

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

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



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT JULY 31, 2023
DATE: AUGUST 17, 2023
CC: TIM BULLER

Attached are three financial statements for the month ending July 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 July 31, the operating funds balance was \$481,987.78. The operating checking balance was \$377,722.92. Umpqua bank experienced problems with remote deposit in July. \$187,248.52 of the reported balance was not deposited until August.
2. Common area supplies include mulch purchased for the entry area and the rec center back area.
3. Bulk Inventory pool supplies were purchased. A new pool vacuum and warranty was purchased.
4. Fire prevention and insurance compliance tree trimming, and removal was completed on the Pines.
5. IT services were provided to create a singular Owners database.
6. July operating expenses were \$3,687.27 Over budget. Maintenance and common area expenses are generally over budget in the summer and under budget in the winter.
7. July Reserve expenses were as follows: \$1,081.08 IPHCA reserve contribution, and \$7,312.83 for the completion of the Edgewater fence repair and extension. Total reserve expenses for July were 8,393.92.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of July 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	377,722.92
1060 Asset Acquisition	9,409.19
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	420.45
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
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	481,987.78
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	143,800.08
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	
1131 WF CD 1645 9/24/18 .85% APR	0.00
1132 WF CD 4773 6/24/18 .40% APR	0.00
Total 1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	336,618.05
Total 1114 RESERVE FUNDS	480,418.13
Total Bank Accounts	\$962,405.91
Accounts Receivable	
1200 Accounts Receivable	-368,367.80
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-367,800.80
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -367,800.80
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of July 31, 2023

	TOTAL
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
Total 1150 Accounts Rec - Interfund	0.00
1230 Prepaid Insurance	5,114.47
1240 Undeposited Funds	21,772.09
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$26,886.56
Total Current Assets	\$621,491.67
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	10,206.13
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$10,206.40
TOTAL ASSETS	\$631,698.07
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	17,925.60
Total Accounts Payable	\$17,925.60
Credit Cards	
1900 Columbia Bank Visa	1,848.08
1950 Shell Gas Card	0.00
Total Credit Cards	\$1,848.08
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
Total 2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	7,072.55
2260 CPA Prepaid	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of July 31, 2023

	TOTAL
2265 Gate Card Contractor Deposit	13,150.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00
2450 Construction Deposit	1,100.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$28,958.62
Total Current Liabilities	\$48,732.30
Total Liabilities	\$48,732.30
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-52,475.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	634,280.52
Net Income	6,900.14
Total Equity	\$582,965.77
TOTAL LIABILITIES AND EQUITY	\$631,698.07

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

July 2023

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	43,677.47
4150 Discounts	0.00
4300 Member Gate Cards and remotes	215.00
4800 Interest Income	0.40
4900 Other Income/ Title Tranfer	100.00
Total 4000 INCOME	43,992.87
Total Income	\$43,992.87
GROSS PROFIT	\$43,992.87
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	32.41
6120 Printing	216.55
6140 Computer/Security/Software	433.60
6150 Website and E-Mail	39.00
6160 Bank Charges	80.95
6200 Dues/Subscriptions	216.94
6260 Committee-Social	
6260.01 Community Events	67.98
Total 6260 Committee-Social	67.98
6295 Misc Expense	144.00
Total 6000 ADMINISTRATION	2,753.28
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	213.47
6310.03 Gas	29.16
6310.04 Internet	615.29
6310.05 Phone	51.20
Total 6310 Rec Center	909.12
6350 Pool & Sauna	
6350.02 Gas	577.18
Total 6350 Pool & Sauna	577.18
6400 Maint Building	
6400.01 Power	38.78
Total 6400 Maint Building	38.78
6450 Gate House	
6450.01 Power	64.93

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

July 2023

	TOTAL
6450.03 Internet	456.71
6450.04 Phones	303.84
Total 6450 Gate House	825.48
6500 Entry Gate	
6500.01 Power	37.56
Total 6500 Entry Gate	37.56
6550 Safety Ops Bldg Utilities	
6550.01 Power	26.39
Total 6550 Safety Ops Bldg Utilities	26.39
Total 6300 UTILITIES	2,414.51
6600 MAINTENANCE	
6621 Pool & Spa	40.56
6650 Maint Bldg	22.50
6660 Gate House	67.06
6670 Entry Gate System	575.40
6690 Signs Maintenance	575.83
6760 Vehicles - trucks/golf cart	38.58
6770 Tools	60.64
Total 6600 MAINTENANCE	1,380.57
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	403.66
6821 Pool & Spa Supplies	942.09
6840 Maintenance Building	21.11
6850 Gatehouse Supplies	231.85
6870 Tools & Tool Rentals	90.64
6900 Common Area Supplies	697.44
6930 Asphalt & Gravel	445.00
6940 Trees Shrubs Flowers	88.43
6960 Truck Fuel	334.80
6960.02 Equipment fuel	50.19
Total 6960 Truck Fuel	384.99
Total 6801 SUPPLIES & EQUIPMENT	3,305.21
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,559.83
7135 Office Admin	1,891.08
7145 Grounds/Fac Super	5,336.44
7155 Maintenance-1	4,382.26
7160 Maintenance-2	4,166.66
7170 Relief Services	495.00
Total 7100 Staff Wages & Salaries	20,831.27
7151 Employer Match Taxes-Payroll	2,419.74
7201 Staff-Medical/Dental	3,276.06

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

July 2023

	TOTAL
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	160.10
7302 Employee Promotions	189.15
Total 7000 STAFF WAGES & BENEFITS	27,071.51
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,281.12
7551 Composting Area	811.48
7601 Street Sweeping	639.25
7800 Tree Service	3,875.00
Total 7500 CONTRACTOR SERVICES	9,606.85
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
QuickBooks Payments Fees	283.22
Total Expenses	\$46,815.15
NET OPERATING INCOME	\$ -2,822.28
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,954.16
8200 IPHCA Reserve Fund Transfer	1,081.09
Total 8000 RESERVE AND CAPITAL ACCOUNTS	17,035.25
Late Fee Income	
Total Other Income	\$17,035.25
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	1,081.09
9100 Common Area	
9115 Wooden- Benches, Fences, etc	7,312.83
Total 9100 Common Area	7,312.83
Total 9000 RESERVE EXPENDITURES	8,393.92
Total Other Expenses	\$8,393.92
NET OTHER INCOME	\$8,641.33
NET INCOME	\$5,819.05

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	43,677.47	43,677.91	-0.44	100.00 %
4150 Discounts	0.00	-1,166.67	1,166.67	0.00 %
4300 Member Gate Cards and remotes	215.00	83.33	131.67	258.01 %
4550 Key Deposits		12.50	-12.50	
4700 Reimbursements		62.50	-62.50	
4800 Interest Income	0.40	41.67	-41.27	0.96 %
4900 Other Income/ Title Tranfer	100.00	416.67	-316.67	24.00 %
Total 4000 INCOME	43,992.87	43,127.91	864.96	102.01 %
Total Income	\$43,992.87	\$43,127.91	\$864.96	102.01 %
GROSS PROFIT	\$43,992.87	\$43,127.91	\$864.96	102.01 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		333.33	-333.33	
6020 Legal Collections		41.67	-41.67	
6030 Legal Consultancy		83.33	-83.33	
6030.02 General		62.50	-62.50	
Total 6030 Legal Consultancy		145.83	-145.83	
6050 Insurance-General Liability	932.08	1,083.17	-151.09	86.05 %
6055 Earthquake Insurance	316.69	300.91	15.78	105.24 %
6058 Insurance Umbrella	119.00	119.00	0.00	100.00 %
6060 Insurance - D&O	83.50		83.50	
6070 Insurance - Truck	70.58	58.33	12.25	121.00 %
6110 Office Supplies	32.41	208.33	-175.92	15.56 %
6120 Printing	216.55	58.33	158.22	371.25 %
6130 Postage		45.83	-45.83	
6140 Computer/Security/Software	433.60	166.67	266.93	260.15 %
6150 Website and E-Mail	39.00	83.33	-44.33	46.80 %
6160 Bank Charges	80.95	104.17	-23.22	77.71 %
6200 Dues/Subscriptions	216.94	300.00	-83.06	72.31 %
6210 Licenses/Fees/Permits		104.17	-104.17	
6250 Committee-Safety		50.00	-50.00	
6260 Committee-Social				
6260.01 Community Events	67.98	20.83	47.15	326.36 %
Total 6260 Committee-Social	67.98	20.83	47.15	326.36 %
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant		83.33	-83.33	
Total 6280 Forest Management Committee		1,333.33	-1,333.33	
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense	144.00	41.67	102.33	345.57 %
Total 6000 ADMINISTRATION	2,753.28	4,623.90	-1,870.62	59.54 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	213.47	266.67	-53.20	80.05 %
6310.02 Water		158.33	-158.33	
6310.03 Gas	29.16	583.33	-554.17	5.00 %
6310.04 Internet	615.29	625.00	-9.71	98.45 %
6310.05 Phone	51.20	50.00	1.20	102.40 %
Total 6310 Rec Center	909.12	1,683.33	-774.21	54.01 %
6350 Pool & Sauna				
6350.02 Gas	577.18	666.67	-89.49	86.58 %
Total 6350 Pool & Sauna	577.18	666.67	-89.49	86.58 %
6400 Maint Building				
6400.01 Power	38.78	60.42	-21.64	64.18 %
6400.02 Water		45.83	-45.83	
Total 6400 Maint Building	38.78	106.25	-67.47	36.50 %
6450 Gate House				
6450.01 Power	64.93	137.50	-72.57	47.22 %
6450.02 Water		70.83	-70.83	
6450.03 Internet	456.71	475.00	-18.29	96.15 %
6450.04 Phones	303.84	295.83	8.01	102.71 %
Total 6450 Gate House	825.48	979.16	-153.68	84.30 %
6500 Entry Gate				
6500.01 Power	37.56	41.67	-4.11	90.14 %
Total 6500 Entry Gate	37.56	41.67	-4.11	90.14 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	26.39	27.08	-0.69	97.45 %
Total 6550 Safety Ops Bldg Utilities	26.39	27.08	-0.69	97.45 %
Total 6300 UTILITIES	2,414.51	3,504.16	-1,089.65	68.90 %
6600 MAINTENANCE				
6610 Rec Center		208.33	-208.33	
6621 Pool & Spa	40.56	100.00	-59.44	40.56 %
6630 Tennis Courts		41.67	-41.67	
6640 Fitness Center		25.00	-25.00	
6650 Maint Bldg	22.50	16.67	5.83	134.97 %
6660 Gate House	67.06	33.33	33.73	201.20 %
6670 Entry Gate System	575.40		575.40	
6690 Signs Maintenance	575.83	20.83	555.00	2,764.43 %
6700 Roads & Paths		62.50	-62.50	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart	38.58	166.67	-128.09	23.15 %
6770 Tools	60.64	20.83	39.81	291.12 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 6600 MAINTENANCE	1,380.57	750.00	630.57	184.08 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	403.66	208.33	195.33	193.76 %
6821 Pool & Spa Supplies	942.09	250.00	692.09	376.84 %
6830 Exercise Room Supplies		16.67	-16.67	
6840 Maintenance Building	21.11	45.83	-24.72	46.06 %
6850 Gatehouse Supplies	231.85	50.00	181.85	463.70 %
6860 Gate Cards and Remotes		125.00	-125.00	
6870 Tools & Tool Rentals	90.64	312.50	-221.86	29.00 %
6900 Common Area Supplies	697.44	208.33	489.11	334.78 %
6910 Chemicals & Fertilizer		83.33	-83.33	
6921 Dog Poop Stations		104.17	-104.17	
6930 Asphalt & Gravel	445.00		445.00	
6940 Trees Shrubs Flowers	88.43	250.00	-161.57	35.37 %
6960 Truck Fuel	334.80	312.50	22.30	107.14 %
6960.02 Equipment fuel	50.19		50.19	
Total 6960 Truck Fuel	384.99	312.50	72.49	123.20 %
6990 Other		16.67	-16.67	
Total 6801 SUPPLIES & EQUIPMENT	3,305.21	1,983.33	1,321.88	166.65 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,559.83	4,559.84	-0.01	100.00 %
7135 Office Admin	1,891.08	1,974.51	-83.43	95.77 %
7145 Grounds/Fac Super	5,336.44	2,668.22	2,668.22	200.00 %
7155 Maintenance-1	4,382.26	4,382.26	0.00	100.00 %
7160 Maintenance-2	4,166.66	4,416.67	-250.01	94.34 %
7170 Relief Services	495.00	515.00	-20.00	96.12 %
Total 7100 Staff Wages & Salaries	20,831.27	18,516.50	2,314.77	112.50 %
7151 Employer Match Taxes-Payroll	2,419.74	1,958.33	461.41	123.56 %
7201 Staff-Medical/Dental	3,276.06	3,395.83	-119.77	96.47 %
7250 Insurance-SAIF	195.19	250.00	-54.81	78.08 %
7301 Staff Simple IRA	160.10	166.67	-6.57	96.06 %
7302 Employee Promotions	189.15	41.67	147.48	453.92 %
Total 7000 STAFF WAGES & BENEFITS	27,071.51	24,329.00	2,742.51	111.27 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,281.12	4,250.00	31.12	100.73 %
7551 Composting Area	811.48	1,083.33	-271.85	74.91 %
7601 Street Sweeping	639.25	208.33	430.92	306.84 %
7651 Pest Control		62.50	-62.50	
7800 Tree Service	3,875.00	2,083.33	1,791.67	186.00 %
7850 Forestry Consulting		125.00	-125.00	
7970 Landscaping Services		125.00	-125.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 7500 CONTRACTOR SERVICES	9,606.85	7,937.49	1,669.36	121.03 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	283.22		283.22	
Total Expenses	\$46,815.15	\$43,127.88	\$3,687.27	108.55 %
NET OPERATING INCOME	\$ -2,822.28	\$0.03	\$ -2,822.31	-9,407,600.00 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,954.16	15,954.17	-0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	1,081.09	1,081.08	0.01	100.00 %
Total 8000 RESERVE AND CAPITAL ACCOUNTS	17,035.25	17,035.25	0.00	100.00 %
Late Fee Income				
Total Other Income	\$17,035.25	\$17,035.25	\$0.00	100.00 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,081.09		1,081.09	
9100 Common Area				
9115 Wooden- Benches, Fences, etc	7,312.83		7,312.83	
Total 9100 Common Area	7,312.83		7,312.83	
Total 9000 RESERVE EXPENDITURES	8,393.92		8,393.92	
Total Other Expenses	\$8,393.92	\$0.00	\$8,393.92	0.00%
NET OTHER INCOME	\$8,641.33	\$17,035.25	\$ -8,393.92	50.73 %
NET INCOME	\$5,819.05	\$17,035.28	\$ -11,216.23	34.16 %

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

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MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT AUGUST 31, 2023
DATE: SEPTEMBER 19, 2023
CC: TIM BULLER

Attached are three financial statements for the month ending August 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 August 31, the operating funds balance was \$494,676.67. The operating checking account balance was \$69,262.63. On August 16th, \$320,000.00 of operating funds were moved to Cetera Treasuries.
2. Application of discounts is not yet completed. \$-5,056.10 is approximately half of the discounts owed to Owners who pre-paid this years HOA dues.
3. The forest Management Committee completed blackberry removal project in the open space West of the gate house along Singing Tree. \$5,825.00 was paid to Wand Landscaping.
4. Tools & Tool Rental expense included rental of two tactors to prepare ground and spread asphalt in dump area and utility easement along Singing Tree.
5. Misc. expenses of \$900.00 were paid to Western Title for title records to the four properties along Tract J. I plan to create a sub-account for these expenses under legal.
6. August operating expenses were \$14,708.25 (\$5,828.25) Over budget. During the month of August, I erroneously paid three bills twice. Pioneer Printing \$50.05, CISC Employment Services \$137.00, and Coast Tree Service \$8,880.00. All three duplicate checks have been cancelled. The cancellation for \$8,880.00 did not credit back to the operating account prior to September 1st.
7. August Reserve expenses were as follows: \$1,081.08 IPHCA reserve contribution, and \$9,250 deposit to Taylor's Lot Maintenance for seal coating, 46,689.32 to All City Paving for completion of paving work, \$284.90 to Sherwin Williams for IPHCA bridge paint. Total reserve expenses for August were 56,224.22.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of August 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	69,262.63
1060 Asset Acquisition	9,409.59
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	405.45
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	415,599.00
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	494,676.67
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	103,814.92
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	
1131 WF CD 1645 9/24/18 .85% APR	0.00
1132 WF CD 4773 6/24/18 .40% APR	0.00
Total 1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	
1161 Cetera TBi A0765 2/14/19	0.00
1162 Cetera W.F. CD A1907 9/30/19	0.00
1163 Cetera MM	182,465.54
1164 3 month Treasury Bill	155,840.33
Total 1160 Cetera Reserve Treasury Bills	338,305.87
Total 1114 RESERVE FUNDS	442,120.79
Total Bank Accounts	\$936,797.46
Accounts Receivable	
1200 Accounts Receivable	-375,819.50
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-375,252.50
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -375,252.50
Other Current Assets	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of August 31, 2023

	TOTAL
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	0.00
1230 Prepaid Insurance	3,397.43
1240 Undeposited Funds	5,310.40
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$8,707.83
Total Current Assets	\$570,252.79
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	10,206.13
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$10,206.40
TOTAL ASSETS	\$580,459.19
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	21,090.51
Total Accounts Payable	\$21,090.51
Credit Cards	
1900 Columbia Bank Visa	4,051.20
1950 Shell Gas Card	0.00
Total Credit Cards	\$4,051.20
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
Total 2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of August 31, 2023

	TOTAL
2230 Payroll Liabilities	7,749.68
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	13,150.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00
2450 Construction Deposit	2,600.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$31,135.75
Total Current Liabilities	\$56,277.46
Total Liabilities	\$56,277.46
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-52,475.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	634,280.52
Net Income	-51,883.90
Total Equity	\$524,181.73
TOTAL LIABILITIES AND EQUITY	\$580,459.19

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

August 2023

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	43,677.47
4150 Discounts	-5,056.10
4300 Member Gate Cards and remotes	210.00
4550 Key Deposits	5.00
4800 Interest Income	1,164.18
4900 Other Income/ Title Tranfer	1,390.00
Total 4000 INCOME	41,390.55
Total Income	\$41,390.55
GROSS PROFIT	\$41,390.55
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	110.03
6110.02 Election	351.35
Total 6110 Office Supplies	461.38
6120 Printing	133.30
6140 Computer/Security/Software	263.00
6150 Website and E-Mail	95.25
6160 Bank Charges	83.21
6200 Dues/Subscriptions	215.00
6280 Forest Management Committee	5,899.13
6295 Misc Expense	900.00
Total 6000 ADMINISTRATION	9,572.12
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	249.97
6310.02 Water	405.73
6310.03 Gas	16.61
6310.04 Internet	615.29
6310.05 Phone	51.20
Total 6310 Rec Center	1,338.80
6350 Pool & Sauna	
6350.02 Gas	537.15
Total 6350 Pool & Sauna	537.15
6400 Maint Building	
6400.01 Power	41.13
6400.02 Water	110.81

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

August 2023

	TOTAL
Total 6400 Maint Building	151.94
6450 Gate House	
6450.01 Power	58.95
6450.02 Water	274.56
6450.03 Internet	456.71
6450.04 Phones	129.53
Total 6450 Gate House	919.75
6500 Entry Gate	
6500.01 Power	39.03
Total 6500 Entry Gate	39.03
6550 Safety Ops Bldg Utilities	
6550.01 Power	27.49
Total 6550 Safety Ops Bldg Utilities	27.49
Total 6300 UTILITIES	3,014.16
6600 MAINTENANCE	
6660 Gate House	157.90
6750 Other Common area	247.07
6770 Tools	103.74
Total 6600 MAINTENANCE	508.71
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	114.93
6821 Pool & Spa Supplies	29.96
6840 Maintenance Building	12.79
6850 Gatehouse Supplies	12.48
6860 Gate Cards and Remotes	449.00
6870 Tools & Tool Rentals	1,379.28
6900 Common Area Supplies	477.79
6930 Asphalt & Gravel	15.00
6960 Truck Fuel	240.73
6960.02 Equipment fuel	78.20
Total 6960 Truck Fuel	318.93
Total 6801 SUPPLIES & EQUIPMENT	2,810.16
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,559.84
7135 Office Admin	2,113.56
7145 Grounds/Fac Super	5,336.44
7155 Maintenance-1	4,382.26
7160 Maintenance-2	4,166.66
7170 Relief Services	511.50
Total 7100 Staff Wages & Salaries	21,070.26
7151 Employer Match Taxes-Payroll	2,439.70
7201 Staff-Medical/Dental	3,276.06

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

August 2023

	TOTAL
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	160.10
Total 7000 STAFF WAGES & BENEFITS	27,141.31
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,104.59
7551 Composting Area	2,255.62
7651 Pest Control	199.00
7800 Tree Service	10,840.05
Total 7500 CONTRACTOR SERVICES	17,399.26
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
QuickBooks Payments Fees	58.63
Total Expenses	\$60,504.35
NET OPERATING INCOME	\$ -19,113.80
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,954.16
8200 IPHCA Reserve Fund Transfer	1,081.09
8300 Interest Income--Reserves	1,687.82
Total 8000 RESERVE AND CAPITAL ACCOUNTS	18,723.07
Late Fee Income	
Total Other Income	\$18,723.07
Other Expenses	
9000 RESERVE EXPENDITURES	
9601 Streets Reserve Expense	9,250.00
9660 Street Overlay I2- U	46,689.32
Total 9601 Streets Reserve Expense	55,939.32
9850 Innisfree Reserve Expense	284.90
Total 9000 RESERVE EXPENDITURES	56,224.22
Total Other Expenses	\$56,224.22
NET OTHER INCOME	\$ -37,501.15
NET INCOME	\$ -56,614.95

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - August, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	87,354.94	87,355.82	-0.88	100.00 %
4150 Discounts	-5,056.10	-2,333.34	-2,722.76	216.69 %
4300 Member Gate Cards and remotes	425.00	166.66	258.34	255.01 %
4550 Key Deposits	5.00	25.00	-20.00	20.00 %
4700 Reimbursements		125.00	-125.00	
4800 Interest Income	1,164.58	83.34	1,081.24	1,397.38 %
4900 Other Income/ Title Tranfer	1,490.00	833.34	656.66	178.80 %
Total 4000 INCOME	85,383.42	86,255.82	-872.40	98.99 %
Total Income	\$85,383.42	\$86,255.82	\$ -872.40	98.99 %
GROSS PROFIT	\$85,383.42	\$86,255.82	\$ -872.40	98.99 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		666.66	-666.66	
6020 Legal Collections		83.34	-83.34	
6030 Legal Consultancy		166.66	-166.66	
6030.02 General		125.00	-125.00	
Total 6030 Legal Consultancy		291.66	-291.66	
6050 Insurance-General Liability	1,864.16	2,166.34	-302.18	86.05 %
6055 Earthquake Insurance	633.38	601.82	31.56	105.24 %
6058 Insurance Umbrella	238.00	238.00	0.00	100.00 %
6060 Insurance - D&O	167.00		167.00	
6070 Insurance - Truck	141.16	116.66	24.50	121.00 %
6088 LWCCOA INS	1,088.00		1,088.00	
6110 Office Supplies	142.44	416.66	-274.22	34.19 %
6110.02 Election	351.35		351.35	
Total 6110 Office Supplies	493.79	416.66	77.13	118.51 %
6120 Printing	349.85	116.66	233.19	299.89 %
6130 Postage		91.66	-91.66	
6140 Computer/Security/Software	696.60	333.34	363.26	208.98 %
6150 Website and E-Mail	134.25	166.66	-32.41	80.55 %
6160 Bank Charges	164.16	208.34	-44.18	78.79 %
6200 Dues/Subscriptions	431.94	600.00	-168.06	71.99 %
6210 Licenses/Fees/Permits		208.34	-208.34	
6250 Committee-Safety		100.00	-100.00	
6260 Committee-Social				
6260.01 Community Events	67.98	41.66	26.32	163.18 %
Total 6260 Committee-Social	67.98	41.66	26.32	163.18 %
6280 Forest Management Committee	5,899.13	2,500.00	3,399.13	235.97 %
6280.01 Fire mitigation grant		166.66	-166.66	
Total 6280 Forest Management Committee	5,899.13	2,666.66	3,232.47	221.22 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - August, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6286 Architectural Committee		50.00	-50.00	
6295 Misc Expense	1,044.00	83.34	960.66	1,252.70 %
Total 6000 ADMINISTRATION	13,413.40	9,247.80	4,165.60	145.04 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	463.44	533.34	-69.90	86.89 %
6310.02 Water	405.73	316.66	89.07	128.13 %
6310.03 Gas	45.77	1,166.66	-1,120.89	3.92 %
6310.04 Internet	1,230.58	1,250.00	-19.42	98.45 %
6310.05 Phone	102.40	100.00	2.40	102.40 %
Total 6310 Rec Center	2,247.92	3,366.66	-1,118.74	66.77 %
6350 Pool & Sauna				
6350.02 Gas	1,114.33	1,333.34	-219.01	83.57 %
Total 6350 Pool & Sauna	1,114.33	1,333.34	-219.01	83.57 %
6400 Maint Building				
6400.01 Power	79.91	120.84	-40.93	66.13 %
6400.02 Water	110.81	91.66	19.15	120.89 %
Total 6400 Maint Building	190.72	212.50	-21.78	89.75 %
6450 Gate House				
6450.01 Power	123.88	275.00	-151.12	45.05 %
6450.02 Water	274.56	141.66	132.90	193.82 %
6450.03 Internet	913.42	950.00	-36.58	96.15 %
6450.04 Phones	433.37	591.66	-158.29	73.25 %
Total 6450 Gate House	1,745.23	1,958.32	-213.09	89.12 %
6500 Entry Gate				
6500.01 Power	76.59	83.34	-6.75	91.90 %
Total 6500 Entry Gate	76.59	83.34	-6.75	91.90 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	53.88	54.16	-0.28	99.48 %
Total 6550 Safety Ops Bldg Utilities	53.88	54.16	-0.28	99.48 %
Total 6300 UTILITIES	5,428.67	7,008.32	-1,579.65	77.46 %
6600 MAINTENANCE				
6610 Rec Center				
6621 Pool & Spa	40.56	200.00	-159.44	20.28 %
6630 Tennis Courts		83.34	-83.34	
6640 Fitness Center		50.00	-50.00	
6650 Maint Bldg	22.50	33.34	-10.84	67.49 %
6660 Gate House	224.96	66.66	158.30	337.47 %
6670 Entry Gate System	575.40		575.40	
6690 Signs Maintenance	575.83	41.66	534.17	1,382.21 %
6700 Roads & Paths		125.00	-125.00	
6720 Garbage/Dumpster		25.00	-25.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - August, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6750 Other Common area	247.07	83.34	163.73	296.46 %
6760 Vehicles - trucks/golf cart	38.58	333.34	-294.76	11.57 %
6770 Tools	164.38	41.66	122.72	394.58 %
Total 6600 MAINTENANCE	1,889.28	1,500.00	389.28	125.95 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	518.59	416.66	101.93	124.46 %
6821 Pool & Spa Supplies	972.05	500.00	472.05	194.41 %
6830 Exercise Room Supplies		33.34	-33.34	
6840 Maintenance Building	33.90	91.66	-57.76	36.98 %
6850 Gatehouse Supplies	244.33	100.00	144.33	244.33 %
6860 Gate Cards and Remotes	449.00	250.00	199.00	179.60 %
6870 Tools & Tool Rentals	1,469.92	625.00	844.92	235.19 %
6900 Common Area Supplies	1,175.23	416.66	758.57	282.06 %
6910 Chemicals & Fertilizer		166.66	-166.66	
6921 Dog Poop Stations		208.34	-208.34	
6930 Asphalt & Gravel	460.00		460.00	
6940 Trees Shrubs Flowers	88.43	500.00	-411.57	17.69 %
6960 Truck Fuel	575.53	625.00	-49.47	92.08 %
6960.02 Equipment fuel	128.39		128.39	
Total 6960 Truck Fuel	703.92	625.00	78.92	112.63 %
6990 Other		33.34	-33.34	
Total 6801 SUPPLIES & EQUIPMENT	6,115.37	3,966.66	2,148.71	154.17 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	9,119.67	9,119.68	-0.01	100.00 %
7135 Office Admin	4,004.64	3,949.02	55.62	101.41 %
7145 Grounds/Fac Super	10,672.88	10,672.88	0.00	100.00 %
7155 Maintenance-1	8,764.52	8,764.52	0.00	100.00 %
7160 Maintenance-2	8,333.32	8,833.34	-500.02	94.34 %
7170 Relief Services	1,006.50	1,030.00	-23.50	97.72 %
Total 7100 Staff Wages & Salaries	41,901.53	42,369.44	-467.91	98.90 %
7151 Employer Match Taxes-Payroll	4,859.44	3,916.66	942.78	124.07 %
7201 Staff-Medical/Dental	6,552.12	6,791.66	-239.54	96.47 %
7250 Insurance-SAIF	390.38	500.00	-109.62	78.08 %
7301 Staff Simple IRA	320.20	333.34	-13.14	96.06 %
7302 Employee Promotions	189.15	83.34	105.81	226.96 %
Total 7000 STAFF WAGES & BENEFITS	54,212.82	53,994.44	218.38	100.40 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	8,385.71	8,500.00	-114.29	98.66 %
7551 Composting Area	3,067.10	2,166.66	900.44	141.56 %
7601 Street Sweeping	639.25	416.66	222.59	153.42 %
7651 Pest Control	199.00	125.00	74.00	159.20 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - August, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7800 Tree Service	14,715.05	4,166.66	10,548.39	353.16 %
7850 Forestry Consulting		250.00	-250.00	
7970 Landscaping Services		250.00	-250.00	
Total 7500 CONTRACTOR SERVICES	27,006.11	15,874.98	11,131.13	170.12 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	341.85		341.85	
Total Expenses	\$108,407.50	\$91,592.20	\$16,815.30	118.36 %
NET OPERATING INCOME	\$ -23,024.08	\$ -5,336.38	\$ -17,687.70	431.46 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	31,908.32	31,908.34	-0.02	100.00 %
8200 IPHCA Reserve Fund Transfer	2,162.18	2,162.16	0.02	100.00 %
8300 Interest Income--Reserves	1,687.82		1,687.82	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	35,758.32	34,070.50	1,687.82	104.95 %
Late Fee Income				
Total Other Income	\$35,758.32	\$34,070.50	\$1,687.82	104.95 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,081.09		1,081.09	
9100 Common Area				
9115 Wooden- Benches, Fences, etc	7,312.83		7,312.83	
Total 9100 Common Area	7,312.83		7,312.83	
9601 Streets Reserve Expense	9,250.00		9,250.00	
9660 Street Overlay I2- U	46,689.32		46,689.32	
Total 9601 Streets Reserve Expense	55,939.32		55,939.32	
9850 Innisfree Reserve Expense	284.90		284.90	
Total 9000 RESERVE EXPENDITURES	64,618.14		64,618.14	
Total Other Expenses	\$64,618.14	\$0.00	\$64,618.14	0.00%
NET OTHER INCOME	\$ -28,859.82	\$34,070.50	\$ -62,930.32	-84.71 %
NET INCOME	\$ -51,883.90	\$28,734.12	\$ -80,618.02	-180.57 %

