$15,899.44

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

November 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	41,964.88	41,964.88	0.00	100.00 %
4150 Discounts	-156.90	-791.68	634.78	19.82 %
4300 Member Gate Cards and remotes		100.00	-100.00	
4550 Key Deposits	10.00	12.50	-2.50	80.00 %
4700 Reimbursements	392.00	125.00	267.00	313.60 %
4800 Interest Income	0.08	41.66	-41.58	0.19 %
4900 Other Income/ Title Tranfer	860.00	625.00	235.00	137.60 %
<b>Total 4000 INCOME</b>	<b>43,070.06</b>	<b>42,077.36</b>	<b>992.70</b>	<b>102.36 %</b>
<b>Total Income</b>	<b>\$43,070.06</b>	<b>\$42,077.36</b>	<b>\$992.70</b>	<b>102.36 %</b>
<b>GROSS PROFIT</b>	<b>\$43,070.06</b>	<b>\$42,077.36</b>	<b>\$992.70</b>	<b>102.36 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		333.33	-333.33	
6020 Legal Collections		83.33	-83.33	
6030 Legal Consultancy		83.33	-83.33	
6030.02 General		125.00	-125.00	
<b>Total 6030 Legal Consultancy</b>		<b>208.33</b>	<b>-208.33</b>	
6050 Insurance-General Liability	1,189.84	1,708.33	-518.49	69.65 %
6055 Earthquake Insurance	699.03		699.03	
6060 Insurance - D&O	160.33	208.33	-48.00	76.96 %
6070 Insurance - Truck	42.00	43.75	-1.75	96.00 %
6110 Office Supplies	183.13	291.66	-108.53	62.79 %
6120 Printing		100.00	-100.00	
6130 Postage		70.87	-70.87	
6140 Computer/Security/Software		166.67	-166.67	
6150 Website and E-Mail		291.67	-291.67	
6160 Bank Charges	55.45	100.00	-44.55	55.45 %
6200 Dues/Subscriptions	30.00	208.33	-178.33	14.40 %
6210 Licenses/Fees/Permits		125.00	-125.00	
6230 Conference & Seminar		12.50	-12.50	
6250 Committee-Safety		62.50	-62.50	
6260 Committee-Social				
6260.01 Community Events		41.66	-41.66	
<b>Total 6260 Committee-Social</b>		<b>41.66</b>	<b>-41.66</b>	
6270 Bad Debts		20.83	-20.83	
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant	441.40		441.40	
<b>Total 6280 Forest Management Committee</b>	<b>441.40</b>	<b>1,250.00</b>	<b>-808.60</b>	<b>35.31 %</b>
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense		41.66	-41.66	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

November 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6296 Employee Promotions	60.00		60.00	
<b>Total 6000 ADMINISTRATION</b>	<b>2,861.18</b>	<b>5,393.75</b>	<b>-2,532.57</b>	<b>53.05 %</b>
<b>6300 UTILITIES</b>				
6310 Rec Center	1,354.13	1,041.70	312.43	129.99 %
6350 Pool & Sauna	735.86	416.66	319.20	176.61 %
6400 Maint Building	78.08	125.00	-46.92	62.46 %
6450 Gate House	729.07	833.33	-104.26	87.49 %
6500 Entry Gate	37.23	66.66	-29.43	55.85 %
6550 Safety Ops Bldg Utilities	27.43	29.16	-1.73	94.07 %
<b>Total 6300 UTILITIES</b>	<b>2,961.80</b>	<b>2,512.51</b>	<b>449.29</b>	<b>117.88 %</b>
<b>6600 MAINTENANCE</b>				
6610 Rec Center	244.55	250.00	-5.45	97.82 %
6621 Pool & Spa		166.67	-166.67	
6630 Tennis Courts		25.00	-25.00	
6640 Fitness Center		41.66	-41.66	
6650 Maint Bldg		25.00	-25.00	
6660 Gate House		41.67	-41.67	
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		125.00	-125.00	
6710 Drainage ditch/culverts	60.92		60.92	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area	80.00	41.63	38.37	192.17 %
6760 Vehicles - trucks/golf cart		83.33	-83.33	
6770 Tools		83.33	-83.33	
<b>Total 6600 MAINTENANCE</b>	<b>385.47</b>	<b>937.46</b>	<b>-551.99</b>	<b>41.12 %</b>
<b>6801 SUPPLIES &amp; EQUIPMENT</b>				
6810 Rec Center Supplies	127.46	291.66	-164.20	43.70 %
6821 Pool & Spa Supplies	322.59	208.33	114.26	154.85 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	20.38	45.83	-25.45	44.47 %
6850 Gatehouse Supplies	12.39	62.50	-50.11	19.82 %
6860 Gate Cards and Remotes	462.00	208.33	253.67	221.76 %
6870 Tools & Tool Rentals	143.65	291.66	-148.01	49.25 %
6900 Common Area Supplies	22.89	108.33	-85.44	21.13 %
6910 Chemicals & Fertilizer		70.83	-70.83	
6921 Dog Poop Stations	219.47	83.33	136.14	263.37 %
6940 Trees Shrubs Flowers	28.76	250.00	-221.24	11.50 %
6960 Truck Fuel	310.59	291.70	18.89	106.48 %
6970 Mileage Reimbursement		29.16	-29.16	
6990 Other		25.00	-25.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,670.18</b>	<b>1,991.66</b>	<b>-321.48</b>	<b>83.86 %</b>
<b>7000 STAFF WAGES &amp; BENEFITS</b>				

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

November 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>7100 Staff Wages &amp; Salaries</b>				
7125 Comm Coordinator	4,427.02	4,427.03	-0.01	100.00 %
7135 Office Admin	1,512.00	1,917.00	-405.00	78.87 %
7145 Grounds/Fac Super	5,181.02	5,181.01	0.01	100.00 %
7155 Maintenance-1	4,254.62	4,254.62	0.00	100.00 %
7170 Relief Services	487.50	500.00	-12.50	97.50 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>15,862.16</b>	<b>16,279.66</b>	<b>-417.50</b>	<b>97.44 %</b>
7151 Employer Match Taxes-Payroll	1,564.74	1,916.66	-351.92	81.64 %
7201 Staff-Medical/Dental	3,227.04	3,233.33	-6.29	99.81 %
7250 Insurance-SAIF	195.19	333.33	-138.14	58.56 %
7301 Staff Simple IRA	155.44	166.70	-11.26	93.25 %
7302 Employee Promotions		41.66	-41.66	
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,004.57</b>	<b>21,971.34</b>	<b>-966.77</b>	<b>95.60 %</b>
<b>7500 CONTRACTOR SERVICES</b>				
7525 Garbage Removal	4,060.44	5,250.00	-1,189.56	77.34 %
7551 Composting Area	833.35	1,250.00	-416.65	66.67 %
7601 Street Sweeping		208.33	-208.33	
7651 Pest Control	199.00	100.00	99.00	199.00 %
7800 Tree Service	4,673.25	1,666.67	3,006.58	280.39 %
7850 Forestry Consulting		33.33	-33.33	
7970 Landscaping Services		100.00	-100.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>9,766.04</b>	<b>8,608.33</b>	<b>1,157.71</b>	<b>113.45 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
<b>Total Expenses</b>	<b>\$38,649.24</b>	<b>\$41,415.05</b>	<b>\$ -2,765.81</b>	<b>93.32 %</b>
<b>NET OPERATING INCOME</b>	<b>\$4,420.82</b>	<b>\$662.31</b>	<b>\$3,758.51</b>	<b>667.49 %</b>
Other Income				
<b>8000 RESERVE AND CAPITAL ACCOUNTS</b>				
8100 LWCHA Reserve Fund Transfer	15,298.80	15,298.80	0.00	100.00 %
8200 IPHCA Reserve Fund Transfer	1,160.32	1,160.37	-0.05	100.00 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>	<b>16,459.17</b>	<b>-0.05</b>	<b>100.00 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$16,459.12</b>	<b>\$16,459.17</b>	<b>\$ -0.05</b>	<b>100.00 %</b>
Other Expenses				
<b>9000 RESERVE EXPENDITURES</b>				
<b>9100 Common Area</b>				
9141 Entry Gate Reserve Expense	1,644.00		1,644.00	
<b>Total 9100 Common Area</b>	<b>1,644.00</b>		<b>1,644.00</b>	
9401 Tennis Court Reserve Exp	1,399.00		1,399.00	
9501 Gate House Reserve Expense				

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

November 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9550 Exterior	1,937.50		1,937.50	
<b>Total 9501 Gate House Reserve Expense</b>	<b>1,937.50</b>		<b>1,937.50</b>	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>4,980.50</b>		<b>4,980.50</b>	
<b>Total Other Expenses</b>	<b>\$4,980.50</b>	<b>\$0.00</b>	<b>\$4,980.50</b>	<b>0.00%</b>
<b>NET OTHER INCOME</b>	<b>\$11,478.62</b>	<b>\$16,459.17</b>	<b>\$ -4,980.55</b>	<b>69.74 %</b>
<b>NET INCOME</b>	<b>\$15,899.44</b>	<b>\$17,121.48</b>	<b>\$ -1,222.04</b>	<b>92.86 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - November, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	209,824.40	209,824.40	0.00	100.00 %
4150 Discounts	-13,022.73	-3,958.34	-9,064.39	328.99 %
4200 LWCHA L/F & Interest	150.00		150.00	
4300 Member Gate Cards and remotes	530.00	500.00	30.00	106.00 %
4550 Key Deposits	70.00	62.50	7.50	112.00 %
4700 Reimbursements	392.00	625.00	-233.00	62.72 %
4800 Interest Income	1.56	208.34	-206.78	0.75 %
4900 Other Income/ Title Tranfer	1,510.00	3,125.00	-1,615.00	48.32 %
<b>Total 4000 INCOME</b>	<b>199,455.23</b>	<b>210,386.90</b>	<b>-10,931.67</b>	<b>94.80 %</b>
<b>Total Income</b>	<b>\$199,455.23</b>	<b>\$210,386.90</b>	<b>\$ -10,931.67</b>	<b>94.80 %</b>
<b>GROSS PROFIT</b>	<b>\$199,455.23</b>	<b>\$210,386.90</b>	<b>\$ -10,931.67</b>	<b>94.80 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		1,666.69	-1,666.69	
6020 Legal Collections		416.69	-416.69	
6030 Legal Consultancy	531.25	416.69	114.56	127.49 %
6030.02 General		625.00	-625.00	
<b>Total 6030 Legal Consultancy</b>	<b>531.25</b>	<b>1,041.69</b>	<b>-510.44</b>	<b>51.00 %</b>
6050 Insurance-General Liability	5,949.20	8,541.69	-2,592.49	69.65 %
6055 Earthquake Insurance	3,495.15		3,495.15	
6060 Insurance - D&O	801.65	1,041.65	-240.00	76.96 %
6070 Insurance - Truck	210.00	218.75	-8.75	96.00 %
6110 Office Supplies	1,234.96	1,458.34	-223.38	84.68 %
6120 Printing	1,587.85	500.00	1,087.85	317.57 %
6130 Postage	112.18	354.19	-242.01	31.67 %
6140 Computer/Security/Software	510.31	833.31	-323.00	61.24 %
6150 Website and E-Mail	45.73	1,458.31	-1,412.58	3.14 %
6160 Bank Charges	473.09	500.00	-26.91	94.62 %
6200 Dues/Subscriptions	2,164.90	1,041.69	1,123.21	207.83 %
6210 Licenses/Fees/Permits	787.00	625.00	162.00	125.92 %
6230 Conference & Seminar		62.50	-62.50	
6250 Committee-Safety		312.50	-312.50	
6260 Committee-Social				
6260.01 Community Events	30.00	208.34	-178.34	14.40 %
<b>Total 6260 Committee-Social</b>	<b>30.00</b>	<b>208.34</b>	<b>-178.34</b>	<b>14.40 %</b>
6270 Bad Debts		104.19	-104.19	
6280 Forest Management Committee		6,250.00	-6,250.00	
6280.01 Fire mitigation grant	640.04		640.04	
<b>Total 6280 Forest Management Committee</b>	<b>640.04</b>	<b>6,250.00</b>	<b>-5,609.96</b>	<b>10.24 %</b>
6286 Architectural Committee	135.45	125.00	10.45	108.36 %