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

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



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT SEPTEMBER 30, 2023
DATE: OCTOBER 18, 2023
CC: TIM BULLER

Attached are three financial statements for the month ending September 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 September 30, the operating funds balance was \$455,781.61. The operating checking account balance was \$28,465.48.
2. Truck maintenance expenses include oil change, tail gate latch repair and window roller repair.
3. Gate Cars and remote expense includes the purchase of 40 clickers and 100 gate cards. Title transfer income helps off set the expense of purchasing entry devices.
4. Postage expenses include renewal of bulk mail permit for \$115.71 and Bulk mailing of election materials for \$372.00.
5. September Operating expenses were \$-4,063.89 under budget. Year to date operating expenses is \$12,751.41 over budget. This amount includes \$8,880.00 paid erroneously to Coast Tree Service that Umpqua Bank has not yet reversed.
6. September Reserve expenses were as follows: \$1,081.08 IPHCA reserve contribution, and \$9,250 deposit to Taylor's Lot Maintenance for seal coating, \$3,822.50 to RDH for reserve study updates, \$555.00 paid to Coast Drain service for culvert clearing around the Community. Total September reserve expenses were \$14,70.59.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of September 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	28,465.48
1060 Asset Acquisition	9,409.97
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	401.49
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	0.00
1098 Cetera 1 Month Treasury	0.00
1099 Cetera 3 month Treasury	417,504.67
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	455,781.61
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	116,472.67
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	339,916.05
Total 1114 RESERVE FUNDS	456,388.72
Total Bank Accounts	\$912,170.33
Accounts Receivable	
1200 Accounts Receivable	-345,016.24
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-344,449.24
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -344,449.24
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	0.00
1230 Prepaid Insurance	1,680.39
1240 Undeposited Funds	4,106.21
127.1 Accrued Interest-Reserve	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of September 30, 2023

	TOTAL
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$5,786.60
Total Current Assets	\$573,507.69
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	10,206.13
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$10,206.40
TOTAL ASSETS	\$583,714.09
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	15,717.93
Total Accounts Payable	\$15,717.93
Credit Cards	
1900 Columbia Bank Visa	1,182.15
1950 Shell Gas Card	0.00
Total Credit Cards	\$1,182.15
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
Total 2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	8,143.00
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	13,150.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00
2450 Construction Deposit	2,600.00
2450.20 Orr Constguction Deposit	0.00
Direct Deposit Payable	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of September 30, 2023

	TOTAL
Total Other Current Liabilities	\$31,529.07
Total Current Liabilities	\$48,429.15
Total Liabilities	\$48,429.15
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-52,475.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	634,280.52
Net Income	-40,780.69
Total Equity	\$535,284.94
TOTAL LIABILITIES AND EQUITY	\$583,714.09

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

September 2023

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	43,677.47
4150 Discounts	-5,300.75
4200 LWCHA L/F & Interest	30.00
4300 Member Gate Cards and remotes	95.00
4550 Key Deposits	5.00
4700 Reimbursements	0.00
4800 Interest Income	1,906.05
4900 Other Income/ Title Tranfer	500.00
Total 4000 INCOME	40,912.77
Total Income	\$40,912.77
GROSS PROFIT	\$40,912.77
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	105.79
6120 Printing	116.23
6130 Postage	467.08
6150 Website and E-Mail	147.75
6160 Bank Charges	110.95
6200 Dues/Subscriptions	479.00
6260 Committee-Social	
6260.01 Community Events	202.99
Total 6260 Committee-Social	202.99
Total 6000 ADMINISTRATION	3,151.64
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	229.81
6310.03 Gas	19.79
6310.04 Internet	615.29
6310.05 Phone	55.19
Total 6310 Rec Center	920.08
6350 Pool & Sauna	
6350.02 Gas	569.83
Total 6350 Pool & Sauna	569.83
6400 Maint Building	
6400.01 Power	41.80
Total 6400 Maint Building	41.80

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

September 2023

	TOTAL
6450 Gate House	
6450.01 Power	63.99
6450.03 Internet	486.94
6450.04 Phones	442.53
Total 6450 Gate House	993.46
6500 Entry Gate	
6500.01 Power	38.95
Total 6500 Entry Gate	38.95
6550 Safety Ops Bldg Utilities	
6550.01 Power	27.41
Total 6550 Safety Ops Bldg Utilities	27.41
Total 6300 UTILITIES	2,591.53
6600 MAINTENANCE	
6610 Rec Center	295.00
6621 Pool & Spa	160.32
6630 Tennis Courts	182.06
6650 Maint Bldg	40.83
6670 Entry Gate System	420.00
6690 Signs Maintenance	105.06
6750 Other Common area	40.00
6760 Vehicles - trucks/golf cart	409.10
Total 6600 MAINTENANCE	1,652.37
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	5.99
6810 Rec Center Supplies	90.97
6821 Pool & Spa Supplies	99.15
6840 Maintenance Building	98.99
6860 Gate Cards and Remotes	800.00
6900 Common Area Supplies	245.70
6960 Truck Fuel	194.58
6960.02 Equipment fuel	57.07
Total 6960 Truck Fuel	251.65
Total 6801 SUPPLIES & EQUIPMENT	1,592.45
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,559.83
7135 Office Admin	1,779.84
7145 Grounds/Fac Super	5,336.44
7155 Maintenance-1	4,382.26
7160 Maintenance-2	4,166.66
7170 Relief Services	495.00
Total 7100 Staff Wages & Salaries	20,720.03
7151 Employer Match Taxes-Payroll	2,381.98
7201 Staff-Medical/Dental	3,276.06

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

September 2023

	TOTAL
7250 Insurance-SAIF	195.19
7301 Staff Simple IRA	160.10
7302 Employee Promotions	111.00
Total 7000 STAFF WAGES & BENEFITS	26,844.36
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,104.59
7551 Composting Area	803.50
7800 Tree Service	70.00
7850 Forestry Consulting	887.50
Total 7500 CONTRACTOR SERVICES	5,865.59
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
QuickBooks Payments Fees	34.27
Total Expenses	\$41,732.21
NET OPERATING INCOME	\$ -819.44
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,954.16
8200 IPHCA Reserve Fund Transfer	1,081.09
8300 Interest Income--Reserves	1,610.18
Total 8000 RESERVE AND CAPITAL ACCOUNTS	18,645.43
Late Fee Income	
Total Other Income	\$18,645.43
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	1,081.09
9090 Reserve Study updates	3,822.50
9100 Common Area	
9120 Drainage Reserve Expense	555.00
Total 9100 Common Area	555.00
9601 Streets Reserve Expense	9,250.00
Total 9000 RESERVE EXPENDITURES	14,708.59
Total Other Expenses	\$14,708.59
NET OTHER INCOME	\$3,936.84
NET INCOME	\$3,117.40

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

September 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	43,677.47	43,677.91	-0.44	100.00 %
4150 Discounts	-5,300.75	-1,166.67	-4,134.08	454.35 %
4200 LWCHA L/F & Interest	30.00		30.00	
4300 Member Gate Cards and remotes	95.00	83.33	11.67	114.00 %
4550 Key Deposits	5.00	12.50	-7.50	40.00 %
4700 Reimbursements	0.00	62.50	-62.50	0.00 %
4800 Interest Income	1,906.05	41.67	1,864.38	4,574.15 %
4900 Other Income/ Title Tranfer	500.00	416.67	83.33	120.00 %
Total 4000 INCOME	40,912.77	43,127.91	-2,215.14	94.86 %
Total Income	\$40,912.77	\$43,127.91	\$ -2,215.14	94.86 %
GROSS PROFIT	\$40,912.77	\$43,127.91	\$ -2,215.14	94.86 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		333.33	-333.33	
6020 Legal Collections		41.67	-41.67	
6030 Legal Consultancy		83.33	-83.33	
6030.02 General		62.50	-62.50	
Total 6030 Legal Consultancy		145.83	-145.83	
6050 Insurance-General Liability	932.08	1,083.17	-151.09	86.05 %
6055 Earthquake Insurance	316.69	300.91	15.78	105.24 %
6058 Insurance Umbrella	119.00	119.00	0.00	100.00 %
6060 Insurance - D&O	83.50		83.50	
6070 Insurance - Truck	70.58	58.33	12.25	121.00 %
6110 Office Supplies	105.79	208.33	-102.54	50.78 %
6120 Printing	116.23	58.33	57.90	199.26 %
6130 Postage	467.08	45.83	421.25	1,019.16 %
6140 Computer/Security/Software		166.67	-166.67	
6150 Website and E-Mail	147.75	83.33	64.42	177.31 %
6160 Bank Charges	110.95	104.17	6.78	106.51 %
6200 Dues/Subscriptions	479.00	300.00	179.00	159.67 %
6210 Licenses/Fees/Permits		104.17	-104.17	
6250 Committee-Safety		50.00	-50.00	
6260 Committee-Social				
6260.01 Community Events	202.99	20.83	182.16	974.51 %
Total 6260 Committee-Social	202.99	20.83	182.16	974.51 %
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant		83.33	-83.33	
Total 6280 Forest Management Committee		1,333.33	-1,333.33	
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense		41.67	-41.67	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

September 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 6000 ADMINISTRATION	3,151.64	4,623.90	-1,472.26	68.16 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	229.81	266.67	-36.86	86.18 %
6310.02 Water		158.33	-158.33	
6310.03 Gas	19.79	583.33	-563.54	3.39 %
6310.04 Internet	615.29	625.00	-9.71	98.45 %
6310.05 Phone	55.19	50.00	5.19	110.38 %
Total 6310 Rec Center	920.08	1,683.33	-763.25	54.66 %
6350 Pool & Sauna				
6350.02 Gas	569.83	666.67	-96.84	85.47 %
Total 6350 Pool & Sauna	569.83	666.67	-96.84	85.47 %
6400 Maint Building				
6400.01 Power	41.80	60.42	-18.62	69.18 %
6400.02 Water		45.83	-45.83	
Total 6400 Maint Building	41.80	106.25	-64.45	39.34 %
6450 Gate House				
6450.01 Power	63.99	137.50	-73.51	46.54 %
6450.02 Water		70.83	-70.83	
6450.03 Internet	486.94	475.00	11.94	102.51 %
6450.04 Phones	442.53	295.83	146.70	149.59 %
Total 6450 Gate House	993.46	979.16	14.30	101.46 %
6500 Entry Gate				
6500.01 Power	38.95	41.67	-2.72	93.47 %
Total 6500 Entry Gate	38.95	41.67	-2.72	93.47 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	27.41	27.08	0.33	101.22 %
Total 6550 Safety Ops Bldg Utilities	27.41	27.08	0.33	101.22 %
Total 6300 UTILITIES	2,591.53	3,504.16	-912.63	73.96 %
6600 MAINTENANCE				
6610 Rec Center	295.00	208.33	86.67	141.60 %
6621 Pool & Spa	160.32	100.00	60.32	160.32 %
6630 Tennis Courts	182.06	41.67	140.39	436.91 %
6640 Fitness Center		25.00	-25.00	
6650 Maint Bldg	40.83	16.67	24.16	244.93 %
6660 Gate House		33.33	-33.33	
6670 Entry Gate System	420.00		420.00	
6690 Signs Maintenance	105.06	20.83	84.23	504.37 %
6700 Roads & Paths		62.50	-62.50	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area	40.00	41.67	-1.67	95.99 %
6760 Vehicles - trucks/golf cart	409.10	166.67	242.43	245.46 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

September 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6770 Tools		20.83	-20.83	
Total 6600 MAINTENANCE	1,652.37	750.00	902.37	220.32 %
6801 SUPPLIES & EQUIPMENT	5.99		5.99	
6810 Rec Center Supplies	90.97	208.33	-117.36	43.67 %
6821 Pool & Spa Supplies	99.15	250.00	-150.85	39.66 %
6830 Exercise Room Supplies		16.67	-16.67	
6840 Maintenance Building	98.99	45.83	53.16	215.99 %
6850 Gatehouse Supplies		50.00	-50.00	
6860 Gate Cards and Remotes	800.00	125.00	675.00	640.00 %
6870 Tools & Tool Rentals		312.50	-312.50	
6900 Common Area Supplies	245.70	208.33	37.37	117.94 %
6910 Chemicals & Fertilizer		83.33	-83.33	
6921 Dog Poop Stations		104.17	-104.17	
6940 Trees Shrubs Flowers		250.00	-250.00	
6960 Truck Fuel	194.58	312.50	-117.92	62.27 %
6960.02 Equipment fuel	57.07		57.07	
Total 6960 Truck Fuel	251.65	312.50	-60.85	80.53 %
6990 Other		16.67	-16.67	
Total 6801 SUPPLIES & EQUIPMENT	1,592.45	1,983.33	-390.88	80.29 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,559.83	4,559.84	-0.01	100.00 %
7135 Office Admin	1,779.84	1,974.51	-194.67	90.14 %
7145 Grounds/Fac Super	5,336.44	5,336.44	0.00	100.00 %
7155 Maintenance-1	4,382.26	4,382.26	0.00	100.00 %
7160 Maintenance-2	4,166.66	4,416.67	-250.01	94.34 %
7170 Relief Services	495.00	515.00	-20.00	96.12 %
Total 7100 Staff Wages & Salaries	20,720.03	21,184.72	-464.69	97.81 %
7151 Employer Match Taxes-Payroll	2,381.98	1,958.33	423.65	121.63 %
7201 Staff-Medical/Dental	3,276.06	3,395.83	-119.77	96.47 %
7250 Insurance-SAIF	195.19	250.00	-54.81	78.08 %
7301 Staff Simple IRA	160.10	166.67	-6.57	96.06 %
7302 Employee Promotions	111.00	41.67	69.33	266.38 %
Total 7000 STAFF WAGES & BENEFITS	26,844.36	26,997.22	-152.86	99.43 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,104.59	4,250.00	-145.41	96.58 %
7551 Composting Area	803.50	1,083.33	-279.83	74.17 %
7601 Street Sweeping		208.33	-208.33	
7651 Pest Control		62.50	-62.50	
7800 Tree Service	70.00	2,083.33	-2,013.33	3.36 %
7850 Forestry Consulting	887.50	125.00	762.50	710.00 %
7970 Landscaping Services		125.00	-125.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

September 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 7500 CONTRACTOR SERVICES	5,865.59	7,937.49	-2,071.90	73.90 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	34.27		34.27	
Total Expenses	\$41,732.21	\$45,796.10	\$ -4,063.89	91.13 %
NET OPERATING INCOME	\$ -819.44	\$ -2,668.19	\$1,848.75	30.71 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,954.16	15,954.17	-0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	1,081.09	1,081.08	0.01	100.00 %
8300 Interest Income--Reserves	1,610.18		1,610.18	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	18,645.43	17,035.25	1,610.18	109.45 %
Late Fee Income				
Total Other Income	\$18,645.43	\$17,035.25	\$1,610.18	109.45 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,081.09		1,081.09	
9090 Reserve Study updates	3,822.50		3,822.50	
9100 Common Area				
9120 Drainage Reserve Expense	555.00		555.00	
Total 9100 Common Area	555.00		555.00	
9601 Streets Reserve Expense	9,250.00		9,250.00	
Total 9000 RESERVE EXPENDITURES	14,708.59		14,708.59	
Total Other Expenses	\$14,708.59	\$0.00	\$14,708.59	0.00%
NET OTHER INCOME	\$3,936.84	\$17,035.25	\$ -13,098.41	23.11 %
NET INCOME	\$3,117.40	\$14,367.06	\$ -11,249.66	21.70 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - September, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	131,032.41	131,033.73	-1.32	100.00 %
4150 Discounts	-10,519.95	-3,500.01	-7,019.94	300.57 %
4200 LWCHA L/F & Interest	60.00		60.00	
4300 Member Gate Cards and remotes	470.00	249.99	220.01	188.01 %
4550 Key Deposits	10.00	37.50	-27.50	26.67 %
4700 Reimbursements	0.00	187.50	-187.50	0.00 %
4800 Interest Income	3,070.63	125.01	2,945.62	2,456.31 %
4900 Other Income/ Title Tranfer	1,990.00	1,250.01	739.99	159.20 %
Total 4000 INCOME	126,113.09	129,383.73	-3,270.64	97.47 %
Total Income	\$126,113.09	\$129,383.73	\$ -3,270.64	97.47 %
GROSS PROFIT	\$126,113.09	\$129,383.73	\$ -3,270.64	97.47 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		999.99	-999.99	
6020 Legal Collections		125.01	-125.01	
6030 Legal Consultancy		249.99	-249.99	
6030.02 General		187.50	-187.50	
Total 6030 Legal Consultancy		437.49	-437.49	
6050 Insurance-General Liability	2,796.24	3,249.51	-453.27	86.05 %
6055 Earthquake Insurance	950.07	902.73	47.34	105.24 %
6058 Insurance Umbrella	357.00	357.00	0.00	100.00 %
6060 Insurance - D&O	250.50		250.50	
6070 Insurance - Truck	211.74	174.99	36.75	121.00 %
6088 LWCCOA INS	1,088.00		1,088.00	
6110 Office Supplies	599.58	624.99	-25.41	95.93 %
6120 Printing	466.08	174.99	291.09	266.35 %
6130 Postage	467.08	137.49	329.59	339.72 %
6140 Computer/Security/Software	696.60	500.01	196.59	139.32 %
6150 Website and E-Mail	282.00	249.99	32.01	112.80 %
6160 Bank Charges	275.11	312.51	-37.40	88.03 %
6200 Dues/Subscriptions	910.94	900.00	10.94	101.22 %
6210 Licenses/Fees/Permits		312.51	-312.51	
6250 Committee-Safety		150.00	-150.00	
6260 Committee-Social				
6260.01 Community Events	270.97	62.49	208.48	433.62 %
Total 6260 Committee-Social	270.97	62.49	208.48	433.62 %
6280 Forest Management Committee	5,899.13	3,750.00	2,149.13	157.31 %
6280.01 Fire mitigation grant		249.99	-249.99	
Total 6280 Forest Management Committee	5,899.13	3,999.99	1,899.14	147.48 %
6286 Architectural Committee		75.00	-75.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - September, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	1,044.00	125.01	918.99	835.13 %
Total 6000 ADMINISTRATION	16,565.04	13,871.70	2,693.34	119.42 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	693.25	800.01	-106.76	86.66 %
6310.02 Water	405.73	474.99	-69.26	85.42 %
6310.03 Gas	65.56	1,749.99	-1,684.43	3.75 %
6310.04 Internet	1,845.87	1,875.00	-29.13	98.45 %
6310.05 Phone	157.59	150.00	7.59	105.06 %
Total 6310 Rec Center	3,168.00	5,049.99	-1,881.99	62.73 %
6350 Pool & Sauna				
6350.02 Gas	1,684.16	2,000.01	-315.85	84.21 %
Total 6350 Pool & Sauna	1,684.16	2,000.01	-315.85	84.21 %
6400 Maint Building				
6400.01 Power	121.71	181.26	-59.55	67.15 %
6400.02 Water	110.81	137.49	-26.68	80.59 %
Total 6400 Maint Building	232.52	318.75	-86.23	72.95 %
6450 Gate House				
6450.01 Power	187.87	412.50	-224.63	45.54 %
6450.02 Water	274.56	212.49	62.07	129.21 %
6450.03 Internet	1,400.36	1,425.00	-24.64	98.27 %
6450.04 Phones	875.90	887.49	-11.59	98.69 %
Total 6450 Gate House	2,738.69	2,937.48	-198.79	93.23 %
6500 Entry Gate				
6500.01 Power	115.54	125.01	-9.47	92.42 %
Total 6500 Entry Gate	115.54	125.01	-9.47	92.42 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	81.29	81.24	0.05	100.06 %
Total 6550 Safety Ops Bldg Utilities	81.29	81.24	0.05	100.06 %
Total 6300 UTILITIES	8,020.20	10,512.48	-2,492.28	76.29 %
6600 MAINTENANCE				
6610 Rec Center	295.00	624.99	-329.99	47.20 %
6621 Pool & Spa	200.88	300.00	-99.12	66.96 %
6630 Tennis Courts	182.06	125.01	57.05	145.64 %
6640 Fitness Center		75.00	-75.00	
6650 Maint Bldg	63.33	50.01	13.32	126.63 %
6660 Gate House	224.96	99.99	124.97	224.98 %
6670 Entry Gate System	995.40		995.40	
6690 Signs Maintenance	680.89	62.49	618.40	1,089.60 %
6700 Roads & Paths		187.50	-187.50	
6720 Garbage/Dumpster		37.50	-37.50	
6750 Other Common area	287.07	125.01	162.06	229.64 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - September, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6760 Vehicles - trucks/golf cart	447.68	500.01	-52.33	89.53 %
6770 Tools	164.38	62.49	101.89	263.05 %
Total 6600 MAINTENANCE	3,541.65	2,250.00	1,291.65	157.41 %
6801 SUPPLIES & EQUIPMENT	5.99		5.99	
6810 Rec Center Supplies	609.56	624.99	-15.43	97.53 %
6821 Pool & Spa Supplies	1,071.20	750.00	321.20	142.83 %
6830 Exercise Room Supplies		50.01	-50.01	
6840 Maintenance Building	132.89	137.49	-4.60	96.65 %
6850 Gatehouse Supplies	244.33	150.00	94.33	162.89 %
6860 Gate Cards and Remotes	1,249.00	375.00	874.00	333.07 %
6870 Tools & Tool Rentals	1,469.92	937.50	532.42	156.79 %
6900 Common Area Supplies	1,420.93	624.99	795.94	227.35 %
6910 Chemicals & Fertilizer		249.99	-249.99	
6921 Dog Poop Stations		312.51	-312.51	
6930 Asphalt & Gravel	460.00		460.00	
6940 Trees Shrubs Flowers	88.43	750.00	-661.57	11.79 %
6960 Truck Fuel	770.11	937.50	-167.39	82.15 %
6960.02 Equipment fuel	185.46		185.46	
Total 6960 Truck Fuel	955.57	937.50	18.07	101.93 %
6990 Other		50.01	-50.01	
Total 6801 SUPPLIES & EQUIPMENT	7,707.82	5,949.99	1,757.83	129.54 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	13,679.50	13,679.52	-0.02	100.00 %
7135 Office Admin	5,784.48	5,923.53	-139.05	97.65 %
7145 Grounds/Fac Super	16,009.32	16,009.32	0.00	100.00 %
7155 Maintenance-1	13,146.78	13,146.78	0.00	100.00 %
7160 Maintenance-2	12,499.98	13,250.01	-750.03	94.34 %
7170 Relief Services	1,501.50	1,545.00	-43.50	97.18 %
Total 7100 Staff Wages & Salaries	62,621.56	63,554.16	-932.60	98.53 %
7151 Employer Match Taxes-Payroll	7,241.42	5,874.99	1,366.43	123.26 %
7201 Staff-Medical/Dental	9,828.18	10,187.49	-359.31	96.47 %
7250 Insurance-SAIF	585.57	750.00	-164.43	78.08 %
7301 Staff Simple IRA	480.30	500.01	-19.71	96.06 %
7302 Employee Promotions	300.15	125.01	175.14	240.10 %
Total 7000 STAFF WAGES & BENEFITS	81,057.18	80,991.66	65.52	100.08 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	12,490.30	12,750.00	-259.70	97.96 %
7551 Composting Area	3,870.60	3,249.99	620.61	119.10 %
7601 Street Sweeping	639.25	624.99	14.26	102.28 %
7651 Pest Control	199.00	187.50	11.50	106.13 %
7800 Tree Service	14,785.05	6,249.99	8,535.06	236.56 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - September, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7850 Forestry Consulting	887.50	375.00	512.50	236.67 %
7970 Landscaping Services		375.00	-375.00	
Total 7500 CONTRACTOR SERVICES	32,871.70	23,812.47	9,059.23	138.04 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	376.12		376.12	
Total Expenses	\$150,139.71	\$137,388.30	\$12,751.41	109.28 %
NET OPERATING INCOME	\$ -24,026.62	\$ -8,004.57	\$ -16,022.05	300.16 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	47,862.48	47,862.51	-0.03	100.00 %
8200 IPHCA Reserve Fund Transfer	3,243.27	3,243.24	0.03	100.00 %
8300 Interest Income--Reserves	3,298.00		3,298.00	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	54,403.75	51,105.75	3,298.00	106.45 %
Late Fee Income				
Total Other Income	\$54,403.75	\$51,105.75	\$3,298.00	106.45 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	3,243.27		3,243.27	
9090 Reserve Study updates	3,822.50		3,822.50	
9100 Common Area				
9115 Wooden- Benches, Fences, etc	7,312.83		7,312.83	
9120 Drainage Reserve Expense	555.00		555.00	
Total 9100 Common Area	7,867.83		7,867.83	
9601 Streets Reserve Expense	9,250.00		9,250.00	
9660 Street Overlay I2- U	46,689.32		46,689.32	
Total 9601 Streets Reserve Expense	55,939.32		55,939.32	
9850 Innisfree Reserve Expense	284.90		284.90	
Total 9000 RESERVE EXPENDITURES	71,157.82		71,157.82	
Total Other Expenses	\$71,157.82	\$0.00	\$71,157.82	0.00%
NET OTHER INCOME	\$ -16,754.07	\$51,105.75	\$ -67,859.82	-32.78 %
NET INCOME	\$ -40,780.69	\$43,101.18	\$ -83,881.87	-94.62 %

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

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



MEMORANDUM

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

Attached are three financial statements for the month ending October 31 2023: Balance Sheet, Income and Expense, Budget Vs Actual and Budget Vs. Actual Year-to-Date reports. The following are some explanatory notes.

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of October 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	87,005.83
1060 Asset Acquisition	9,409.97
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	576.49
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	0.00
1098 Cetera 1 Month Treasury	0.00
1099 Cetera 3 month Treasury	347,504.67
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	444,496.96
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	103,460.40
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	
1131 WF CD 1645 9/24/18 .85% APR	0.00
1132 WF CD 4773 6/24/18 .40% APR	0.00
Total 1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	339,916.05
Total 1114 RESERVE FUNDS	443,376.45
Total Bank Accounts	\$887,873.41
Accounts Receivable	
1200 Accounts Receivable	-309,545.65
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-308,978.65
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -308,978.65
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of October 31, 2023

	TOTAL
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
Total 1150 Accounts Rec - Interfund	0.00
1230 Prepaid Insurance	371.33
1240 Undeposited Funds	725.00
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$1,096.33
Total Current Assets	\$579,991.09
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	10,206.13
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$10,206.40
TOTAL ASSETS	\$590,197.49
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	20,755.20
Total Accounts Payable	\$20,755.20
Credit Cards	
1900 Columbia Bank Visa	-2,163.40
1950 Shell Gas Card	0.00
Total Credit Cards	\$ -2,163.40
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
Total 2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	7,435.99
2260 CPA Prepaid	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of October 31, 2023

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

October 2023

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

October 2023

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

October 2023

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

October 2023

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

October 2023

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

October 2023

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

October 2023

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - October, 2023

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - October, 2023

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - October, 2023

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - October, 2023

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

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

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



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT NOVEMBER 30, 2023
DATE: DECEMBER 18, 2023
CC: GREG STEINKE

Attached are three financial statements for the month ending November 30 2023: Balance Sheet, Income and Expense, Budget Vs Actual and Budget Vs. Actual Year-to-Date reports. The following are some explanatory notes.