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - November, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	0.00	208.34	-208.34	0.00 %
6296 Employee Promotions	60.00		60.00	
<b>Total 6000 ADMINISTRATION</b>	<b>18,768.76</b>	<b>26,968.87</b>	<b>-8,200.11</b>	<b>69.59 %</b>
<b>6300 UTILITIES</b>				
6310 Rec Center	5,721.88	5,208.34	513.54	109.86 %
6350 Pool & Sauna	2,561.75	2,083.34	478.41	122.96 %
6400 Maint Building	422.40	625.00	-202.60	67.58 %
6450 Gate House	4,666.44	4,166.65	499.79	112.00 %
6500 Entry Gate	187.62	333.34	-145.72	56.28 %
6550 Safety Ops Bldg Utilities	131.99	145.84	-13.85	90.50 %
<b>Total 6300 UTILITIES</b>	<b>13,692.08</b>	<b>12,562.51</b>	<b>1,129.57</b>	<b>108.99 %</b>
<b>6600 MAINTENANCE</b>				
6610 Rec Center	1,281.48	1,250.00	31.48	102.52 %
6621 Pool & Spa		833.31	-833.31	
6630 Tennis Courts	73.29	125.00	-51.71	58.63 %
6640 Fitness Center		208.34	-208.34	
6650 Maint Bldg	62.98	125.00	-62.02	50.38 %
6660 Gate House	165.00	208.31	-43.31	79.21 %
6670 Entry Gate System	840.00		840.00	
6690 Signs Maintenance		208.31	-208.31	
6700 Roads & Paths	19.43	625.00	-605.57	3.11 %
6710 Drainage ditch/culverts	60.92		60.92	
6720 Garbage/Dumpster		62.50	-62.50	
6750 Other Common area	186.77	208.31	-21.54	89.66 %
6760 Vehicles - trucks/golf cart	640.44	416.69	223.75	153.70 %
6770 Tools	44.94	416.69	-371.75	10.79 %
<b>Total 6600 MAINTENANCE</b>	<b>3,375.25</b>	<b>4,687.46</b>	<b>-1,312.21</b>	<b>72.01 %</b>
<b>6801 SUPPLIES &amp; EQUIPMENT</b>				
6810 Rec Center Supplies	833.14	1,458.34	-625.20	57.13 %
6821 Pool & Spa Supplies	1,177.67	1,041.69	135.98	113.05 %
6830 Exercise Room Supplies		125.00	-125.00	
6840 Maintenance Building	119.20	229.19	-109.99	52.01 %
6850 Gatehouse Supplies	12.39	312.50	-300.11	3.96 %
6860 Gate Cards and Remotes	902.00	1,041.69	-139.69	86.59 %
6870 Tools & Tool Rentals	815.44	1,458.34	-642.90	55.92 %
6900 Common Area Supplies	1,305.19	541.69	763.50	240.95 %
6910 Chemicals & Fertilizer	440.41	354.19	86.22	124.34 %
6921 Dog Poop Stations	620.37	416.69	203.68	148.88 %
6940 Trees Shrubs Flowers	77.74	1,250.00	-1,172.26	6.22 %
6960 Truck Fuel	1,580.67	1,458.38	122.29	108.39 %
6970 Mileage Reimbursement		145.80	-145.80	
6990 Other		125.00	-125.00	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - November, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>7,884.22</b>	<b>9,958.50</b>	<b>-2,074.28</b>	<b>79.17 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	22,135.10	22,135.15	-0.05	100.00 %
7135 Office Admin	8,748.00	9,585.00	-837.00	91.27 %
7145 Grounds/Fac Super	25,905.10	25,905.08	0.02	100.00 %
7155 Maintenance-1	21,273.10	21,273.16	-0.06	100.00 %
7170 Relief Services	2,486.25	2,500.00	-13.75	99.45 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>80,547.55</b>	<b>81,398.39</b>	<b>-850.84</b>	<b>98.95 %</b>
7151 Employer Match Taxes-Payroll	8,560.94	9,583.38	-1,022.44	89.33 %
7201 Staff-Medical/Dental	16,135.20	16,166.69	-31.49	99.81 %
7250 Insurance-SAIF	975.95	1,666.69	-690.74	58.56 %
7301 Staff Simple IRA	777.20	833.38	-56.18	93.26 %
7302 Employee Promotions	166.98	208.34	-41.36	80.15 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>107,163.82</b>	<b>109,856.87</b>	<b>-2,693.05</b>	<b>97.55 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	20,574.95	26,250.00	-5,675.05	78.38 %
7551 Composting Area	4,677.50	6,250.00	-1,572.50	74.84 %
7601 Street Sweeping	607.10	1,041.69	-434.59	58.28 %
7651 Pest Control	199.00	500.00	-301.00	39.80 %
7800 Tree Service	17,970.00	8,333.31	9,636.69	215.64 %
7850 Forestry Consulting		166.69	-166.69	
7970 Landscaping Services		500.00	-500.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>44,028.55</b>	<b>43,041.69</b>	<b>986.86</b>	<b>102.29 %</b>
Bank Charges & Fees	9.00		9.00	
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
<b>Total Expenses</b>	<b>\$194,921.68</b>	<b>\$207,075.90</b>	<b>\$ -12,154.22</b>	<b>94.13 %</b>
<b>NET OPERATING INCOME</b>	<b>\$4,533.55</b>	<b>\$3,311.00</b>	<b>\$1,222.55</b>	<b>136.92 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	76,494.00	76,493.99	0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	5,801.60	5,801.87	-0.27	100.00 %
8300 Interest Income--Reserves	197.42		197.42	
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>82,493.02</b>	<b>82,295.86</b>	<b>197.16</b>	<b>100.24 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$82,493.02</b>	<b>\$82,295.86</b>	<b>\$197.16</b>	<b>100.24 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	3,480.96		3,480.96	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - November, 2022

	TOTAL			% OF BUDGET
	ACTUAL	BUDGET	OVER BUDGET	
9100 Common Area				
9141 Entry Gate Reserve Expense	1,644.00		1,644.00	
<b>Total 9100 Common Area</b>	<b>1,644.00</b>		<b>1,644.00</b>	
9200 Rec Center Reserve Expense	81.98		81.98	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	1,069.51		1,069.51	
<b>Total 9301 Pool &amp; Spa Reserve Expense</b>	<b>1,069.51</b>		<b>1,069.51</b>	
9401 Tennis Court Reserve Exp	4,699.00		4,699.00	
9501 Gate House Reserve Expense				
9550 Exterior	2,159.28		2,159.28	
<b>Total 9501 Gate House Reserve Expense</b>	<b>2,159.28</b>		<b>2,159.28</b>	
9601 Streets Reserve Expense	-4,896.36		-4,896.36	
9850 Innisfree Reserve Expense	428.65		428.65	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>8,667.02</b>		<b>8,667.02</b>	
<b>Total Other Expenses</b>	<b>\$8,667.02</b>	<b>\$0.00</b>	<b>\$8,667.02</b>	<b>0.00%</b>
<b>NET OTHER INCOME</b>	<b>\$73,826.00</b>	<b>\$82,295.86</b>	<b>\$ -8,469.86</b>	<b>89.71 %</b>
<b>NET INCOME</b>	<b>\$78,359.55</b>	<b>\$85,606.86</b>	<b>\$ -7,247.31</b>	<b>91.53 %</b>

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, 2022  
**DATE:** NOVEMBER 14, 2022  
**CC:** TIM BULLER

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Attached are three financial statements for month ending October 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 October 31, the operating funds balance was \$411,660.11. Operating checking balance was \$29,932.21. Operating funds balance includes \$312,935.40 in prepaid assessments.
2. On October 28, \$341,000.00 of operating fund were invested into short term treasuries. \$170,500.00 into a Three-month Treasury and \$170,500.00 into a 30-day Treasury.
3. Office supply expense includes the purchase of ink for the printer for \$590.72.
4. Pool and spa permits were renewed for \$787.00.
5. Gate House utilities includes a double payment to AT&T. The payment was set to auto pay on the 15<sup>th</sup> of each month. It was not received before another bill was generated. I have set it back to the 10<sup>th</sup> for future payments.
6. Performance System integration conducted the annual sprinkler test at the rec center.
7. Coast Tree service came and completed two days of tree removal in IPHCA per the Hazardous tree survey. View finders completed one day of tree removal along the walking wood path per the Hazardous tree survey.
8. October operating expenses were \$1,889.69 over budget. Year to date we are \$9,397.33 under budget.
9. October Reserve expenses were as follows: \$1,160.32 IPHCA reserve contribution, \$87.27 for siding for gate house repairs. Total October reserve expenses were \$1,247.59.

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of October 31, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	29,932.21
1060 Asset Acquisition	9,407.10
1070 CB Savings Money Market	31,065.58
1075 WF Savings Money Market	0.00
1080 Petty Cash	255.22
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	0.00
1098 Cetera 1 Month Treasury	170,500.00
1099 Cetera 3 month Treasury	170,500.00
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>411,660.11</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	84,587.31
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	177,511.93
1164 3 month Treasury Bill	150,000.00
<b>Total 1160 Cetera Reserve Treasury Bills</b>	<b>327,511.93</b>
<b>Total 1114 RESERVE FUNDS</b>	<b>412,099.24</b>
<b>Total Bank Accounts</b>	<b>\$823,759.35</b>
Accounts Receivable	
1200 Accounts Receivable	-299,617.64
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-299,050.64</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
<b>Total Accounts Receivable</b>	<b>\$ -299,050.64</b>
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of October 31, 2022

	TOTAL
<b>Total 1110 OPERATING FUND</b>	<b>0.00</b>
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
<b>Total 1150 Accounts Rec - Interfund</b>	<b>5,050.00</b>
1230 Prepaid Insurance	19,985.46
1240 Undeposited Funds	2,720.92
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
<b>Total Repayment</b>	<b>0.00</b>
<b>Total Other Current Assets</b>	<b>\$27,756.38</b>
<b>Total Current Assets</b>	<b>\$552,465.09</b>
Fixed Assets	
1450 Equip-Admin	1,119.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	13,502.25
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$14,621.52</b>
<b>TOTAL ASSETS</b>	<b>\$567,086.61</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	34,098.39
<b>Total Accounts Payable</b>	<b>\$34,098.39</b>
Credit Cards	
1900 Columbia Bank Visa	1,753.19
1950 Shell Gas Card	0.00
<b>Total Credit Cards</b>	<b>\$1,753.19</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>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of October 31, 2022

	TOTAL
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	<b>5,038.81</b>
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	<b>13,150.00</b>
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	<b>1,100.00</b>
2450 Construction Deposit	<b>1,100.00</b>
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$26,924.88</b>
<b>Total Current Liabilities</b>	<b>\$62,776.46</b>
<b>Total Liabilities</b>	<b>\$62,776.46</b>
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	495,453.43
Net Income	62,271.61
<b>Total Equity</b>	<b>\$504,310.15</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$567,086.61</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

October 2022

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	41,964.88
4150 Discounts	-156.90
4300 Member Gate Cards and remotes	30.00
4550 Key Deposits	30.00
4800 Interest Income	0.34
4900 Other Income/ Title Tranfer	30.00
<b>Total 4000 INCOME</b>	<b>41,898.32</b>
<b>Total Income</b>	<b>\$41,898.32</b>
GROSS PROFIT	<b>\$41,898.32</b>
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	170.00
6050 Insurance-General Liability	1,189.84
6055 Earthquake Insurance	699.03
6060 Insurance - D&O	160.33
6070 Insurance - Truck	42.00
6110 Office Supplies	615.70
6120 Printing	46.00
6140 Computer/Security/Software	145.00
6160 Bank Charges	55.95
6200 Dues/Subscriptions	195.00
6210 Licenses/Fees/Permits	787.00
6260 Committee-Social	
6260.01 Community Events	30.00
<b>Total 6260 Committee-Social</b>	<b>30.00</b>
6280 Forest Management Committee	
6280.01 Fire mitigation grant	30.64
<b>Total 6280 Forest Management Committee</b>	<b>30.64</b>
6286 Architectural Committee	135.45
<b>Total 6000 ADMINISTRATION</b>	<b>4,301.94</b>
6300 UTILITIES	
6310 Rec Center	1,244.07
6350 Pool & Sauna	464.80
6400 Maint Building	133.17
6450 Gate House	1,285.20
6500 Entry Gate	37.72
6550 Safety Ops Bldg Utilities	26.39
<b>Total 6300 UTILITIES</b>	<b>3,191.35</b>
6600 MAINTENANCE	
6610 Rec Center	532.50



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

October 2022

	TOTAL
6670 Entry Gate System	420.00
6750 Other Common area	16.00
6760 Vehicles - trucks/golf cart	640.44
<b>Total 6600 MAINTENANCE</b>	<b>1,608.94</b>
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	72.63
6821 Pool & Spa Supplies	201.09
6840 Maintenance Building	8.15
6870 Tools & Tool Rentals	150.94
6900 Common Area Supplies	94.72
6921 Dog Poop Stations	123.02
6960 Truck Fuel	174.72
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>825.27</b>
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,427.02
7135 Office Admin	1,728.00
7145 Grounds/Fac Super	5,181.02
7155 Maintenance-1	4,254.62
7170 Relief Services	503.75
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,094.41</b>
7151 Employer Match Taxes-Payroll	1,694.64
7201 Staff-Medical/Dental	3,227.04
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	155.44
7302 Employee Promotions	42.99
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,409.71</b>
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,148.72
7551 Composting Area	712.76
7800 Tree Service	7,106.25
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>11,967.73</b>
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>
<b>Total Expenses</b>	<b>\$43,304.94</b>
NET OPERATING INCOME	<b>\$ -1,406.62</b>
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,298.80
8200 IPHCA Reserve Fund Transfer	1,160.32
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

October 2022

	TOTAL
Late Fee Income	
<b>Total Other Income</b>	<b>\$16,459.12</b>
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	1,160.32
9501 Gate House Reserve Expense	
9550 Exterior	87.27
<b>Total 9501 Gate House Reserve Expense</b>	<b>87.27</b>
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>1,247.59</b>
<b>Total Other Expenses</b>	<b>\$1,247.59</b>
NET OTHER INCOME	<b>\$15,211.53</b>
NET INCOME	<b>\$13,804.91</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

October 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	41,964.88	41,964.88	0.00	100.00 %
4150 Discounts	-156.90	-791.66	634.76	19.82 %
4300 Member Gate Cards and remotes	30.00	100.00	-70.00	30.00 %
4550 Key Deposits	30.00	12.50	17.50	240.00 %
4700 Reimbursements		125.00	-125.00	
4800 Interest Income	0.34	41.66	-41.32	0.82 %
4900 Other Income/ Title Tranfer	30.00	625.00	-595.00	4.80 %
<b>Total 4000 INCOME</b>	<b>41,898.32</b>	<b>42,077.38</b>	<b>-179.06</b>	<b>99.57 %</b>
<b>Total Income</b>	<b>\$41,898.32</b>	<b>\$42,077.38</b>	<b>\$ -179.06</b>	<b>99.57 %</b>
<b>GROSS PROFIT</b>	<b>\$41,898.32</b>	<b>\$42,077.38</b>	<b>\$ -179.06</b>	<b>99.57 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		333.33	-333.33	
6020 Legal Collections		83.33	-83.33	
6030 Legal Consultancy	170.00	83.33	86.67	204.01 %
6030.02 General		125.00	-125.00	
<b>Total 6030 Legal Consultancy</b>	<b>170.00</b>	<b>208.33</b>	<b>-38.33</b>	<b>81.60 %</b>
6050 Insurance-General Liability	1,189.84	1,708.37	-518.53	69.65 %
6055 Earthquake Insurance	699.03		699.03	
6060 Insurance - D&O	160.33	208.33	-48.00	76.96 %
6070 Insurance - Truck	42.00	43.75	-1.75	96.00 %
6110 Office Supplies	615.70	291.66	324.04	211.10 %
6120 Printing	46.00	100.00	-54.00	46.00 %
6130 Postage		70.83	-70.83	
6140 Computer/Security/Software	145.00	166.67	-21.67	87.00 %
6150 Website and E-Mail		291.67	-291.67	
6160 Bank Charges	55.95	100.00	-44.05	55.95 %
6200 Dues/Subscriptions	195.00	208.37	-13.37	93.58 %
6210 Licenses/Fees/Permits	787.00	125.00	662.00	629.60 %
6230 Conference & Seminar		12.50	-12.50	
6250 Committee-Safety		62.50	-62.50	
6260 Committee-Social				
6260.01 Community Events	30.00	41.66	-11.66	72.01 %
<b>Total 6260 Committee-Social</b>	<b>30.00</b>	<b>41.66</b>	<b>-11.66</b>	<b>72.01 %</b>
6270 Bad Debts		20.87	-20.87	
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant	30.64		30.64	
<b>Total 6280 Forest Management Committee</b>	<b>30.64</b>	<b>1,250.00</b>	<b>-1,219.36</b>	<b>2.45 %</b>
6286 Architectural Committee	135.45	25.00	110.45	541.80 %
6295 Misc Expense		41.70	-41.70	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