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of November 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	28,242.71
1060 Asset Acquisition	9,409.97
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	279.41
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	0.00
1098 Cetera 1 Month Treasury	0.00
1099 Cetera 3 month Treasury	347,504.67
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	385,436.76
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	103,460.40
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	339,916.05
Total 1114 RESERVE FUNDS	443,376.45
Total Bank Accounts	\$828,813.21
Accounts Receivable	
1200 Accounts Receivable	-270,276.50
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-269,709.50
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -269,709.50
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	0.00
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
Total 1150 Accounts Rec - Interfund	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of November 30, 2023

	TOTAL
1230 Prepaid Insurance	7,401.42
1240 Undeposited Funds	3,117.58
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$10,519.00
Total Current Assets	\$569,622.71
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	10,206.13
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$10,206.40
TOTAL ASSETS	\$579,829.11
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	1,762.35
Total Accounts Payable	\$1,762.35
Credit Cards	
1900 Columbia Bank Visa	-421.49
1950 Shell Gas Card	0.00
Total Credit Cards	\$ -421.49
Other Current Liabilities	\$34,103.72
Total Current Liabilities	\$35,444.58
Total Liabilities	\$35,444.58
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-52,475.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	634,450.09
Net Income	-31,850.67
Total Equity	\$544,384.53
TOTAL LIABILITIES AND EQUITY	\$579,829.11

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

November 2023

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	43,677.47
4150 Discounts	-244.65
4550 Key Deposits	-10.00
Total 4000 INCOME	43,422.82
Total Income	\$43,422.82
GROSS PROFIT	\$43,422.82
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	81.24
6050 Insurance-General Liability	932.08
6055 Earthquake Insurance	316.69
6058 Insurance Umbrella	119.00
6060 Insurance - D&O	83.50
6070 Insurance - Truck	70.58
6110 Office Supplies	60.99
6120 Printing	119.25
6140 Computer/Security/Software	126.00
6150 Website and E-Mail	79.25
6200 Dues/Subscriptions	365.00
6295 Misc Expense	160.00
Total 6000 ADMINISTRATION	2,513.58
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	276.87
6310.03 Gas	427.35
6310.04 Internet	575.32
6310.05 Phone	55.19
Total 6310 Rec Center	1,334.73
6350 Pool & Sauna	
6350.02 Gas	661.76
Total 6350 Pool & Sauna	661.76
6400 Maint Building	27.75
6400.01 Power	42.89
Total 6400 Maint Building	70.64
6450 Gate House	
6450.01 Power	122.23
6450.03 Internet	526.91
6450.04 Phones	134.08
Total 6450 Gate House	783.22
6500 Entry Gate	
6500.01 Power	37.69

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

November 2023

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

November 2023

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

November 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	43,677.47	43,677.91	-0.44	100.00 %
4150 Discounts	-244.65	-1,114.17	869.52	21.96 %
4300 Member Gate Cards and remotes		83.33	-83.33	
4550 Key Deposits	-10.00	12.50	-22.50	-80.00 %
4700 Reimbursements		62.50	-62.50	
4800 Interest Income		41.67	-41.67	
4900 Other Income/ Title Tranfer		416.67	-416.67	
Total 4000 INCOME	43,422.82	43,180.41	242.41	100.56 %
Total Income	\$43,422.82	\$43,180.41	\$242.41	100.56 %
GROSS PROFIT	\$43,422.82	\$43,180.41	\$242.41	100.56 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		333.33	-333.33	
6020 Legal Collections		41.67	-41.67	
6030 Legal Consultancy	81.24	83.33	-2.09	97.49 %
6030.02 General		62.50	-62.50	
Total 6030 Legal Consultancy	81.24	145.83	-64.59	55.71 %
6050 Insurance-General Liability	932.08	1,083.17	-151.09	86.05 %
6055 Earthquake Insurance	316.69	300.91	15.78	105.24 %
6058 Insurance Umbrella	119.00	119.00	0.00	100.00 %
6060 Insurance - D&O	83.50		83.50	
6070 Insurance - Truck	70.58	58.33	12.25	121.00 %
6110 Office Supplies	60.99	208.33	-147.34	29.28 %
6120 Printing	119.25	58.33	60.92	204.44 %
6130 Postage		45.83	-45.83	
6140 Computer/Security/Software	126.00	166.67	-40.67	75.60 %
6150 Website and E-Mail	79.25	83.33	-4.08	95.10 %
6160 Bank Charges		104.17	-104.17	
6200 Dues/Subscriptions	365.00	300.00	65.00	121.67 %
6210 Licenses/Fees/Permits		104.17	-104.17	
6250 Committee-Safety		8.33	-8.33	
6260 Committee-Social				
6260.01 Community Events		20.83	-20.83	
Total 6260 Committee-Social		20.83	-20.83	
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant		41.67	-41.67	
Total 6280 Forest Management Committee		1,291.67	-1,291.67	
6286 Architectural Committee		8.33	-8.33	
6295 Misc Expense	160.00	8.33	151.67	1,920.77 %
Total 6000 ADMINISTRATION	2,513.58	4,490.56	-1,976.98	55.97 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

November 2023

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

November 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 6600 MAINTENANCE	1,105.52	694.50	411.02	159.18 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	246.29	208.33	37.96	118.22 %
6821 Pool & Spa Supplies	73.93	250.00	-176.07	29.57 %
6830 Exercise Room Supplies		16.67	-16.67	
6840 Maintenance Building	4.02	45.83	-41.81	8.77 %
6850 Gatehouse Supplies	27.47	50.00	-22.53	54.94 %
6860 Gate Cards and Remotes		108.33	-108.33	
6870 Tools & Tool Rentals		287.50	-287.50	
6900 Common Area Supplies	179.57	208.33	-28.76	86.19 %
6910 Chemicals & Fertilizer		83.33	-83.33	
6921 Dog Poop Stations		104.17	-104.17	
6930 Asphalt & Gravel	20.00		20.00	
6940 Trees Shrubs Flowers	227.46	208.33	19.13	109.18 %
6960 Truck Fuel	102.96	312.50	-209.54	32.95 %
6960.02 Equipment fuel	113.24		113.24	
Total 6960 Truck Fuel	216.20	312.50	-96.30	69.18 %
6990 Other		16.67	-16.67	
Total 6801 SUPPLIES & EQUIPMENT	994.94	1,899.99	-905.05	52.37 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,559.83	4,559.84	-0.01	100.00 %
7135 Office Admin	1,891.08	1,974.51	-83.43	95.77 %
7145 Grounds/Fac Super	5,336.44	5,336.44	0.00	100.00 %
7155 Maintenance-1	4,382.26	4,382.26	0.00	100.00 %
7160 Maintenance-2	4,500.00	4,416.67	83.33	101.89 %
7170 Relief Services	511.50	515.00	-3.50	99.32 %
Total 7100 Staff Wages & Salaries	21,181.11	21,184.72	-3.61	99.98 %
7151 Employer Match Taxes-Payroll	2,263.14	1,958.33	304.81	115.56 %
7201 Staff-Medical/Dental	4,368.08	3,395.83	972.25	128.63 %
7250 Insurance-SAIF	195.19	250.00	-54.81	78.08 %
7301 Staff Simple IRA	160.10	166.67	-6.57	96.06 %
7302 Employee Promotions	5,336.00	5,177.67	158.33	103.06 %
Total 7000 STAFF WAGES & BENEFITS	33,503.62	32,133.22	1,370.40	104.26 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,237.01	4,250.00	-12.99	99.69 %
7551 Composting Area	1,036.06	1,083.33	-47.27	95.64 %
7601 Street Sweeping	1,117.88	208.33	909.55	536.59 %
7651 Pest Control		62.50	-62.50	
7800 Tree Service	7,437.50	2,083.33	5,354.17	357.00 %
7850 Forestry Consulting		125.00	-125.00	
7970 Landscaping Services		41.67	-41.67	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

November 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 7500 CONTRACTOR SERVICES	13,828.45	7,854.16	5,974.29	176.07 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	27.08		27.08	
Total Expenses	\$54,888.88	\$50,576.59	\$4,312.29	108.53 %
NET OPERATING INCOME	\$ -11,466.06	\$ -7,396.18	\$ -4,069.88	155.03 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,954.16	15,954.17	-0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	1,081.09	1,081.08	0.01	100.00 %
Total 8000 RESERVE AND CAPITAL ACCOUNTS	17,035.25	17,035.25	0.00	100.00 %
Late Fee Income				
Total Other Income	\$17,035.25	\$17,035.25	\$0.00	100.00 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,081.09		1,081.09	
9100 Common Area				
9120 Drainage Reserve Expense	380.00		380.00	
Total 9100 Common Area	380.00		380.00	
Total 9000 RESERVE EXPENDITURES	1,461.09		1,461.09	
Total Other Expenses	\$1,461.09	\$0.00	\$1,461.09	0.00%
NET OTHER INCOME	\$15,574.16	\$17,035.25	\$ -1,461.09	91.42 %
NET INCOME	\$4,108.10	\$9,639.07	\$ -5,530.97	42.62 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - November, 2023

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - November, 2023

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - November, 2023

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - November, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7850 Forestry Consulting	887.50	625.00	262.50	142.00 %
7970 Landscaping Services		208.35	-208.35	
Total 7500 CONTRACTOR SERVICES	52,706.52	39,270.80	13,435.72	134.21 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	466.28		466.28	
Total Expenses	\$248,128.95	\$232,338.95	\$15,790.00	106.80 %
NET OPERATING INCOME	\$ -35,887.52	\$ -16,436.90	\$ -19,450.62	218.34 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	79,770.80	79,770.85	-0.05	100.00 %
8200 IPHCA Reserve Fund Transfer	5,405.45	5,405.40	0.05	100.00 %
8300 Interest Income--Reserves	3,298.00		3,298.00	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	88,474.25	85,176.25	3,298.00	103.87 %
Late Fee Income				
Total Other Income	\$88,474.25	\$85,176.25	\$3,298.00	103.87 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	5,405.45		5,405.45	
9090 Reserve Study updates	3,822.50		3,822.50	
9100 Common Area				
9115 Wooden- Benches, Fences, etc	7,312.83		7,312.83	
9120 Drainage Reserve Expense	935.00		935.00	
Total 9100 Common Area	8,247.83		8,247.83	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	968.40		968.40	
Total 9301 Pool & Spa Reserve Expense	968.40		968.40	
9601 Streets Reserve Expense	19,019.00		19,019.00	
9660 Street Overlay I2- U	46,689.32		46,689.32	
Total 9601 Streets Reserve Expense	65,708.32		65,708.32	
9850 Innisfree Reserve Expense	284.90		284.90	
Total 9000 RESERVE EXPENDITURES	84,437.40		84,437.40	
Total Other Expenses	\$84,437.40	\$0.00	\$84,437.40	0.00%
NET OTHER INCOME	\$4,036.85	\$85,176.25	\$ -81,139.40	4.74 %
NET INCOME	\$ -31,850.67	\$68,739.35	\$ -100,590.02	-46.34 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - June 2024

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - June 2024

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - June 2024

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

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7850 Forestry Consulting	887.50	1,500.00	-612.50	59.17 %
7970 Landscaping Services		500.00	-500.00	
Total 7500 CONTRACTOR SERVICES	52,706.52	94,250.00	-41,543.48	55.92 %
Payroll Expenses				
Wages	3,139.92		3,139.92	
Total Payroll Expenses	3,139.92		3,139.92	
QuickBooks Payments Fees	535.27		535.27	
Total Expenses	\$262,517.16	\$518,404.92	\$ -255,887.76	50.64 %
NET OPERATING INCOME	\$10,622.34	\$ -239.99	\$10,862.33	-4,426.16 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	79,770.80	191,450.00	-111,679.20	41.67 %
8200 IPHCA Reserve Fund Transfer	5,405.45	12,973.00	-7,567.55	41.67 %
8300 Interest Income--Reserves	3,298.00		3,298.00	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	88,474.25	204,423.00	-115,948.75	43.28 %
Late Fee Income				
Total Other Income	\$88,474.25	\$204,423.00	\$ -115,948.75	43.28 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	5,405.45		5,405.45	
9090 Reserve Study updates	3,822.50		3,822.50	
9100 Common Area				
9115 Wooden- Benches, Fences, etc	7,312.83		7,312.83	
9120 Drainage Reserve Expense	935.00		935.00	
Total 9100 Common Area	8,247.83		8,247.83	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	968.40		968.40	
Total 9301 Pool & Spa Reserve Expense	968.40		968.40	
9601 Streets Reserve Expense	19,019.00		19,019.00	
9660 Street Overlay I2- U	46,689.32		46,689.32	
Total 9601 Streets Reserve Expense	65,708.32		65,708.32	
9850 Innisfree Reserve Expense	284.90		284.90	
Total 9000 RESERVE EXPENDITURES	84,437.40		84,437.40	
Total Other Expenses	\$84,437.40	\$0.00	\$84,437.40	0.00%
NET OTHER INCOME	\$4,036.85	\$204,423.00	\$ -200,386.15	1.97 %
NET INCOME	\$14,659.19	\$204,183.01	\$ -189,523.82	7.18 %

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

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



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT NOVEMBER 30, 2023
DATE: JANUARY 22, 2024
CC: GREG STEINKE

Attached are three financial statements for the month ending December 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 December 31, the operating funds balance was \$347,301.07. The operating checking account balance was \$60,065.83.
2. Printing costs of \$521 includes overages to our printing contract for elections packages mailed to residents. 2022 election printing using a third-party company was \$926.00.
3. Email and website expenses include emails for new board members and help with license upgrades to allow Dena to be logged in on both workstations.
4. Water utility is billed bi-monthly although the December budget only reflects on month for budget amount. The overage includes November's water usage at all buildings.
5. Tool maintenance includes tune ups and new chains for all chain saws in preparation of storm cleanup.
6. December Operating expenses were \$2,398.14 under budget. Year to date operating expenses is \$13,526.25 over budget.
7. December Reserve expenses were as follows: \$1,081.08 IPHCA reserve contribution, \$685.00 for drain clearing, \$1,291.00 for exit gate repair, \$217.00 for new gate house circuit breaker, and \$411.00 for golf cart brakes. Total December reserve expenses were \$3,685.09.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of December 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	60,065.83
1060 Asset Acquisition	9,411.16
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	319.41
1085 OCB - Money Market	0.00
1090 U.S. Bank MM Savings	0.00
1095 Activities Account	0.00
1098 Cetera 1 Month Treasury	0.00
1099 Cetera 3 month Treasury	277,504.67
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	347,301.07
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	119,414.56
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	
1131 WF CD 1645 9/24/18 .85% APR	0.00
1132 WF CD 4773 6/24/18 .40% APR	0.00
Total 1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	339,916.05
Total 1114 RESERVE FUNDS	459,330.61
Total Bank Accounts	\$806,631.68
Accounts Receivable	
1200 Accounts Receivable	-229,879.15
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-229,312.15
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -229,312.15
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of December 31, 2023

	TOTAL
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
Total 1150 Accounts Rec - Interfund	0.00
1230 Prepaid Insurance	18,568.20
1240 Undeposited Funds	3,102.44
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$21,670.64
Total Current Assets	\$598,990.17
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	10,206.13
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$10,206.40
TOTAL ASSETS	\$609,196.57
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	20,459.06
Total Accounts Payable	\$20,459.06
Credit Cards	
1900 Columbia Bank Visa	-806.73
1950 Shell Gas Card	0.00
Total Credit Cards	\$ -806.73
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
Total 2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	7,566.31
2260 CPA Prepaid	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of December 31, 2023

	TOTAL
2265 Gate Card Contractor Deposit	13,150.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00
2450 Construction Deposit	2,650.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$31,002.38
Total Current Liabilities	\$50,654.71
Total Liabilities	\$50,654.71
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-52,475.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	634,450.09
Net Income	-17,693.34
Total Equity	\$558,541.86
TOTAL LIABILITIES AND EQUITY	\$609,196.57

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

December 2023

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	43,677.47
4150 Discounts	-244.65
4800 Interest Income	0.40
4900 Other Income/ Title Tranfer	550.00
Total 4000 INCOME	43,983.22
Total Income	\$43,983.22
GROSS PROFIT	\$43,983.22
Expenses	
6000 ADMINISTRATION	
6050 Insurance-General Liability	1,078.83
6055 Earthquake Insurance	343.53
6058 Insurance Umbrella	119.00
6060 Insurance - D&O	83.50
6070 Insurance - Truck	70.58
6110 Office Supplies	35.22
6120 Printing	521.70
6150 Website and E-Mail	285.75
6200 Dues/Subscriptions	223.00
6210 Licenses/Fees/Permits	272.00
Total 6000 ADMINISTRATION	3,033.11
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	270.14
6310.02 Water	335.43
6310.03 Gas	769.22
6310.04 Internet	575.32
6310.05 Phone	55.19
Total 6310 Rec Center	2,005.30
6350 Pool & Sauna	
6350.02 Gas	878.38
Total 6350 Pool & Sauna	878.38
6400 Maint Building	
6400.01 Power	43.56
6400.02 Water	116.56
Total 6400 Maint Building	160.12
6450 Gate House	
6450.01 Power	168.11
6450.02 Water	125.86
6450.03 Internet	526.91
6450.04 Phones	305.65
Total 6450 Gate House	1,126.53

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

December 2023

	TOTAL
6500 Entry Gate	
6500.01 Power	40.04
Total 6500 Entry Gate	40.04
6550 Safety Ops Bldg Utilities	
6550.01 Power	28.88
Total 6550 Safety Ops Bldg Utilities	28.88
Total 6300 UTILITIES	4,239.25
6600 MAINTENANCE	
6670 Entry Gate System	575.40
6720 Garbage/Dumpster	135.00
6770 Tools	244.08
Total 6600 MAINTENANCE	954.48
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	272.53
6821 Pool & Spa Supplies	353.60
6840 Maintenance Building	77.88
6850 Gatehouse Supplies	137.51
6940 Trees Shrubs Flowers	66.95
6960 Truck Fuel	161.27
6960.02 Equipment fuel	49.49
Total 6960 Truck Fuel	210.76
Total 6801 SUPPLIES & EQUIPMENT	1,119.23
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,559.83
7135 Office Admin	1,779.84
7145 Grounds/Fac Super	6,362.68
7155 Maintenance-1	4,382.27
7160 Maintenance-2	4,500.00
7170 Relief Services	528.00
Total 7100 Staff Wages & Salaries	22,112.62
7151 Employer Match Taxes-Payroll	2,210.83
7201 Staff-Medical/Dental	4,368.08
7250 Insurance-SAIF	386.77
7301 Staff Simple IRA	190.88
7302 Employee Promotions	40.95
Total 7000 STAFF WAGES & BENEFITS	29,310.13
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	3,997.18
7551 Composting Area	306.54
Total 7500 CONTRACTOR SERVICES	4,303.72
Payroll Expenses	
Wages	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

December 2023

	TOTAL
Total Payroll Expenses	0.00
QuickBooks Payments Fees	82.53
Total Expenses	\$43,042.45
NET OPERATING INCOME	\$940.77
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,954.16
8200 IPHCA Reserve Fund Transfer	1,081.09
Total 8000 RESERVE AND CAPITAL ACCOUNTS	17,035.25
Late Fee Income	
Total Other Income	\$17,035.25
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	1,081.09
9100 Common Area	
9120 Drainage Reserve Expense	685.00
9141 Entry Gate Reserve Expense	1,291.00
Total 9100 Common Area	1,976.00
9501 Gate House Reserve Expense	217.00
9880 Other Vehicle Expenses	411.00
Total 9000 RESERVE EXPENDITURES	3,685.09
Total Other Expenses	\$3,685.09
NET OTHER INCOME	\$13,350.16
NET INCOME	\$14,290.93

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	43,677.47	43,677.91	-0.44	100.00 %
4150 Discounts	-244.65	-1,114.17	869.52	21.96 %
4300 Member Gate Cards and remotes		83.33	-83.33	
4550 Key Deposits		12.50	-12.50	
4700 Reimbursements		62.50	-62.50	
4800 Interest Income	0.40	41.67	-41.27	0.96 %
4900 Other Income/ Title Tranfer	550.00	416.67	133.33	132.00 %
Total 4000 INCOME	43,983.22	43,180.41	802.81	101.86 %
Total Income	\$43,983.22	\$43,180.41	\$802.81	101.86 %
GROSS PROFIT	\$43,983.22	\$43,180.41	\$802.81	101.86 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		333.33	-333.33	
6020 Legal Collections		41.67	-41.67	
6030 Legal Consultancy		83.33	-83.33	
6030.02 General		62.50	-62.50	
Total 6030 Legal Consultancy		145.83	-145.83	
6050 Insurance-General Liability	1,078.83	1,083.17	-4.34	99.60 %
6055 Earthquake Insurance	343.53	300.91	42.62	114.16 %
6058 Insurance Umbrella	119.00	119.00	0.00	100.00 %
6060 Insurance - D&O	83.50		83.50	
6070 Insurance - Truck	70.58	58.33	12.25	121.00 %
6110 Office Supplies	35.22	208.33	-173.11	16.91 %
6120 Printing	521.70	58.33	463.37	894.39 %
6130 Postage		45.83	-45.83	
6140 Computer/Security/Software		166.67	-166.67	
6150 Website and E-Mail	285.75	83.33	202.42	342.91 %
6160 Bank Charges		104.17	-104.17	
6200 Dues/Subscriptions	223.00	300.00	-77.00	74.33 %
6210 Licenses/Fees/Permits	272.00	104.17	167.83	261.11 %
6250 Committee-Safety		8.33	-8.33	
6260 Committee-Social				
6260.01 Community Events		20.83	-20.83	
Total 6260 Committee-Social		20.83	-20.83	
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant		41.67	-41.67	
Total 6280 Forest Management Committee		1,291.67	-1,291.67	
6286 Architectural Committee		8.33	-8.33	
6295 Misc Expense		8.33	-8.33	
Total 6000 ADMINISTRATION	3,033.11	4,490.56	-1,457.45	67.54 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	270.14	266.67	3.47	101.30 %
6310.02 Water	335.43	158.33	177.10	211.85 %
6310.03 Gas	769.22	583.33	185.89	131.87 %
6310.04 Internet	575.32	625.00	-49.68	92.05 %
6310.05 Phone	55.19	50.00	5.19	110.38 %
Total 6310 Rec Center	2,005.30	1,683.33	321.97	119.13 %
6350 Pool & Sauna				
6350.02 Gas	878.38	666.67	211.71	131.76 %
Total 6350 Pool & Sauna	878.38	666.67	211.71	131.76 %
6400 Maint Building				
6400.01 Power	43.56	60.42	-16.86	72.10 %
6400.02 Water	116.56	45.83	70.73	254.33 %
Total 6400 Maint Building	160.12	106.25	53.87	150.70 %
6450 Gate House				
6450.01 Power	168.11	137.50	30.61	122.26 %
6450.02 Water	125.86	70.83	55.03	177.69 %
6450.03 Internet	526.91	475.00	51.91	110.93 %
6450.04 Phones	305.65	295.83	9.82	103.32 %
Total 6450 Gate House	1,126.53	979.16	147.37	115.05 %
6500 Entry Gate				
6500.01 Power	40.04	41.67	-1.63	96.09 %
Total 6500 Entry Gate	40.04	41.67	-1.63	96.09 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	28.88	27.08	1.80	106.65 %
Total 6550 Safety Ops Bldg Utilities	28.88	27.08	1.80	106.65 %
Total 6300 UTILITIES	4,239.25	3,504.16	735.09	120.98 %
6600 MAINTENANCE				
6610 Rec Center		208.33	-208.33	
6621 Pool & Spa		100.00	-100.00	
6630 Tennis Courts		41.67	-41.67	
6640 Fitness Center		25.00	-25.00	
6650 Maint Bldg		16.67	-16.67	
6660 Gate House		33.33	-33.33	
6670 Entry Gate System	575.40		575.40	
6690 Signs Maintenance		20.83	-20.83	
6700 Roads & Paths		44.50	-44.50	
6720 Garbage/Dumpster	135.00	12.50	122.50	1,080.00 %
6750 Other Common area		16.67	-16.67	
6760 Vehicles - trucks/golf cart		166.67	-166.67	
6770 Tools	244.08	8.33	235.75	2,930.13 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 6600 MAINTENANCE	954.48	694.50	259.98	137.43 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	272.53	208.33	64.20	130.82 %
6821 Pool & Spa Supplies	353.60	250.00	103.60	141.44 %
6830 Exercise Room Supplies		16.67	-16.67	
6840 Maintenance Building	77.88	45.83	32.05	169.93 %
6850 Gatehouse Supplies	137.51	50.00	87.51	275.02 %
6860 Gate Cards and Remotes		108.33	-108.33	
6870 Tools & Tool Rentals		287.50	-287.50	
6900 Common Area Supplies		208.33	-208.33	
6910 Chemicals & Fertilizer		83.33	-83.33	
6921 Dog Poop Stations		104.17	-104.17	
6940 Trees Shrubs Flowers	66.95	208.33	-141.38	32.14 %
6960 Truck Fuel	161.27	312.50	-151.23	51.61 %
6960.02 Equipment fuel	49.49		49.49	
Total 6960 Truck Fuel	210.76	312.50	-101.74	67.44 %
6990 Other		16.67	-16.67	
Total 6801 SUPPLIES & EQUIPMENT	1,119.23	1,899.99	-780.76	58.91 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,559.83	4,559.84	-0.01	100.00 %
7135 Office Admin	1,779.84	1,974.51	-194.67	90.14 %
7145 Grounds/Fac Super	6,362.68	5,336.44	1,026.24	119.23 %
7155 Maintenance-1	4,382.27	4,382.26	0.01	100.00 %
7160 Maintenance-2	4,500.00	4,416.67	83.33	101.89 %
7170 Relief Services	528.00	515.00	13.00	102.52 %
Total 7100 Staff Wages & Salaries	22,112.62	21,184.72	927.90	104.38 %
7151 Employer Match Taxes-Payroll	2,210.83	1,958.33	252.50	112.89 %
7201 Staff-Medical/Dental	4,368.08	3,395.83	972.25	128.63 %
7250 Insurance-SAIF	386.77	250.00	136.77	154.71 %
7301 Staff Simple IRA	190.88	166.67	24.21	114.53 %
7302 Employee Promotions	40.95	41.67	-0.72	98.27 %
Total 7000 STAFF WAGES & BENEFITS	29,310.13	26,997.22	2,312.91	108.57 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	3,997.18	4,250.00	-252.82	94.05 %
7551 Composting Area	306.54	1,083.33	-776.79	28.30 %
7601 Street Sweeping		208.33	-208.33	
7651 Pest Control		62.50	-62.50	
7800 Tree Service		2,083.33	-2,083.33	
7850 Forestry Consulting		125.00	-125.00	
7970 Landscaping Services		41.67	-41.67	
Total 7500 CONTRACTOR SERVICES	4,303.72	7,854.16	-3,550.44	54.80 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	82.53		82.53	
Total Expenses	\$43,042.45	\$45,440.59	\$ -2,398.14	94.72 %
NET OPERATING INCOME	\$940.77	\$ -2,260.18	\$3,200.95	-41.62 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,954.16	15,954.17	-0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	1,081.09	1,081.08	0.01	100.00 %
Total 8000 RESERVE AND CAPITAL ACCOUNTS	17,035.25	17,035.25	0.00	100.00 %
Late Fee Income				
Total Other Income	\$17,035.25	\$17,035.25	\$0.00	100.00 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,081.09		1,081.09	
9100 Common Area				
9120 Drainage Reserve Expense	685.00		685.00	
9141 Entry Gate Reserve Expense	1,291.00		1,291.00	
Total 9100 Common Area	1,976.00		1,976.00	
9501 Gate House Reserve Expense	217.00		217.00	
9880 Other Vehicle Expenses	411.00		411.00	
Total 9000 RESERVE EXPENDITURES	3,685.09		3,685.09	
Total Other Expenses	\$3,685.09	\$0.00	\$3,685.09	0.00%
NET OTHER INCOME	\$13,350.16	\$17,035.25	\$ -3,685.09	78.37 %
NET INCOME	\$14,290.93	\$14,775.07	\$ -484.14	96.72 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - December, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	262,064.82	262,067.46	-2.64	100.00 %
4150 Discounts	-13,374.20	-6,685.02	-6,689.18	200.06 %
4200 LWCHA L/F & Interest	60.00		60.00	
4300 Member Gate Cards and remotes	650.00	499.98	150.02	130.01 %
4550 Key Deposits	10.00	75.00	-65.00	13.33 %
4700 Reimbursements	743.00	375.00	368.00	198.13 %
4800 Interest Income	3,071.82	250.02	2,821.80	1,228.63 %
4900 Other Income/ Title Tranfer	3,000.00	2,500.02	499.98	120.00 %
Total 4000 INCOME	256,225.44	259,082.46	-2,857.02	98.90 %
Total Income	\$256,225.44	\$259,082.46	\$ -2,857.02	98.90 %
GROSS PROFIT	\$256,225.44	\$259,082.46	\$ -2,857.02	98.90 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		1,999.98	-1,999.98	
6020 Legal Collections		250.02	-250.02	
6030 Legal Consultancy	81.24	499.98	-418.74	16.25 %
6030.02 General		375.00	-375.00	
Total 6030 Legal Consultancy	81.24	874.98	-793.74	9.28 %
6050 Insurance-General Liability	5,739.23	6,499.02	-759.79	88.31 %
6055 Earthquake Insurance	1,926.98	1,805.46	121.52	106.73 %
6058 Insurance Umbrella	714.00	714.00	0.00	100.00 %
6060 Insurance - D&O	501.00		501.00	
6070 Insurance - Truck	423.48	349.98	73.50	121.00 %
6088 LWCCOA INS	1,088.00		1,088.00	
6110 Office Supplies	707.78	1,249.98	-542.20	56.62 %
6120 Printing	1,190.28	349.98	840.30	340.10 %
6130 Postage	467.08	274.98	192.10	169.86 %
6140 Computer/Security/Software	822.60	1,000.02	-177.42	82.26 %
6150 Website and E-Mail	690.00	499.98	190.02	138.01 %
6160 Bank Charges	306.06	625.02	-318.96	48.97 %
6200 Dues/Subscriptions	1,868.94	1,800.00	68.94	103.83 %
6210 Licenses/Fees/Permits	1,132.00	625.02	506.98	181.11 %
6250 Committee-Safety		49.98	-49.98	
6260 Committee-Social				
6260.01 Community Events	270.97	124.98	145.99	216.81 %
Total 6260 Committee-Social	270.97	124.98	145.99	216.81 %
6280 Forest Management Committee	5,899.13	7,500.00	-1,600.87	78.66 %
6280.01 Fire mitigation grant		250.02	-250.02	
Total 6280 Forest Management Committee	5,899.13	7,750.02	-1,850.89	76.12 %
6286 Architectural Committee		49.98	-49.98	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - December, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	1,204.00	49.98	1,154.02	2,408.96 %
Total 6000 ADMINISTRATION	25,032.77	26,943.36	-1,910.59	92.91 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	1,456.62	1,600.02	-143.40	91.04 %
6310.02 Water	1,123.78	949.98	173.80	118.30 %
6310.03 Gas	1,327.54	3,499.98	-2,172.44	37.93 %
6310.04 Internet	3,611.80	3,750.00	-138.20	96.31 %
6310.05 Phone	323.16	300.00	23.16	107.72 %
Total 6310 Rec Center	7,842.90	10,099.98	-2,257.08	77.65 %
6350 Pool & Sauna				
6350.02 Gas	3,939.99	4,000.02	-60.03	98.50 %
Total 6350 Pool & Sauna	3,939.99	4,000.02	-60.03	98.50 %
6400 Maint Building				
6400.01 Power	27.75		27.75	
6400.02 Water	250.64	362.52	-111.88	69.14 %
	336.32	274.98	61.34	122.31 %
Total 6400 Maint Building	614.71	637.50	-22.79	96.43 %
6450 Gate House				
6450.01 Power	563.46	825.00	-261.54	68.30 %
6450.02 Water	625.41	424.98	200.43	147.16 %
6450.03 Internet	3,021.07	2,850.00	171.07	106.00 %
6450.04 Phones	1,758.77	1,774.98	-16.21	99.09 %
Total 6450 Gate House	5,968.71	5,874.96	93.75	101.60 %
6500 Entry Gate				
6500.01 Power	232.04	250.02	-17.98	92.81 %
Total 6500 Entry Gate	232.04	250.02	-17.98	92.81 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	165.31	162.48	2.83	101.74 %
Total 6550 Safety Ops Bldg Utilities	165.31	162.48	2.83	101.74 %
Total 6300 UTILITIES	18,763.66	21,024.96	-2,261.30	89.24 %
6600 MAINTENANCE				
6610 Rec Center	391.27	1,249.98	-858.71	31.30 %
6621 Pool & Spa	571.96	600.00	-28.04	95.33 %
6630 Tennis Courts	473.64	250.02	223.62	189.44 %
6640 Fitness Center	695.00	150.00	545.00	463.33 %
6650 Maint Bldg	63.33	100.02	-36.69	63.32 %
6660 Gate House	259.52	199.98	59.54	129.77 %
6670 Entry Gate System	1,651.70		1,651.70	
6690 Signs Maintenance	694.43	124.98	569.45	555.63 %
6700 Roads & Paths		267.00	-267.00	
6720 Garbage/Dumpster	135.00	75.00	60.00	180.00 %
6750 Other Common area	319.05	100.02	219.03	318.99 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - December, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6760 Vehicles - trucks/golf cart	447.68	1,000.02	-552.34	44.77 %
6770 Tools	408.46	49.98	358.48	817.25 %
Total 6600 MAINTENANCE	6,111.04	4,167.00	1,944.04	146.65 %
6801 SUPPLIES & EQUIPMENT	5.99		5.99	
6810 Rec Center Supplies	1,275.83	1,249.98	25.85	102.07 %
6821 Pool & Spa Supplies	1,899.56	1,500.00	399.56	126.64 %
6830 Exercise Room Supplies		100.02	-100.02	
6840 Maintenance Building	239.48	274.98	-35.50	87.09 %
6850 Gatehouse Supplies	404.09	300.00	104.09	134.70 %
6860 Gate Cards and Remotes	1,249.00	649.98	599.02	192.16 %
6870 Tools & Tool Rentals	1,604.31	1,725.00	-120.69	93.00 %
6900 Common Area Supplies	1,776.92	1,249.98	526.94	142.16 %
6910 Chemicals & Fertilizer		499.98	-499.98	
6921 Dog Poop Stations	309.54	625.02	-315.48	49.52 %
6930 Asphalt & Gravel	480.00		480.00	
6940 Trees Shrubs Flowers	1,161.84	1,249.98	-88.14	92.95 %
6960 Truck Fuel	1,418.50	1,875.00	-456.50	75.65 %
6960.02 Equipment fuel	460.67		460.67	
Total 6960 Truck Fuel	1,879.17	1,875.00	4.17	100.22 %
6990 Other		100.02	-100.02	
Total 6801 SUPPLIES & EQUIPMENT	12,285.73	11,399.94	885.79	107.77 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	27,359.10	27,359.04	0.06	100.00 %
7135 Office Admin	11,457.62	11,847.06	-389.44	96.71 %
7145 Grounds/Fac Super	33,044.88	32,018.64	1,026.24	103.21 %
7155 Maintenance-1	26,293.57	26,293.56	0.01	100.00 %
7160 Maintenance-2	25,833.31	26,500.02	-666.71	97.48 %
7170 Relief Services	3,052.50	3,090.00	-37.50	98.79 %
Total 7100 Staff Wages & Salaries	127,040.98	127,108.32	-67.34	99.95 %
7151 Employer Match Taxes-Payroll	14,094.95	11,749.98	2,344.97	119.96 %
7201 Staff-Medical/Dental	22,386.41	20,374.98	2,011.43	109.87 %
7250 Insurance-SAIF	1,362.72	1,500.00	-137.28	90.85 %
7301 Staff Simple IRA	991.38	1,000.02	-8.64	99.14 %
7302 Employee Promotions	5,677.10	5,386.02	291.08	105.40 %
Total 7000 STAFF WAGES & BENEFITS	171,553.54	167,119.32	4,434.22	102.65 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	25,138.04	25,500.00	-361.96	98.58 %
7551 Composting Area	6,373.52	6,499.98	-126.46	98.05 %
7601 Street Sweeping	1,757.13	1,249.98	507.15	140.57 %
7651 Pest Control	199.00	375.00	-176.00	53.07 %
7800 Tree Service	22,655.05	12,499.98	10,155.07	181.24 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July - December, 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7850 Forestry Consulting	887.50	750.00	137.50	118.33 %
7970 Landscaping Services		250.02	-250.02	
Total 7500 CONTRACTOR SERVICES	57,010.24	47,124.96	9,885.28	120.98 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	548.81		548.81	
Total Expenses	\$291,305.79	\$277,779.54	\$13,526.25	104.87 %
NET OPERATING INCOME	\$ -35,080.35	\$ -18,697.08	\$ -16,383.27	187.62 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	95,724.96	95,725.02	-0.06	100.00 %
8200 IPHCA Reserve Fund Transfer	6,486.54	6,486.48	0.06	100.00 %
8300 Interest Income--Reserves	3,298.00		3,298.00	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	105,509.50	102,211.50	3,298.00	103.23 %
Late Fee Income				
Total Other Income	\$105,509.50	\$102,211.50	\$3,298.00	103.23 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	6,486.54		6,486.54	
9090 Reserve Study updates	3,822.50		3,822.50	
9100 Common Area				
9115 Wooden- Benches, Fences, etc	7,312.83		7,312.83	
9120 Drainage Reserve Expense	1,620.00		1,620.00	
9141 Entry Gate Reserve Expense	1,291.00		1,291.00	
Total 9100 Common Area	10,223.83		10,223.83	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	968.40		968.40	
Total 9301 Pool & Spa Reserve Expense	968.40		968.40	
9501 Gate House Reserve Expense	217.00		217.00	
9601 Streets Reserve Expense	19,019.00		19,019.00	
9660 Street Overlay I2- U	46,689.32		46,689.32	
Total 9601 Streets Reserve Expense	65,708.32		65,708.32	
9850 Innisfree Reserve Expense	284.90		284.90	
9880 Other Vehicle Expenses	411.00		411.00	
Total 9000 RESERVE EXPENDITURES	88,122.49		88,122.49	
Total Other Expenses	\$88,122.49	\$0.00	\$88,122.49	0.00%
NET OTHER INCOME	\$17,387.01	\$102,211.50	\$ -84,824.49	17.01 %
NET INCOME	\$ -17,693.34	\$83,514.42	\$ -101,207.76	-21.19 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of January 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	28,609.74
1060 Asset Acquisition	9,411.16
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	1,037.89
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	277,504.67
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	316,563.46
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	134,747.81
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	
1131 WF CD 1645 9/24/18 .85% APR	0.00
1132 WF CD 4773 6/24/18 .40% APR	0.00
Total 1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	
1161 Cetera TBi A0765 2/14/19	0.00
1162 Cetera W.F. CD A1907 9/30/19	0.00
1163 Cetera MM	339,916.05
1164 3 month Treasury Bill	0.00
Total 1160 Cetera Reserve Treasury Bills	339,916.05
Total 1114 RESERVE FUNDS	474,663.86
Total Bank Accounts	\$791,227.32
Accounts Receivable	
1200 Accounts Receivable	-196,781.08
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-196,214.08
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -196,214.08
Other Current Assets	

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

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



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT JANUARY 31, 2024
DATE: FEBRUARY 19, 2024
CC: GREG STEINKE

Attached are three financial statements for the month ending January 31, 2024: 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 \$316,563.46. The operating checking account balance was \$28,609.74.
2. LWCCOA insurance expense of \$2,281 will be reallocated to a receivable on the balance sheet.
3. Computer/Security expenses include \$305.00 paid to NEDED for cable replacement to out entry security cameras and \$200.00 paid to Jason Haeckel for repair to Jana's computer and email recovery on the laptop.
4. January Operating expenses were \$3,336.76 under budget. Year to date operating expenses is \$10,421.63 over budget.
5. January Reserve expenses were as follows: \$1,081.09 IPHCA reserve contribution, and \$557.31 for rolled roofing for boardwalk repair. Total January reserve expenses were \$1,638.40.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of January 31, 2024

	TOTAL
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	0.00
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
Total 1150 Accounts Rec - Interfund	0.00
1230 Prepaid Insurance	17,493.83
1240 Undeposited Funds	3,572.58
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$21,066.41
Total Current Assets	\$616,079.65
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	10,206.13
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$10,206.40
TOTAL ASSETS	\$626,286.05
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	16,968.19
Total Accounts Payable	\$16,968.19
Credit Cards	
1900 Columbia Bank Visa	491.36
1950 Shell Gas Card	0.00
Total Credit Cards	\$491.36
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 January 31, 2024

	TOTAL
Total 2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	3,896.55
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	13,150.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00
2450 Construction Deposit	2,650.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$27,332.62
Total Current Liabilities	\$44,792.17
Total Liabilities	\$44,792.17
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-52,475.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	634,450.09
Net Income	5,258.68
Total Equity	\$581,493.88
TOTAL LIABILITIES AND EQUITY	\$626,286.05

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

January 2024

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	43,677.47
4150 Discounts	-244.65
4300 Member Gate Cards and remotes	65.00
4550 Key Deposits	5.00
4900 Other Income/ Title Tranfer	990.00
Total 4000 INCOME	44,492.82
Total Income	\$44,492.82
GROSS PROFIT	\$44,492.82
Expenses	
6000 ADMINISTRATION	
6050 Insurance-General Liability	1,078.83
6055 Earthquake Insurance	343.53
6058 Insurance Umbrella	119.00
6060 Insurance - D&O	83.50
6070 Insurance - Truck	70.58
6088 LWCCOA INS	2,281.00
6120 Printing	91.58
6140 Computer/Security/Software	505.00
6150 Website and E-Mail	149.87
6200 Dues/Subscriptions	223.00
6210 Licenses/Fees/Permits	200.00
Total 6000 ADMINISTRATION	5,145.89
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	297.04
6310.03 Gas	821.27
6310.04 Internet	575.32
6310.05 Phone	55.19
Total 6310 Rec Center	1,748.82
6350 Pool & Sauna	
6350.02 Gas	852.20
Total 6350 Pool & Sauna	852.20
6400 Maint Building	
6400.01 Power	61.88
Total 6400 Maint Building	61.88
6450 Gate House	
6450.01 Power	177.11
6450.03 Internet	526.91
6450.04 Phones	118.91
Total 6450 Gate House	822.93
6500 Entry Gate	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

January 2024

	TOTAL
6500.01 Power	41.21
Total 6500 Entry Gate	41.21
6550 Safety Ops Bldg Utilities	
6550.01 Power	30.10
Total 6550 Safety Ops Bldg Utilities	30.10
Total 6300 UTILITIES	3,557.14
6600 MAINTENANCE	
6610 Rec Center	10.47
Total 6600 MAINTENANCE	10.47
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	70.97
6821 Pool & Spa Supplies	95.46
6850 Gatehouse Supplies	51.92
6870 Tools & Tool Rentals	32.00
6900 Common Area Supplies	298.00
6940 Trees Shrubs Flowers	90.00
6960 Truck Fuel	86.91
6960.02 Equipment fuel	30.37
Total 6960 Truck Fuel	117.28
Total 6801 SUPPLIES & EQUIPMENT	755.63
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,559.83
7135 Office Admin	2,113.56
7155 Maintenance-1	4,382.27
7160 Maintenance-2	4,500.00
7170 Relief Services	511.50
Total 7100 Staff Wages & Salaries	16,067.16
7151 Employer Match Taxes-Payroll	1,940.43
7201 Staff-Medical/Dental	3,276.06
7250 Insurance-SAIF	386.77
Total 7000 STAFF WAGES & BENEFITS	21,670.42
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,714.61
7551 Composting Area	882.72
Total 7500 CONTRACTOR SERVICES	5,597.33
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
QuickBooks Payments Fees	30.51
Total Expenses	\$36,767.39
NET OPERATING INCOME	\$7,725.43

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

January 2024

	TOTAL
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,954.16
8200 IPHCA Reserve Fund Transfer	1,081.09
Total 8000 RESERVE AND CAPITAL ACCOUNTS	17,035.25
Late Fee Income	
Total Other Income	\$17,035.25
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	1,081.09
9100 Common Area	
9125 Paths & Walkways	557.31
Total 9100 Common Area	557.31
Total 9000 RESERVE EXPENDITURES	1,638.40
Total Other Expenses	\$1,638.40
NET OTHER INCOME	\$15,396.85
NET INCOME	\$23,122.28

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

January 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	43,677.47	43,677.91	-0.44	100.00 %
4150 Discounts	-244.65	-1,114.17	869.52	21.96 %
4300 Member Gate Cards and remotes	65.00	83.33	-18.33	78.00 %
4550 Key Deposits	5.00	12.50	-7.50	40.00 %
4700 Reimbursements		62.50	-62.50	
4800 Interest Income		41.67	-41.67	
4900 Other Income/ Title Tranfer	990.00	416.67	573.33	237.60 %
Total 4000 INCOME	44,492.82	43,180.41	1,312.41	103.04 %
Total Income	\$44,492.82	\$43,180.41	\$1,312.41	103.04 %
GROSS PROFIT	\$44,492.82	\$43,180.41	\$1,312.41	103.04 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		333.33	-333.33	
6020 Legal Collections		41.67	-41.67	
6030 Legal Consultancy		83.33	-83.33	
6030.02 General		62.50	-62.50	
Total 6030 Legal Consultancy		145.83	-145.83	
6050 Insurance-General Liability	1,078.83	1,083.17	-4.34	99.60 %
6055 Earthquake Insurance	343.53	300.91	42.62	114.16 %
6058 Insurance Umbrella	119.00	119.00	0.00	100.00 %
6060 Insurance - D&O	83.50		83.50	
6070 Insurance - Truck	70.58	58.33	12.25	121.00 %
6088 LWCCOA INS	2,281.00		2,281.00	
6110 Office Supplies		208.33	-208.33	
6120 Printing	91.58	58.33	33.25	157.00 %
6130 Postage		45.83	-45.83	
6140 Computer/Security/Software	505.00	166.67	338.33	302.99 %
6150 Website and E-Mail	149.87	83.33	66.54	179.85 %
6160 Bank Charges		104.17	-104.17	
6200 Dues/Subscriptions	223.00	300.00	-77.00	74.33 %
6210 Licenses/Fees/Permits	200.00	104.17	95.83	191.99 %
6250 Committee-Safety		8.33	-8.33	
6260 Committee-Social				
6260.01 Community Events		20.83	-20.83	
Total 6260 Committee-Social		20.83	-20.83	
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant		41.67	-41.67	
Total 6280 Forest Management Committee		1,291.67	-1,291.67	
6286 Architectural Committee		8.33	-8.33	
6295 Misc Expense		8.33	-8.33	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

January 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 6000 ADMINISTRATION	5,145.89	4,490.56	655.33	114.59 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	297.04	266.67	30.37	111.39 %
6310.02 Water		158.33	-158.33	
6310.03 Gas	821.27	583.33	237.94	140.79 %
6310.04 Internet	575.32	625.00	-49.68	92.05 %
6310.05 Phone	55.19	50.00	5.19	110.38 %
Total 6310 Rec Center	1,748.82	1,683.33	65.49	103.89 %
6350 Pool & Sauna				
6350.02 Gas	852.20	666.67	185.53	127.83 %
Total 6350 Pool & Sauna	852.20	666.67	185.53	127.83 %
6400 Maint Building				
6400.01 Power	61.88	60.42	1.46	102.42 %
6400.02 Water		45.83	-45.83	
Total 6400 Maint Building	61.88	106.25	-44.37	58.24 %
6450 Gate House				
6450.01 Power	177.11	137.50	39.61	128.81 %
6450.02 Water		70.83	-70.83	
6450.03 Internet	526.91	475.00	51.91	110.93 %
6450.04 Phones	118.91	295.83	-176.92	40.20 %
Total 6450 Gate House	822.93	979.16	-156.23	84.04 %
6500 Entry Gate				
6500.01 Power	41.21	41.67	-0.46	98.90 %
Total 6500 Entry Gate	41.21	41.67	-0.46	98.90 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	30.10	27.08	3.02	111.15 %
Total 6550 Safety Ops Bldg Utilities	30.10	27.08	3.02	111.15 %
Total 6300 UTILITIES	3,557.14	3,504.16	52.98	101.51 %
6600 MAINTENANCE				
6610 Rec Center	10.47	208.33	-197.86	5.03 %
6621 Pool & Spa		100.00	-100.00	
6630 Tennis Courts		41.67	-41.67	
6640 Fitness Center		25.00	-25.00	
6650 Maint Bldg		16.67	-16.67	
6660 Gate House		33.33	-33.33	
6690 Signs Maintenance		20.83	-20.83	
6700 Roads & Paths		44.50	-44.50	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area		16.67	-16.67	
6760 Vehicles - trucks/golf cart		166.67	-166.67	
6770 Tools		8.33	-8.33	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

January 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 6600 MAINTENANCE	10.47	694.50	-684.03	1.51 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	70.97	208.33	-137.36	34.07 %
6821 Pool & Spa Supplies	95.46	250.00	-154.54	38.18 %
6830 Exercise Room Supplies		16.67	-16.67	
6840 Maintenance Building		45.83	-45.83	
6850 Gatehouse Supplies	51.92	50.00	1.92	103.84 %
6860 Gate Cards and Remotes		108.33	-108.33	
6870 Tools & Tool Rentals	32.00	287.50	-255.50	11.13 %
6900 Common Area Supplies	298.00	208.33	89.67	143.04 %
6910 Chemicals & Fertilizer		83.33	-83.33	
6921 Dog Poop Stations		104.17	-104.17	
6940 Trees Shrubs Flowers	90.00	208.33	-118.33	43.20 %
6960 Truck Fuel	86.91	312.50	-225.59	27.81 %
6960.02 Equipment fuel	30.37		30.37	
Total 6960 Truck Fuel	117.28	312.50	-195.22	37.53 %
6990 Other		16.67	-16.67	
Total 6801 SUPPLIES & EQUIPMENT	755.63	1,899.99	-1,144.36	39.77 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,559.83	4,559.84	-0.01	100.00 %
7135 Office Admin	2,113.56	1,974.51	139.05	107.04 %
7145 Grounds/Fac Super		0.00	0.00	
7155 Maintenance-1	4,382.27	4,382.26	0.01	100.00 %
7160 Maintenance-2	4,500.00	4,416.67	83.33	101.89 %
7170 Relief Services	511.50	515.00	-3.50	99.32 %
Total 7100 Staff Wages & Salaries	16,067.16	15,848.28	218.88	101.38 %
7151 Employer Match Taxes-Payroll	1,940.43	1,958.33	-17.90	99.09 %
7201 Staff-Medical/Dental	3,276.06	3,395.83	-119.77	96.47 %
7250 Insurance-SAIF	386.77	250.00	136.77	154.71 %
7301 Staff Simple IRA		166.67	-166.67	
7302 Employee Promotions		41.67	-41.67	
Total 7000 STAFF WAGES & BENEFITS	21,670.42	21,660.78	9.64	100.04 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,714.61	4,250.00	464.61	110.93 %
7551 Composting Area	882.72	1,083.33	-200.61	81.48 %
7601 Street Sweeping		208.33	-208.33	
7651 Pest Control		62.50	-62.50	
7800 Tree Service		2,083.33	-2,083.33	
7850 Forestry Consulting		125.00	-125.00	
7970 Landscaping Services		41.67	-41.67	
Total 7500 CONTRACTOR SERVICES	5,597.33	7,854.16	-2,256.83	71.27 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

January 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	30.51		30.51	
Total Expenses	\$36,767.39	\$40,104.15	\$ -3,336.76	91.68 %
NET OPERATING INCOME	\$7,725.43	\$3,076.26	\$4,649.17	251.13 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,954.16	15,954.17	-0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	1,081.09	1,081.08	0.01	100.00 %
Total 8000 RESERVE AND CAPITAL ACCOUNTS	17,035.25	17,035.25	0.00	100.00 %
Late Fee Income				
Total Other Income	\$17,035.25	\$17,035.25	\$0.00	100.00 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,081.09		1,081.09	
9100 Common Area				
9125 Paths & Walkways	557.31		557.31	
Total 9100 Common Area	557.31		557.31	
Total 9000 RESERVE EXPENDITURES	1,638.40		1,638.40	
Total Other Expenses	\$1,638.40	\$0.00	\$1,638.40	0.00%
NET OTHER INCOME	\$15,396.85	\$17,035.25	\$ -1,638.40	90.38 %
NET INCOME	\$23,122.28	\$20,111.51	\$3,010.77	114.97 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - January 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	305,742.29	305,745.37	-3.08	100.00 %
4150 Discounts	-13,618.85	-7,799.19	-5,819.66	174.62 %
4200 LWCHA L/F & Interest	60.00		60.00	
4300 Member Gate Cards and remotes	715.00	583.31	131.69	122.58 %
4550 Key Deposits	15.00	87.50	-72.50	17.14 %
4700 Reimbursements	743.00	437.50	305.50	169.83 %
4800 Interest Income	3,071.82	291.69	2,780.13	1,053.11 %
4900 Other Income/ Title Tranfer	3,990.00	2,916.69	1,073.31	136.80 %
Total 4000 INCOME	300,718.26	302,262.87	-1,544.61	99.49 %
Total Income	\$300,718.26	\$302,262.87	\$ -1,544.61	99.49 %
GROSS PROFIT	\$300,718.26	\$302,262.87	\$ -1,544.61	99.49 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		2,333.31	-2,333.31	
6020 Legal Collections		291.69	-291.69	
6030 Legal Consultancy	81.24	583.31	-502.07	13.93 %
6030.02 General		437.50	-437.50	
Total 6030 Legal Consultancy	81.24	1,020.81	-939.57	7.96 %
6050 Insurance-General Liability	6,818.06	7,582.19	-764.13	89.92 %
6055 Earthquake Insurance	2,270.51	2,106.37	164.14	107.79 %
6058 Insurance Umbrella	833.00	833.00	0.00	100.00 %
6060 Insurance - D&O	584.50		584.50	
6070 Insurance - Truck	494.06	408.31	85.75	121.00 %
6088 LWCCOA INS	3,369.00		3,369.00	
6110 Office Supplies	702.79	1,458.31	-755.52	48.19 %
6120 Printing	1,281.86	408.31	873.55	313.94 %
6130 Postage	467.08	320.81	146.27	145.59 %
6140 Computer/Security/Software	1,327.60	1,166.69	160.91	113.79 %
6150 Website and E-Mail	839.87	583.31	256.56	143.98 %
6160 Bank Charges	306.06	729.19	-423.13	41.97 %
6200 Dues/Subscriptions	2,091.94	2,100.00	-8.06	99.62 %
6210 Licenses/Fees/Permits	1,468.00	729.19	738.81	201.32 %
6250 Committee-Safety		58.31	-58.31	
6260 Committee-Social				
6260.01 Community Events	270.97	145.81	125.16	185.84 %
Total 6260 Committee-Social	270.97	145.81	125.16	185.84 %
6280 Forest Management Committee	5,899.13	8,750.00	-2,850.87	67.42 %
6280.01 Fire mitigation grant		291.69	-291.69	
Total 6280 Forest Management Committee	5,899.13	9,041.69	-3,142.56	65.24 %
6286 Architectural Committee		58.31	-58.31	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - January 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	1,204.00	58.31	1,145.69	2,064.83 %
Total 6000 ADMINISTRATION	30,309.67	31,433.92	-1,124.25	96.42 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	1,753.66	1,866.69	-113.03	93.94 %
6310.02 Water	1,123.78	1,108.31	15.47	101.40 %
6310.03 Gas	2,148.81	4,083.31	-1,934.50	52.62 %
6310.04 Internet	4,187.12	4,375.00	-187.88	95.71 %
6310.05 Phone	378.35	350.00	28.35	108.10 %
Total 6310 Rec Center	9,591.72	11,783.31	-2,191.59	81.40 %
6350 Pool & Sauna				
6350.02 Gas	4,792.19	4,666.69	125.50	102.69 %
Total 6350 Pool & Sauna	4,792.19	4,666.69	125.50	102.69 %
6400 Maint Building				
6400.01 Power	312.52	422.94	-110.42	73.89 %
6400.02 Water	336.32	320.81	15.51	104.83 %
Total 6400 Maint Building	676.59	743.75	-67.16	90.97 %
6450 Gate House				
6450.01 Power	740.57	962.50	-221.93	76.94 %
6450.02 Water	625.41	495.81	129.60	126.14 %
6450.03 Internet	3,547.98	3,325.00	222.98	106.71 %
6450.04 Phones	1,877.68	2,070.81	-193.13	90.67 %
Total 6450 Gate House	6,791.64	6,854.12	-62.48	99.09 %
6500 Entry Gate				
6500.01 Power	273.25	291.69	-18.44	93.68 %
Total 6500 Entry Gate	273.25	291.69	-18.44	93.68 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	195.41	189.56	5.85	103.09 %
Total 6550 Safety Ops Bldg Utilities	195.41	189.56	5.85	103.09 %
Total 6300 UTILITIES	22,320.80	24,529.12	-2,208.32	91.00 %
6600 MAINTENANCE				
6610 Rec Center	401.74	1,458.31	-1,056.57	27.55 %
6621 Pool & Spa	571.96	700.00	-128.04	81.71 %
6630 Tennis Courts	473.64	291.69	181.95	162.38 %
6640 Fitness Center	695.00	175.00	520.00	397.14 %
6650 Maint Bldg	63.33	116.69	-53.36	54.27 %
6660 Gate House	259.52	233.31	26.21	111.23 %
6670 Entry Gate System	1,651.70		1,651.70	
6690 Signs Maintenance	694.43	145.81	548.62	476.26 %
6700 Roads & Paths		311.50	-311.50	
6720 Garbage/Dumpster	135.00	87.50	47.50	154.29 %
6750 Other Common area	319.05	116.69	202.36	273.42 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - January 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6760 Vehicles - trucks/golf cart	447.68	1,166.69	-719.01	38.37 %
6770 Tools	408.46	58.31	350.15	700.50 %
Total 6600 MAINTENANCE	6,121.51	4,861.50	1,260.01	125.92 %
6801 SUPPLIES & EQUIPMENT	5.99		5.99	
6810 Rec Center Supplies	1,273.52	1,458.31	-184.79	87.33 %
6821 Pool & Spa Supplies	1,995.02	1,750.00	245.02	114.00 %
6830 Exercise Room Supplies		116.69	-116.69	
6840 Maintenance Building	239.48	320.81	-81.33	74.65 %
6850 Gatehouse Supplies	515.92	350.00	165.92	147.41 %
6860 Gate Cards and Remotes	1,249.00	758.31	490.69	164.71 %
6870 Tools & Tool Rentals	1,636.31	2,012.50	-376.19	81.31 %
6900 Common Area Supplies	2,074.92	1,458.31	616.61	142.28 %
6910 Chemicals & Fertilizer		583.31	-583.31	
6921 Dog Poop Stations	309.54	729.19	-419.65	42.45 %
6930 Asphalt & Gravel	480.00		480.00	
6940 Trees Shrubs Flowers	1,251.84	1,458.31	-206.47	85.84 %
6960 Truck Fuel	1,505.41	2,187.50	-682.09	68.82 %
6960.02 Equipment fuel	491.04		491.04	
Total 6960 Truck Fuel	1,996.45	2,187.50	-191.05	91.27 %
6990 Other		116.69	-116.69	
Total 6801 SUPPLIES & EQUIPMENT	13,027.99	13,299.93	-271.94	97.96 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	31,918.93	31,918.88	0.05	100.00 %
7135 Office Admin	13,571.18	13,821.57	-250.39	98.19 %
7145 Grounds/Fac Super	33,044.88	32,018.64	1,026.24	103.21 %
7155 Maintenance-1	30,675.84	30,675.82	0.02	100.00 %
7160 Maintenance-2	30,333.31	30,916.69	-583.38	98.11 %
7170 Relief Services	3,564.00	3,605.00	-41.00	98.86 %
Total 7100 Staff Wages & Salaries	143,108.14	142,956.60	151.54	100.11 %
7151 Employer Match Taxes-Payroll	16,035.38	13,708.31	2,327.07	116.98 %
7201 Staff-Medical/Dental	25,662.47	23,770.81	1,891.66	107.96 %
7250 Insurance-SAIF	1,749.49	1,750.00	-0.51	99.97 %
7301 Staff Simple IRA	991.38	1,166.69	-175.31	84.97 %
7302 Employee Promotions	5,791.60	5,427.69	363.91	106.70 %
Total 7000 STAFF WAGES & BENEFITS	193,338.46	188,780.10	4,558.36	102.41 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	29,852.65	29,750.00	102.65	100.35 %
7551 Composting Area	7,256.24	7,583.31	-327.07	95.69 %
7601 Street Sweeping	1,757.13	1,458.31	298.82	120.49 %
7651 Pest Control	199.00	437.50	-238.50	45.49 %
7800 Tree Service	22,655.05	14,583.31	8,071.74	155.35 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - January 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7850 Forestry Consulting	887.50	875.00	12.50	101.43 %
7970 Landscaping Services		291.69	-291.69	
Total 7500 CONTRACTOR SERVICES	62,607.57	54,979.12	7,628.45	113.88 %
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	579.32		579.32	
Total Expenses	\$328,305.32	\$317,883.69	\$10,421.63	103.28 %
NET OPERATING INCOME	\$ -27,587.06	\$ -15,620.82	\$ -11,966.24	176.60 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	111,679.12	111,679.19	-0.07	100.00 %
8200 IPHCA Reserve Fund Transfer	7,567.63	7,567.56	0.07	100.00 %
8300 Interest Income--Reserves	3,298.00		3,298.00	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	122,544.75	119,246.75	3,298.00	102.77 %
Late Fee Income				
Total Other Income	\$122,544.75	\$119,246.75	\$3,298.00	102.77 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	7,567.63		7,567.63	
9090 Reserve Study updates	3,822.50		3,822.50	
9100 Common Area				
9115 Wooden- Benches, Fences, etc	7,312.83		7,312.83	
9120 Drainage Reserve Expense	1,620.00		1,620.00	
9125 Paths & Walkways	557.31		557.31	
9141 Entry Gate Reserve Expense	1,291.00		1,291.00	
Total 9100 Common Area	10,781.14		10,781.14	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	968.40		968.40	
Total 9301 Pool & Spa Reserve Expense	968.40		968.40	
9501 Gate House Reserve Expense	217.00		217.00	
9601 Streets Reserve Expense	65,708.32		65,708.32	
9850 Innisfree Reserve Expense	284.90		284.90	
9880 Other Vehicle Expenses	411.00		411.00	
Total 9000 RESERVE EXPENDITURES	89,760.89		89,760.89	
Total Other Expenses	\$89,760.89	\$0.00	\$89,760.89	0.00%
NET OTHER INCOME	\$32,783.86	\$119,246.75	\$ -86,462.89	27.49 %
NET INCOME	\$5,196.80	\$103,625.93	\$ -98,429.13	5.01 %

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

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



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT FEBRUARY 29, 2024
DATE: MARCH 18, 2024
CC: GREG STEINKE

Attached are three financial statements for the month ending February 29, 2024: 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 29, the operating funds balance was \$3290,958.64. The operating checking account balance was \$68,697.23.
2. Website and Email expense includes the creation of our new website for \$538.00.
3. Water utility is billed bi-monthly although the December budget only reflects on month for budget amount. The overage includes January water usage at all buildings.
4. February Operating expenses were \$5,231.33 under budget. Year to date operating expenses is \$4,440.53 over budget.
5. February Reserve expenses were as follows: \$1,081.08 IPHCA reserve contribution, \$516.25 for reserve study update. Total February reserve expenses were \$1,597.34.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of February 29, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	68,697.23
1060 Asset Acquisition	9,411.93
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	1,163.89
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	211,685.59
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	290,958.64
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	151,783.06
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	347,410.43
1164 3 month Treasury Bill	0.00
Total 1160 Cetera Reserve Treasury Bills	347,410.43
Total 1114 RESERVE FUNDS	499,193.49
Total Bank Accounts	\$790,152.13
Accounts Receivable	
1200 Accounts Receivable	-158,974.52
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-158,407.52
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -158,407.52
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of February 29, 2024