October 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Total 6000 ADMINISTRATION</b>	<b>4,301.94</b>	<b>5,393.87</b>	<b>-1,091.93</b>	<b>79.76 %</b>
6300 UTILITIES				
6310 Rec Center	1,244.07	1,041.66	202.41	119.43 %
6350 Pool & Sauna	464.80	416.70	48.10	111.54 %
6400 Maint Building	133.17	125.00	8.17	106.54 %
6450 Gate House	1,285.20	833.33	451.87	154.22 %
6500 Entry Gate	37.72	66.70	-28.98	56.55 %
6550 Safety Ops Bldg Utilities	26.39	29.16	-2.77	90.50 %
<b>Total 6300 UTILITIES</b>	<b>3,191.35</b>	<b>2,512.55</b>	<b>678.80</b>	<b>127.02 %</b>
6600 MAINTENANCE				
6610 Rec Center	532.50	250.00	282.50	213.00 %
6621 Pool & Spa		166.67	-166.67	
6630 Tennis Courts		25.00	-25.00	
6640 Fitness Center		41.66	-41.66	
6650 Maint Bldg		25.00	-25.00	
6660 Gate House		41.67	-41.67	
6670 Entry Gate System	420.00		420.00	
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		125.00	-125.00	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area	16.00	41.67	-25.67	38.40 %
6760 Vehicles - trucks/golf cart	640.44	83.33	557.11	768.56 %
6770 Tools		83.33	-83.33	
<b>Total 6600 MAINTENANCE</b>	<b>1,608.94</b>	<b>937.50</b>	<b>671.44</b>	<b>171.62 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	72.63	291.70	-219.07	24.90 %
6821 Pool & Spa Supplies	201.09	208.33	-7.24	96.52 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	8.15	45.87	-37.72	17.77 %
6850 Gatehouse Supplies		62.50	-62.50	
6860 Gate Cards and Remotes		208.33	-208.33	
6870 Tools & Tool Rentals	150.94	291.66	-140.72	51.75 %
6900 Common Area Supplies	94.72	108.33	-13.61	87.44 %
6910 Chemicals & Fertilizer		70.83	-70.83	
6921 Dog Poop Stations	123.02	83.33	39.69	147.63 %
6940 Trees Shrubs Flowers		250.00	-250.00	
6960 Truck Fuel	174.72	291.66	-116.94	59.91 %
6970 Mileage Reimbursement		29.16	-29.16	
6990 Other		25.00	-25.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>825.27</b>	<b>1,991.70</b>	<b>-1,166.43</b>	<b>41.44 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

October 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7125 Comm Coordinator	4,427.02	4,427.03	-0.01	100.00 %
7135 Office Admin	1,728.00	1,917.00	-189.00	90.14 %
7145 Grounds/Fac Super	5,181.02	5,181.01	0.01	100.00 %
7155 Maintenance-1	4,254.62	4,254.62	0.00	100.00 %
7170 Relief Services	503.75	500.00	3.75	100.75 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,094.41</b>	<b>16,279.66</b>	<b>-185.25</b>	<b>98.86 %</b>
7151 Employer Match Taxes-Payroll	1,694.64	1,916.66	-222.02	88.42 %
7201 Staff-Medical/Dental	3,227.04	3,233.33	-6.29	99.81 %
7250 Insurance-SAIF	195.19	333.33	-138.14	58.56 %
7301 Staff Simple IRA	155.44	166.66	-11.22	93.27 %
7302 Employee Promotions	42.99	41.66	1.33	103.19 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,409.71</b>	<b>21,971.30</b>	<b>-561.59</b>	<b>97.44 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,148.72	5,250.00	-1,101.28	79.02 %
7551 Composting Area	712.76	1,250.00	-537.24	57.02 %
7601 Street Sweeping		208.33	-208.33	
7651 Pest Control		100.00	-100.00	
7800 Tree Service	7,106.25	1,666.67	5,439.58	426.37 %
7850 Forestry Consulting		33.33	-33.33	
7970 Landscaping Services		100.00	-100.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>11,967.73</b>	<b>8,608.33</b>	<b>3,359.40</b>	<b>139.02 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
<b>Total Expenses</b>	<b>\$43,304.94</b>	<b>\$41,415.25</b>	<b>\$1,889.69</b>	<b>104.56 %</b>
NET OPERATING INCOME	<b>\$ -1,406.62</b>	<b>\$662.13</b>	<b>\$ -2,068.75</b>	<b>-212.44 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,298.80	15,298.80	0.00	100.00 %
8200 IPHCA Reserve Fund Transfer	1,160.32	1,160.38	-0.06	99.99 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>	<b>16,459.18</b>	<b>-0.06</b>	<b>100.00 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$16,459.12</b>	<b>\$16,459.18</b>	<b>\$ -0.06</b>	<b>100.00 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,160.32		1,160.32	
9501 Gate House Reserve Expense				
9550 Exterior	87.27		87.27	
<b>Total 9501 Gate House Reserve Expense</b>	<b>87.27</b>		<b>87.27</b>	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>1,247.59</b>		<b>1,247.59</b>	
<b>Total Other Expenses</b>	<b>\$1,247.59</b>	<b>\$0.00</b>	<b>\$1,247.59</b>	<b>0.00%</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

October 2022

			TOTAL	
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
NET OTHER INCOME	<b>\$15,211.53</b>	<b>\$16,459.18</b>	<b>\$ -1,247.65</b>	<b>92.42 %</b>
NET INCOME	<b>\$13,804.91</b>	<b>\$17,121.31</b>	<b>\$ -3,316.40</b>	<b>80.63 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - October, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	167,859.52	167,859.52	0.00	100.00 %
4150 Discounts	-12,865.83	-3,166.66	-9,699.17	406.29 %
4200 LWCHA L/F & Interest	150.00		150.00	
4300 Member Gate Cards and remotes	530.00	400.00	130.00	132.50 %
4550 Key Deposits	60.00	50.00	10.00	120.00 %
4700 Reimbursements		500.00	-500.00	
4800 Interest Income	1.48	166.68	-165.20	0.89 %
4900 Other Income/ Title Tranfer	650.00	2,500.00	-1,850.00	26.00 %
<b>Total 4000 INCOME</b>	<b>156,385.17</b>	<b>168,309.54</b>	<b>-11,924.37</b>	<b>92.92 %</b>
<b>Total Income</b>	<b>\$156,385.17</b>	<b>\$168,309.54</b>	<b>\$ -11,924.37</b>	<b>92.92 %</b>
<b>GROSS PROFIT</b>	<b>\$156,385.17</b>	<b>\$168,309.54</b>	<b>\$ -11,924.37</b>	<b>92.92 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		1,333.36	-1,333.36	
6020 Legal Collections		333.36	-333.36	
6030 Legal Consultancy	531.25	333.36	197.89	159.36 %
6030.02 General		500.00	-500.00	
<b>Total 6030 Legal Consultancy</b>	<b>531.25</b>	<b>833.36</b>	<b>-302.11</b>	<b>63.75 %</b>
6050 Insurance-General Liability	4,759.36	6,833.36	-2,074.00	69.65 %
6055 Earthquake Insurance	2,796.12		2,796.12	
6060 Insurance - D&O	641.32	833.32	-192.00	76.96 %
6070 Insurance - Truck	168.00	175.00	-7.00	96.00 %
6110 Office Supplies	1,051.83	1,166.68	-114.85	90.16 %
6120 Printing	1,587.85	400.00	1,187.85	396.96 %
6130 Postage	112.18	283.32	-171.14	39.59 %
6140 Computer/Security/Software	510.31	666.64	-156.33	76.55 %
6150 Website and E-Mail	45.73	1,166.64	-1,120.91	3.92 %
6160 Bank Charges	417.64	400.00	17.64	104.41 %
6200 Dues/Subscriptions	2,134.90	833.36	1,301.54	256.18 %
6210 Licenses/Fees/Permits	787.00	500.00	287.00	157.40 %
6230 Conference & Seminar		50.00	-50.00	
6250 Committee-Safety		250.00	-250.00	
6260 Committee-Social				
6260.01 Community Events	30.00	166.68	-136.68	18.00 %
<b>Total 6260 Committee-Social</b>	<b>30.00</b>	<b>166.68</b>	<b>-136.68</b>	<b>18.00 %</b>
6270 Bad Debts		83.36	-83.36	
6280 Forest Management Committee		5,000.00	-5,000.00	
6280.01 Fire mitigation grant	198.64		198.64	
<b>Total 6280 Forest Management Committee</b>	<b>198.64</b>	<b>5,000.00</b>	<b>-4,801.36</b>	<b>3.97 %</b>
6286 Architectural Committee	135.45	100.00	35.45	135.45 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - October, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	0.00	166.68	-166.68	0.00 %
<b>Total 6000 ADMINISTRATION</b>	<b>15,907.58</b>	<b>21,575.12</b>	<b>-5,667.54</b>	<b>73.73 %</b>
6300 UTILITIES				
6310 Rec Center	4,367.75	4,166.64	201.11	104.83 %
6350 Pool & Sauna	1,825.89	1,666.68	159.21	109.55 %
6400 Maint Building	344.32	500.00	-155.68	68.86 %
6450 Gate House	3,937.37	3,333.32	604.05	118.12 %
6500 Entry Gate	150.39	266.68	-116.29	56.39 %
6550 Safety Ops Bldg Utilities	104.56	116.68	-12.12	89.61 %
<b>Total 6300 UTILITIES</b>	<b>10,730.28</b>	<b>10,050.00</b>	<b>680.28</b>	<b>106.77 %</b>
6600 MAINTENANCE				
6610 Rec Center	1,036.93	1,000.00	36.93	103.69 %
6621 Pool & Spa		666.64	-666.64	
6630 Tennis Courts	73.29	100.00	-26.71	73.29 %
6640 Fitness Center		166.68	-166.68	
6650 Maint Bldg	62.98	100.00	-37.02	62.98 %
6660 Gate House	165.00	166.64	-1.64	99.02 %
6670 Entry Gate System	840.00		840.00	
6690 Signs Maintenance		166.64	-166.64	
6700 Roads & Paths	19.43	500.00	-480.57	3.89 %
6720 Garbage/Dumpster		50.00	-50.00	
6750 Other Common area	106.77	166.68	-59.91	64.06 %
6760 Vehicles - trucks/golf cart	640.44	333.36	307.08	192.12 %
6770 Tools	44.94	333.36	-288.42	13.48 %
<b>Total 6600 MAINTENANCE</b>	<b>2,989.78</b>	<b>3,750.00</b>	<b>-760.22</b>	<b>79.73 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	705.68	1,166.68	-461.00	60.49 %
6821 Pool & Spa Supplies	855.08	833.36	21.72	102.61 %
6830 Exercise Room Supplies		100.00	-100.00	
6840 Maintenance Building	98.82	183.36	-84.54	53.89 %
6850 Gatehouse Supplies		250.00	-250.00	
6860 Gate Cards and Remotes	440.00	833.36	-393.36	52.80 %
6870 Tools & Tool Rentals	671.87	1,166.68	-494.81	57.59 %
6900 Common Area Supplies	1,282.30	433.36	848.94	295.90 %
6910 Chemicals & Fertilizer	440.41	283.36	157.05	155.42 %
6921 Dog Poop Stations	400.90	333.36	67.54	120.26 %
6940 Trees Shrubs Flowers	48.98	1,000.00	-951.02	4.90 %
6960 Truck Fuel	1,270.08	1,166.68	103.40	108.86 %
6970 Mileage Reimbursement		116.64	-116.64	
6990 Other		100.00	-100.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>6,214.12</b>	<b>7,966.84</b>	<b>-1,752.72</b>	<b>78.00 %</b>
7000 STAFF WAGES & BENEFITS				



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - October, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>7100 Staff Wages &amp; Salaries</b>				
7125 Comm Coordinator	17,708.08	17,708.12	-0.04	100.00 %
7135 Office Admin	7,236.00	7,668.00	-432.00	94.37 %
7145 Grounds/Fac Super	20,724.08	20,724.07	0.01	100.00 %
7155 Maintenance-1	17,018.48	17,018.54	-0.06	100.00 %
7170 Relief Services	1,998.75	2,000.00	-1.25	99.94 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>64,685.39</b>	<b>65,118.73</b>	<b>-433.34</b>	<b>99.33 %</b>
7151 Employer Match Taxes-Payroll	6,996.20	7,666.72	-670.52	91.25 %
7201 Staff-Medical/Dental	12,908.16	12,933.36	-25.20	99.81 %
7250 Insurance-SAIF	780.76	1,333.36	-552.60	58.56 %
7301 Staff Simple IRA	621.76	666.68	-44.92	93.26 %
7302 Employee Promotions	166.98	166.68	0.30	100.18 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>86,159.25</b>	<b>87,885.53</b>	<b>-1,726.28</b>	<b>98.04 %</b>
<b>7500 CONTRACTOR SERVICES</b>				
7525 Garbage Removal	16,514.51	21,000.00	-4,485.49	78.64 %
7551 Composting Area	3,844.15	5,000.00	-1,155.85	76.88 %
7601 Street Sweeping	607.10	833.36	-226.26	72.85 %
7651 Pest Control		400.00	-400.00	
7800 Tree Service	13,296.75	6,666.64	6,630.11	199.45 %
7850 Forestry Consulting		133.36	-133.36	
7970 Landscaping Services		400.00	-400.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>34,262.51</b>	<b>34,433.36</b>	<b>-170.85</b>	<b>99.50 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
<b>Total Expenses</b>	<b>\$156,263.52</b>	<b>\$165,660.85</b>	<b>\$ -9,397.33</b>	<b>94.33 %</b>
<b>NET OPERATING INCOME</b>	<b>\$121.65</b>	<b>\$2,648.69</b>	<b>\$ -2,527.04</b>	<b>4.59 %</b>
Other Income				
<b>8000 RESERVE AND CAPITAL ACCOUNTS</b>				
8100 LWCHA Reserve Fund Transfer	61,195.20	61,195.19	0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	4,641.28	4,641.50	-0.22	100.00 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>65,836.48</b>	<b>65,836.69</b>	<b>-0.21</b>	<b>100.00 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$65,836.48</b>	<b>\$65,836.69</b>	<b>\$ -0.21</b>	<b>100.00 %</b>
Other Expenses				
<b>9000 RESERVE EXPENDITURES</b>				
9050 IF Reserve Contribution	3,480.96		3,480.96	
9200 Rec Center Reserve Expense	81.98		81.98	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	1,069.51		1,069.51	
<b>Total 9301 Pool &amp; Spa Reserve Expense</b>	<b>1,069.51</b>		<b>1,069.51</b>	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - October, 2022

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9401 Tennis Court Reserve Exp	3,300.00		3,300.00	
9501 Gate House Reserve Expense				
9550 Exterior	221.78		221.78	
<b>Total 9501 Gate House Reserve Expense</b>	<b>221.78</b>		<b>221.78</b>	
9601 Streets Reserve Expense	-4,896.36		-4,896.36	
9850 Innisfree Reserve Expense	428.65		428.65	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>3,686.52</b>		<b>3,686.52</b>	
<b>Total Other Expenses</b>	<b>\$3,686.52</b>	<b>\$0.00</b>	<b>\$3,686.52</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$62,149.96</b>	<b>\$65,836.69</b>	<b>\$ -3,686.73</b>	<b>94.40 %</b>
NET INCOME	<b>\$62,271.61</b>	<b>\$68,485.38</b>	<b>\$ -6,213.77</b>	<b>90.93 %</b>

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 SEPTEMBER 30, 2022  
**DATE:** OCTOBER 14, 2022  
**CC:** TIM BULLER

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Attached are three financial statements for month ending September 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 September, the operating funds balance was \$452,026.27. Operating checking balance was \$410,509.05. Checking account balance includes \$353,919.40 in prepaid assessments.
2. Printing expense of \$926.70 was paid to Pioneer printing for printing the annual election mailing and meeting notices.
3. Dues and Subscriptions expense includes a renewal of our PO Box for \$242.00 and renewal of our bulk mail permit for \$275.00.
4. Common area supplies include \$440.00 for back gate lock and 100 keys. Two new signs for the back gate were also purchased for \$118.00.
5. Compost is expense was high in September due to the yard debris bin being dumped twice.
6. Coast Tree service came and completed two days of tree removal per the Hazardous tree study completed in August for \$5,125.50.
7. September operating expenses were \$301.54 over budget. Year to date we are \$11,434.37 under budget.
8. August Reserve expenses were as follows: \$1,160.32 IPHCA reserve contribution, \$134.55 for siding for gate house repairs. Total September reserve expenses were \$1,294.87. Negative \$-4,896.36 was reimbursement from IPHCA for seal coating in June.