	TOTAL
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	0.00
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
1180 LWCCOA Interfund	3,469.00
Total 1150 Accounts Rec - Interfund	3,469.00
1230 Prepaid Insurance	15,411.62
1240 Undeposited Funds	5,546.72
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$24,427.34
Total Current Assets	\$656,171.95
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	10,206.13
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$10,206.40
TOTAL ASSETS	\$666,378.35
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	15,000.27
Total Accounts Payable	\$15,000.27
Credit Cards	
1900 Columbia Bank Visa	3,568.88
1950 Shell Gas Card	0.00
Total Credit Cards	\$3,568.88
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	7,778.40
2260 CPA Prepaid	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of February 29, 2024

	TOTAL
2265 Gate Card Contractor Deposit	13,150.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00
2450 Construction Deposit	1,200.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$29,764.47
Total Current Liabilities	\$48,333.62
Total Liabilities	\$48,333.62
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-52,475.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	634,450.09
Net Income	41,809.53
Total Equity	\$618,044.73
TOTAL LIABILITIES AND EQUITY	\$666,378.35

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

February 2024

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	43,677.47
4150 Discounts	-244.65
4300 Member Gate Cards and remotes	180.00
4550 Key Deposits	5.00
4800 Interest Income	634.61
Total 4000 INCOME	44,252.43
Total Income	\$44,252.43
GROSS PROFIT	\$44,252.43
Expenses	
6000 ADMINISTRATION	
6050 Insurance-General Liability	1,078.83
6055 Earthquake Insurance	343.53
6058 Insurance Umbrella	119.00
6060 Insurance - D&O	83.50
6070 Insurance - Truck	70.58
6130 Postage	204.00
6140 Computer/Security/Software	126.00
6150 Website and E-Mail	682.87
6160 Bank Charges	1.85
6200 Dues/Subscriptions	217.00
6295 Misc Expense	0.00
Total 6000 ADMINISTRATION	2,927.16
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	283.59
6310.02 Water	405.73
6310.03 Gas	461.88
6310.04 Internet	575.32
6310.05 Phone	55.19
Total 6310 Rec Center	1,781.71
6350 Pool & Sauna	
6350.02 Gas	545.70
Total 6350 Pool & Sauna	545.70
6400 Maint Building	
6400.01 Power	69.70
6400.02 Water	111.20
Total 6400 Maint Building	180.90
6450 Gate House	
6450.01 Power	158.79
6450.02 Water	129.38
6450.03 Internet	526.91

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

February 2024

	TOTAL
6450.04 Phones	317.36
Total 6450 Gate House	1,132.44
6500 Entry Gate	
6500.01 Power	40.29
Total 6500 Entry Gate	40.29
6550 Safety Ops Bldg Utilities	
6550.01 Power	29.78
Total 6550 Safety Ops Bldg Utilities	29.78
Total 6300 UTILITIES	3,710.82
6600 MAINTENANCE	
6610 Rec Center	31.35
6650 Maint Bldg	81.28
6690 Signs Maintenance	27.93
6700 Roads & Paths	87.39
6770 Tools	119.90
Total 6600 MAINTENANCE	347.85
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	138.39
6821 Pool & Spa Supplies	419.16
6850 Gatehouse Supplies	156.88
6870 Tools & Tool Rentals	14.00
6900 Common Area Supplies	90.00
6921 Dog Poop Stations	309.54
6940 Trees Shrubs Flowers	332.50
6960 Truck Fuel	146.99
6960.02 Equipment fuel	56.14
Total 6960 Truck Fuel	203.13
Total 6801 SUPPLIES & EQUIPMENT	1,663.60
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,559.84
7135 Office Admin	1,891.08
7155 Maintenance-1	4,382.26
7160 Maintenance-2	4,500.00
7170 Relief Services	478.50
Total 7100 Staff Wages & Salaries	15,811.68
7151 Employer Match Taxes-Payroll	1,875.01
7201 Staff-Medical/Dental	3,276.06
7250 Insurance-SAIF	386.77
Total 7000 STAFF WAGES & BENEFITS	21,349.52
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	3,795.65
7551 Composting Area	1,030.07

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

February 2024

	TOTAL
Total 7500 CONTRACTOR SERVICES	4,825.72
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
QuickBooks Payments Fees	48.15
Total Expenses	\$34,872.82
NET OPERATING INCOME	\$9,379.61
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,954.16
8200 IPHCA Reserve Fund Transfer	1,081.09
8300 Interest Income--Reserves	1,242.83
Total 8000 RESERVE AND CAPITAL ACCOUNTS	18,278.08
Late Fee Income	
Total Other Income	\$18,278.08
Other Expenses	
9000 RESERVE EXPENDITURES	
9050 IF Reserve Contribution	1,081.09
9090 Reserve Study updates	516.25
Total 9000 RESERVE EXPENDITURES	1,597.34
Total Other Expenses	\$1,597.34
NET OTHER INCOME	\$16,680.74
NET INCOME	\$26,060.35

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

February 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	43,677.47	43,677.91	-0.44	100.00 %
4150 Discounts	-244.65	-1,114.17	869.52	21.96 %
4300 Member Gate Cards and remotes	180.00	83.33	96.67	216.01 %
4550 Key Deposits	5.00	12.50	-7.50	40.00 %
4700 Reimbursements		62.50	-62.50	
4800 Interest Income	634.61	41.67	592.94	1,522.94 %
4900 Other Income/ Title Tranfer		416.67	-416.67	
Total 4000 INCOME	44,252.43	43,180.41	1,072.02	102.48 %
Total Income	\$44,252.43	\$43,180.41	\$1,072.02	102.48 %
GROSS PROFIT	\$44,252.43	\$43,180.41	\$1,072.02	102.48 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		333.33	-333.33	
6020 Legal Collections		41.67	-41.67	
6030 Legal Consultancy		83.33	-83.33	
6030.02 General		62.50	-62.50	
Total 6030 Legal Consultancy		145.83	-145.83	
6050 Insurance-General Liability	1,078.83	1,083.17	-4.34	99.60 %
6055 Earthquake Insurance	343.53	300.91	42.62	114.16 %
6058 Insurance Umbrella	119.00	119.00	0.00	100.00 %
6060 Insurance - D&O	83.50		83.50	
6070 Insurance - Truck	70.58	58.33	12.25	121.00 %
6110 Office Supplies		208.33	-208.33	
6120 Printing		58.33	-58.33	
6130 Postage	204.00	45.83	158.17	445.12 %
6140 Computer/Security/Software	126.00	166.67	-40.67	75.60 %
6150 Website and E-Mail	682.87	83.33	599.54	819.48 %
6160 Bank Charges	1.85	104.17	-102.32	1.78 %
6200 Dues/Subscriptions	217.00	300.00	-83.00	72.33 %
6210 Licenses/Fees/Permits		104.17	-104.17	
6250 Committee-Safety		8.33	-8.33	
6260 Committee-Social				
6260.01 Community Events		20.83	-20.83	
Total 6260 Committee-Social		20.83	-20.83	
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant		41.67	-41.67	
Total 6280 Forest Management Committee		1,291.67	-1,291.67	
6286 Architectural Committee		8.33	-8.33	
6295 Misc Expense	0.00	8.33	-8.33	0.00 %
Total 6000 ADMINISTRATION	2,927.16	4,490.56	-1,563.40	65.18 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

February 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	283.59	266.67	16.92	106.34 %
6310.02 Water	405.73	158.33	247.40	256.26 %
6310.03 Gas	461.88	583.33	-121.45	79.18 %
6310.04 Internet	575.32	625.00	-49.68	92.05 %
6310.05 Phone	55.19	50.00	5.19	110.38 %
Total 6310 Rec Center	1,781.71	1,683.33	98.38	105.84 %
6350 Pool & Sauna				
6350.02 Gas	545.70	666.67	-120.97	81.85 %
Total 6350 Pool & Sauna	545.70	666.67	-120.97	81.85 %
6400 Maint Building				
6400.01 Power	69.70	60.42	9.28	115.36 %
6400.02 Water	111.20	45.83	65.37	242.64 %
Total 6400 Maint Building	180.90	106.25	74.65	170.26 %
6450 Gate House				
6450.01 Power	158.79	137.50	21.29	115.48 %
6450.02 Water	129.38	70.83	58.55	182.66 %
6450.03 Internet	526.91	475.00	51.91	110.93 %
6450.04 Phones	317.36	295.83	21.53	107.28 %
Total 6450 Gate House	1,132.44	979.16	153.28	115.65 %
6500 Entry Gate				
6500.01 Power	40.29	41.67	-1.38	96.69 %
Total 6500 Entry Gate	40.29	41.67	-1.38	96.69 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	29.78	27.08	2.70	109.97 %
Total 6550 Safety Ops Bldg Utilities	29.78	27.08	2.70	109.97 %
Total 6300 UTILITIES	3,710.82	3,504.16	206.66	105.90 %
6600 MAINTENANCE				
6610 Rec Center	31.35	208.33	-176.98	15.05 %
6621 Pool & Spa		100.00	-100.00	
6630 Tennis Courts		41.67	-41.67	
6640 Fitness Center		25.00	-25.00	
6650 Maint Bldg	81.28	16.67	64.61	487.58 %
6660 Gate House		33.33	-33.33	
6690 Signs Maintenance	27.93	20.83	7.10	134.09 %
6700 Roads & Paths	87.39	44.50	42.89	196.38 %
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area		16.67	-16.67	
6760 Vehicles - trucks/golf cart		166.67	-166.67	
6770 Tools	119.90	8.33	111.57	1,439.38 %
Total 6600 MAINTENANCE	347.85	694.50	-346.65	50.09 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

February 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	138.39	208.33	-69.94	66.43 %
6821 Pool & Spa Supplies	419.16	250.00	169.16	167.66 %
6830 Exercise Room Supplies		16.67	-16.67	
6840 Maintenance Building		45.83	-45.83	
6850 Gatehouse Supplies	156.88	50.00	106.88	313.76 %
6860 Gate Cards and Remotes		108.33	-108.33	
6870 Tools & Tool Rentals	14.00	287.50	-273.50	4.87 %
6900 Common Area Supplies	90.00	208.33	-118.33	43.20 %
6910 Chemicals & Fertilizer		83.33	-83.33	
6921 Dog Poop Stations	309.54	104.17	205.37	297.15 %
6940 Trees Shrubs Flowers	332.50	208.33	124.17	159.60 %
6960 Truck Fuel	146.99	312.50	-165.51	47.04 %
6960.02 Equipment fuel	56.14		56.14	
Total 6960 Truck Fuel	203.13	312.50	-109.37	65.00 %
6990 Other		16.67	-16.67	
Total 6801 SUPPLIES & EQUIPMENT	1,663.60	1,899.99	-236.39	87.56 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,559.84	4,559.84	0.00	100.00 %
7135 Office Admin	1,891.08	1,974.51	-83.43	95.77 %
7145 Grounds/Fac Super		0.00	0.00	
7155 Maintenance-1	4,382.26	4,382.26	0.00	100.00 %
7160 Maintenance-2	4,500.00	4,416.67	83.33	101.89 %
7170 Relief Services	478.50	515.00	-36.50	92.91 %
Total 7100 Staff Wages & Salaries	15,811.68	15,848.28	-36.60	99.77 %
7151 Employer Match Taxes-Payroll	1,875.01	1,958.33	-83.32	95.75 %
7201 Staff-Medical/Dental	3,276.06	3,395.83	-119.77	96.47 %
7250 Insurance-SAIF	386.77	250.00	136.77	154.71 %
7301 Staff Simple IRA		166.67	-166.67	
7302 Employee Promotions		41.67	-41.67	
Total 7000 STAFF WAGES & BENEFITS	21,349.52	21,660.78	-311.26	98.56 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	3,795.65	4,250.00	-454.35	89.31 %
7551 Composting Area	1,030.07	1,083.33	-53.26	95.08 %
7601 Street Sweeping		208.33	-208.33	
7651 Pest Control		62.50	-62.50	
7800 Tree Service		2,083.33	-2,083.33	
7850 Foresty Consulting		125.00	-125.00	
7970 Landscaping Services		41.67	-41.67	
Total 7500 CONTRACTOR SERVICES	4,825.72	7,854.16	-3,028.44	61.44 %
Payroll Expenses				

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

February 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	48.15		48.15	
Total Expenses	\$34,872.82	\$40,104.15	\$ -5,231.33	86.96 %
NET OPERATING INCOME	\$9,379.61	\$3,076.26	\$6,303.35	304.90 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	15,954.16	15,954.17	-0.01	100.00 %
8200 IPHCA Reserve Fund Transfer	1,081.09	1,081.08	0.01	100.00 %
8300 Interest Income--Reserves	1,242.83		1,242.83	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	18,278.08	17,035.25	1,242.83	107.30 %
Late Fee Income				
Total Other Income	\$18,278.08	\$17,035.25	\$1,242.83	107.30 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	1,081.09		1,081.09	
9090 Reserve Study updates	516.25		516.25	
Total 9000 RESERVE EXPENDITURES	1,597.34		1,597.34	
Total Other Expenses	\$1,597.34	\$0.00	\$1,597.34	0.00%
NET OTHER INCOME	\$16,680.74	\$17,035.25	\$ -354.51	97.92 %
NET INCOME	\$26,060.35	\$20,111.51	\$5,948.84	129.58 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - February 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	349,419.76	349,423.28	-3.52	100.00 %
4150 Discounts	-13,863.50	-8,913.36	-4,950.14	155.54 %
4200 LWCHA L/F & Interest	60.00		60.00	
4300 Member Gate Cards and remotes	895.00	666.64	228.36	134.26 %
4550 Key Deposits	20.00	100.00	-80.00	20.00 %
4700 Reimbursements	743.00	500.00	243.00	148.60 %
4800 Interest Income	7,255.50	333.36	6,922.14	2,176.48 %
4900 Other Income/ Title Tranfer	3,990.00	3,333.36	656.64	119.70 %
Total 4000 INCOME	348,519.76	345,443.28	3,076.48	100.89 %
Total Income	\$348,519.76	\$345,443.28	\$3,076.48	100.89 %
GROSS PROFIT	\$348,519.76	\$345,443.28	\$3,076.48	100.89 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		2,666.64	-2,666.64	
6020 Legal Collections		333.36	-333.36	
6030 Legal Consultancy	81.24	666.64	-585.40	12.19 %
6030.02 General		500.00	-500.00	
Total 6030 Legal Consultancy	81.24	1,166.64	-1,085.40	6.96 %
6050 Insurance-General Liability	7,896.89	8,665.36	-768.47	91.13 %
6055 Earthquake Insurance	2,614.04	2,407.28	206.76	108.59 %
6058 Insurance Umbrella	952.00	952.00	0.00	100.00 %
6060 Insurance - D&O	668.00		668.00	
6070 Insurance - Truck	564.64	466.64	98.00	121.00 %
6110 Office Supplies	807.26	1,666.64	-859.38	48.44 %
6120 Printing	1,281.86	466.64	815.22	274.70 %
6130 Postage	671.08	366.64	304.44	183.04 %
6140 Computer/Security/Software	1,453.60	1,333.36	120.24	109.02 %
6150 Website and E-Mail	1,533.28	666.64	866.64	230.00 %
6160 Bank Charges	420.16	833.36	-413.20	50.42 %
6200 Dues/Subscriptions	3,026.86	2,400.00	626.86	126.12 %
6210 Licenses/Fees/Permits	1,368.00	833.36	534.64	164.15 %
6230 Conference & Seminar	398.96		398.96	
6250 Committee-Safety		66.64	-66.64	
6260 Committee-Social				
6260.01 Community Events	270.97	166.64	104.33	162.61 %
Total 6260 Committee-Social	270.97	166.64	104.33	162.61 %
6280 Forest Management Committee	5,899.13	10,000.00	-4,100.87	58.99 %
6280.01 Fire mitigation grant		333.36	-333.36	
Total 6280 Forest Management Committee	5,899.13	10,333.36	-4,434.23	57.09 %
6286 Architectural Committee		66.64	-66.64	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - February 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	1,204.00	66.64	1,137.36	1,806.72 %
Total 6000 ADMINISTRATION	31,111.97	35,924.48	-4,812.51	86.60 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	2,037.25	2,133.36	-96.11	95.49 %
6310.02 Water	1,529.51	1,266.64	262.87	120.75 %
6310.03 Gas	2,610.69	4,666.64	-2,055.95	55.94 %
6310.04 Internet	4,762.44	5,000.00	-237.56	95.25 %
6310.05 Phone	433.54	400.00	33.54	108.39 %
Total 6310 Rec Center	11,373.43	13,466.64	-2,093.21	84.46 %
6350 Pool & Sauna				
6350.02 Gas	5,337.89	5,333.36	4.53	100.08 %
Total 6350 Pool & Sauna	5,337.89	5,333.36	4.53	100.08 %
6400 Maint Building				
6400.01 Power	382.22	483.36	-101.14	79.08 %
6400.02 Water	447.52	366.64	80.88	122.06 %
Total 6400 Maint Building	857.49	850.00	7.49	100.88 %
6450 Gate House				
6450.01 Power	899.36	1,100.00	-200.64	81.76 %
6450.02 Water	754.79	566.64	188.15	133.20 %
6450.03 Internet	4,074.89	3,800.00	274.89	107.23 %
6450.04 Phones	2,195.04	2,366.64	-171.60	92.75 %
Total 6450 Gate House	7,924.08	7,833.28	90.80	101.16 %
6500 Entry Gate				
6500.01 Power	313.54	333.36	-19.82	94.05 %
Total 6500 Entry Gate	313.54	333.36	-19.82	94.05 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	225.19	216.64	8.55	103.95 %
Total 6550 Safety Ops Bldg Utilities	225.19	216.64	8.55	103.95 %
Total 6300 UTILITIES	26,031.62	28,033.28	-2,001.66	92.86 %
6600 MAINTENANCE				
6610 Rec Center	455.01	1,666.64	-1,211.63	27.30 %
6621 Pool & Spa	601.26	800.00	-198.74	75.16 %
6630 Tennis Courts	473.64	333.36	140.28	142.08 %
6640 Fitness Center	702.92	200.00	502.92	351.46 %
6650 Maint Bldg	144.61	133.36	11.25	108.44 %
6660 Gate House	339.45	266.64	72.81	127.31 %
6670 Entry Gate System	1,651.70		1,651.70	
6690 Signs Maintenance	759.88	166.64	593.24	456.00 %
6700 Roads & Paths	87.39	356.00	-268.61	24.55 %
6720 Garbage/Dumpster	135.00	100.00	35.00	135.00 %
6750 Other Common area	319.05	133.36	185.69	239.24 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - February 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6760 Vehicles - trucks/golf cart	645.64	1,333.36	-687.72	48.42 %
6770 Tools	528.36	66.64	461.72	792.86 %
Total 6600 MAINTENANCE	6,843.91	5,556.00	1,287.91	123.18 %
6801 SUPPLIES & EQUIPMENT	5.99		5.99	
6810 Rec Center Supplies	1,639.87	1,666.64	-26.77	98.39 %
6821 Pool & Spa Supplies	2,454.73	2,000.00	454.73	122.74 %
6830 Exercise Room Supplies		133.36	-133.36	
6840 Maintenance Building	239.48	366.64	-127.16	65.32 %
6850 Gatehouse Supplies	660.32	400.00	260.32	165.08 %
6860 Gate Cards and Remotes	1,249.00	866.64	382.36	144.12 %
6870 Tools & Tool Rentals	1,732.31	2,300.00	-567.69	75.32 %
6900 Common Area Supplies	2,164.92	1,666.64	498.28	129.90 %
6910 Chemicals & Fertilizer	73.36	666.64	-593.28	11.00 %
6921 Dog Poop Stations	619.08	833.36	-214.28	74.29 %
6930 Asphalt & Gravel	480.00		480.00	
6940 Trees Shrubs Flowers	1,624.33	1,666.64	-42.31	97.46 %
6960 Truck Fuel	1,956.12	2,500.00	-543.88	78.24 %
6960.02 Equipment fuel	605.14		605.14	
Total 6960 Truck Fuel	2,561.26	2,500.00	61.26	102.45 %
6990 Other		133.36	-133.36	
Total 6801 SUPPLIES & EQUIPMENT	15,504.65	15,199.92	304.73	102.00 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	36,478.77	36,478.72	0.05	100.00 %
7135 Office Admin	15,462.26	15,796.08	-333.82	97.89 %
7145 Grounds/Fac Super	33,044.88	32,018.64	1,026.24	103.21 %
7155 Maintenance-1	35,058.10	35,058.08	0.02	100.00 %
7160 Maintenance-2	34,833.31	35,333.36	-500.05	98.58 %
7170 Relief Services	4,042.50	4,120.00	-77.50	98.12 %
Total 7100 Staff Wages & Salaries	158,919.82	158,804.88	114.94	100.07 %
7151 Employer Match Taxes-Payroll	17,910.39	15,666.64	2,243.75	114.32 %
7201 Staff-Medical/Dental	28,938.53	27,166.64	1,771.89	106.52 %
7250 Insurance-SAIF	2,136.26	2,000.00	136.26	106.81 %
7301 Staff Simple IRA	991.38	1,333.36	-341.98	74.35 %
7302 Employee Promotions	5,975.10	5,469.36	505.74	109.25 %
Total 7000 STAFF WAGES & BENEFITS	214,871.48	210,440.88	4,430.60	102.11 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	33,648.30	34,000.00	-351.70	98.97 %
7551 Composting Area	8,286.31	8,666.64	-380.33	95.61 %
7601 Street Sweeping	1,757.13	1,666.64	90.49	105.43 %
7651 Pest Control	199.00	500.00	-301.00	39.80 %
7800 Tree Service	22,655.05	16,666.64	5,988.41	135.93 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - February 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7850 Forestry Consulting	887.50	1,000.00	-112.50	88.75 %
7970 Landscaping Services		333.36	-333.36	
Total 7500 CONTRACTOR SERVICES	67,433.29	62,833.28	4,600.01	107.32 %
Bank Charges & Fees	3.98		3.98	
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	627.47		627.47	
Total Expenses	\$362,428.37	\$357,987.84	\$4,440.53	101.24 %
NET OPERATING INCOME	\$ -13,908.61	\$ -12,544.56	\$ -1,364.05	110.87 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	127,633.28	127,633.36	-0.08	100.00 %
8200 IPHCA Reserve Fund Transfer	8,648.72	8,648.64	0.08	100.00 %
8300 Interest Income--Reserves	10,794.37		10,794.37	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	147,076.37	136,282.00	10,794.37	107.92 %
Late Fee Income				
Total Other Income	\$147,076.37	\$136,282.00	\$10,794.37	107.92 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	8,648.72		8,648.72	
9090 Reserve Study updates	4,338.75		4,338.75	
9100 Common Area				
9115 Wooden- Benches, Fences, etc	7,312.83		7,312.83	
9120 Drainage Reserve Expense	1,620.00		1,620.00	
9125 Paths & Walkways	557.31		557.31	
9141 Entry Gate Reserve Expense	1,291.00		1,291.00	
Total 9100 Common Area	10,781.14		10,781.14	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	968.40		968.40	
Total 9301 Pool & Spa Reserve Expense	968.40		968.40	
9501 Gate House Reserve Expense	217.00		217.00	
9601 Streets Reserve Expense	65,708.32		65,708.32	
9850 Innisfree Reserve Expense	284.90		284.90	
9880 Other Vehicle Expenses	411.00		411.00	
Total 9000 RESERVE EXPENDITURES	91,358.23		91,358.23	
Total Other Expenses	\$91,358.23	\$0.00	\$91,358.23	0.00%
NET OTHER INCOME	\$55,718.14	\$136,282.00	\$ -80,563.86	40.88 %
NET INCOME	\$41,809.53	\$123,737.44	\$ -81,927.91	33.79 %

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

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



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT MARCH 31, 2024
DATE: APRIL 12, 2024
CC: GREG STEINKE

Attached are three financial statements for the month ending March 31: 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 \$268,870.07. The operating checking account balance was \$45,753.27.
2. YE 6/30/23 Audit and tax filing expense was \$4,200.00.
3. Printing expense of \$560.76 includes overage charges from the COA Governance voting packages and related ink usage.
4. Unbudgeted Income tax expenses were as follows: State of Oregon \$150.00 and Federal \$1,967.00.
5. March Operating expenses were \$932.11 under budget. Year to date operating expenses is \$2,724.24 over budget.
6. March Reserve expenses were as follows: \$1,081.08 IPHCA reserve contribution, \$2701.25 for reserve study update, \$557.31 for Boardwalk rolled roofing material, 385.97 for Gate House office update. Total March reserve expenses were \$3,644.53.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of March 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	45,753.27
1060 Asset Acquisition	9,412.33
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	1,318.89
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	212,385.58
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	268,870.07
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	161,800.23
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	348,990.05
1164 3 month Treasury Bill	0.00
Total 1160 Cetera Reserve Treasury Bills	348,990.05
Total 1114 RESERVE FUNDS	510,790.28
Total Bank Accounts	\$779,660.35
Accounts Receivable	
1200 Accounts Receivable	-121,722.67
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-121,155.67
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -121,155.67
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of March 31, 2024

	TOTAL
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	3,569.00
1230 Prepaid Insurance	13,329.41
1240 Undeposited Funds	1,056.54
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$17,954.95
Total Current Assets	\$676,459.63
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	10,206.13
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$10,206.40
TOTAL ASSETS	\$686,666.03
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	16,430.26
Total Accounts Payable	\$16,430.26
Credit Cards	
1900 Columbia Bank Visa	309.27
1950 Shell Gas Card	0.00
1980 Umpqua Bank Visa	2,206.85
Total Credit Cards	\$2,516.12
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
Total 2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	-24,256.34
Dental Ins spouse	-1,495.19

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet

As of March 31, 2024

	TOTAL
Dental Insurance	-5,974.51
Federal Taxes (941/944)	2,005.58
Federal Unemployment (940)	161.01
Health Ins spouse	10,144.24
Health Insurance	20,313.57
OR Employment Taxes	2,509.72
OR Income Tax	1,056.61
OR Paid Family and Medical Leave	476.43
OR Statewide Transit Taxes	44.16
SIMPLE contrib Printz	62.78
Simple IRA Co. Match Printz	62.78
Total 2230 Payroll Liabilities	5,110.84
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	13,150.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00
2450 Construction Deposit	1,200.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$27,096.91
Total Current Liabilities	\$46,043.29
Total Liabilities	\$46,043.29
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-52,475.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	634,450.09
Net Income	64,387.54
Total Equity	\$640,622.74
TOTAL LIABILITIES AND EQUITY	\$686,666.03

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

March 2024

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	43,677.47
4150 Discounts	-244.65
4300 Member Gate Cards and remotes	150.00
4550 Key Deposits	5.00
4700 Reimbursements	557.31
4800 Interest Income	700.39
4900 Other Income/ Title Tranfer	1,230.00
Total 4000 INCOME	46,075.52
Total Income	\$46,075.52
GROSS PROFIT	
	\$46,075.52
Expenses	
6000 ADMINISTRATION	
6010 Accounting	4,200.00
6050 Insurance-General Liability	1,078.83
6055 Earthquake Insurance	343.53
6058 Insurance Umbrella	119.00
6060 Insurance - D&O	83.50
6070 Insurance - Truck	70.58
6110 Office Supplies	77.87
6120 Printing	560.76
6150 Website and E-Mail	55.99
6160 Bank Charges	70.92
6200 Dues/Subscriptions	232.00
Total 6000 ADMINISTRATION	6,892.98
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	270.14
6310.04 Internet	575.32
6310.05 Phone	55.19
Total 6310 Rec Center	900.65
6400 Maint Building	
6400.01 Power	79.12
Total 6400 Maint Building	79.12
6450 Gate House	
6450.01 Power	181.82
6450.03 Internet	526.91
6450.04 Phones	253.51
Total 6450 Gate House	962.24
6500 Entry Gate	
6500.01 Power	39.70
Total 6500 Entry Gate	39.70

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

March 2024

	TOTAL
6550 Safety Ops Bldg Utilities	
6550.01 Power	32.80
Total 6550 Safety Ops Bldg Utilities	32.80
Total 6300 UTILITIES	2,014.51
6600 MAINTENANCE	
6610 Rec Center	386.01
6660 Gate House	42.94
Total 6600 MAINTENANCE	428.95
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	168.51
6821 Pool & Spa Supplies	45.28
6840 Maintenance Building	61.94
6850 Gatehouse Supplies	163.24
6870 Tools & Tool Rentals	58.99
6900 Common Area Supplies	54.48
6910 Chemicals & Fertilizer	62.98
6940 Trees Shrubs Flowers	261.78
6960 Truck Fuel	156.33
6960.02 Equipment fuel	60.50
Total 6960 Truck Fuel	216.83
Total 6801 SUPPLIES & EQUIPMENT	1,094.03
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,559.84
7135 Office Admin	1,779.84
7155 Maintenance-1	4,382.26
7160 Maintenance-2	4,500.00
7170 Relief Services	511.50
Total 7100 Staff Wages & Salaries	15,733.44
7151 Employer Match Taxes-Payroll	1,820.13
7201 Staff-Medical/Dental	3,276.06
7250 Insurance-SAIF	386.77
7302 Employee Promotions	42.50
Total 7000 STAFF WAGES & BENEFITS	21,258.90
7400 Oregon Taxes Paid	150.00
7450 Federal Income Taxes	1,967.00
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,104.61
7551 Composting Area	1,037.21
7651 Pest Control	199.00
Total 7500 CONTRACTOR SERVICES	5,340.82
Payroll Expenses	
Wages	0.00

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

March 2024

	TOTAL
Total Payroll Expenses	0.00
QuickBooks Payments Fees	24.85
Total Expenses	\$39,172.04
NET OPERATING INCOME	\$6,903.48
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	15,954.16
8200 IPHCA Reserve Fund Transfer	1,081.09
8300 Interest Income--Reserves	1,579.62
Total 8000 RESERVE AND CAPITAL ACCOUNTS	18,614.87
Late Fee Income	
Total Other Income	\$18,614.87
Other Expenses	
9000 RESERVE EXPENDITURES	
9090 Reserve Study updates	2,701.25
9100 Common Area	
9125 Paths & Walkways	557.31
Total 9100 Common Area	557.31
9501 Gate House Reserve Expense	205.98
9525 Interior	179.99
Total 9501 Gate House Reserve Expense	385.97
Total 9000 RESERVE EXPENDITURES	3,644.53
Total Other Expenses	\$3,644.53
NET OTHER INCOME	\$14,970.34
NET INCOME	\$21,873.82