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of September 30, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	410,509.05
1060 Asset Acquisition	9,406.94
1070 CB Savings Money Market	31,065.06
1075 WF Savings Money Market	0.00
1080 Petty Cash	1,045.22
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	0.00
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>452,026.27</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	70,448.83
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	
1161 Cetera TBi A0765 2/14/19	0.00
1162 Cetera W.F. CD A1907 9/30/19	0.00
1163 Cetera MM	177,511.93
1164 3 month Treasury Bill	150,000.00
<b>Total 1160 Cetera Reserve Treasury Bills</b>	<b>327,511.93</b>
<b>Total 1114 RESERVE FUNDS</b>	<b>397,960.76</b>
<b>Total Bank Accounts</b>	<b>\$849,987.03</b>
Accounts Receivable	
1200 Accounts Receivable	-334,289.19
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-333,722.19</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
<b>Total Accounts Receivable</b>	<b>\$ -333,722.19</b>
Other Current Assets	
1110 OPERATING FUND	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of September 30, 2022

	TOTAL
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	5,050.00
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
<b>Total 1150 Accounts Rec - Interfund</b>	<b>5,050.00</b>
1230 Prepaid Insurance	1,521.64
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
<b>Total Repayment</b>	<b>0.00</b>
<b>Total Other Current Assets</b>	<b>\$6,821.56</b>
<b>Total Current Assets</b>	<b>\$523,086.40</b>
Fixed Assets	
1450 Equip-Admin	1,119.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	13,502.25
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$14,621.52</b>
<b>TOTAL ASSETS</b>	<b>\$537,707.92</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	17,805.18
<b>Total Accounts Payable</b>	<b>\$17,805.18</b>
Credit Cards	
1900 Columbia Bank Visa	836.96
1950 Shell Gas Card	0.00
<b>Total Credit Cards</b>	<b>\$836.96</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

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of September 30, 2022

	TOTAL
<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	<b>6,540.95</b>
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	<b>13,150.00</b>
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	<b>1,100.00</b>
2450 Construction Deposit	<b>1,100.00</b>
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$28,427.02</b>
<b>Total Current Liabilities</b>	<b>\$47,069.16</b>
<b>Total Liabilities</b>	<b>\$47,069.16</b>
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	495,453.43
Net Income	48,600.22
<b>Total Equity</b>	<b>\$490,638.76</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$537,707.92</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

September 2022

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	41,964.88
4150 Discounts	
4300 Member Gate Cards and remotes	80.00
4550 Key Deposits	15.00
4900 Other Income/ Title Tranfer	90.00
<b>Total 4000 INCOME</b>	<b>42,149.88</b>
<b>Total Income</b>	<b>\$42,149.88</b>
GROSS PROFIT	<b>\$42,149.88</b>
Expenses	
6000 ADMINISTRATION	
6050 Insurance-General Liability	1,888.87
6060 Insurance - D&O	160.33
6070 Insurance - Truck	42.00
6110 Office Supplies	429.14
6120 Printing	926.70
6130 Postage	112.18
6140 Computer/Security/Software	130.99
6160 Bank Charges	90.95
6200 Dues/Subscriptions	712.00
6280 Forest Management Committee	
6280.01 Fire mitigation grant	168.00
<b>Total 6280 Forest Management Committee</b>	<b>168.00</b>
<b>Total 6000 ADMINISTRATION</b>	<b>4,661.16</b>
6300 UTILITIES	
6310 Rec Center	874.77
6350 Pool & Sauna	489.97
6400 Maint Building	37.39
6450 Gate House	829.74
6500 Entry Gate	37.89
6550 Safety Ops Bldg Utilities	27.34
<b>Total 6300 UTILITIES</b>	<b>2,297.10</b>
6600 MAINTENANCE	
6610 Rec Center	115.66
6750 Other Common area	90.77
<b>Total 6600 MAINTENANCE</b>	<b>206.43</b>
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	139.47
6821 Pool & Spa Supplies	119.69
6840 Maintenance Building	50.68
6860 Gate Cards and Remotes	440.00

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

September 2022

	TOTAL
6870 Tools & Tool Rentals	151.38
6900 Common Area Supplies	696.12
6940 Trees Shrubs Flowers	40.00
6960 Truck Fuel	333.02
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,970.36</b>
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,427.02
7135 Office Admin	1,836.00
7145 Grounds/Fac Super	5,181.02
7155 Maintenance-1	4,254.62
7170 Relief Services	487.50
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,186.16</b>
7151 Employer Match Taxes-Payroll	1,766.05
7201 Staff-Medical/Dental	3,227.04
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	155.44
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,529.88</b>
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,104.59
7551 Composting Area	1,518.39
7601 Street Sweeping	303.55
7800 Tree Service	5,125.50
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>11,052.03</b>
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>
<b>Total Expenses</b>	<b>\$41,716.96</b>
NET OPERATING INCOME	<b>\$432.92</b>
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,298.80
8200 IPHCA Reserve Fund Transfer	1,160.32
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>
Late Fee Income	
<b>Total Other Income</b>	<b>\$16,459.12</b>
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	1,160.32
9501 Gate House Reserve Expense	
9550 Exterior	134.55
<b>Total 9501 Gate House Reserve Expense</b>	<b>134.55</b>



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

September 2022

	TOTAL
9601 Streets Reserve Expense	-4,896.36
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>-3,601.49</b>
<b>Total Other Expenses</b>	<b>\$ -3,601.49</b>
NET OTHER INCOME	<b>\$20,060.61</b>
NET INCOME	<b>\$20,493.53</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

September 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	41,964.88	41,964.88	0.00	100.00 %
4150 Discounts		-791.66	791.66	0.00 %
4300 Member Gate Cards and remotes	80.00	100.00	-20.00	80.00 %
4550 Key Deposits	15.00	12.50	2.50	120.00 %
4700 Reimbursements		125.00	-125.00	
4800 Interest Income		41.70	-41.70	
4900 Other Income/ Title Tranfer	90.00	625.00	-535.00	14.40 %
<b>Total 4000 INCOME</b>	<b>42,149.88</b>	<b>42,077.42</b>	<b>72.46</b>	<b>100.17 %</b>
<b>Total Income</b>	<b>\$42,149.88</b>	<b>\$42,077.42</b>	<b>\$72.46</b>	<b>100.17 %</b>
<b>GROSS PROFIT</b>	<b>\$42,149.88</b>	<b>\$42,077.42</b>	<b>\$72.46</b>	<b>100.17 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		333.37	-333.37	
6020 Legal Collections		83.37	-83.37	
6030 Legal Consultancy		83.37	-83.37	
6030.02 General		125.00	-125.00	
<b>Total 6030 Legal Consultancy</b>		<b>208.37</b>	<b>-208.37</b>	
6050 Insurance-General Liability	1,888.87	1,708.33	180.54	110.57 %
6060 Insurance - D&O	160.33	208.33	-48.00	76.96 %
6070 Insurance - Truck	42.00	43.75	-1.75	96.00 %
6110 Office Supplies	429.14	291.70	137.44	147.12 %
6120 Printing	926.70	100.00	826.70	926.70 %
6130 Postage	112.18	70.83	41.35	158.38 %
6140 Computer/Security/Software	130.99	166.67	-35.68	78.59 %
6150 Website and E-Mail		291.63	-291.63	
6160 Bank Charges	90.95	100.00	-9.05	90.95 %
6200 Dues/Subscriptions	712.00	208.33	503.67	341.77 %
6210 Licenses/Fees/Permits		125.00	-125.00	
6230 Conference & Seminar		12.50	-12.50	
6250 Committee-Safety		62.50	-62.50	
6260 Committee-Social				
6260.01 Community Events		41.70	-41.70	
<b>Total 6260 Committee-Social</b>		<b>41.70</b>	<b>-41.70</b>	
6270 Bad Debts		20.83	-20.83	
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant	168.00		168.00	
<b>Total 6280 Forest Management Committee</b>	<b>168.00</b>	<b>1,250.00</b>	<b>-1,082.00</b>	<b>13.44 %</b>
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense		41.66	-41.66	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

September 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Total 6000 ADMINISTRATION</b>	<b>4,661.16</b>	<b>5,393.87</b>	<b>-732.71</b>	<b>86.42 %</b>
6300 UTILITIES				
6310 Rec Center	874.77	1,041.66	-166.89	83.98 %
6350 Pool & Sauna	489.97	416.66	73.31	117.59 %
6400 Maint Building	37.39	125.00	-87.61	29.91 %
6450 Gate House	829.74	833.33	-3.59	99.57 %
6500 Entry Gate	37.89	66.66	-28.77	56.84 %
6550 Safety Ops Bldg Utilities	27.34	29.20	-1.86	93.63 %
<b>Total 6300 UTILITIES</b>	<b>2,297.10</b>	<b>2,512.51</b>	<b>-215.41</b>	<b>91.43 %</b>
6600 MAINTENANCE				
6610 Rec Center	115.66	250.00	-134.34	46.26 %
6621 Pool & Spa		166.63	-166.63	
6630 Tennis Courts		25.00	-25.00	
6640 Fitness Center		41.66	-41.66	
6650 Maint Bldg		25.00	-25.00	
6660 Gate House		41.67	-41.67	
6690 Signs Maintenance		41.63	-41.63	
6700 Roads & Paths		125.00	-125.00	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area	90.77	41.67	49.10	217.83 %
6760 Vehicles - trucks/golf cart		83.37	-83.37	
6770 Tools		83.37	-83.37	
<b>Total 6600 MAINTENANCE</b>	<b>206.43</b>	<b>937.50</b>	<b>-731.07</b>	<b>22.02 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	139.47	291.66	-152.19	47.82 %
6821 Pool & Spa Supplies	119.69	208.37	-88.68	57.44 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	50.68	45.83	4.85	110.58 %
6850 Gatehouse Supplies		62.50	-62.50	
6860 Gate Cards and Remotes	440.00	208.37	231.63	211.16 %
6870 Tools & Tool Rentals	151.38	291.66	-140.28	51.90 %
6900 Common Area Supplies	696.12	108.33	587.79	642.59 %
6910 Chemicals & Fertilizer		70.83	-70.83	
6921 Dog Poop Stations		83.33	-83.33	
6940 Trees Shrubs Flowers	40.00	250.00	-210.00	16.00 %
6960 Truck Fuel	333.02	291.66	41.36	114.18 %
6970 Mileage Reimbursement		29.16	-29.16	
6990 Other		25.00	-25.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,970.36</b>	<b>1,991.70</b>	<b>-21.34</b>	<b>98.93 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,427.02	4,427.03	-0.01	100.00 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

September 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7135 Office Admin	1,836.00	1,917.00	-81.00	95.77 %
7145 Grounds/Fac Super	5,181.02	5,181.04	-0.02	100.00 %
7155 Maintenance-1	4,254.62	4,254.68	-0.06	100.00 %
7170 Relief Services	487.50	500.00	-12.50	97.50 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,186.16</b>	<b>16,279.75</b>	<b>-93.59</b>	<b>99.43 %</b>
7151 Employer Match Taxes-Payroll	1,766.05	1,916.70	-150.65	92.14 %
7201 Staff-Medical/Dental	3,227.04	3,233.37	-6.33	99.80 %
7250 Insurance-SAIF	195.19	333.33	-138.14	58.56 %
7301 Staff Simple IRA	155.44	166.66	-11.22	93.27 %
7302 Employee Promotions		41.70	-41.70	
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,529.88</b>	<b>21,971.51</b>	<b>-441.63</b>	<b>97.99 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,104.59	5,250.00	-1,145.41	78.18 %
7551 Composting Area	1,518.39	1,250.00	268.39	121.47 %
7601 Street Sweeping	303.55	208.33	95.22	145.71 %
7651 Pest Control		100.00	-100.00	
7800 Tree Service	5,125.50	1,666.63	3,458.87	307.54 %
7850 Forestry Consulting		33.37	-33.37	
7970 Landscaping Services		100.00	-100.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>11,052.03</b>	<b>8,608.33</b>	<b>2,443.70</b>	<b>128.39 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
<b>Total Expenses</b>	<b>\$41,716.96</b>	<b>\$41,415.42</b>	<b>\$301.54</b>	<b>100.73 %</b>
NET OPERATING INCOME	<b>\$432.92</b>	<b>\$662.00</b>	<b>\$ -229.08</b>	<b>65.40 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,298.80	15,298.80	0.00	100.00 %
8200 IPHCA Reserve Fund Transfer	1,160.32	1,160.37	-0.05	100.00 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>	<b>16,459.17</b>	<b>-0.05</b>	<b>100.00 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$16,459.12</b>	<b>\$16,459.17</b>	<b>\$ -0.05</b>	<b>100.00 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,160.32		1,160.32	
9501 Gate House Reserve Expense				
9550 Exterior	134.55		134.55	
<b>Total 9501 Gate House Reserve Expense</b>	<b>134.55</b>		<b>134.55</b>	
9601 Streets Reserve Expense	-4,896.36		-4,896.36	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>-3,601.49</b>		<b>-3,601.49</b>	
<b>Total Other Expenses</b>	<b>\$ -3,601.49</b>	<b>\$0.00</b>	<b>\$ -3,601.49</b>	<b>0.00%</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

September 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
NET OTHER INCOME	<b>\$20,060.61</b>	<b>\$16,459.17</b>	<b>\$3,601.44</b>	<b>121.88 %</b>
NET INCOME	<b>\$20,493.53</b>	<b>\$17,121.17</b>	<b>\$3,372.36</b>	<b>119.70 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - September, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	125,894.64	125,894.64	0.00	100.00 %
4150 Discounts	-12,787.38	-2,375.00	-10,412.38	538.42 %
4200 LWCHA L/F & Interest	60.00		60.00	
4300 Member Gate Cards and remotes	500.00	300.00	200.00	166.67 %
4550 Key Deposits	30.00	37.50	-7.50	80.00 %
4700 Reimbursements		375.00	-375.00	
4800 Interest Income	0.80	125.02	-124.22	0.64 %
4900 Other Income/ Title Tranfer	620.00	1,875.00	-1,255.00	33.07 %
<b>Total 4000 INCOME</b>	<b>114,318.06</b>	<b>126,232.16</b>	<b>-11,914.10</b>	<b>90.56 %</b>
<b>Total Income</b>	<b>\$114,318.06</b>	<b>\$126,232.16</b>	<b>\$ -11,914.10</b>	<b>90.56 %</b>
<b>GROSS PROFIT</b>	<b>\$114,318.06</b>	<b>\$126,232.16</b>	<b>\$ -11,914.10</b>	<b>90.56 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		1,000.03	-1,000.03	
6020 Legal Collections		250.03	-250.03	
6030 Legal Consultancy	361.25	250.03	111.22	144.48 %
6030.02 General		375.00	-375.00	
<b>Total 6030 Legal Consultancy</b>	<b>361.25</b>	<b>625.03</b>	<b>-263.78</b>	<b>57.80 %</b>
6050 Insurance-General Liability	5,666.61	5,124.99	541.62	110.57 %
6060 Insurance - D&O	480.99	624.99	-144.00	76.96 %
6070 Insurance - Truck	126.00	131.25	-5.25	96.00 %
6110 Office Supplies	436.13	875.02	-438.89	49.84 %
6120 Printing	1,541.85	300.00	1,241.85	513.95 %
6130 Postage	112.18	212.49	-100.31	52.79 %
6140 Computer/Security/Software	365.31	499.97	-134.66	73.07 %
6150 Website and E-Mail	45.73	874.97	-829.24	5.23 %
6160 Bank Charges	361.69	300.00	61.69	120.56 %
6200 Dues/Subscriptions	1,774.90	624.99	1,149.91	283.99 %
6210 Licenses/Fees/Permits		375.00	-375.00	
6230 Conference & Seminar		37.50	-37.50	
6250 Committee-Safety		187.50	-187.50	
6260 Committee-Social				
6260.01 Community Events		125.02	-125.02	
<b>Total 6260 Committee-Social</b>		<b>125.02</b>	<b>-125.02</b>	
6270 Bad Debts		62.49	-62.49	
6280 Forest Management Committee		3,750.00	-3,750.00	
6280.01 Fire mitigation grant	168.00		168.00	
<b>Total 6280 Forest Management Committee</b>	<b>168.00</b>	<b>3,750.00</b>	<b>-3,582.00</b>	<b>4.48 %</b>
6286 Architectural Committee		75.00	-75.00	
6295 Misc Expense	0.00	124.98	-124.98	0.00 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - September, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Total 6000 ADMINISTRATION</b>	<b>11,440.64</b>	<b>16,181.25</b>	<b>-4,740.61</b>	<b>70.70 %</b>
6300 UTILITIES				
6310 Rec Center	3,123.68	3,124.98	-1.30	99.96 %
6350 Pool & Sauna	1,361.09	1,249.98	111.11	108.89 %
6400 Maint Building	211.15	375.00	-163.85	56.31 %
6450 Gate House	2,652.17	2,499.99	152.18	106.09 %
6500 Entry Gate	112.67	199.98	-87.31	56.34 %
6550 Safety Ops Bldg Utilities	78.17	87.52	-9.35	89.32 %
<b>Total 6300 UTILITIES</b>	<b>7,538.93</b>	<b>7,537.45</b>	<b>1.48</b>	<b>100.02 %</b>
6600 MAINTENANCE				
6610 Rec Center	504.43	750.00	-245.57	67.26 %
6621 Pool & Spa		499.97	-499.97	
6630 Tennis Courts	73.29	75.00	-1.71	97.72 %
6640 Fitness Center		125.02	-125.02	
6650 Maint Bldg	62.98	75.00	-12.02	83.97 %
6660 Gate House	165.00	124.97	40.03	132.03 %
6670 Entry Gate System	420.00		420.00	
6690 Signs Maintenance		124.97	-124.97	
6700 Roads & Paths	19.43	375.00	-355.57	5.18 %
6720 Garbage/Dumpster		37.50	-37.50	
6750 Other Common area	90.77	125.01	-34.24	72.61 %
6760 Vehicles - trucks/golf cart		250.03	-250.03	
6770 Tools	44.94	250.03	-205.09	17.97 %
<b>Total 6600 MAINTENANCE</b>	<b>1,380.84</b>	<b>2,812.50</b>	<b>-1,431.66</b>	<b>49.10 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	633.05	874.98	-241.93	72.35 %
6821 Pool & Spa Supplies	653.99	625.03	28.96	104.63 %
6830 Exercise Room Supplies		75.00	-75.00	
6840 Maintenance Building	108.24	137.49	-29.25	78.73 %
6850 Gatehouse Supplies		187.50	-187.50	
6860 Gate Cards and Remotes	440.00	625.03	-185.03	70.40 %
6870 Tools & Tool Rentals	521.01	875.02	-354.01	59.54 %
6900 Common Area Supplies	1,187.58	325.03	862.55	365.38 %
6910 Chemicals & Fertilizer	440.41	212.53	227.88	207.22 %
6921 Dog Poop Stations	277.88	250.03	27.85	111.14 %
6940 Trees Shrubs Flowers	48.98	750.00	-701.02	6.53 %
6960 Truck Fuel	1,095.36	875.02	220.34	125.18 %
6970 Mileage Reimbursement		87.48	-87.48	
6990 Other		75.00	-75.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>5,406.50</b>	<b>5,975.14</b>	<b>-568.64</b>	<b>90.48 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - September, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7125 Comm Coordinator	13,281.06	13,281.09	-0.03	100.00 %
7135 Office Admin	5,508.00	5,751.00	-243.00	95.77 %
7145 Grounds/Fac Super	15,543.06	15,543.06	0.00	100.00 %
7155 Maintenance-1	12,763.86	12,763.92	-0.06	100.00 %
7170 Relief Services	1,495.00	1,500.00	-5.00	99.67 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>48,590.98</b>	<b>48,839.07</b>	<b>-248.09</b>	<b>99.49 %</b>
7151 Employer Match Taxes-Payroll	5,301.56	5,750.06	-448.50	92.20 %
7201 Staff-Medical/Dental	9,681.12	9,700.03	-18.91	99.81 %
7250 Insurance-SAIF	585.57	1,000.03	-414.46	58.56 %
7301 Staff Simple IRA	466.32	500.02	-33.70	93.26 %
7302 Employee Promotions	123.99	125.02	-1.03	99.18 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>64,749.54</b>	<b>65,914.23</b>	<b>-1,164.69</b>	<b>98.23 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	12,365.79	15,750.00	-3,384.21	78.51 %
7551 Composting Area	3,131.39	3,750.00	-618.61	83.50 %
7601 Street Sweeping	607.10	625.03	-17.93	97.13 %
7651 Pest Control		300.00	-300.00	
7800 Tree Service	6,190.50	4,999.97	1,190.53	123.81 %
7850 Forestry Consulting		100.03	-100.03	
7970 Landscaping Services		300.00	-300.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>22,294.78</b>	<b>25,825.03</b>	<b>-3,530.25</b>	<b>86.33 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
<b>Total Expenses</b>	<b>\$112,811.23</b>	<b>\$124,245.60</b>	<b>\$ -11,434.37</b>	<b>90.80 %</b>
NET OPERATING INCOME	<b>\$1,506.83</b>	<b>\$1,986.56</b>	<b>\$ -479.73</b>	<b>75.85 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	45,896.40	45,896.39	0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	3,480.96	3,481.12	-0.16	100.00 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>49,377.36</b>	<b>49,377.51</b>	<b>-0.15</b>	<b>100.00 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$49,377.36</b>	<b>\$49,377.51</b>	<b>\$ -0.15</b>	<b>100.00 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	2,320.64		2,320.64	
9200 Rec Center Reserve Expense	81.98		81.98	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	1,069.51		1,069.51	
<b>Total 9301 Pool &amp; Spa Reserve Expense</b>	<b>1,069.51</b>		<b>1,069.51</b>	
9401 Tennis Court Reserve Exp	3,300.00		3,300.00	



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - September, 2022

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9501 Gate House Reserve Expense				
9550 Exterior	134.55		134.55	
<b>Total 9501 Gate House Reserve Expense</b>	<b>134.55</b>		<b>134.55</b>	
9601 Streets Reserve Expense	-4,896.36		-4,896.36	
9850 Innisfree Reserve Expense	428.65		428.65	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>2,438.97</b>		<b>2,438.97</b>	
<b>Total Other Expenses</b>	<b>\$2,438.97</b>	<b>\$0.00</b>	<b>\$2,438.97</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$46,938.39</b>	<b>\$49,377.51</b>	<b>\$ -2,439.12</b>	<b>95.06 %</b>
NET INCOME	<b>\$48,445.22</b>	<b>\$51,364.07</b>	<b>\$ -2,918.85</b>	<b>94.32 %</b>

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 AUGUST 31, 2022  
**DATE:** SEPTEMBER 15, 2022  
**CC:** TIM BULLER

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Attached are three financial statements for month ending August 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 August 31, the operating funds balance was \$492,014.87. Operating checking balance was \$450,506.33. Checking account balance includes \$394,903.40 in prepaid assessments.
2. Printing expense of \$615.15 includes printing of Safety committee be prepared pamphlets and updated business cards for all full-time staff.
3. Dues and Subscriptions expense includes a renewal for Dropbox of \$540.00. I sent an email to Dropbox Customer Support requesting a refund. This was my second request to cancel the service.
4. Common area supplies include \$640.04 for the IPHCA kiosk. I apologize I did not ask for further guidance on where to code the kiosk. This item will likely be moved to fixed assets in September.
5. Fuel for the truck and equipment remained high due to purchasing reserve fuel for the yard truck.
6. August operating expenses were \$3,570.50 under budget. Year to date we are \$11,215.68 under budget.
7. August Reserve expenses were as follows: \$1,160.32 IPHCA reserve contribution, \$1,069.51 for repair to the pool heater, \$428.65 for replacement bulletin board in IPHCA. Total August reserve expenses were \$2,658.48.

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of August 31, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	450,506.33
1060 Asset Acquisition	9,406.94
1070 CB Savings Money Market	31,065.06
1075 WF Savings Money Market	0.00
1080 Petty Cash	1,036.54
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	0.00
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>492,014.87</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	32,634.23
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	177,511.93
1164 3 month Treasury Bill	150,000.00
<b>Total 1160 Cetera Reserve Treasury Bills</b>	<b>327,511.93</b>
<b>Total 1114 RESERVE FUNDS</b>	<b>360,146.16</b>
<b>Total Bank Accounts</b>	<b>\$852,161.03</b>
Accounts Receivable	
1200 Accounts Receivable	-367,337.69
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-366,770.69</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
<b>Total Accounts Receivable</b>	<b>\$ -366,770.69</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

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of August 31, 2022

	TOTAL
1150 Accounts Rec - Interfund	5,050.00
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
<b>Total 1150 Accounts Rec - Interfund</b>	<b>5,050.00</b>
1230 Prepaid Insurance	3,808.03
1240 Undeposited Funds	199.92
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
<b>Total Repayment</b>	<b>0.00</b>
<b>Total Other Current Assets</b>	<b>\$9,057.95</b>
<b>Total Current Assets</b>	<b>\$494,448.29</b>
Fixed Assets	
1450 Equip-Admin	1,119.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	12,862.21
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$13,981.48</b>
<b>TOTAL ASSETS</b>	<b>\$508,429.77</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	10,621.74
<b>Total Accounts Payable</b>	<b>\$10,621.74</b>
Credit Cards	
1900 Columbia Bank Visa	782.46
1950 Shell Gas Card	0.00
<b>Total Credit Cards</b>	<b>\$782.46</b>
Other Current Liabilities	\$27,555.57
<b>Total Current Liabilities</b>	<b>\$38,959.77</b>
<b>Total Liabilities</b>	<b>\$38,959.77</b>
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	495,453.43
Net Income	27,431.46

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of August 31, 2022

	TOTAL
Total Equity	\$469,470.00
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$508,429.77</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

August 2022

	TOTAL
<b>Income</b>	
4000 INCOME	
4100 LWCHA Assessments	41,964.88
4150 Discounts	-12,552.03
4200 LWCHA L/F & Interest	60.00
4300 Member Gate Cards and remotes	115.00
4800 Interest Income	0.39
4900 Other Income/ Title Transfer	400.00
<b>Total 4000 INCOME</b>	<b>29,988.24</b>
<b>Total Income</b>	<b>\$29,988.24</b>
<b>GROSS PROFIT</b>	
	<b>\$29,988.24</b>
<b>Expenses</b>	
6000 ADMINISTRATION	
6030 Legal Consultancy	255.00
6050 Insurance-General Liability	1,888.87
6060 Insurance - D&O	160.33
6070 Insurance - Truck	42.00
6120 Printing	615.15
6140 Computer/Security/Software	155.00
6150 Website and E-Mail	10.78
6160 Bank Charges	55.95
6200 Dues/Subscriptions	867.90
<b>Total 6000 ADMINISTRATION</b>	<b>4,050.98</b>
6300 UTILITIES	
6310 Rec Center	1,212.97
6350 Pool & Sauna	421.20
6400 Maint Building	135.29
6450 Gate House	996.78
6500 Entry Gate	37.89
6550 Safety Ops Bldg Utilities	26.47
<b>Total 6300 UTILITIES</b>	<b>2,830.60</b>
6600 MAINTENANCE	
6610 Rec Center	192.74
6650 Maint Bldg	62.98
6770 Tools	44.94
<b>Total 6600 MAINTENANCE</b>	<b>300.66</b>
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	236.46
6821 Pool & Spa Supplies	252.56
6840 Maintenance Building	57.56
6870 Tools & Tool Rentals	303.42
6900 Common Area Supplies	735.04
6910 Chemicals & Fertilizer	300.41