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

March 2024

		TOTAL	
	ACTUAL	BUDGET	OVER BUDGET
Income			
4000 INCOME			
4100 LWCHA Assessments	43,677.47	43,677.91	-0.44
4150 Discounts	-244.65	-1,114.17	869.52
4300 Member Gate Cards and remotes	150.00	83.33	66.67
4550 Key Deposits	5.00	12.50	-7.50
4700 Reimbursements	557.31	62.50	494.81
4800 Interest Income	700.39	41.67	658.72
4900 Other Income/ Title Tranfer	1,230.00	416.67	813.33
Total 4000 INCOME	46,075.52	43,180.41	2,895.11
Total Income	\$46,075.52	\$43,180.41	\$2,895.11
GROSS PROFIT	\$46,075.52	\$43,180.41	\$2,895.11
Expenses			
6000 ADMINISTRATION			
6010 Accounting	4,200.00	333.33	3,866.67
6020 Legal Collections		41.67	-41.67
6030 Legal Consultancy		83.33	-83.33
6030.02 General		62.50	-62.50
Total 6030 Legal Consultancy		145.83	-145.83
6050 Insurance-General Liability	1,078.83	1,083.17	-4.34
6055 Earthquake Insurance	343.53	300.91	42.62
6058 Insurance Umbrella	119.00	119.00	0.00
6060 Insurance - D&O	83.50		83.50
6070 Insurance - Truck	70.58	58.33	12.25
6110 Office Supplies	77.87	208.33	-130.46
6120 Printing	560.76	58.33	502.43
6130 Postage		45.83	-45.83
6140 Computer/Security/Software		166.67	-166.67
6150 Website and E-Mail	55.99	83.33	-27.34
6160 Bank Charges	70.92	104.17	-33.25
6200 Dues/Subscriptions	232.00	300.00	-68.00
6210 Licenses/Fees/Permits		104.17	-104.17
6250 Committee-Safety		8.33	-8.33
6260 Committee-Social			
6260.01 Community Events		20.83	-20.83
Total 6260 Committee-Social		20.83	-20.83
6280 Forest Management Committee		1,250.00	-1,250.00
6280.01 Fire mitigation grant		41.67	-41.67
Total 6280 Forest Management Committee		1,291.67	-1,291.67
6286 Architectural Committee		8.33	-8.33
6295 Misc Expense		8.33	-8.33
Total 6000 ADMINISTRATION	6,892.98	4,490.56	2,402.42

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

March 2024

		TOTAL	
	ACTUAL	BUDGET	OVER BUDGET
6300 UTILITIES			
6310 Rec Center			
6310.01 Power	270.14	266.67	3.47
6310.02 Water		158.33	-158.33
6310.03 Gas		583.33	-583.33
6310.04 Internet	575.32	625.00	-49.68
6310.05 Phone	55.19	50.00	5.19
Total 6310 Rec Center	900.65	1,683.33	-782.68
6350 Pool & Sauna			
6350.02 Gas		666.67	-666.67
Total 6350 Pool & Sauna		666.67	-666.67
6400 Maint Building			
6400.01 Power	79.12	60.42	18.70
6400.02 Water		45.83	-45.83
Total 6400 Maint Building	79.12	106.25	-27.13
6450 Gate House			
6450.01 Power	181.82	137.50	44.32
6450.02 Water		70.83	-70.83
6450.03 Internet	526.91	475.00	51.91
6450.04 Phones	253.51	295.83	-42.32
Total 6450 Gate House	962.24	979.16	-16.92
6500 Entry Gate			
6500.01 Power	39.70	41.67	-1.97
Total 6500 Entry Gate	39.70	41.67	-1.97
6550 Safety Ops Bldg Utilities			
6550.01 Power	32.80	27.08	5.72
Total 6550 Safety Ops Bldg Utilities	32.80	27.08	5.72
Total 6300 UTILITIES	2,014.51	3,504.16	-1,489.65
6600 MAINTENANCE			
6610 Rec Center	386.01	208.33	177.68
6621 Pool & Spa		100.00	-100.00
6630 Tennis Courts		41.67	-41.67
6640 Fitness Center		25.00	-25.00
6650 Maint Bldg		16.67	-16.67
6660 Gate House	42.94	33.33	9.61
6690 Signs Maintenance		20.83	-20.83
6700 Roads & Paths		44.50	-44.50
6720 Garbage/Dumpster		12.50	-12.50
6750 Other Common area		16.67	-16.67
6760 Vehicles - trucks/golf cart		166.67	-166.67
6770 Tools		8.33	-8.33
Total 6600 MAINTENANCE	428.95	694.50	-265.55

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

March 2024

		TOTAL	
	ACTUAL	BUDGET	OVER BUDGET
6801 SUPPLIES & EQUIPMENT			
6810 Rec Center Supplies	168.51	208.33	-39.82
6821 Pool & Spa Supplies	45.28	250.00	-204.72
6830 Exercise Room Supplies		16.67	-16.67
6840 Maintenance Building	61.94	45.83	16.11
6850 Gatehouse Supplies	163.24	50.00	113.24
6860 Gate Cards and Remotes		108.33	-108.33
6870 Tools & Tool Rentals	58.99	287.50	-228.51
6900 Common Area Supplies	54.48	208.33	-153.85
6910 Chemicals & Fertilizer	62.98	83.33	-20.35
6921 Dog Poop Stations		104.17	-104.17
6940 Trees Shrubs Flowers	261.78	208.33	53.45
6960 Truck Fuel	156.33	312.50	-156.17
6960.02 Equipment fuel	60.50		60.50
Total 6960 Truck Fuel	216.83	312.50	-95.67
6990 Other		16.67	-16.67
Total 6801 SUPPLIES & EQUIPMENT	1,094.03	1,899.99	-805.96
7000 STAFF WAGES & BENEFITS			
7100 Staff Wages & Salaries			
7125 Comm Coordinator	4,559.84	4,559.84	0.00
7135 Office Admin	1,779.84	1,974.51	-194.67
7145 Grounds/Fac Super		0.00	0.00
7155 Maintenance-1	4,382.26	4,382.26	0.00
7160 Maintenance-2	4,500.00	4,416.67	83.33
7170 Relief Services	511.50	515.00	-3.50
Total 7100 Staff Wages & Salaries	15,733.44	15,848.28	-114.84
7151 Employer Match Taxes-Payroll	1,820.13	1,958.33	-138.20
7201 Staff-Medical/Dental	3,276.06	3,395.83	-119.77
7250 Insurance-SAIF	386.77	250.00	136.77
7301 Staff Simple IRA		166.67	-166.67
7302 Employee Promotions	42.50	41.67	0.83
Total 7000 STAFF WAGES & BENEFITS	21,258.90	21,660.78	-401.88
7400 Oregon Taxes Paid	150.00		150.00
7450 Federal Income Taxes	1,967.00		1,967.00
7500 CONTRACTOR SERVICES			
7525 Garbage Removal	4,104.61	4,250.00	-145.39
7551 Composting Area	1,037.21	1,083.33	-46.12
7601 Street Sweeping		208.33	-208.33
7651 Pest Control	199.00	62.50	136.50
7800 Tree Service		2,083.33	-2,083.33
7850 Forestry Consulting		125.00	-125.00
7970 Landscaping Services		41.67	-41.67

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

March 2024

		TOTAL	
	ACTUAL	BUDGET	OVER BUDGET
Total 7500 CONTRACTOR SERVICES	5,340.82	7,854.16	-2,513.34
Payroll Expenses			
Wages	0.00		0.00
Total Payroll Expenses	0.00		0.00
QuickBooks Payments Fees	24.85		24.85
Total Expenses	\$39,172.04	\$40,104.15	\$ -932.11
NET OPERATING INCOME	\$6,903.48	\$3,076.26	\$3,827.22
Other Income			
8000 RESERVE AND CAPITAL ACCOUNTS			
8100 LWCHA Reserve Fund Transfer	15,954.16	15,954.17	-0.01
8200 IPHCA Reserve Fund Transfer	1,081.09	1,081.08	0.01
8300 Interest Income--Reserves	1,579.62		1,579.62
Total 8000 RESERVE AND CAPITAL ACCOUNTS	18,614.87	17,035.25	1,579.62
Late Fee Income			
Total Other Income	\$18,614.87	\$17,035.25	\$1,579.62
Other Expenses			
9000 RESERVE EXPENDITURES			
9090 Reserve Study updates	2,701.25		2,701.25
9100 Common Area			
9125 Paths & Walkways	557.31		557.31
Total 9100 Common Area	557.31		557.31
9501 Gate House Reserve Expense	205.98		205.98
9525 Interior	179.99		179.99
Total 9501 Gate House Reserve Expense	385.97		385.97
Total 9000 RESERVE EXPENDITURES	3,644.53		3,644.53
Total Other Expenses	\$3,644.53	\$0.00	\$3,644.53
NET OTHER INCOME	\$14,970.34	\$17,035.25	\$ -2,064.91
NET INCOME	\$21,873.82	\$20,111.51	\$1,762.31

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - March 2024

		TOTAL	
	ACTUAL	BUDGET	OVER BUDGET
Income			
4000 INCOME			
4100 LWCHA Assessments	393,097.23	393,101.19	-3.96
4150 Discounts	-14,108.15	-10,027.53	-4,080.62
4200 LWCHA L/F & Interest	60.00		60.00
4300 Member Gate Cards and remotes	1,045.00	749.97	295.03
4550 Key Deposits	25.00	112.50	-87.50
4700 Reimbursements	1,300.31	562.50	737.81
4800 Interest Income	7,955.89	375.03	7,580.86
4900 Other Income/ Title Tranfer	5,220.00	3,750.03	1,469.97
Total 4000 INCOME	394,595.28	388,623.69	5,971.59
Total Income	\$394,595.28	\$388,623.69	\$5,971.59
GROSS PROFIT	\$394,595.28	\$388,623.69	\$5,971.59
Expenses			
6000 ADMINISTRATION			
6010 Accounting	4,200.00	2,999.97	1,200.03
6020 Legal Collections		375.03	-375.03
6030 Legal Consultancy	81.24	749.97	-668.73
6030.02 General		562.50	-562.50
Total 6030 Legal Consultancy	81.24	1,312.47	-1,231.23
6050 Insurance-General Liability	8,975.72	9,748.53	-772.81
6055 Earthquake Insurance	2,957.57	2,708.19	249.38
6058 Insurance Umbrella	1,071.00	1,071.00	0.00
6060 Insurance - D&O	751.50		751.50
6070 Insurance - Truck	635.22	524.97	110.25
6110 Office Supplies	821.14	1,874.97	-1,053.83
6120 Printing	1,875.82	524.97	1,350.85
6130 Postage	603.08	412.47	190.61
6140 Computer/Security/Software	1,316.60	1,500.03	-183.43
6150 Website and E-Mail	1,606.92	749.97	856.95
6160 Bank Charges	646.31	937.53	-291.22
6200 Dues/Subscriptions	3,081.86	2,700.00	381.86
6210 Licenses/Fees/Permits	1,282.00	937.53	344.47
6230 Conference & Seminar	398.96		398.96
6250 Committee-Safety		74.97	-74.97
6260 Committee-Social			
6260.01 Community Events	270.97	187.47	83.50
Total 6260 Committee-Social	270.97	187.47	83.50
6280 Forest Management Committee	5,899.13	11,250.00	-5,350.87
6280.01 Fire mitigation grant		375.03	-375.03
Total 6280 Forest Management Committee	5,899.13	11,625.03	-5,725.90
6286 Architectural Committee		74.97	-74.97

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - March 2024

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
6295 Misc Expense	1,204.00	74.97	1,129.03
Total 6000 ADMINISTRATION	37,679.04	40,415.04	-2,736.00
6300 UTILITIES			
6310 Rec Center			
6310.01 Power	2,307.39	2,400.03	-92.64
6310.02 Water	1,529.51	1,424.97	104.54
6310.03 Gas	2,610.69	5,249.97	-2,639.28
6310.04 Internet	5,337.76	5,625.00	-287.24
6310.05 Phone	488.73	450.00	38.73
Total 6310 Rec Center	12,274.08	15,149.97	-2,875.89
6350 Pool & Sauna			
6350.02 Gas	5,337.89	6,000.03	-662.14
Total 6350 Pool & Sauna	5,337.89	6,000.03	-662.14
6400 Maint Building			
6400.01 Power	461.34	543.78	-82.44
6400.02 Water	447.52	412.47	35.05
Total 6400 Maint Building	908.86	956.25	-47.39
6450 Gate House			
6450.01 Power	1,081.18	1,237.50	-156.32
6450.02 Water	754.79	637.47	117.32
6450.03 Internet	4,601.80	4,275.00	326.80
6450.04 Phones	2,448.55	2,662.47	-213.92
Total 6450 Gate House	8,886.32	8,812.44	73.88
6500 Entry Gate			
6500.01 Power	353.24	375.03	-21.79
Total 6500 Entry Gate	353.24	375.03	-21.79
6550 Safety Ops Bldg Utilities			
6550.01 Power	257.99	243.72	14.27
Total 6550 Safety Ops Bldg Utilities	257.99	243.72	14.27
Total 6300 UTILITIES	28,018.38	31,537.44	-3,519.06
6600 MAINTENANCE			
6610 Rec Center	808.63	1,874.97	-1,066.34
6621 Pool & Spa	549.67	900.00	-350.33
6630 Tennis Courts	463.66	375.03	88.63
6640 Fitness Center	702.92	225.00	477.92
6650 Maint Bldg	144.61	150.03	-5.42
6660 Gate House	382.39	299.97	82.42
6670 Entry Gate System	1,651.70		1,651.70
6690 Signs Maintenance	759.88	187.47	572.41
6700 Roads & Paths	87.39	400.50	-313.11
6720 Garbage/Dumpster	135.00	112.50	22.50
6750 Other Common area	319.05	150.03	169.02

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - March 2024

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
6760 Vehicles - trucks/golf cart	645.64	1,500.03	-854.39
6770 Tools	528.36	74.97	453.39
Total 6600 MAINTENANCE	7,178.90	6,250.50	928.40
6801 SUPPLIES & EQUIPMENT			
6810 Rec Center Supplies	1,775.93	1,874.97	-99.04
6821 Pool & Spa Supplies	2,116.63	2,250.00	-133.37
6830 Exercise Room Supplies	172.62	150.03	22.59
6840 Maintenance Building	301.42	412.47	-111.05
6850 Gatehouse Supplies	896.03	450.00	446.03
6860 Gate Cards and Remotes	1,249.00	974.97	274.03
6870 Tools & Tool Rentals	1,791.30	2,587.50	-796.20
6900 Common Area Supplies	2,188.99	1,874.97	314.02
6910 Chemicals & Fertilizer	168.32	749.97	-581.65
6921 Dog Poop Stations	619.08	937.53	-318.45
6930 Asphalt & Gravel	480.00		480.00
6940 Trees Shrubs Flowers	1,783.16	1,874.97	-91.81
6960 Truck Fuel	2,054.00	2,812.50	-758.50
6960.02 Equipment fuel	665.64		665.64
Total 6960 Truck Fuel	2,719.64	2,812.50	-92.86
6990 Other		150.03	-150.03
Total 6801 SUPPLIES & EQUIPMENT	16,262.12	17,099.91	-837.79
7000 STAFF WAGES & BENEFITS			
7100 Staff Wages & Salaries			
7125 Comm Coordinator	41,038.61	41,038.56	0.05
7135 Office Admin	17,242.10	17,770.59	-528.49
7145 Grounds/Fac Super	33,044.88	32,018.64	1,026.24
7155 Maintenance-1	39,440.36	39,440.34	0.02
7160 Maintenance-2	39,333.31	39,750.03	-416.72
7170 Relief Services	4,554.00	4,635.00	-81.00
Total 7100 Staff Wages & Salaries	174,653.26	174,653.16	0.10
7151 Employer Match Taxes-Payroll	19,730.52	17,624.97	2,105.55
7201 Staff-Medical/Dental	32,214.59	30,562.47	1,652.12
7250 Insurance-SAIF	2,523.03	2,250.00	273.03
7301 Staff Simple IRA	991.38	1,500.03	-508.65
7302 Employee Promotions	6,017.60	5,511.03	506.57
Total 7000 STAFF WAGES & BENEFITS	236,130.38	232,101.66	4,028.72
7400 Oregon Taxes Paid	150.00		150.00
7450 Federal Income Taxes	1,967.00		1,967.00
7500 CONTRACTOR SERVICES			
7525 Garbage Removal	37,752.91	38,250.00	-497.09
7551 Composting Area	9,323.52	9,749.97	-426.45
7601 Street Sweeping	1,757.13	1,874.97	-117.84

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - March 2024

		TOTAL	
	ACTUAL	BUDGET	OVER BUDGET
7651 Pest Control	398.00	562.50	-164.50
7800 Tree Service	22,655.05	18,749.97	3,905.08
7850 Forestry Consulting	887.50	1,125.00	-237.50
7970 Landscaping Services		375.03	-375.03
Total 7500 CONTRACTOR SERVICES	72,774.11	70,687.44	2,086.67
Bank Charges & Fees	3.98		3.98
Payroll Expenses			
Wages	0.00		0.00
Total Payroll Expenses	0.00		0.00
QuickBooks Payments Fees	652.32		652.32
Total Expenses	\$400,816.23	\$398,091.99	\$2,724.24
NET OPERATING INCOME	\$ -6,220.95	\$ -9,468.30	\$3,247.35
Other Income			
8000 RESERVE AND CAPITAL ACCOUNTS			
8100 LWCHA Reserve Fund Transfer	143,587.44	143,587.53	-0.09
8200 IPHCA Reserve Fund Transfer	9,729.81	9,729.72	0.09
8300 Interest Income--Reserves	12,373.99		12,373.99
Total 8000 RESERVE AND CAPITAL ACCOUNTS	165,691.24	153,317.25	12,373.99
Late Fee Income			
Total Other Income	\$165,691.24	\$153,317.25	\$12,373.99
Other Expenses			
9000 RESERVE EXPENDITURES			
9050 IF Reserve Contribution	8,648.72		8,648.72
9090 Reserve Study updates	7,040.00		7,040.00
9100 Common Area			
9115 Wooden- Benches, Fences, etc	7,312.83		7,312.83
9120 Drainage Reserve Expense	1,620.00		1,620.00
9125 Paths & Walkways	1,114.62		1,114.62
9141 Entry Gate Reserve Expense	1,291.00		1,291.00
Total 9100 Common Area	11,338.45		11,338.45
9301 Pool & Spa Reserve Expense			
9320 Pool Heater, Filter, Pump, Etc	968.40		968.40
Total 9301 Pool & Spa Reserve Expense	968.40		968.40
9501 Gate House Reserve Expense	502.97		502.97
9525 Interior	179.99		179.99
Total 9501 Gate House Reserve Expense	682.96		682.96
9601 Streets Reserve Expense	65,708.32		65,708.32
9850 Innisfree Reserve Expense	284.90		284.90
9880 Other Vehicle Expenses	411.00		411.00
Total 9000 RESERVE EXPENDITURES	95,082.75		95,082.75
Total Other Expenses	\$95,082.75	\$0.00	\$95,082.75

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - March 2024

		TOTAL	
	ACTUAL	BUDGET	OVER BUDGET
NET OTHER INCOME	\$70,608.49	\$153,317.25	\$ -82,708.76
NET INCOME	\$64,387.54	\$143,848.95	\$ -79,461.41

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	453,809.95	524,134.93	-70,324.98	86.58 %
4150 Discounts	-14,352.80	-13,370.00	-982.80	107.35 %
4200 LWCHA L/F & Interest	60.00		60.00	
4300 Member Gate Cards and remotes	1,080.00	1,000.00	80.00	108.00 %
4550 Key Deposits	25.00	150.00	-125.00	16.67 %
4700 Reimbursements	1,300.31	750.00	550.31	173.37 %
4800 Interest Income	7,955.89	500.00	7,455.89	1,591.18 %
4900 Other Income/ Title Tranfer	5,320.00	5,000.00	320.00	106.40 %
Total 4000 INCOME	455,198.35	518,164.93	-62,966.58	87.85 %
Total Income	\$455,198.35	\$518,164.93	\$ -62,966.58	87.85 %
GROSS PROFIT	\$455,198.35	\$518,164.93	\$ -62,966.58	87.85 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	4,200.00	4,000.00	200.00	105.00 %
6020 Legal Collections		500.00	-500.00	
6030 Legal Consultancy	81.24	1,000.00	-918.76	8.12 %
6030.02 General		750.00	-750.00	
Total 6030 Legal Consultancy	81.24	1,750.00	-1,668.76	4.64 %
6050 Insurance-General Liability	8,975.72	12,998.00	-4,022.28	69.05 %
6055 Earthquake Insurance	2,957.57	3,610.96	-653.39	81.91 %
6058 Insurance Umbrella	1,071.00	1,428.00	-357.00	75.00 %
6060 Insurance - D&O	751.50		751.50	
6070 Insurance - Truck	635.22	700.00	-64.78	90.75 %
6110 Office Supplies	821.14	2,500.00	-1,678.86	32.85 %
6120 Printing	1,875.82	700.00	1,175.82	267.97 %
6130 Postage	603.08	550.00	53.08	109.65 %
6140 Computer/Security/Software	1,316.60	2,000.00	-683.40	65.83 %
6150 Website and E-Mail	1,606.92	1,000.00	606.92	160.69 %
6160 Bank Charges	646.31	1,250.00	-603.69	51.70 %
6200 Dues/Subscriptions	3,081.86	3,600.00	-518.14	85.61 %
6210 Licenses/Fees/Permits	1,332.00	1,250.00	82.00	106.56 %
6230 Conference & Seminar	398.96		398.96	
6250 Committee-Safety		100.00	-100.00	
6260 Committee-Social				
6260.01 Community Events	270.97	250.00	20.97	108.39 %
Total 6260 Committee-Social	270.97	250.00	20.97	108.39 %
6280 Forest Management Committee	5,899.13	15,000.00	-9,100.87	39.33 %
6280.01 Fire mitigation grant		500.00	-500.00	
Total 6280 Forest Management Committee	5,899.13	15,500.00	-9,600.87	38.06 %
6286 Architectural Committee		100.00	-100.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	1,204.00	100.00	1,104.00	1,204.00 %
Total 6000 ADMINISTRATION	37,729.04	53,886.96	-16,157.92	70.02 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	2,307.39	3,200.00	-892.61	72.11 %
6310.02 Water	1,529.51	1,900.00	-370.49	80.50 %
6310.03 Gas	3,327.07	7,000.00	-3,672.93	47.53 %
6310.04 Internet	5,337.76	7,500.00	-2,162.24	71.17 %
6310.05 Phone	488.73	600.00	-111.27	81.46 %
Total 6310 Rec Center	12,990.46	20,200.00	-7,209.54	64.31 %
6350 Pool & Sauna				
6350.02 Gas	6,086.81	8,000.00	-1,913.19	76.09 %
Total 6350 Pool & Sauna	6,086.81	8,000.00	-1,913.19	76.09 %
6400 Maint Building				
6400.01 Power	461.34	725.00	-263.66	63.63 %
6400.02 Water	447.52	550.00	-102.48	81.37 %
Total 6400 Maint Building	908.86	1,275.00	-366.14	71.28 %
6450 Gate House				
6450.01 Power	1,081.18	1,650.00	-568.82	65.53 %
6450.02 Water	754.79	850.00	-95.21	88.80 %
6450.03 Internet	4,601.80	5,700.00	-1,098.20	80.73 %
6450.04 Phones	2,448.55	3,550.00	-1,101.45	68.97 %
Total 6450 Gate House	8,886.32	11,750.00	-2,863.68	75.63 %
6500 Entry Gate				
6500.01 Power	353.24	500.00	-146.76	70.65 %
Total 6500 Entry Gate	353.24	500.00	-146.76	70.65 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	257.99	325.00	-67.01	79.38 %
Total 6550 Safety Ops Bldg Utilities	257.99	325.00	-67.01	79.38 %
Total 6300 UTILITIES	29,483.68	42,050.00	-12,566.32	70.12 %
6600 MAINTENANCE				
6610 Rec Center	808.63	2,500.00	-1,691.37	32.35 %
6621 Pool & Spa	549.67	1,200.00	-650.33	45.81 %
6630 Tennis Courts	463.66	500.00	-36.34	92.73 %
6640 Fitness Center	702.92	300.00	402.92	234.31 %
6650 Maint Bldg	144.61	200.00	-55.39	72.31 %
6660 Gate House	382.39	400.00	-17.61	95.60 %
6670 Entry Gate System	1,651.70		1,651.70	
6690 Signs Maintenance	759.88	250.00	509.88	303.95 %
6700 Roads & Paths	87.39	534.00	-446.61	16.37 %
6720 Garbage/Dumpster	135.00	150.00	-15.00	90.00 %
6750 Other Common area	319.05	200.00	119.05	159.53 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6760 Vehicles - trucks/golf cart	645.64	2,000.00	-1,354.36	32.28 %
6770 Tools	528.36	100.00	428.36	528.36 %
Total 6600 MAINTENANCE	7,178.90	8,334.00	-1,155.10	86.14 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,775.93	2,500.00	-724.07	71.04 %
6821 Pool & Spa Supplies	2,116.63	3,000.00	-883.37	70.55 %
6830 Exercise Room Supplies	172.62	200.00	-27.38	86.31 %
6840 Maintenance Building	301.42	550.00	-248.58	54.80 %
6850 Gatehouse Supplies	896.03	600.00	296.03	149.34 %
6860 Gate Cards and Remotes	1,249.00	1,300.00	-51.00	96.08 %
6870 Tools & Tool Rentals	1,791.30	3,450.00	-1,658.70	51.92 %
6900 Common Area Supplies	2,188.99	2,500.00	-311.01	87.56 %
6910 Chemicals & Fertilizer	168.32	1,000.00	-831.68	16.83 %
6921 Dog Poop Stations	619.08	1,250.00	-630.92	49.53 %
6930 Asphalt & Gravel	480.00		480.00	
6940 Trees Shrubs Flowers	1,783.16	2,500.00	-716.84	71.33 %
6960 Truck Fuel	2,054.00	3,750.00	-1,696.00	54.77 %
6960.02 Equipment fuel	665.64		665.64	
Total 6960 Truck Fuel	2,719.64	3,750.00	-1,030.36	72.52 %
6990 Other		200.00	-200.00	
Total 6801 SUPPLIES & EQUIPMENT	16,262.12	22,800.00	-6,537.88	71.33 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	41,038.61	54,718.03	-13,679.42	75.00 %
7135 Office Admin	17,242.10	23,694.12	-6,452.02	72.77 %
7145 Grounds/Fac Super	33,044.88	32,018.64	1,026.24	103.21 %
7155 Maintenance-1	39,440.36	52,587.17	-13,146.81	75.00 %
7160 Maintenance-2	39,333.31	53,000.00	-13,666.69	74.21 %
7170 Relief Services	4,554.00	6,180.00	-1,626.00	73.69 %
Total 7100 Staff Wages & Salaries	174,653.26	222,197.96	-47,544.70	78.60 %
7151 Employer Match Taxes-Payroll	19,730.40	23,500.00	-3,769.60	83.96 %
7201 Staff-Medical/Dental	32,214.59	40,750.00	-8,535.41	79.05 %
7250 Insurance-SAIF	2,523.03	3,000.00	-476.97	84.10 %
7301 Staff Simple IRA	991.38	2,000.00	-1,008.62	49.57 %
7302 Employee Promotions	6,017.60	5,636.00	381.60	106.77 %
Total 7000 STAFF WAGES & BENEFITS	236,130.26	297,083.96	-60,953.70	79.48 %
7400 Oregon Taxes Paid	150.00		150.00	
7450 Federal Income Taxes	1,967.00		1,967.00	
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	37,752.91	51,000.00	-13,247.09	74.03 %
7551 Composting Area	9,323.52	13,000.00	-3,676.48	71.72 %
7601 Street Sweeping	1,757.13	2,500.00	-742.87	70.29 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7651 Pest Control	398.00	750.00	-352.00	53.07 %
7800 Tree Service	22,655.05	25,000.00	-2,344.95	90.62 %
7850 Forestry Consulting	887.50	1,500.00	-612.50	59.17 %
7970 Landscaping Services		500.00	-500.00	
Total 7500 CONTRACTOR SERVICES	72,774.11	94,250.00	-21,475.89	77.21 %
Bank Charges & Fees	3.98		3.98	
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	681.67		681.67	
Total Expenses	\$402,360.76	\$518,404.92	\$ -116,044.16	77.62 %
NET OPERATING INCOME	\$52,837.59	\$ -239.99	\$53,077.58	-22,016.58 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	143,587.44	191,450.00	-47,862.56	75.00 %
8200 IPHCA Reserve Fund Transfer	9,729.81	12,973.00	-3,243.19	75.00 %
8300 Interest Income--Reserves	12,373.99		12,373.99	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	165,691.24	204,423.00	-38,731.76	81.05 %
Late Fee Income				
Total Other Income	\$165,691.24	\$204,423.00	\$ -38,731.76	81.05 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	8,648.72		8,648.72	
9090 Reserve Study updates	7,040.00		7,040.00	
9100 Common Area				
9115 Wooden- Benches, Fences, etc	7,312.83		7,312.83	
9120 Drainage Reserve Expense	1,620.00		1,620.00	
9125 Paths & Walkways	1,114.62		1,114.62	
9141 Entry Gate Reserve Expense	1,291.00		1,291.00	
Total 9100 Common Area	11,338.45		11,338.45	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	968.40		968.40	
Total 9301 Pool & Spa Reserve Expense	968.40		968.40	
9501 Gate House Reserve Expense	502.97		502.97	
9525 Interior	179.99		179.99	
Total 9501 Gate House Reserve Expense	682.96		682.96	
9601 Streets Reserve Expense	65,708.32		65,708.32	
9850 Innisfree Reserve Expense	284.90		284.90	
9880 Other Vehicle Expenses	411.00		411.00	
Total 9000 RESERVE EXPENDITURES	95,082.75		95,082.75	
Total Other Expenses	\$95,082.75	\$0.00	\$95,082.75	0.00%

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
NET OTHER INCOME	\$70,608.49	\$204,423.00	\$ -133,814.51	34.54 %
NET INCOME	\$123,446.08	\$204,183.01	\$ -80,736.93	60.46 %

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

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



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT APRIL 30, 2024
DATE: MAY 17, 2024
CC: GREG STEINKE