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

August 2022

	TOTAL
6921 Dog Poop Stations	277.88
6940 Trees Shrubs Flowers	8.98
6960 Truck Fuel	402.94
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>2,575.25</b>
<b>7000 STAFF WAGES &amp; BENEFITS</b>	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,427.02
7135 Office Admin	1,944.00
7145 Grounds/Fac Super	5,181.02
7155 Maintenance-1	4,254.62
7170 Relief Services	503.75
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,310.41</b>
7151 Employer Match Taxes-Payroll	1,779.66
7201 Staff-Medical/Dental	3,227.04
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	155.44
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,667.74</b>
<b>7500 CONTRACTOR SERVICES</b>	
7525 Garbage Removal	4,575.36
7551 Composting Area	779.00
7800 Tree Service	1,065.00
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>6,419.36</b>
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>
<b>Total Expenses</b>	<b>\$37,844.59</b>
<b>NET OPERATING INCOME</b>	<b>\$-7,856.35</b>
Other Income	
<b>8000 RESERVE AND CAPITAL ACCOUNTS</b>	
8100 LWCHA Reserve Fund Transfer	15,298.80
8200 IPHCA Reserve Fund Transfer	1,160.32
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>
Late Fee Income	
<b>Total Other Income</b>	<b>\$16,459.12</b>
Other Expenses	
<b>9000 RESERVE EXPENDITURES</b>	
9050 IF Reserve Contribution	1,160.32
9301 Pool & Spa Reserve Expense	
9320 Pool Heater, Filter, Pump, Etc	1,069.51
<b>Total 9301 Pool &amp; Spa Reserve Expense</b>	<b>1,069.51</b>
9850 Innisfree Reserve Expense	428.65
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>2,658.48</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

August 2022

	TOTAL
<b>Total Other Expenses</b>	<b>\$2,658.48</b>
NET OTHER INCOME	\$13,800.64
NET INCOME	\$5,944.29



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

August 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
4000 INCOME				
4100 LWCHA Assessments	41,964.88	41,964.88	0.00	100.00 %
4150 Discounts	-12,552.03	-791.68	-11,760.35	1,585.49 %
4200 LWCHA L/F & Interest	60.00		60.00	
4300 Member Gate Cards and remotes	115.00	100.00	15.00	115.00 %
4550 Key Deposits		12.50	-12.50	
4700 Reimbursements		125.00	-125.00	
4800 Interest Income	0.39	41.66	-41.27	0.94 %
4900 Other Income/ Title Transfer	400.00	625.00	-225.00	64.00 %
<b>Total 4000 INCOME</b>	<b>29,988.24</b>	<b>42,077.36</b>	<b>-12,089.12</b>	<b>71.27 %</b>
<b>Total Income</b>	<b>\$29,988.24</b>	<b>\$42,077.36</b>	<b>\$ -12,089.12</b>	<b>71.27 %</b>
<b>GROSS PROFIT</b>	<b>\$29,988.24</b>	<b>\$42,077.36</b>	<b>\$ -12,089.12</b>	<b>71.27 %</b>
<b>Expenses</b>				
6000 ADMINISTRATION				
6010 Accounting		333.33	-333.33	
6020 Legal Collections		83.33	-83.33	
6030 Legal Consultancy	255.00	83.33	171.67	306.01 %
6030.02 General		125.00	-125.00	
<b>Total 6030 Legal Consultancy</b>	<b>255.00</b>	<b>208.33</b>	<b>46.67</b>	<b>122.40 %</b>
6050 Insurance-General Liability	1,888.87	1,708.33	180.54	110.57 %
6060 Insurance - D&O	160.33	208.33	-48.00	76.96 %
6070 Insurance - Truck	42.00	43.75	-1.75	96.00 %
6110 Office Supplies		291.66	-291.66	
6120 Printing	615.15	100.00	515.15	615.15 %
6130 Postage		70.83	-70.83	
6140 Computer/Security/Software	155.00	166.83	-11.83	93.02 %
6150 Website and E-Mail	10.78	291.67	-280.89	3.70 %
6160 Bank Charges	55.95	100.00	-44.05	55.95 %
6200 Dues/Subscriptions	867.90	208.33	659.57	416.60 %
6210 Licenses/Fees/Permits		125.00	-125.00	
6230 Conference & Seminar		12.50	-12.50	
6250 Committee-Safety		62.50	-62.50	
6260 Committee-Social				
6260.01 Community Events		41.66	-41.66	
<b>Total 6260 Committee-Social</b>		<b>41.66</b>	<b>-41.66</b>	
6270 Bad Debts		20.83	-20.83	
6280 Forest Management Committee		1,250.00	-1,250.00	
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense		41.66	-41.66	
<b>Total 6000 ADMINISTRATION</b>	<b>4,050.98</b>	<b>5,393.67</b>	<b>-1,342.69</b>	<b>75.11 %</b>
6300 UTILITIES				

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

August 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6310 Rec Center	1,212.97	1,041.66	171.31	116.45 %
6350 Pool & Sauna	421.20	416.66	4.54	101.09 %
6400 Maint Building	135.29	125.00	10.29	108.23 %
6450 Gate House	996.78	833.33	163.45	119.61 %
6500 Entry Gate	37.89	66.66	-28.77	56.84 %
6550 Safety Ops Bldg Utilities	26.47	29.16	-2.69	90.78 %
<b>Total 6300 UTILITIES</b>	<b>2,830.60</b>	<b>2,512.47</b>	<b>318.13</b>	<b>112.66 %</b>
<b>6600 MAINTENANCE</b>				
6610 Rec Center	192.74	250.00	-57.26	77.10 %
6621 Pool & Spa		166.67	-166.67	
6630 Tennis Courts		25.00	-25.00	
6640 Fitness Center		41.70	-41.70	
6650 Maint Bldg	62.98	25.00	37.98	251.92 %
6660 Gate House		41.63	-41.63	
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		125.00	-125.00	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart		83.33	-83.33	
6770 Tools	44.94	83.33	-38.39	53.93 %
<b>Total 6600 MAINTENANCE</b>	<b>300.66</b>	<b>937.50</b>	<b>-636.84</b>	<b>32.07 %</b>
<b>6801 SUPPLIES &amp; EQUIPMENT</b>				
6810 Rec Center Supplies	236.46	291.66	-55.20	81.07 %
6821 Pool & Spa Supplies	252.56	208.33	44.23	121.23 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building	57.56	45.83	11.73	125.59 %
6850 Gatehouse Supplies		62.50	-62.50	
6860 Gate Cards and Remotes		208.33	-208.33	
6870 Tools & Tool Rentals	303.42	291.70	11.72	104.02 %
6900 Common Area Supplies	735.04	108.33	626.71	678.52 %
6910 Chemicals & Fertilizer	300.41	70.83	229.58	424.13 %
6921 Dog Poop Stations	277.88	83.33	194.55	333.47 %
6940 Trees Shrubs Flowers	8.98	250.00	-241.02	3.59 %
6960 Truck Fuel	402.94	291.66	111.28	138.15 %
6970 Mileage Reimbursement		29.16	-29.16	
6990 Other		25.00	-25.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>2,575.25</b>	<b>1,991.66</b>	<b>583.59</b>	<b>129.30 %</b>
<b>7000 STAFF WAGES &amp; BENEFITS</b>				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,427.02	4,427.03	-0.01	100.00 %
7135 Office Admin	1,944.00	1,917.00	27.00	101.41 %
7145 Grounds/Fac Super	5,181.02	5,181.01	0.01	100.00 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

August 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7155 Maintenance-1	4,254.62	4,254.62	0.00	100.00 %
7170 Relief Services	503.75	500.00	3.75	100.75 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,310.41</b>	<b>16,279.66</b>	<b>30.75</b>	<b>100.19 %</b>
7151 Employer Match Taxes-Payroll	1,779.66	1,916.70	-137.04	92.85 %
7201 Staff-Medical/Dental	3,227.04	3,233.33	-6.29	99.81 %
7250 Insurance-SAIF	195.19	333.37	-138.18	58.55 %
7301 Staff Simple IRA	155.44	166.70	-11.26	93.25 %
7302 Employee Promotions		41.66	-41.66	
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,667.74</b>	<b>21,971.42</b>	<b>-303.68</b>	<b>98.62 %</b>
<b>7500 CONTRACTOR SERVICES</b>				
7525 Garbage Removal	4,575.36	5,250.00	-674.64	87.15 %
7551 Composting Area	779.00	1,250.00	-471.00	62.32 %
7601 Street Sweeping		208.37	-208.37	
7651 Pest Control		100.00	-100.00	
7800 Tree Service	1,065.00	1,666.67	-601.67	63.90 %
7850 Forestry Consulting		33.33	-33.33	
7970 Landscaping Services		100.00	-100.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>6,419.36</b>	<b>8,608.37</b>	<b>-2,189.01</b>	<b>74.57 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
<b>Total Expenses</b>	<b>\$37,844.59</b>	<b>\$41,415.09</b>	<b>\$-3,570.50</b>	<b>91.38 %</b>
<b>NET OPERATING INCOME</b>	<b>\$-7,856.35</b>	<b>\$662.27</b>	<b>\$-8,518.62</b>	<b>-1,186.28 %</b>
Other Income				
<b>8000 RESERVE AND CAPITAL ACCOUNTS</b>				
8100 LWCHA Reserve Fund Transfer	15,298.80	15,298.79	0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	1,160.32	1,160.38	-0.06	99.99 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>	<b>16,459.17</b>	<b>-0.05</b>	<b>100.00 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$16,459.12</b>	<b>\$16,459.17</b>	<b>\$-0.05</b>	<b>100.00 %</b>
Other Expenses				
<b>9000 RESERVE EXPENDITURES</b>				
9050 IF Reserve Contribution	1,160.32		1,160.32	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	1,069.51		1,069.51	
<b>Total 9301 Pool &amp; Spa Reserve Expense</b>	<b>1,069.51</b>		<b>1,069.51</b>	
9850 Innisfree Reserve Expense	428.65		428.65	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>2,658.48</b>		<b>2,658.48</b>	
<b>Total Other Expenses</b>	<b>\$2,658.48</b>	<b>\$0.00</b>	<b>\$2,658.48</b>	<b>0.00%</b>
<b>NET OTHER INCOME</b>	<b>\$13,800.64</b>	<b>\$16,459.17</b>	<b>\$-2,658.53</b>	<b>83.85 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

August 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
NET INCOME	\$5,944.29	\$17,121.44	\$-11,177.15	34.72 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - August, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	83,929.76	83,929.76	0.00	100.00 %
4150 Discounts	-12,787.38	-1,583.34	-11,204.04	807.62 %
4200 LWCHA L/F & Interest	60.00		60.00	
4300 Member Gate Cards and remotes	420.00	200.00	220.00	210.00 %
4550 Key Deposits	15.00	25.00	-10.00	60.00 %
4700 Reimbursements		250.00	-250.00	
4800 Interest Income	0.80	83.32	-82.52	0.96 %
4900 Other Income/ Title Tranfer	530.00	1,250.00	-720.00	42.40 %
<b>Total 4000 INCOME</b>	<b>72,168.18</b>	<b>84,154.74</b>	<b>-11,986.56</b>	<b>85.76 %</b>
<b>Total Income</b>	<b>\$72,168.18</b>	<b>\$84,154.74</b>	<b>\$ -11,986.56</b>	<b>85.76 %</b>
<b>GROSS PROFIT</b>	<b>\$72,168.18</b>	<b>\$84,154.74</b>	<b>\$ -11,986.56</b>	<b>85.76 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		666.66	-666.66	
6020 Legal Collections		166.66	-166.66	
6030 Legal Consultancy	361.25	166.66	194.59	216.76 %
6030.02 General		250.00	-250.00	
<b>Total 6030 Legal Consultancy</b>	<b>361.25</b>	<b>416.66</b>	<b>-55.41</b>	<b>86.70 %</b>
6050 Insurance-General Liability	3,777.74	3,416.66	361.08	110.57 %
6060 Insurance - D&O	320.66	416.66	-96.00	76.96 %
6070 Insurance - Truck	84.00	87.50	-3.50	96.00 %
6110 Office Supplies	6.99	583.32	-576.33	1.20 %
6120 Printing	615.15	200.00	415.15	307.58 %
6130 Postage		141.66	-141.66	
6140 Computer/Security/Software	199.99	333.30	-133.31	60.00 %
6150 Website and E-Mail	45.73	583.34	-537.61	7.84 %
6160 Bank Charges	191.32	200.00	-8.68	95.66 %
6200 Dues/Subscriptions	1,045.90	416.66	629.24	251.02 %
6210 Licenses/Fees/Permits		250.00	-250.00	
6230 Conference & Seminar		25.00	-25.00	
6250 Committee-Safety		125.00	-125.00	
6260 Committee-Social				
6260.01 Community Events		83.32	-83.32	
<b>Total 6260 Committee-Social</b>		<b>83.32</b>	<b>-83.32</b>	
6270 Bad Debts		41.66	-41.66	
6280 Forest Management Committee		2,500.00	-2,500.00	
6286 Architectural Committee		50.00	-50.00	
6295 Misc Expense	0.00	83.32	-83.32	0.00 %
<b>Total 6000 ADMINISTRATION</b>	<b>6,648.73</b>	<b>10,787.38</b>	<b>-4,138.65</b>	<b>61.63 %</b>
<b>6300 UTILITIES</b>				

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - August, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6310 Rec Center	2,248.91	2,083.32	165.59	107.95 %
6350 Pool & Sauna	871.12	833.32	37.80	104.54 %
6400 Maint Building	173.76	250.00	-76.24	69.50 %
6450 Gate House	1,822.43	1,666.66	155.77	109.35 %
6500 Entry Gate	74.78	133.32	-58.54	56.09 %
6550 Safety Ops Bldg Utilities	50.83	58.32	-7.49	87.16 %
<b>Total 6300 UTILITIES</b>	<b>5,241.83</b>	<b>5,024.94</b>	<b>216.89</b>	<b>104.32 %</b>
<b>6600 MAINTENANCE</b>				
6610 Rec Center	388.77	500.00	-111.23	77.75 %
6621 Pool & Spa		333.34	-333.34	
6630 Tennis Courts	73.29	50.00	23.29	146.58 %
6640 Fitness Center		83.36	-83.36	
6650 Maint Bldg	62.98	50.00	12.98	125.96 %
6660 Gate House	165.00	83.30	81.70	198.08 %
6670 Entry Gate System	420.00		420.00	
6690 Signs Maintenance		83.34	-83.34	
6700 Roads & Paths	19.43	250.00	-230.57	7.77 %
6720 Garbage/Dumpster		25.00	-25.00	
6750 Other Common area		83.34	-83.34	
6760 Vehicles - trucks/golf cart		166.66	-166.66	
6770 Tools	44.94	166.66	-121.72	26.97 %
<b>Total 6600 MAINTENANCE</b>	<b>1,174.41</b>	<b>1,875.00</b>	<b>-700.59</b>	<b>62.64 %</b>
<b>6801 SUPPLIES &amp; EQUIPMENT</b>				
6810 Rec Center Supplies	493.58	583.32	-89.74	84.62 %
6821 Pool & Spa Supplies	534.30	416.66	117.64	128.23 %
6830 Exercise Room Supplies		50.00	-50.00	
6840 Maintenance Building	57.56	91.66	-34.10	62.80 %
6850 Gatehouse Supplies		125.00	-125.00	
6860 Gate Cards and Remotes		416.66	-416.66	
6870 Tools & Tool Rentals	369.63	583.36	-213.73	63.36 %
6900 Common Area Supplies	1,131.50	216.70	914.80	522.15 %
6910 Chemicals & Fertilizer	440.41	141.70	298.71	310.80 %
6921 Dog Poop Stations	277.88	166.70	111.18	166.69 %
6940 Trees Shrubs Flowers	8.98	500.00	-491.02	1.80 %
6960 Truck Fuel	762.34	583.36	178.98	130.68 %
6970 Mileage Reimbursement		58.32	-58.32	
6990 Other		50.00	-50.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>4,076.18</b>	<b>3,983.44</b>	<b>92.74</b>	<b>102.33 %</b>
<b>7000 STAFF WAGES &amp; BENEFITS</b>				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	8,854.04	8,854.06	-0.02	100.00 %
7135 Office Admin	3,672.00	3,834.00	-162.00	95.77 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - August, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7145 Grounds/Fac Super	10,362.04	10,362.02	0.02	100.00 %
7155 Maintenance-1	8,509.24	8,509.24	0.00	100.00 %
7170 Relief Services	1,007.50	1,000.00	7.50	100.75 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>32,404.82</b>	<b>32,559.32</b>	<b>-154.50</b>	<b>99.53 %</b>
7151 Employer Match Taxes-Payroll	3,535.51	3,833.36	-297.85	92.23 %
7201 Staff-Medical/Dental	6,454.08	6,466.66	-12.58	99.81 %
7250 Insurance-SAIF	390.38	666.70	-276.32	58.55 %
7301 Staff Simple IRA	310.88	333.36	-22.48	93.26 %
7302 Employee Promotions	123.99	83.32	40.67	148.81 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>43,219.66</b>	<b>43,942.72</b>	<b>-723.06</b>	<b>98.35 %</b>
<b>7500 CONTRACTOR SERVICES</b>				
7525 Garbage Removal	8,272.14	10,500.00	-2,227.86	78.78 %
7551 Composting Area	1,613.00	2,500.00	-887.00	64.52 %
7601 Street Sweeping	303.55	416.70	-113.15	72.85 %
7651 Pest Control		200.00	-200.00	
7800 Tree Service	1,065.00	3,333.34	-2,268.34	31.95 %
7850 Forestry Consulting		66.66	-66.66	
7970 Landscaping Services		200.00	-200.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>11,253.69</b>	<b>17,216.70</b>	<b>-5,963.01</b>	<b>65.36 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
<b>Total Expenses</b>	<b>\$71,614.50</b>	<b>\$82,830.18</b>	<b>\$-11,215.68</b>	<b>86.46 %</b>
<b>NET OPERATING INCOME</b>	<b>\$553.68</b>	<b>\$1,324.56</b>	<b>\$-770.88</b>	<b>41.80 %</b>
Other Income				
<b>8000 RESERVE AND CAPITAL ACCOUNTS</b>				
8100 LWCHA Reserve Fund Transfer	30,597.60	30,597.59	0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	2,320.64	2,320.75	-0.11	100.00 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>32,918.24</b>	<b>32,918.34</b>	<b>-0.10</b>	<b>100.00 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$32,918.24</b>	<b>\$32,918.34</b>	<b>\$-0.10</b>	<b>100.00 %</b>
Other Expenses				
<b>9000 RESERVE EXPENDITURES</b>				
9050 IF Reserve Contribution	1,160.32		1,160.32	
9200 Rec Center Reserve Expense	81.98		81.98	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	1,069.51		1,069.51	
<b>Total 9301 Pool &amp; Spa Reserve Expense</b>	<b>1,069.51</b>		<b>1,069.51</b>	
9401 Tennis Court Reserve Exp	3,300.00		3,300.00	
9850 Innisfree Reserve Expense	428.65		428.65	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>6,040.46</b>		<b>6,040.46</b>	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July - August, 2022

			TOTAL	
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Total Other Expenses</b>	<b>\$6,040.46</b>	<b>\$0.00</b>	<b>\$6,040.46</b>	<b>0.00%</b>
<b>NET OTHER INCOME</b>	<b>\$26,877.78</b>	<b>\$32,918.34</b>	<b>\$-6,040.56</b>	<b>81.65 %</b>
<b>NET INCOME</b>	<b>\$27,431.46</b>	<b>\$34,242.90</b>	<b>\$-6,811.44</b>	<b>80.11 %</b>



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	142,571.76	503,578.56	-361,006.80	28.31 %
4150 Discounts	-12,787.38	-9,500.00	-3,287.38	134.60 %
4200 LWCHA L/F & Interest	60.00		60.00	
4300 Member Gate Cards and remotes	450.00	1,200.00	-750.00	37.50 %
4550 Key Deposits	20.00	150.00	-130.00	13.33 %
4700 Reimbursements		1,500.00	-1,500.00	
4800 Interest Income	0.80	500.00	-499.20	0.16 %
4900 Other Income/ Title Transfer	590.00	7,500.00	-6,910.00	7.87 %
<b>Total 4000 INCOME</b>	<b>130,905.18</b>	<b>504,928.56</b>	<b>-374,023.38</b>	<b>25.93 %</b>
<b>Total Income</b>	<b>\$130,905.18</b>	<b>\$504,928.56</b>	<b>\$ -374,023.38</b>	<b>25.93 %</b>
<b>GROSS PROFIT</b>	<b>\$130,905.18</b>	<b>\$504,928.56</b>	<b>\$ -374,023.38</b>	<b>25.93 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		4,000.00	-4,000.00	
6020 Legal Collections		1,000.00	-1,000.00	
6030 Legal Consultancy	361.25	1,000.00	-638.75	36.13 %
6030.02 General		1,500.00	-1,500.00	
<b>Total 6030 Legal Consultancy</b>	<b>361.25</b>	<b>2,500.00</b>	<b>-2,138.75</b>	<b>14.45 %</b>
6050 Insurance-General Liability	3,777.74	20,500.00	-16,722.26	18.43 %
6060 Insurance - D&O	320.66	2,500.00	-2,179.34	12.83 %
6070 Insurance - Truck	84.00	525.00	-441.00	16.00 %
6110 Office Supplies	6.99	3,500.00	-3,493.01	0.20 %
6120 Printing	615.15	1,200.00	-584.85	51.26 %
6130 Postage		850.00	-850.00	
6140 Computer/Security/Software	199.99	2,000.00	-1,800.01	10.00 %
6150 Website and E-Mail	45.73	3,500.00	-3,454.27	1.31 %
6160 Bank Charges	191.32	1,200.00	-1,008.68	15.94 %
6200 Dues/Subscriptions	1,287.90	2,500.00	-1,212.10	51.52 %
6210 Licenses/Fees/Permits		1,500.00	-1,500.00	
6230 Conference & Seminar		150.00	-150.00	
6250 Committee-Safety		750.00	-750.00	
6260 Committee-Social				
6260.01 Community Events		500.00	-500.00	
<b>Total 6260 Committee-Social</b>		<b>500.00</b>	<b>-500.00</b>	
6270 Bad Debts		250.00	-250.00	
6280 Forest Management Committee		15,000.00	-15,000.00	
6286 Architectural Committee		300.00	-300.00	
6295 Misc Expense	0.00	500.00	-500.00	0.00 %
<b>Total 6000 ADMINISTRATION</b>	<b>6,890.73</b>	<b>64,725.00</b>	<b>-57,834.27</b>	<b>10.65 %</b>
<b>6300 UTILITIES</b>				

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6310 Rec Center	2,248.91	12,500.00	-10,251.09	17.99 %
6350 Pool & Sauna	871.12	5,000.00	-4,128.88	17.42 %
6400 Maint Building	173.76	1,500.00	-1,326.24	11.58 %
6450 Gate House	1,822.43	10,000.00	-8,177.57	18.22 %
6500 Entry Gate	74.78	800.00	-725.22	9.35 %
6550 Safety Ops Bldg Utilities	50.83	350.00	-299.17	14.52 %
<b>Total 6300 UTILITIES</b>	<b>5,241.83</b>	<b>30,150.00</b>	<b>-24,908.17</b>	<b>17.39 %</b>
<b>6600 MAINTENANCE</b>				
6610 Rec Center	388.77	3,000.00	-2,611.23	12.96 %
6621 Pool & Spa		2,000.00	-2,000.00	
6630 Tennis Courts	73.29	300.00	-226.71	24.43 %
6640 Fitness Center		500.00	-500.00	
6650 Maint Bldg	62.98	300.00	-237.02	20.99 %
6660 Gate House	165.00	500.00	-335.00	33.00 %
6670 Entry Gate System	420.00		420.00	
6690 Signs Maintenance		500.00	-500.00	
6700 Roads & Paths	19.43	1,500.00	-1,480.57	1.30 %
6720 Garbage/Dumpster		150.00	-150.00	
6750 Other Common area		500.00	-500.00	
6760 Vehicles - trucks/golf cart		1,000.00	-1,000.00	
6770 Tools	44.94	1,000.00	-955.06	4.49 %
<b>Total 6600 MAINTENANCE</b>	<b>1,174.41</b>	<b>11,250.00</b>	<b>-10,075.59</b>	<b>10.44 %</b>
<b>6801 SUPPLIES &amp; EQUIPMENT</b>				
6810 Rec Center Supplies	493.58	3,500.00	-3,006.42	14.10 %
6821 Pool & Spa Supplies	534.30	2,500.00	-1,965.70	21.37 %
6830 Exercise Room Supplies		300.00	-300.00	
6840 Maintenance Building	57.56	550.00	-492.44	10.47 %
6850 Gatehouse Supplies		750.00	-750.00	
6860 Gate Cards and Remotes		2,500.00	-2,500.00	
6870 Tools & Tool Rentals	369.63	3,500.00	-3,130.37	10.56 %
6900 Common Area Supplies	1,131.50	1,300.00	-168.50	87.04 %
6910 Chemicals & Fertilizer	440.41	850.00	-409.59	51.81 %
6921 Dog Poop Stations	277.88	1,000.00	-722.12	27.79 %
6940 Trees Shrubs Flowers	8.98	3,000.00	-2,991.02	0.30 %
6960 Truck Fuel	762.34	3,500.00	-2,737.66	21.78 %
6970 Mileage Reimbursement		350.00	-350.00	
6990 Other		300.00	-300.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>4,076.18</b>	<b>23,900.00</b>	<b>-19,823.82</b>	<b>17.06 %</b>
<b>7000 STAFF WAGES &amp; BENEFITS</b>				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	8,854.04	53,124.30	-44,270.26	16.67 %
7135 Office Admin	5,885.51	23,004.00	-17,118.49	25.58 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7145 Grounds/Fac Super	12,952.55	62,172.15	-49,219.60	20.83 %
7155 Maintenance-1	10,636.55	51,055.50	-40,418.95	20.83 %
7170 Relief Services	1,007.50	6,000.00	-4,992.50	16.79 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>39,336.15</b>	<b>195,355.95</b>	<b>-156,019.80</b>	<b>20.14 %</b>
7151 Employer Match Taxes-Payroll	4,396.23	23,000.00	-18,603.77	19.11 %
7201 Staff-Medical/Dental	8,067.60	38,800.00	-30,732.40	20.79 %
7250 Insurance-SAIF	390.38	4,000.00	-3,609.62	9.76 %
7301 Staff Simple IRA	388.60	2,000.00	-1,611.40	19.43 %
7302 Employee Promotions	123.99	500.00	-376.01	24.80 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>52,702.95</b>	<b>263,655.95</b>	<b>-210,953.00</b>	<b>19.99 %</b>
<b>7500 CONTRACTOR SERVICES</b>				
7525 Garbage Removal	8,272.14	63,000.00	-54,727.86	13.13 %
7551 Composting Area	1,613.00	15,000.00	-13,387.00	10.75 %
7601 Street Sweeping	303.55	2,500.00	-2,196.45	12.14 %
7651 Pest Control		1,200.00	-1,200.00	
7800 Tree Service	1,065.00	20,000.00	-18,935.00	5.33 %
7850 Forestry Consulting		400.00	-400.00	
7970 Landscaping Services		1,200.00	-1,200.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>11,253.69</b>	<b>103,300.00</b>	<b>-92,046.31</b>	<b>10.89 %</b>
Payroll Expenses				
Wages	972.00		972.00	
<b>Total Payroll Expenses</b>	<b>972.00</b>		<b>972.00</b>	
<b>Total Expenses</b>	<b>\$82,311.79</b>	<b>\$496,980.95</b>	<b>\$-414,669.16</b>	<b>16.56 %</b>
<b>NET OPERATING INCOME</b>	<b>\$48,593.39</b>	<b>\$7,947.61</b>	<b>\$40,645.78</b>	<b>611.42 %</b>
Other Income				
<b>8000 RESERVE AND CAPITAL ACCOUNTS</b>				
8100 LWCHA Reserve Fund Transfer	30,597.60	183,585.59	-152,987.99	16.67 %
8200 IPHCA Reserve Fund Transfer	2,320.64	13,924.46	-11,603.82	16.67 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>32,918.24</b>	<b>197,510.05</b>	<b>-164,591.81</b>	<b>16.67 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$32,918.24</b>	<b>\$197,510.05</b>	<b>\$-164,591.81</b>	<b>16.67 %</b>
Other Expenses				
<b>9000 RESERVE EXPENDITURES</b>				
9050 IF Reserve Contribution	1,160.32		1,160.32	
9200 Rec Center Reserve Expense	81.98		81.98	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	1,069.51		1,069.51	
<b>Total 9301 Pool &amp; Spa Reserve Expense</b>	<b>1,069.51</b>		<b>1,069.51</b>	
9401 Tennis Court Reserve Exp	3,300.00		3,300.00	
9850 Innisfree Reserve Expense	428.65		428.65	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>6,040.46</b>		<b>6,040.46</b>	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total Other Expenses	\$6,040.46	\$0.00	\$6,040.46	0.00%
NET OTHER INCOME	\$26,877.78	\$197,510.05	\$ -170,632.27	13.61 %
NET INCOME	\$75,471.17	\$205,457.66	\$ -129,986.49	36.73 %



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## MEMORANDUM

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**TO:** LWCHA BOARD OF DIRECTORS  
**FROM:** DENA PATTERSON  
**SUBJECT:** FINANCIAL REPORT AT JULY 31, 2022  
**DATE:** AUGUST 12, 2022  
**CC:** TIM BULLER

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Attached are three financial statements for month ending July 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 July 31, the operating funds balance was \$344,488.37. Operating checking balance was \$289,629.52. Undeposited funds included \$105,693.76 of dues collected that were deposited on August 2, 2022. As of July 31, 148 residents had paid for 2022-23 dues in advance.
2. \$150,000.00 of reserve funds has been invested into a three-month Treasury bill.
3. Rec Center utilities includes \$125.95 for prorated internet services accrued during the band width upgrade.
4. Fuel for the truck and equipment remained high due to traveling to the valley multiple times for trees and the purchase of the yard truck.
5. July operating expenses were \$7,823.12 under budget.
6. July Reserve expenses were as follows: \$1,160.32 IPHCA reserve contribution, \$81.98 for new paper towel dispensers, \$3,300.00 for cleaning and pickleball striping of outdoor tennis courts. Total July reserve expenses were \$3,381.98.