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

1. As of April 30, the operating funds balance was \$234,941.04. The operating checking account balance was \$10,484.78.
2. A \$40,000.00 Transfer was made from Operating treasuries to checking was made on May 13th.
3. Legal consulting in the amount of \$1,035.96 was for advice for MOU revisions.
4. Recreation Center Maintenance includes \$907.00 paid to Magic Wand Cleaning Services for carpet cleaning.
5. April Operating expenses were \$3,436.03 under budget. Year to date operating expenses is \$1,329.55 over budget.
6. April Reserve expenses were as follows: \$2050.00 for reserve study update, \$464.98 for replacement laptop for Pat and Yves, 4,074.44 for Fitness Center update. Total April reserve expenses were \$6,589.42.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of April 30, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	10,484.78
1060 Asset Acquisition	9,412.72
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	1,999.90
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	213,043.64
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	234,941.04
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	178,633.60
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	
1131 WF CD 1645 9/24/18 .85% APR	0.00
1132 WF CD 4773 6/24/18 .40% APR	0.00
Total 1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	
1161 Cetera TBi A0765 2/14/19	0.00
1162 Cetera W.F. CD A1907 9/30/19	0.00
1163 Cetera MM	350,517.02
1164 3 month Treasury Bill	0.00
Total 1160 Cetera Reserve Treasury Bills	350,517.02
Total 1114 RESERVE FUNDS	529,150.62
Total Bank Accounts	\$764,091.66
Accounts Receivable	
1200 Accounts Receivable	-86,261.21
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-85,694.21
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -85,694.21
Other Current Assets	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of April 30, 2024

	TOTAL
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	3,569.00
1230 Prepaid Insurance	11,247.20
1240 Undeposited Funds	6,318.60
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$21,134.80
Total Current Assets	\$699,532.25
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	10,206.13
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$10,206.40
TOTAL ASSETS	\$709,738.65
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	20,479.39
Total Accounts Payable	\$20,479.39
Credit Cards	
1900 Columbia Bank Visa	423.65
1950 Shell Gas Card	0.00
1980 Umpqua Bank Visa	1,068.84
Total Credit Cards	\$1,492.49
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	-24,256.34
Dental Ins spouse	-1,495.19

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of April 30, 2024

	TOTAL
Dental Insurance	-5,974.51
Federal Taxes (941/944)	2,073.42
Federal Unemployment (940)	171.27
Health Ins spouse	10,144.24
Health Insurance	23,589.63
OR Employment Taxes	1,473.08
OR Income Tax	1,078.51
OR Paid Family and Medical Leave	286.70
OR Statewide Transit Taxes	12.54
SIMPLE contrib Printz	62.78
Simple IRA Co. Match Printz	62.78
Total 2230 Payroll Liabilities	7,228.91
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	13,150.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00
2450 Construction Deposit	1,200.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$29,214.98
Total Current Liabilities	\$51,186.86
Total Liabilities	\$51,186.86
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-52,475.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	634,450.09
Net Income	82,316.59
Total Equity	\$658,551.79
TOTAL LIABILITIES AND EQUITY	\$709,738.65

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

April 2024

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	43,677.47
4150 Discounts	-244.65
4200 LWCHA L/F & Interest	30.00
4300 Member Gate Cards and remotes	35.00
4800 Interest Income	658.45
4900 Other Income/ Title Tranfer	530.00
Total 4000 INCOME	44,686.27
Total Income	\$44,686.27
GROSS PROFIT	\$44,686.27
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	1,035.96
6050 Insurance-General Liability	1,078.83
6055 Earthquake Insurance	343.53
6058 Insurance Umbrella	119.00
6060 Insurance - D&O	83.50
6070 Insurance - Truck	70.58
6110 Office Supplies	305.64
6150 Website and E-Mail	303.39
6200 Dues/Subscriptions	232.00
6210 Licenses/Fees/Permits	50.00
Total 6000 ADMINISTRATION	3,622.43
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	300.40
6310.02 Water	366.54
6310.03 Gas	369.32
6310.04 Internet	575.32
6310.05 Phone	55.19
Total 6310 Rec Center	1,666.77
6350 Pool & Sauna	
6350.02 Gas	620.49
Total 6350 Pool & Sauna	620.49
6400 Maint Building	
6400.01 Power	62.22
6400.02 Water	113.15
Total 6400 Maint Building	175.37
6450 Gate House	
6450.01 Power	158.04
6450.02 Water	143.96
6450.03 Internet	526.91

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

April 2024

	TOTAL
6450.04 Phones	126.09
Total 6450 Gate House	955.00
6500 Entry Gate	
6500.01 Power	40.29
Total 6500 Entry Gate	40.29
6550 Safety Ops Bldg Utilities	
6550.01 Power	28.15
Total 6550 Safety Ops Bldg Utilities	28.15
Total 6300 UTILITIES	3,486.07
6600 MAINTENANCE	
6610 Rec Center	1,233.11
6660 Gate House	19.99
6690 Signs Maintenance	65.93
6700 Roads & Paths	85.08
6750 Other Common area	163.02
6760 Vehicles - trucks/golf cart	47.78
Total 6600 MAINTENANCE	1,614.91
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	60.52
6821 Pool & Spa Supplies	336.61
6850 Gatehouse Supplies	100.47
6870 Tools & Tool Rentals	322.61
6900 Common Area Supplies	161.10
6940 Trees Shrubs Flowers	108.99
6960 Truck Fuel	233.86
6960.02 Equipment fuel	160.67
Total 6960 Truck Fuel	394.53
Total 6801 SUPPLIES & EQUIPMENT	1,484.83
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,559.84
7135 Office Admin	2,057.94
7155 Maintenance-1	4,382.26
7160 Maintenance-2	4,500.00
7170 Relief Services	495.00
Total 7100 Staff Wages & Salaries	15,995.04
7151 Employer Match Taxes-Payroll	1,846.49
7201 Staff-Medical/Dental	3,276.06
7250 Insurance-SAIF	386.77
Total 7000 STAFF WAGES & BENEFITS	21,504.36
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	3,895.65
7551 Composting Area	1,016.98

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

April 2024

	TOTAL
Total 7500 CONTRACTOR SERVICES	4,912.63
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
QuickBooks Payments Fees	42.89
Total Expenses	\$36,668.12
NET OPERATING INCOME	\$8,018.15
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	17,035.25
8300 Interest Income--Reserves	1,526.97
Total 8000 RESERVE AND CAPITAL ACCOUNTS	18,562.22
Late Fee Income	
Total Other Income	\$18,562.22
Other Expenses	
9000 RESERVE EXPENDITURES	
9090 Reserve Study updates	2,050.00
9200 Rec Center Reserve Expense	4,074.44
9501 Gate House Reserve Expense	
9520 Office Equipment	464.98
Total 9501 Gate House Reserve Expense	464.98
Total 9000 RESERVE EXPENDITURES	6,589.42
Total Other Expenses	\$6,589.42
NET OTHER INCOME	\$11,972.80
NET INCOME	\$19,990.95

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

April 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	43,677.47	43,677.91	-0.44	100.00 %
4150 Discounts	-244.65	-1,114.17	869.52	21.96 %
4200 LWCHA L/F & Interest	30.00		30.00	
4300 Member Gate Cards and remotes	35.00	83.33	-48.33	42.00 %
4550 Key Deposits		12.50	-12.50	
4700 Reimbursements		62.50	-62.50	
4800 Interest Income	658.45	41.67	616.78	1,580.15 %
4900 Other Income/ Title Tranfer	530.00	416.67	113.33	127.20 %
Total 4000 INCOME	44,686.27	43,180.41	1,505.86	103.49 %
Total Income	\$44,686.27	\$43,180.41	\$1,505.86	103.49 %
GROSS PROFIT	\$44,686.27	\$43,180.41	\$1,505.86	103.49 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		333.33	-333.33	
6020 Legal Collections		41.67	-41.67	
6030 Legal Consultancy	1,035.96	83.33	952.63	1,243.20 %
6030.02 General		62.50	-62.50	
Total 6030 Legal Consultancy	1,035.96	145.83	890.13	710.39 %
6050 Insurance-General Liability	1,078.83	1,083.17	-4.34	99.60 %
6055 Earthquake Insurance	343.53	300.91	42.62	114.16 %
6058 Insurance Umbrella	119.00	119.00	0.00	100.00 %
6060 Insurance - D&O	83.50		83.50	
6070 Insurance - Truck	70.58	58.33	12.25	121.00 %
6110 Office Supplies	305.64	208.33	97.31	146.71 %
6120 Printing		58.33	-58.33	
6130 Postage		45.83	-45.83	
6140 Computer/Security/Software		166.67	-166.67	
6150 Website and E-Mail	303.39	83.33	220.06	364.08 %
6160 Bank Charges		104.17	-104.17	
6200 Dues/Subscriptions	232.00	300.00	-68.00	77.33 %
6210 Licenses/Fees/Permits	50.00	104.17	-54.17	48.00 %
6250 Committee-Safety		8.33	-8.33	
6260 Committee-Social				
6260.01 Community Events		20.83	-20.83	
Total 6260 Committee-Social		20.83	-20.83	
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant		41.67	-41.67	
Total 6280 Forest Management Committee		1,291.67	-1,291.67	
6286 Architectural Committee		8.33	-8.33	
6295 Misc Expense		8.33	-8.33	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

April 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 6000 ADMINISTRATION	3,622.43	4,490.56	-868.13	80.67 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	300.40	266.67	33.73	112.65 %
6310.02 Water	366.54	158.33	208.21	231.50 %
6310.03 Gas	369.32	583.33	-214.01	63.31 %
6310.04 Internet	575.32	625.00	-49.68	92.05 %
6310.05 Phone	55.19	50.00	5.19	110.38 %
Total 6310 Rec Center	1,666.77	1,683.33	-16.56	99.02 %
6350 Pool & Sauna				
6350.02 Gas	620.49	666.67	-46.18	93.07 %
Total 6350 Pool & Sauna	620.49	666.67	-46.18	93.07 %
6400 Maint Building				
6400.01 Power	62.22	60.42	1.80	102.98 %
6400.02 Water	113.15	45.83	67.32	246.89 %
Total 6400 Maint Building	175.37	106.25	69.12	165.05 %
6450 Gate House				
6450.01 Power	158.04	137.50	20.54	114.94 %
6450.02 Water	143.96	70.83	73.13	203.25 %
6450.03 Internet	526.91	475.00	51.91	110.93 %
6450.04 Phones	126.09	295.83	-169.74	42.62 %
Total 6450 Gate House	955.00	979.16	-24.16	97.53 %
6500 Entry Gate				
6500.01 Power	40.29	41.67	-1.38	96.69 %
Total 6500 Entry Gate	40.29	41.67	-1.38	96.69 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	28.15	27.08	1.07	103.95 %
Total 6550 Safety Ops Bldg Utilities	28.15	27.08	1.07	103.95 %
Total 6300 UTILITIES	3,486.07	3,504.16	-18.09	99.48 %
6600 MAINTENANCE				
6610 Rec Center	1,233.11	208.33	1,024.78	591.90 %
6621 Pool & Spa		100.00	-100.00	
6630 Tennis Courts		41.67	-41.67	
6640 Fitness Center		25.00	-25.00	
6650 Maint Bldg		16.67	-16.67	
6660 Gate House	19.99	33.33	-13.34	59.98 %
6690 Signs Maintenance	65.93	20.83	45.10	316.51 %
6700 Roads & Paths	85.08	44.50	40.58	191.19 %
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area	163.02	16.67	146.35	977.92 %
6760 Vehicles - trucks/golf cart	47.78	166.67	-118.89	28.67 %
6770 Tools		8.33	-8.33	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

April 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 6600 MAINTENANCE	1,614.91	694.50	920.41	232.53 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	60.52	208.33	-147.81	29.05 %
6821 Pool & Spa Supplies	336.61	250.00	86.61	134.64 %
6830 Exercise Room Supplies		16.67	-16.67	
6840 Maintenance Building		45.83	-45.83	
6850 Gatehouse Supplies	100.47	50.00	50.47	200.94 %
6860 Gate Cards and Remotes		108.33	-108.33	
6870 Tools & Tool Rentals	322.61	287.50	35.11	112.21 %
6900 Common Area Supplies	161.10	208.33	-47.23	77.33 %
6910 Chemicals & Fertilizer		83.33	-83.33	
6921 Dog Poop Stations		104.17	-104.17	
6940 Trees Shrubs Flowers	108.99	208.33	-99.34	52.32 %
6960 Truck Fuel	233.86	312.50	-78.64	74.84 %
6960.02 Equipment fuel	160.67		160.67	
Total 6960 Truck Fuel	394.53	312.50	82.03	126.25 %
6990 Other		16.67	-16.67	
Total 6801 SUPPLIES & EQUIPMENT	1,484.83	1,899.99	-415.16	78.15 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,559.84	4,559.84	0.00	100.00 %
7135 Office Admin	2,057.94	1,974.51	83.43	104.23 %
7145 Grounds/Fac Super		0.00	0.00	
7155 Maintenance-1	4,382.26	4,382.26	0.00	100.00 %
7160 Maintenance-2	4,500.00	4,416.67	83.33	101.89 %
7170 Relief Services	495.00	515.00	-20.00	96.12 %
Total 7100 Staff Wages & Salaries	15,995.04	15,848.28	146.76	100.93 %
7151 Employer Match Taxes-Payroll	1,846.49	1,958.33	-111.84	94.29 %
7201 Staff-Medical/Dental	3,276.06	3,395.83	-119.77	96.47 %
7250 Insurance-SAIF	386.77	250.00	136.77	154.71 %
7301 Staff Simple IRA		166.67	-166.67	
7302 Employee Promotions		41.67	-41.67	
Total 7000 STAFF WAGES & BENEFITS	21,504.36	21,660.78	-156.42	99.28 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	3,895.65	4,250.00	-354.35	91.66 %
7551 Composting Area	1,016.98	1,083.33	-66.35	93.88 %
7601 Street Sweeping		208.33	-208.33	
7651 Pest Control		62.50	-62.50	
7800 Tree Service		2,083.33	-2,083.33	
7850 Forestry Consulting		125.00	-125.00	
7970 Landscaping Services		41.67	-41.67	
Total 7500 CONTRACTOR SERVICES	4,912.63	7,854.16	-2,941.53	62.55 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

April 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	42.89		42.89	
Total Expenses	\$36,668.12	\$40,104.15	\$ -3,436.03	91.43 %
NET OPERATING INCOME	\$8,018.15	\$3,076.26	\$4,941.89	260.65 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	17,035.25	15,954.17	1,081.08	106.78 %
8200 IPHCA Reserve Fund Transfer		1,081.08	-1,081.08	
8300 Interest Income--Reserves	1,526.97		1,526.97	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	18,562.22	17,035.25	1,526.97	108.96 %
Late Fee Income				
Total Other Income	\$18,562.22	\$17,035.25	\$1,526.97	108.96 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	2,050.00		2,050.00	
9200 Rec Center Reserve Expense	4,074.44		4,074.44	
9501 Gate House Reserve Expense				
9520 Office Equipment	464.98		464.98	
Total 9501 Gate House Reserve Expense	464.98		464.98	
Total 9000 RESERVE EXPENDITURES	6,589.42		6,589.42	
Total Other Expenses	\$6,589.42	\$0.00	\$6,589.42	0.00%
NET OTHER INCOME	\$11,972.80	\$17,035.25	\$ -5,062.45	70.28 %
NET INCOME	\$19,990.95	\$20,111.51	\$ -120.56	99.40 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - April 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	436,774.70	436,779.10	-4.40	100.00 %
4150 Discounts	-14,434.35	-11,141.70	-3,292.65	129.55 %
4200 LWCHA L/F & Interest	150.00		150.00	
4300 Member Gate Cards and remotes	1,080.00	833.30	246.70	129.61 %
4550 Key Deposits	25.00	125.00	-100.00	20.00 %
4700 Reimbursements	1,300.31	625.00	675.31	208.05 %
4800 Interest Income	8,614.34	416.70	8,197.64	2,067.28 %
4900 Other Income/ Title Tranfer	5,750.00	4,166.70	1,583.30	138.00 %
Total 4000 INCOME	439,260.00	431,804.10	7,455.90	101.73 %
Total Income	\$439,260.00	\$431,804.10	\$7,455.90	101.73 %
GROSS PROFIT	\$439,260.00	\$431,804.10	\$7,455.90	101.73 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	4,200.00	3,333.30	866.70	126.00 %
6020 Legal Collections		416.70	-416.70	
6030 Legal Consultancy	1,117.20	833.30	283.90	134.07 %
6030.02 General		625.00	-625.00	
Total 6030 Legal Consultancy	1,117.20	1,458.30	-341.10	76.61 %
6050 Insurance-General Liability	10,054.55	10,831.70	-777.15	92.83 %
6055 Earthquake Insurance	3,301.10	3,009.10	292.00	109.70 %
6058 Insurance Umbrella	1,190.00	1,190.00	0.00	100.00 %
6060 Insurance - D&O	835.00		835.00	
6070 Insurance - Truck	705.80	583.30	122.50	121.00 %
6110 Office Supplies	1,126.78	2,083.30	-956.52	54.09 %
6120 Printing	1,875.82	583.30	1,292.52	321.59 %
6130 Postage	603.08	458.30	144.78	131.59 %
6140 Computer/Security/Software	1,316.60	1,666.70	-350.10	78.99 %
6150 Website and E-Mail	2,061.83	833.30	1,228.53	247.43 %
6160 Bank Charges	646.31	1,041.70	-395.39	62.04 %
6200 Dues/Subscriptions	3,328.86	3,000.00	328.86	110.96 %
6210 Licenses/Fees/Permits	1,332.00	1,041.70	290.30	127.87 %
6230 Conference & Seminar	398.96		398.96	
6250 Committee-Safety		83.30	-83.30	
6260 Committee-Social				
6260.01 Community Events	270.97	208.30	62.67	130.09 %
Total 6260 Committee-Social	270.97	208.30	62.67	130.09 %
6280 Forest Management Committee	5,899.13	12,500.00	-6,600.87	47.19 %
6280.01 Fire mitigation grant		416.70	-416.70	
Total 6280 Forest Management Committee	5,899.13	12,916.70	-7,017.57	45.67 %
6286 Architectural Committee		83.30	-83.30	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - April 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	1,204.00	83.30	1,120.70	1,445.38 %
Total 6000 ADMINISTRATION	41,467.99	44,905.60	-3,437.61	92.34 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	2,607.79	2,666.70	-58.91	97.79 %
6310.02 Water	1,896.05	1,583.30	312.75	119.75 %
6310.03 Gas	3,696.39	5,833.30	-2,136.91	63.37 %
6310.04 Internet	5,913.08	6,250.00	-336.92	94.61 %
6310.05 Phone	543.92	500.00	43.92	108.78 %
Total 6310 Rec Center	14,657.23	16,833.30	-2,176.07	87.07 %
6350 Pool & Sauna				
6350.02 Gas	6,707.30	6,666.70	40.60	100.61 %
Total 6350 Pool & Sauna	6,707.30	6,666.70	40.60	100.61 %
6400 Maint Building				
6400.01 Power	523.56	604.20	-80.64	86.65 %
6400.02 Water	560.67	458.30	102.37	122.34 %
Total 6400 Maint Building	1,084.23	1,062.50	21.73	102.05 %
6450 Gate House				
6450.01 Power	1,239.22	1,375.00	-135.78	90.13 %
6450.02 Water	898.75	708.30	190.45	126.89 %
6450.03 Internet	5,128.71	4,750.00	378.71	107.97 %
6450.04 Phones	2,574.64	2,958.30	-383.66	87.03 %
Total 6450 Gate House	9,841.32	9,791.60	49.72	100.51 %
6500 Entry Gate				
6500.01 Power	393.53	416.70	-23.17	94.44 %
Total 6500 Entry Gate	393.53	416.70	-23.17	94.44 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	286.14	270.80	15.34	105.66 %
Total 6550 Safety Ops Bldg Utilities	286.14	270.80	15.34	105.66 %
Total 6300 UTILITIES	32,969.75	35,041.60	-2,071.85	94.09 %
6600 MAINTENANCE				
6610 Rec Center	2,041.74	2,083.30	-41.56	98.01 %
6621 Pool & Spa	549.67	1,000.00	-450.33	54.97 %
6630 Tennis Courts	463.66	416.70	46.96	111.27 %
6640 Fitness Center	702.92	250.00	452.92	281.17 %
6650 Maint Bldg	144.61	166.70	-22.09	86.75 %
6660 Gate House	402.38	333.30	69.08	120.73 %
6670 Entry Gate System	1,651.70		1,651.70	
6690 Signs Maintenance	825.81	208.30	617.51	396.45 %
6700 Roads & Paths	172.47	445.00	-272.53	38.76 %
6720 Garbage/Dumpster	135.00	125.00	10.00	108.00 %
6750 Other Common area	482.07	166.70	315.37	289.18 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - April 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6760 Vehicles - trucks/golf cart	693.42	1,666.70	-973.28	41.60 %
6770 Tools	528.36	83.30	445.06	634.29 %
Total 6600 MAINTENANCE	8,793.81	6,945.00	1,848.81	126.62 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,836.72	2,083.30	-246.58	88.16 %
6821 Pool & Spa Supplies	2,453.24	2,500.00	-46.76	98.13 %
6830 Exercise Room Supplies	172.62	166.70	5.92	103.55 %
6840 Maintenance Building	340.82	458.30	-117.48	74.37 %
6850 Gatehouse Supplies	996.50	500.00	496.50	199.30 %
6860 Gate Cards and Remotes	1,249.00	1,083.30	165.70	115.30 %
6870 Tools & Tool Rentals	2,113.91	2,875.00	-761.09	73.53 %
6900 Common Area Supplies	2,350.09	2,083.30	266.79	112.81 %
6910 Chemicals & Fertilizer	168.32	833.30	-664.98	20.20 %
6921 Dog Poop Stations	619.08	1,041.70	-422.62	59.43 %
6930 Asphalt & Gravel	480.00		480.00	
6940 Trees Shrubs Flowers	2,107.10	2,083.30	23.80	101.14 %
6960 Truck Fuel	2,409.06	3,125.00	-715.94	77.09 %
6960.02 Equipment fuel	860.01		860.01	
Total 6960 Truck Fuel	3,269.07	3,125.00	144.07	104.61 %
6990 Other		166.70	-166.70	
Total 6801 SUPPLIES & EQUIPMENT	18,156.47	18,999.90	-843.43	95.56 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	45,598.45	45,598.40	0.05	100.00 %
7135 Office Admin	19,300.04	19,745.10	-445.06	97.75 %
7145 Grounds/Fac Super	33,044.88	32,018.64	1,026.24	103.21 %
7155 Maintenance-1	43,822.62	43,822.60	0.02	100.00 %
7160 Maintenance-2	43,833.31	44,166.70	-333.39	99.25 %
7170 Relief Services	5,049.00	5,150.00	-101.00	98.04 %
Total 7100 Staff Wages & Salaries	190,648.30	190,501.44	146.86	100.08 %
7151 Employer Match Taxes-Payroll	21,577.01	19,583.30	1,993.71	110.18 %
7201 Staff-Medical/Dental	35,490.65	33,958.30	1,532.35	104.51 %
7250 Insurance-SAIF	2,909.80	2,500.00	409.80	116.39 %
7301 Staff Simple IRA	991.38	1,666.70	-675.32	59.48 %
7302 Employee Promotions	6,017.60	5,552.70	464.90	108.37 %
Total 7000 STAFF WAGES & BENEFITS	257,634.74	253,762.44	3,872.30	101.53 %
7400 Oregon Taxes Paid	150.00		150.00	
7450 Federal Income Taxes	1,967.00		1,967.00	
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	41,648.56	42,500.00	-851.44	98.00 %
7551 Composting Area	10,340.50	10,833.30	-492.80	95.45 %
7601 Street Sweeping	1,757.13	2,083.30	-326.17	84.34 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - April 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7651 Pest Control	398.00	625.00	-227.00	63.68 %
7800 Tree Service	22,655.05	20,833.30	1,821.75	108.74 %
7850 Forestry Consulting	887.50	1,250.00	-362.50	71.00 %
7970 Landscaping Services		416.70	-416.70	
Total 7500 CONTRACTOR SERVICES	77,686.74	78,541.60	-854.86	98.91 %
Bank Charges & Fees	3.98		3.98	
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	695.21		695.21	
Total Expenses	\$439,525.69	\$438,196.14	\$1,329.55	100.30 %
NET OPERATING INCOME	\$ -265.69	\$ -6,392.04	\$6,126.35	4.16 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	160,622.69	159,541.70	1,080.99	100.68 %
8200 IPHCA Reserve Fund Transfer	9,729.81	10,810.80	-1,080.99	90.00 %
8300 Interest Income--Reserves	13,900.96		13,900.96	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	184,253.46	170,352.50	13,900.96	108.16 %
Late Fee Income				
Total Other Income	\$184,253.46	\$170,352.50	\$13,900.96	108.16 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	8,648.72		8,648.72	
9090 Reserve Study updates	9,090.00		9,090.00	
9100 Common Area				
9115 Wooden- Benches, Fences, etc	7,312.83		7,312.83	
9120 Drainage Reserve Expense	1,620.00		1,620.00	
9125 Paths & Walkways	1,114.62		1,114.62	
9141 Entry Gate Reserve Expense	1,291.00		1,291.00	
Total 9100 Common Area	11,338.45		11,338.45	
9200 Rec Center Reserve Expense	4,074.44		4,074.44	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	968.40		968.40	
Total 9301 Pool & Spa Reserve Expense	968.40		968.40	
9501 Gate House Reserve Expense	502.97		502.97	
9520 Office Equipment	464.98		464.98	
9525 Interior	179.00		179.00	
Total 9501 Gate House Reserve Expense	1,146.95		1,146.95	
9601 Streets Reserve Expense	65,708.32		65,708.32	
9850 Innisfree Reserve Expense	284.90		284.90	
9880 Other Vehicle Expenses	411.00		411.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - April 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 9000 RESERVE EXPENDITURES	101,671.18		101,671.18	
Total Other Expenses	\$101,671.18	\$0.00	\$101,671.18	0.00%
NET OTHER INCOME	\$82,582.28	\$170,352.50	\$ -87,770.22	48.48 %
NET INCOME	\$82,316.59	\$163,960.46	\$ -81,643.87	50.21 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	497,940.50	524,134.93	-26,194.43	95.00 %
4150 Discounts	-14,679.00	-13,370.00	-1,309.00	109.79 %
4200 LWCHA L/F & Interest	150.00		150.00	
4300 Member Gate Cards and remotes	1,110.00	1,000.00	110.00	111.00 %
4550 Key Deposits	40.00	150.00	-110.00	26.67 %
4700 Reimbursements	1,300.31	750.00	550.31	173.37 %
4800 Interest Income	8,614.34	500.00	8,114.34	1,722.87 %
4900 Other Income/ Title Tranfer	5,750.00	5,000.00	750.00	115.00 %
Total 4000 INCOME	500,226.15	518,164.93	-17,938.78	96.54 %
Total Income	\$500,226.15	\$518,164.93	\$ -17,938.78	96.54 %
GROSS PROFIT	\$500,226.15	\$518,164.93	\$ -17,938.78	96.54 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	4,200.00	4,000.00	200.00	105.00 %
6020 Legal Collections		500.00	-500.00	
6030 Legal Consultancy	1,117.20	1,000.00	117.20	111.72 %
6030.02 General		750.00	-750.00	
Total 6030 Legal Consultancy	1,117.20	1,750.00	-632.80	63.84 %
6050 Insurance-General Liability	10,054.55	12,998.00	-2,943.45	77.35 %
6055 Earthquake Insurance	3,301.10	3,610.96	-309.86	91.42 %
6058 Insurance Umbrella	1,190.00	1,428.00	-238.00	83.33 %
6060 Insurance - D&O	835.00		835.00	
6070 Insurance - Truck	705.80	700.00	5.80	100.83 %
6110 Office Supplies	1,126.78	2,500.00	-1,373.22	45.07 %
6120 Printing	1,967.40	700.00	1,267.40	281.06 %
6130 Postage	603.08	550.00	53.08	109.65 %
6140 Computer/Security/Software	1,442.60	2,000.00	-557.40	72.13 %
6150 Website and E-Mail	2,262.73	1,000.00	1,262.73	226.27 %
6160 Bank Charges	646.31	1,250.00	-603.69	51.70 %
6200 Dues/Subscriptions	3,328.86	3,600.00	-271.14	92.47 %
6210 Licenses/Fees/Permits	1,332.00	1,250.00	82.00	106.56 %
6230 Conference & Seminar	398.96		398.96	
6250 Committee-Safety		100.00	-100.00	
6260 Committee-Social				
6260.01 Community Events	270.97	250.00	20.97	108.39 %
Total 6260 Committee-Social	270.97	250.00	20.97	108.39 %
6280 Forest Management Committee	5,899.13	15,000.00	-9,100.87	39.33 %
6280.01 Fire mitigation grant	175.00	500.00	-325.00	35.00 %
Total 6280 Forest Management Committee	6,074.13	15,500.00	-9,425.87	39.19 %
6286 Architectural Committee		100.00	-100.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	1,204.00	100.00	1,104.00	1,204.00 %
Total 6000 ADMINISTRATION	42,061.47	53,886.96	-11,825.49	78.06 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	2,607.79	3,200.00	-592.21	81.49 %
6310.02 Water	1,896.05	1,900.00	-3.95	99.79 %
6310.03 Gas	3,696.39	7,000.00	-3,303.61	52.81 %
6310.04 Internet	5,913.08	7,500.00	-1,586.92	78.84 %
6310.05 Phone	543.92	600.00	-56.08	90.65 %
Total 6310 Rec Center	14,657.23	20,200.00	-5,542.77	72.56 %
6350 Pool & Sauna				
6350.02 Gas	6,707.30	8,000.00	-1,292.70	83.84 %
Total 6350 Pool & Sauna	6,707.30	8,000.00	-1,292.70	83.84 %
6400 Maint Building				
6400.01 Power	523.56	725.00	-201.44	72.22 %
6400.02 Water	560.67	550.00	10.67	101.94 %
Total 6400 Maint Building	1,084.23	1,275.00	-190.77	85.04 %
6450 Gate House				
6450.01 Power	1,239.22	1,650.00	-410.78	75.10 %
6450.02 Water	898.75	850.00	48.75	105.74 %
6450.03 Internet	5,128.71	5,700.00	-571.29	89.98 %
6450.04 Phones	2,574.64	3,550.00	-975.36	72.53 %
Total 6450 Gate House	9,841.32	11,750.00	-1,908.68	83.76 %
6500 Entry Gate				
6500.01 Power	393.53	500.00	-106.47	78.71 %
Total 6500 Entry Gate	393.53	500.00	-106.47	78.71 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	286.14	325.00	-38.86	88.04 %
Total 6550 Safety Ops Bldg Utilities	286.14	325.00	-38.86	88.04 %
Total 6300 UTILITIES	32,969.75	42,050.00	-9,080.25	78.41 %
6600 MAINTENANCE				
6610 Rec Center	6,475.74	2,500.00	3,975.74	259.03 %
6621 Pool & Spa	549.67	1,200.00	-650.33	45.81 %
6630 Tennis Courts	463.66	500.00	-36.34	92.73 %
6640 Fitness Center	702.92	300.00	402.92	234.31 %
6650 Maint Bldg	144.61	200.00	-55.39	72.31 %
6660 Gate House	402.38	400.00	2.38	100.60 %
6670 Entry Gate System	1,651.70		1,651.70	
6690 Signs Maintenance	825.81	250.00	575.81	330.32 %
6700 Roads & Paths	172.47	534.00	-361.53	32.30 %
6720 Garbage/Dumpster	135.00	150.00	-15.00	90.00 %
6750 Other Common area	482.07	200.00	282.07	241.04 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6760 Vehicles - trucks/golf cart	693.42	2,000.00	-1,306.58	34.67 %
6770 Tools	528.36	100.00	428.36	528.36 %
Total 6600 MAINTENANCE	13,227.81	8,334.00	4,893.81	158.72 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,836.72	2,500.00	-663.28	73.47 %
6821 Pool & Spa Supplies	2,453.24	3,000.00	-546.76	81.77 %
6830 Exercise Room Supplies	172.62	200.00	-27.38	86.31 %
6840 Maintenance Building	340.82	550.00	-209.18	61.97 %
6850 Gatehouse Supplies	1,028.50	600.00	428.50	171.42 %
6860 Gate Cards and Remotes	1,249.00	1,300.00	-51.00	96.08 %
6870 Tools & Tool Rentals	2,113.91	3,450.00	-1,336.09	61.27 %
6900 Common Area Supplies	2,350.09	2,500.00	-149.91	94.00 %
6910 Chemicals & Fertilizer	168.32	1,000.00	-831.68	16.83 %
6921 Dog Poop Stations	619.08	1,250.00	-630.92	49.53 %
6930 Asphalt & Gravel	480.00		480.00	
6940 Trees Shrubs Flowers	2,107.10	2,500.00	-392.90	84.28 %
6960 Truck Fuel	2,409.06	3,750.00	-1,340.94	64.24 %
6960.02 Equipment fuel	860.01		860.01	
Total 6960 Truck Fuel	3,269.07	3,750.00	-480.93	87.18 %
6990 Other		200.00	-200.00	
Total 6801 SUPPLIES & EQUIPMENT	18,188.47	22,800.00	-4,611.53	79.77 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	45,598.45	54,718.03	-9,119.58	83.33 %
7135 Office Admin	21,579.96	23,694.12	-2,114.16	91.08 %
7145 Grounds/Fac Super	33,044.88	32,018.64	1,026.24	103.21 %
7155 Maintenance-1	46,013.75	52,587.17	-6,573.42	87.50 %
7160 Maintenance-2	43,833.31	53,000.00	-9,166.69	82.70 %
7170 Relief Services	5,049.00	6,180.00	-1,131.00	81.70 %
Total 7100 Staff Wages & Salaries	195,119.35	222,197.96	-27,078.61	87.81 %
7151 Employer Match Taxes-Payroll	22,463.51	23,500.00	-1,036.49	95.59 %
7201 Staff-Medical/Dental	37,128.68	40,750.00	-3,621.32	91.11 %
7250 Insurance-SAIF	2,909.80	3,000.00	-90.20	96.99 %
7301 Staff Simple IRA	991.38	2,000.00	-1,008.62	49.57 %
7302 Employee Promotions	6,017.60	5,636.00	381.60	106.77 %
Total 7000 STAFF WAGES & BENEFITS	264,630.32	297,083.96	-32,453.64	89.08 %
7400 Oregon Taxes Paid	150.00		150.00	
7450 Federal Income Taxes	1,967.00		1,967.00	
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	41,648.56	51,000.00	-9,351.44	81.66 %
7551 Composting Area	10,340.50	13,000.00	-2,659.50	79.54 %
7601 Street Sweeping	1,757.13	2,500.00	-742.87	70.29 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7651 Pest Control	398.00	750.00	-352.00	53.07 %
7800 Tree Service	22,655.05	25,000.00	-2,344.95	90.62 %
7850 Forestry Consulting	887.50	1,500.00	-612.50	59.17 %
7970 Landscaping Services		500.00	-500.00	
Total 7500 CONTRACTOR SERVICES	77,686.74	94,250.00	-16,563.26	82.43 %
Bank Charges & Fees	3.98		3.98	
Payroll Expenses				
Wages	3,251.16		3,251.16	
Total Payroll Expenses	3,251.16		3,251.16	
QuickBooks Payments Fees	712.25		712.25	
Total Expenses	\$454,848.95	\$518,404.92	\$ -63,555.97	87.74 %
NET OPERATING INCOME	\$45,377.20	\$ -239.99	\$45,617.19	-18,907.95 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	160,622.69	191,450.00	-30,827.31	83.90 %
8200 IPHCA Reserve Fund Transfer	9,729.81	12,973.00	-3,243.19	75.00 %
8300 Interest Income--Reserves	13,900.96		13,900.96	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	184,253.46	204,423.00	-20,169.54	90.13 %
Late Fee Income				
Total Other Income	\$184,253.46	\$204,423.00	\$ -20,169.54	90.13 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	8,648.72		8,648.72	
9090 Reserve Study updates	9,090.00		9,090.00	
9100 Common Area				
9115 Wooden- Benches, Fences, etc	7,312.83		7,312.83	
9120 Drainage Reserve Expense	1,620.00		1,620.00	
9125 Paths & Walkways	1,114.62		1,114.62	
9141 Entry Gate Reserve Expense	1,291.00		1,291.00	
Total 9100 Common Area	11,338.45		11,338.45	
9200 Rec Center Reserve Expense	7,888.26		7,888.26	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	968.40		968.40	
Total 9301 Pool & Spa Reserve Expense	968.40		968.40	
9501 Gate House Reserve Expense	502.97		502.97	
9520 Office Equipment	464.98		464.98	
9525 Interior	179.00		179.00	
Total 9501 Gate House Reserve Expense	1,146.95		1,146.95	
9601 Streets Reserve Expense	65,708.32		65,708.32	
9850 Innisfree Reserve Expense	284.90		284.90	
9880 Other Vehicle Expenses	411.00		411.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 9000 RESERVE EXPENDITURES	105,485.00		105,485.00	
Total Other Expenses	\$105,485.00	\$0.00	\$105,485.00	0.00%
NET OTHER INCOME	\$78,768.46	\$204,423.00	\$ -125,654.54	38.53 %
NET INCOME	\$124,145.66	\$204,183.01	\$ -80,037.35	60.80 %