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet  
As of July 31, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	289,629.52
1060 Asset Acquisition	17,132.81
1070 CB Savings Money Market	31,064.80
1075 WF Savings Money Market	0.00
1080 Petty Cash	921.54
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	0.00
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>344,488.37</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	33,794.55
1119 Oregon Coast Bank Reserve	0.00
OCB - 7898 MM .45% APR	0.00
OCB CD 1105191 Reserve	0.00
OCB CD 4442 2/1/2020 .85% APR	0.00
OCB CD 4789 6/1/18 .50% APR	0.00
OCB CD 4790 3/2/20 .75% APR	0.00
OCB CD 5243 7/17/18 .75% APR	0.00
<b>Total 1119 Oregon Coast Bank Reserve</b>	<b>0.00</b>
1130 Washington Federal	0.00
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	0.00
1161 Cetera TBI A0765 2/14/19	0.00
1162 Cetera W.F. CD A1907 9/30/19	177,511.93
1163 Cetera MM	150,000.00
1164 3 month Treasury Bill	327,511.93
<b>Total 1160 Cetera Reserve Treasury Bills</b>	<b>361,306.48</b>
<b>Total 1114 RESERVE FUNDS</b>	<b>\$705,794.85</b>
<b>Total Bank Accounts</b>	<b>\$705,794.85</b>
Accounts Receivable	-319,710.56
1200 Accounts Receivable	-319,710.56

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of July 31, 2022

	TOTAL
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-319,143.56</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
<b>Total Accounts Receivable</b>	<b>\$ -319,143.56</b>
Other Current Assets	
1110 OPERATING FUND	0.00
OCB CD 1104693 Operating	0.00
<b>Total 1110 OPERATING FUND</b>	<b>0.00</b>
1117 Oregon Coast Bank Reserves	5,050.00
1150 Accounts Rec - Interfund	0.00
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	5,050.00
<b>Total 1150 Accounts Rec - Interfund</b>	<b>5,050.00</b>
1230 Prepaid Insurance	2,700.42
1240 Undeposited Funds	105,693.76
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	0.00
Cash Advance Repayment	0.00
<b>Total Repayment</b>	<b>0.00</b>
<b>Total Other Current Assets</b>	<b>\$113,444.18</b>
<b>Total Current Assets</b>	<b>\$500,095.47</b>
Fixed Assets	
1450 Equip-Admin	1,119.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	12,862.21
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$13,981.48</b>
<b>TOTAL ASSETS</b>	<b>\$514,076.95</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	8,823.95
<b>Total Accounts Payable</b>	<b>\$8,823.95</b>
Credit Cards	
1900 Columbia Bank Visa	8,363.24
1950 Shell Gas Card	0.00

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of July 31, 2022

	TOTAL
<b>Total Credit Cards</b>	<b>\$8,363.24</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	<b>5,090.72</b>
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	<b>13,100.00</b>
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	<b>1,100.00</b>
2450 Construction Deposit	<b>1,100.00</b>
2450.20 Orr Constnuction Deposit	0.00
Direct Deposit Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$26,926.79</b>
<b>Total Current Liabilities</b>	<b>\$44,113.98</b>
<b>Total Liabilities</b>	<b>\$44,113.98</b>
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-47,675.19
2910 Operating Fund Balance	0.00
2950 Retained Earnings	495,591.05
Net Income	22,047.11
<b>Total Equity</b>	<b>\$469,962.97</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$514,076.95</b>



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

July 2022

	TOTAL
<b>Income</b>	
4000 INCOME	
4100 LWCHA Assessments	41,964.88
4150 Discounts	-156.90
4300 Member Gate Cards and remotes	305.00
4550 Key Deposits	15.00
4800 Interest Income	0.41
4900 Other Income/ Title Transfer	130.00
<b>Total 4000 INCOME</b>	<b>42,258.39</b>
<b>Total Income</b>	<b>\$42,258.39</b>
<b>GROSS PROFIT</b>	<b>\$42,258.39</b>
<b>Expenses</b>	
6000 ADMINISTRATION	
6030 Legal Consultancy	106.25
6050 Insurance-General Liability	1,888.87
6060 Insurance - D&O	160.33
6070 Insurance - Truck	42.00
6110 Office Supplies	6.99
6140 Computer/Security/Software	44.99
6150 Website and E-Mail	34.95
6160 Bank Charges	135.37
6295 Misc Expense	0.00
<b>Total 6000 ADMINISTRATION</b>	<b>2,419.75</b>
6300 UTILITIES	
6310 Rec Center	1,035.94
6350 Pool & Sauna	449.92
6400 Maint Building	38.47
6450 Gate House	825.71
6500 Entry Gate	36.89
6550 Safety Ops Bldg Utilities	24.36
<b>Total 6300 UTILITIES</b>	<b>2,411.29</b>
6600 MAINTENANCE	
6610 Rec Center	196.03
6630 Tennis Courts	73.29
6660 Gate House	165.00
6670 Entry Gate System	420.00
6700 Roads & Paths	19.43
<b>Total 6600 MAINTENANCE</b>	<b>873.75</b>
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	257.12
6821 Pool & Spa Supplies	281.74
6870 Tools & Tool Rentals	66.21
6900 Common Area Supplies	396.46

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

July 2022

	TOTAL
6910 Chemicals & Fertilizer	140.00
6960 Truck Fuel	359.40
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,500.93</b>
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,427.02
7135 Office Admin	1,728.00
7145 Grounds/Fac Super	5,181.02
7155 Maintenance-1	4,254.62
7170 Relief Services	503.75
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,094.41</b>
7151 Employer Match Taxes-Payroll	1,755.85
7201 Staff-Medical/Dental	3,227.04
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	155.44
7302 Employee Promotions	123.99
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,551.92</b>
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	3,696.78
7551 Composting Area	834.00
7601 Street Sweeping	303.55
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>4,834.33</b>
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>
<b>Total Expenses</b>	<b>\$33,591.97</b>
<b>NET OPERATING INCOME</b>	<b>\$8,666.42</b>
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,298.80
8200 IPHCA Reserve Fund Transfer	1,160.32
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>
Late Fee Income	
<b>Total Other Income</b>	<b>\$16,459.12</b>
Other Expenses	
9000 RESERVE EXPENDITURES	
9200 Rec Center Reserve Expense	81.98
9401 Tennis Court Reserve Exp	3,300.00
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>3,381.98</b>
<b>Total Other Expenses</b>	<b>\$3,381.98</b>
<b>NET OTHER INCOME</b>	<b>\$13,077.14</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

July 2022

	TOTAL
NET INCOME	\$21,743.56

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	41,964.88	41,964.88	0.00	100.00 %
4150 Discounts	-156.90	-791.66	634.76	19.82 %
4300 Member Gate Cards and remotes	305.00	100.00	205.00	305.00 %
4550 Key Deposits	15.00	12.50	2.50	120.00 %
4700 Reimbursements		125.00	-125.00	
4800 Interest Income	0.41	41.66	-41.25	0.98 %
4900 Other Income/ Title Tranfer	130.00	625.00	-495.00	20.80 %
<b>Total 4000 INCOME</b>	<b>42,258.39</b>	<b>42,077.38</b>	<b>181.01</b>	<b>100.43 %</b>
<b>Total Income</b>	<b>\$42,258.39</b>	<b>\$42,077.38</b>	<b>\$181.01</b>	<b>100.43 %</b>
<b>GROSS PROFIT</b>	<b>\$42,258.39</b>	<b>\$42,077.38</b>	<b>\$181.01</b>	<b>100.43 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		333.33	-333.33	
6020 Legal Collections		83.33	-83.33	
6030 Legal Consultancy	106.25	83.33	22.92	127.51 %
6030.02 General		125.00	-125.00	
<b>Total 6030 Legal Consultancy</b>	<b>106.25</b>	<b>208.33</b>	<b>-102.08</b>	<b>51.00 %</b>
6050 Insurance-General Liability	1,888.87	1,708.33	180.54	110.57 %
6060 Insurance - D&O	160.33	208.33	-48.00	76.96 %
6070 Insurance - Truck	42.00	43.75	-1.75	96.00 %
6110 Office Supplies	6.99	291.66	-284.67	2.40 %
6120 Printing		100.00	-100.00	
6130 Postage		70.83	-70.83	
6140 Computer/Security/Software	44.99	166.67	-121.68	26.99 %
6150 Website and E-Mail	34.95	291.67	-256.72	11.98 %
6160 Bank Charges	135.37	100.00	35.37	135.37 %
6200 Dues/Subscriptions		208.33	-208.33	
6210 Licenses/Fees/Permits		125.00	-125.00	
6230 Conference & Seminar		12.50	-12.50	
6250 Committee-Safety		62.50	-62.50	
6260 Committee-Social				
6260.01 Community Events		41.66	-41.66	
<b>Total 6260 Committee-Social</b>		<b>41.66</b>	<b>-41.66</b>	
6270 Bad Debts		20.83	-20.83	
6280 Forest Management Committee		1,250.00	-1,250.00	
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense	0.00	41.66	-41.66	0.00 %
<b>Total 6000 ADMINISTRATION</b>	<b>2,419.75</b>	<b>5,393.71</b>	<b>-2,973.96</b>	<b>44.86 %</b>
<b>6300 UTILITIES</b>				
6310 Rec Center	1,035.94	1,041.66	-5.72	99.45 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6350 Pool & Sauna	449.92	416.66	33.26	107.98 %
6400 Maint Building	38.47	125.00	-86.53	30.78 %
6450 Gate House	825.71	833.33	-7.62	99.09 %
6500 Entry Gate	36.89	66.66	-29.77	55.34 %
6550 Safety Ops Bldg Utilities	24.36	29.16	-4.80	83.54 %
<b>Total 6300 UTILITIES</b>	<b>2,411.29</b>	<b>2,512.47</b>	<b>-101.18</b>	<b>95.97 %</b>
6600 MAINTENANCE				
6610 Rec Center	196.03	250.00	-53.97	78.41 %
6621 Pool & Spa		166.67	-166.67	
6630 Tennis Courts	73.29	25.00	48.29	293.16 %
6640 Fitness Center		41.66	-41.66	
6650 Maint Bldg		25.00	-25.00	
6660 Gate House	165.00	41.67	123.33	395.97 %
6670 Entry Gate System	420.00		420.00	
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths	19.43	125.00	-105.57	15.54 %
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart		83.33	-83.33	
6770 Tools		83.33	-83.33	
<b>Total 6600 MAINTENANCE</b>	<b>873.75</b>	<b>937.50</b>	<b>-63.75</b>	<b>93.20 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	257.12	291.66	-34.54	88.16 %
6821 Pool & Spa Supplies	281.74	208.33	73.41	135.24 %
6830 Exercise Room Supplies		25.00	-25.00	
6840 Maintenance Building		45.83	-45.83	
6850 Gatehouse Supplies		62.50	-62.50	
6860 Gate Cards and Remotes		208.33	-208.33	
6870 Tools & Tool Rentals	66.21	291.66	-225.45	22.70 %
6900 Common Area Supplies	396.46	108.37	288.09	365.84 %
6910 Chemicals & Fertilizer	140.00	70.87	69.13	197.54 %
6921 Dog Poop Stations		83.37	-83.37	
6940 Trees Shrubs Flowers		250.00	-250.00	
6960 Truck Fuel	359.40	291.70	67.70	123.21 %
6970 Mileage Reimbursement		29.16	-29.16	
6990 Other		25.00	-25.00	
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,500.93</b>	<b>1,991.78</b>	<b>-490.85</b>	<b>75.36 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,427.02	4,427.03	-0.01	100.00 %
7135 Office Admin	1,728.00	1,917.00	-189.00	90.14 %
7145 Grounds/Fac Super	5,181.02	5,181.01	0.01	100.00 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: 2022-23 - FY23 P&L

July 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7155 Maintenance-1	4,254.62	4,254.62	0.00	100.00 %
7170 Relief Services	503.75	500.00	3.75	100.75 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,094.41</b>	<b>16,279.66</b>	<b>-185.25</b>	<b>98.86 %</b>
7151 Employer Match Taxes-Payroll	1,755.85	1,916.66	-160.81	91.61 %
7201 Staff-Medical/Dental	3,227.04	3,233.33	-6.29	99.81 %
7250 Insurance-SAIF	195.19	333.33	-138.14	58.56 %
7301 Staff Simple IRA	155.44	166.66	-11.22	93.27 %
7302 Employee Promotions	123.99	41.66	82.33	297.62 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>21,551.92</b>	<b>21,971.30</b>	<b>-419.38</b>	<b>98.09 %</b>
<b>7500 CONTRACTOR SERVICES</b>				
7525 Garbage Removal	3,696.78	5,250.00	-1,553.22	70.41 %
7551 Composting Area	834.00	1,250.00	-416.00	66.72 %
7601 Street Sweeping	303.55	208.33	95.22	145.71 %
7651 Pest Control		100.00	-100.00	
7800 Tree Service		1,666.67	-1,666.67	
7850 Forestry Consulting		33.33	-33.33	
7970 Landscaping Services		100.00	-100.00	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>4,834.33</b>	<b>8,608.33</b>	<b>-3,774.00</b>	<b>56.16 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
<b>Total Expenses</b>	<b>\$33,591.97</b>	<b>\$41,415.09</b>	<b>\$-7,823.12</b>	<b>81.11 %</b>
<b>NET OPERATING INCOME</b>	<b>\$8,666.42</b>	<b>\$662.29</b>	<b>\$8,004.13</b>	<b>1,308.55 %</b>
Other Income				
<b>8000 RESERVE AND CAPITAL ACCOUNTS</b>				
8100 LWCHA Reserve Fund Transfer	15,298.80	15,298.80	0.00	100.00 %
8200 IPHCA Reserve Fund Transfer	1,160.32	1,160.37	-0.05	100.00 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>16,459.12</b>	<b>16,459.17</b>	<b>-0.05</b>	<b>100.00 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$16,459.12</b>	<b>\$16,459.17</b>	<b>\$-0.05</b>	<b>100.00 %</b>
Other Expenses				
<b>9000 RESERVE EXPENDITURES</b>				
9200 Rec Center Reserve Expense	81.98		81.98	
9401 Tennis Court Reserve Exp	3,300.00		3,300.00	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>3,381.98</b>		<b>3,381.98</b>	
<b>Total Other Expenses</b>	<b>\$3,381.98</b>	<b>\$0.00</b>	<b>\$3,381.98</b>	<b>0.00%</b>
<b>NET OTHER INCOME</b>	<b>\$13,077.14</b>	<b>\$16,459.17</b>	<b>\$-3,382.03</b>	<b>79.45 %</b>
<b>NET INCOME</b>	<b>\$21,743.56</b>	<b>\$17,121.46</b>	<b>\$4,622.10</b>	<b>127.00 %</b>