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

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



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: DENA PATTERSON
SUBJECT: FINANCIAL REPORT AT MAY 31, 2024
DATE: JUNE 18, 2024
CC: GREG STEINKE

Attached are three financial statements for the month ending May 31, 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 \$223,767.39. The operating checking account balance was \$38,418.93.
2. A Money Market account was opened for reserve funds, \$125,000.00 was transferred from the reserve checking account. The Money Market account will earn higher interest than our standard checking account.
3. Petty cash account balance reflects HOA dues paid in cash during May. I will transfer \$1500.00 to the operating checking account this week.
4. Recreation Center Maintenance includes \$1,867 paid to Growth Gates Servies for pool and spa furnace service.
5. May Operating expenses were \$2,127.40 under budget. Year to date operating expenses is \$773.85 under budget.
6. May Reserve expenses were as follows: \$752.52 for reserve study update, \$9,732.76 for Fitness Center update. Total May reserve expenses were \$10,485.26.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of May 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	38,418.93
1060 Asset Acquisition	10,013.13
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	2,170.90
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	173,164.43
1100 Cash on hand	0.00
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
Total 1111 OPERATING FUND CDs	0.00
Total 1000 OPERATING FUNDS	223,767.39
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	36,981.28
1118 Umpqua Reserve MM	125,000.00
1119 Oregon Coast Bank Reserve	
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
Total 1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	
1131 WF CD 1645 9/24/18 .85% APR	0.00
1132 WF CD 4773 6/24/18 .40% APR	0.00
Total 1130 Washington Federal	0.00
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	
1161 Cetera TBi A0765 2/14/19	0.00
1162 Cetera W.F. CD A1907 9/30/19	0.00
1163 Cetera MM	351,831.42
1164 3 month Treasury Bill	0.00
Total 1160 Cetera Reserve Treasury Bills	351,831.42
Total 1114 RESERVE FUNDS	513,812.70
Total Bank Accounts	\$737,580.09

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of May 31, 2024

	TOTAL
Accounts Receivable	
1200 Accounts Receivable	-45,576.17
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-45,009.17
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
Total Accounts Receivable	\$ -45,009.17
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
Total 1110 OPERATING FUND	0.00
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	0.00
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
1180 LWCCOA Interfund	3,569.00
Total 1150 Accounts Rec - Interfund	3,569.00
1230 Prepaid Insurance	11,157.57
1240 Undeposited Funds	1,156.54
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
Total Repayment	0.00
Total Other Current Assets	\$15,883.11
Total Current Assets	\$708,454.03
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	10,206.13
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$10,206.40
TOTAL ASSETS	\$718,660.43
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	13,732.33
Total Accounts Payable	\$13,732.33

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet As of May 31, 2024

	TOTAL
Credit Cards	
1900 Columbia Bank Visa	1,109.81
1950 Shell Gas Card	0.00
1980 Umpqua Bank Visa	1,253.10
Total Credit Cards	\$2,362.91
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
Total 2121 Accounts Pay - Interfund	0.00
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	7,850.86
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	13,150.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	1,100.00
2450 Construction Deposit	1,200.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
Total Other Current Liabilities	\$29,836.93
Total Current Liabilities	\$45,932.17
Total Liabilities	\$45,932.17
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-52,475.19
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	634,450.09
Net Income	96,493.06
Total Equity	\$672,728.26
TOTAL LIABILITIES AND EQUITY	\$718,660.43

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

May 2024

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	43,677.47
4150 Discounts	-244.65
4300 Member Gate Cards and remotes	85.00
4550 Key Deposits	15.00
4700 Reimbursements	150.00
4800 Interest Income	121.20
4900 Other Income/ Title Tranfer	590.00
Total 4000 INCOME	44,394.02
Total Income	\$44,394.02
GROSS PROFIT	\$44,394.02
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	200.12
6050 Insurance-General Liability	1,078.83
6055 Earthquake Insurance	343.53
6058 Insurance Umbrella	119.00
6060 Insurance - D&O	83.50
6070 Insurance - Truck	70.58
6110 Office Supplies	113.96
6120 Printing	91.58
6130 Postage	68.00
6140 Computer/Security/Software	126.00
6150 Website and E-Mail	200.90
6160 Bank Charges	151.47
6200 Dues/Subscriptions	247.00
6210 Licenses/Fees/Permits	50.00
6260 Committee-Social	
6260.01 Community Events	188.05
Total 6260 Committee-Social	188.05
6280 Forest Management Committee	
6280.01 Fire mitigation grant	196.00
Total 6280 Forest Management Committee	196.00
Total 6000 ADMINISTRATION	3,328.52
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	290.31
6310.03 Gas	270.22
6310.04 Internet	575.32
6310.05 Phone	55.19
Total 6310 Rec Center	1,191.04
6350 Pool & Sauna	647.35

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

May 2024

	TOTAL
6400 Maint Building	153.88
6400.01 Power	47.77
Total 6400 Maint Building	201.65
6450 Gate House	
6450.01 Power	130.55
6450.03 Internet	526.91
6450.04 Phones	123.30
Total 6450 Gate House	780.76
6500 Entry Gate	
6500.01 Power	39.95
Total 6500 Entry Gate	39.95
6550 Safety Ops Bldg Utilities	
6550.01 Power	34.44
Total 6550 Safety Ops Bldg Utilities	34.44
Total 6300 UTILITIES	2,895.19
6600 MAINTENANCE	
6610 Rec Center	2,434.12
6640 Fitness Center	6.99
6670 Entry Gate System	575.40
6770 Tools	69.95
Total 6600 MAINTENANCE	3,086.46
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	374.95
6850 Gatehouse Supplies	32.00
6870 Tools & Tool Rentals	495.56
6900 Common Area Supplies	21.00
6910 Chemicals & Fertilizer	149.99
6940 Trees Shrubs Flowers	430.95
6960 Truck Fuel	331.40
6960.02 Equipment fuel	89.67
Total 6960 Truck Fuel	421.07
Total 6801 SUPPLIES & EQUIPMENT	1,925.52
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,559.84
7135 Office Admin	2,002.31
7155 Maintenance-1	4,382.27
7160 Maintenance-2	4,500.00
7170 Relief Services	511.50
Total 7100 Staff Wages & Salaries	15,955.92
7151 Employer Match Taxes-Payroll	1,834.65
7201 Staff-Medical/Dental	3,276.06
7250 Insurance-SAIF	386.77

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

May 2024

	TOTAL
7302 Employee Promotions	47.00
Total 7000 STAFF WAGES & BENEFITS	21,500.40
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,256.99
7551 Composting Area	959.86
Total 7500 CONTRACTOR SERVICES	5,216.85
Payroll Expenses	
Wages	0.00
Total Payroll Expenses	0.00
QuickBooks Payments Fees	23.81
Total Expenses	\$37,976.75
NET OPERATING INCOME	\$6,417.27
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	17,035.25
8300 Interest Income--Reserves	1,314.40
Total 8000 RESERVE AND CAPITAL ACCOUNTS	18,349.65
Late Fee Income	
Total Other Income	\$18,349.65
Other Expenses	
9000 RESERVE EXPENDITURES	
9090 Reserve Study updates	752.50
9350 Exercise Room Reserve Expense	9,732.76
Total 9000 RESERVE EXPENDITURES	10,485.26
Total Other Expenses	\$10,485.26
NET OTHER INCOME	\$7,864.39
NET INCOME	\$14,281.66

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

May 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	43,677.47	43,677.91	-0.44	100.00 %
4150 Discounts	-244.65	-1,114.17	869.52	21.96 %
4300 Member Gate Cards and remotes	85.00	83.33	1.67	102.00 %
4550 Key Deposits	15.00	12.50	2.50	120.00 %
4700 Reimbursements	150.00	62.50	87.50	240.00 %
4800 Interest Income	121.20	41.67	79.53	290.86 %
4900 Other Income/ Title Tranfer	590.00	416.67	173.33	141.60 %
Total 4000 INCOME	44,394.02	43,180.41	1,213.61	102.81 %
Total Income	\$44,394.02	\$43,180.41	\$1,213.61	102.81 %
GROSS PROFIT	\$44,394.02	\$43,180.41	\$1,213.61	102.81 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		333.33	-333.33	
6020 Legal Collections		41.67	-41.67	
6030 Legal Consultancy	200.12	83.33	116.79	240.15 %
6030.02 General		62.50	-62.50	
Total 6030 Legal Consultancy	200.12	145.83	54.29	137.23 %
6050 Insurance-General Liability	1,078.83	1,083.17	-4.34	99.60 %
6055 Earthquake Insurance	343.53	300.91	42.62	114.16 %
6058 Insurance Umbrella	119.00	119.00	0.00	100.00 %
6060 Insurance - D&O	83.50		83.50	
6070 Insurance - Truck	70.58	58.33	12.25	121.00 %
6110 Office Supplies	113.96	208.33	-94.37	54.70 %
6120 Printing	91.58	58.33	33.25	157.00 %
6130 Postage	68.00	45.83	22.17	148.37 %
6140 Computer/Security/Software	126.00	166.67	-40.67	75.60 %
6150 Website and E-Mail	200.90	83.33	117.57	241.09 %
6160 Bank Charges	151.47	104.17	47.30	145.41 %
6200 Dues/Subscriptions	247.00	300.00	-53.00	82.33 %
6210 Licenses/Fees/Permits	50.00	104.17	-54.17	48.00 %
6250 Committee-Safety		8.33	-8.33	
6260 Committee-Social				
6260.01 Community Events	188.05	20.83	167.22	902.78 %
Total 6260 Committee-Social	188.05	20.83	167.22	902.78 %
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant	196.00	41.67	154.33	470.36 %
Total 6280 Forest Management Committee	196.00	1,291.67	-1,095.67	15.17 %
6286 Architectural Committee		8.33	-8.33	
6295 Misc Expense		8.33	-8.33	
Total 6000 ADMINISTRATION	3,328.52	4,490.56	-1,162.04	74.12 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

May 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	290.31	266.67	23.64	108.86 %
6310.02 Water		158.33	-158.33	
6310.03 Gas	270.22	583.33	-313.11	46.32 %
6310.04 Internet	575.32	625.00	-49.68	92.05 %
6310.05 Phone	55.19	50.00	5.19	110.38 %
Total 6310 Rec Center	1,191.04	1,683.33	-492.29	70.75 %
6350 Pool & Sauna	647.35		647.35	
6350.02 Gas		666.67	-666.67	
Total 6350 Pool & Sauna	647.35	666.67	-19.32	97.10 %
6400 Maint Building	153.88		153.88	
6400.01 Power	47.77	60.42	-12.65	79.06 %
6400.02 Water		45.83	-45.83	
Total 6400 Maint Building	201.65	106.25	95.40	189.79 %
6450 Gate House				
6450.01 Power	130.55	137.50	-6.95	94.95 %
6450.02 Water		70.83	-70.83	
6450.03 Internet	526.91	475.00	51.91	110.93 %
6450.04 Phones	123.30	295.83	-172.53	41.68 %
Total 6450 Gate House	780.76	979.16	-198.40	79.74 %
6500 Entry Gate				
6500.01 Power	39.95	41.67	-1.72	95.87 %
Total 6500 Entry Gate	39.95	41.67	-1.72	95.87 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	34.44	27.08	7.36	127.18 %
Total 6550 Safety Ops Bldg Utilities	34.44	27.08	7.36	127.18 %
Total 6300 UTILITIES	2,895.19	3,504.16	-608.97	82.62 %
6600 MAINTENANCE				
6610 Rec Center	2,434.12	208.33	2,225.79	1,168.40 %
6621 Pool & Spa		100.00	-100.00	
6630 Tennis Courts		41.67	-41.67	
6640 Fitness Center	6.99	25.00	-18.01	27.96 %
6650 Maint Bldg		16.67	-16.67	
6660 Gate House		33.33	-33.33	
6670 Entry Gate System	575.40		575.40	
6690 Signs Maintenance		20.83	-20.83	
6700 Roads & Paths		44.50	-44.50	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area		16.67	-16.67	
6760 Vehicles - trucks/golf cart		166.67	-166.67	
6770 Tools	69.95	8.33	61.62	839.74 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

May 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 6600 MAINTENANCE	3,086.46	694.50	2,391.96	444.41 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	374.95	208.33	166.62	179.98 %
6821 Pool & Spa Supplies		250.00	-250.00	
6830 Exercise Room Supplies		16.67	-16.67	
6840 Maintenance Building		45.83	-45.83	
6850 Gatehouse Supplies	32.00	50.00	-18.00	64.00 %
6860 Gate Cards and Remotes		108.33	-108.33	
6870 Tools & Tool Rentals	495.56	287.50	208.06	172.37 %
6900 Common Area Supplies	21.00	208.33	-187.33	10.08 %
6910 Chemicals & Fertilizer	149.99	83.33	66.66	180.00 %
6921 Dog Poop Stations		104.17	-104.17	
6940 Trees Shrubs Flowers	430.95	208.33	222.62	206.86 %
6960 Truck Fuel	331.40	312.50	18.90	106.05 %
6960.02 Equipment fuel	89.67		89.67	
Total 6960 Truck Fuel	421.07	312.50	108.57	134.74 %
6990 Other		16.67	-16.67	
Total 6801 SUPPLIES & EQUIPMENT	1,925.52	1,899.99	25.53	101.34 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,559.84	4,559.84	0.00	100.00 %
7135 Office Admin	2,002.31	1,974.51	27.80	101.41 %
7145 Grounds/Fac Super		0.00	0.00	
7155 Maintenance-1	4,382.27	4,382.26	0.01	100.00 %
7160 Maintenance-2	4,500.00	4,416.67	83.33	101.89 %
7170 Relief Services	511.50	515.00	-3.50	99.32 %
Total 7100 Staff Wages & Salaries	15,955.92	15,848.28	107.64	100.68 %
7151 Employer Match Taxes-Payroll	1,834.65	1,958.33	-123.68	93.68 %
7201 Staff-Medical/Dental	3,276.06	3,395.83	-119.77	96.47 %
7250 Insurance-SAIF	386.77	250.00	136.77	154.71 %
7301 Staff Simple IRA		166.67	-166.67	
7302 Employee Promotions	47.00	41.67	5.33	112.79 %
Total 7000 STAFF WAGES & BENEFITS	21,500.40	21,660.78	-160.38	99.26 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,256.99	4,250.00	6.99	100.16 %
7551 Composting Area	959.86	1,083.33	-123.47	88.60 %
7601 Street Sweeping		208.33	-208.33	
7651 Pest Control		62.50	-62.50	
7800 Tree Service		2,083.33	-2,083.33	
7850 Forestry Consulting		125.00	-125.00	
7970 Landscaping Services		41.67	-41.67	
Total 7500 CONTRACTOR SERVICES	5,216.85	7,854.16	-2,637.31	66.42 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

May 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	23.81		23.81	
Total Expenses	\$37,976.75	\$40,104.15	\$ -2,127.40	94.70 %
NET OPERATING INCOME	\$6,417.27	\$3,076.26	\$3,341.01	208.61 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	17,035.25	15,954.17	1,081.08	106.78 %
8200 IPHCA Reserve Fund Transfer		1,081.08	-1,081.08	
8300 Interest Income--Reserves	1,314.40		1,314.40	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	18,349.65	17,035.25	1,314.40	107.72 %
Late Fee Income				
Total Other Income	\$18,349.65	\$17,035.25	\$1,314.40	107.72 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	752.50		752.50	
9350 Exercise Room Reserve Expense	9,732.76		9,732.76	
Total 9000 RESERVE EXPENDITURES	10,485.26		10,485.26	
Total Other Expenses	\$10,485.26	\$0.00	\$10,485.26	0.00%
NET OTHER INCOME	\$7,864.39	\$17,035.25	\$ -9,170.86	46.17 %
NET INCOME	\$14,281.66	\$20,111.51	\$ -5,829.85	71.01 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - May 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME				
4100 LWCHA Assessments	480,452.17	480,457.01	-4.84	100.00 %
4150 Discounts	-14,760.49	-12,255.87	-2,504.62	120.44 %
4200 LWCHA L/F & Interest	150.00		150.00	
4300 Member Gate Cards and remotes	1,165.00	916.63	248.37	127.10 %
4550 Key Deposits	40.00	137.50	-97.50	29.09 %
4700 Reimbursements	1,450.31	687.50	762.81	210.95 %
4800 Interest Income	8,735.54	458.37	8,277.17	1,905.78 %
4900 Other Income/ Title Tranfer	6,340.00	4,583.37	1,756.63	138.33 %
Total 4000 INCOME	483,572.53	474,984.51	8,588.02	101.81 %
Total Income	\$483,572.53	\$474,984.51	\$8,588.02	101.81 %
GROSS PROFIT	\$483,572.53	\$474,984.51	\$8,588.02	101.81 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	4,200.00	3,666.63	533.37	114.55 %
6020 Legal Collections		458.37	-458.37	
6030 Legal Consultancy	1,317.32	916.63	400.69	143.71 %
6030.02 General		687.50	-687.50	
Total 6030 Legal Consultancy	1,317.32	1,604.13	-286.81	82.12 %
6050 Insurance-General Liability	11,133.38	11,914.87	-781.49	93.44 %
6055 Earthquake Insurance	3,644.63	3,310.01	334.62	110.11 %
6058 Insurance Umbrella	1,309.00	1,309.00	0.00	100.00 %
6060 Insurance - D&O	918.50		918.50	
6070 Insurance - Truck	776.38	641.63	134.75	121.00 %
6110 Office Supplies	1,240.74	2,291.63	-1,050.89	54.14 %
6120 Printing	1,967.40	641.63	1,325.77	306.63 %
6130 Postage	671.08	504.13	166.95	133.12 %
6140 Computer/Security/Software	1,442.60	1,833.37	-390.77	78.69 %
6150 Website and E-Mail	2,262.73	916.63	1,346.10	246.85 %
6160 Bank Charges	797.78	1,145.87	-348.09	69.62 %
6200 Dues/Subscriptions	3,575.86	3,300.00	275.86	108.36 %
6210 Licenses/Fees/Permits	1,382.00	1,145.87	236.13	120.61 %
6230 Conference & Seminar	398.96		398.96	
6250 Committee-Safety		91.63	-91.63	
6260 Committee-Social				
6260.01 Community Events	459.02	229.13	229.89	200.33 %
Total 6260 Committee-Social	459.02	229.13	229.89	200.33 %
6280 Forest Management Committee	5,899.13	13,750.00	-7,850.87	42.90 %
6280.01 Fire mitigation grant	196.00	458.37	-262.37	42.76 %
Total 6280 Forest Management Committee	6,095.13	14,208.37	-8,113.24	42.90 %
6286 Architectural Committee		91.63	-91.63	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - May 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense	1,204.00	91.63	1,112.37	1,313.98 %
Total 6000 ADMINISTRATION	44,796.51	49,396.16	-4,599.65	90.69 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	2,898.10	2,933.37	-35.27	98.80 %
6310.02 Water	1,896.05	1,741.63	154.42	108.87 %
6310.03 Gas	3,966.61	6,416.63	-2,450.02	61.82 %
6310.04 Internet	6,488.40	6,875.00	-386.60	94.38 %
6310.05 Phone	599.11	550.00	49.11	108.93 %
Total 6310 Rec Center	15,848.27	18,516.63	-2,668.36	85.59 %
6350 Pool & Sauna				
6350.02 Gas	6,707.30	7,333.37	-626.07	91.46 %
Total 6350 Pool & Sauna	7,354.65	7,333.37	21.28	100.29 %
6400 Maint Building				
6400.01 Power	571.33	664.62	-93.29	85.96 %
6400.02 Water	560.67	504.13	56.54	111.22 %
Total 6400 Maint Building	1,285.88	1,168.75	117.13	110.02 %
6450 Gate House				
6450.01 Power	1,369.77	1,512.50	-142.73	90.56 %
6450.02 Water	898.75	779.13	119.62	115.35 %
6450.03 Internet	5,655.62	5,225.00	430.62	108.24 %
6450.04 Phones	2,697.94	3,254.13	-556.19	82.91 %
Total 6450 Gate House	10,622.08	10,770.76	-148.68	98.62 %
6500 Entry Gate				
6500.01 Power	433.48	458.37	-24.89	94.57 %
Total 6500 Entry Gate	433.48	458.37	-24.89	94.57 %
6550 Safety Ops Bldg Utilities				
6550.01 Power	320.58	297.88	22.70	107.62 %
Total 6550 Safety Ops Bldg Utilities	320.58	297.88	22.70	107.62 %
Total 6300 UTILITIES	35,864.94	38,545.76	-2,680.82	93.05 %
6600 MAINTENANCE				
6610 Rec Center	4,475.86	2,291.63	2,184.23	195.31 %
6621 Pool & Spa	549.67	1,100.00	-550.33	49.97 %
6630 Tennis Courts	463.66	458.37	5.29	101.15 %
6640 Fitness Center	709.91	275.00	434.91	258.15 %
6650 Maint Bldg	144.61	183.37	-38.76	78.86 %
6660 Gate House	402.38	366.63	35.75	109.75 %
6670 Entry Gate System	2,227.10		2,227.10	
6690 Signs Maintenance	825.81	229.13	596.68	360.41 %
6700 Roads & Paths	172.47	489.50	-317.03	35.23 %
6720 Garbage/Dumpster	135.00	137.50	-2.50	98.18 %
6750 Other Common area	482.07	183.37	298.70	262.89 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - May 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6760 Vehicles - trucks/golf cart	693.42	1,833.37	-1,139.95	37.82 %
6770 Tools	598.31	91.63	506.68	652.96 %
Total 6600 MAINTENANCE	11,880.27	7,639.50	4,240.77	155.51 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	2,211.67	2,291.63	-79.96	96.51 %
6821 Pool & Spa Supplies	2,453.24	2,750.00	-296.76	89.21 %
6830 Exercise Room Supplies	172.62	183.37	-10.75	94.14 %
6840 Maintenance Building	340.82	504.13	-163.31	67.61 %
6850 Gatehouse Supplies	1,028.50	550.00	478.50	187.00 %
6860 Gate Cards and Remotes	1,249.00	1,191.63	57.37	104.81 %
6870 Tools & Tool Rentals	2,609.47	3,162.50	-553.03	82.51 %
6900 Common Area Supplies	2,371.09	2,291.63	79.46	103.47 %
6910 Chemicals & Fertilizer	318.31	916.63	-598.32	34.73 %
6921 Dog Poop Stations	619.08	1,145.87	-526.79	54.03 %
6930 Asphalt & Gravel	480.00		480.00	
6940 Trees Shrubs Flowers	2,562.05	2,291.63	270.42	111.80 %
6960 Truck Fuel	2,740.46	3,437.50	-697.04	79.72 %
6960.02 Equipment fuel	949.68		949.68	
Total 6960 Truck Fuel	3,690.14	3,437.50	252.64	107.35 %
6990 Other		183.37	-183.37	
Total 6801 SUPPLIES & EQUIPMENT	20,105.99	20,899.89	-793.90	96.20 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	50,158.29	50,158.24	0.05	100.00 %
7135 Office Admin	21,302.35	21,719.61	-417.26	98.08 %
7145 Grounds/Fac Super	33,044.88	32,018.64	1,026.24	103.21 %
7155 Maintenance-1	48,204.89	48,204.86	0.03	100.00 %
7160 Maintenance-2	48,333.31	48,583.37	-250.06	99.49 %
7170 Relief Services	5,560.50	5,665.00	-104.50	98.16 %
Total 7100 Staff Wages & Salaries	206,604.22	206,349.72	254.50	100.12 %
7151 Employer Match Taxes-Payroll	23,411.66	21,541.63	1,870.03	108.68 %
7201 Staff-Medical/Dental	38,766.71	37,354.13	1,412.58	103.78 %
7250 Insurance-SAIF	3,296.57	2,750.00	546.57	119.88 %
7301 Staff Simple IRA	991.38	1,833.37	-841.99	54.07 %
7302 Employee Promotions	6,064.60	5,594.37	470.23	108.41 %
Total 7000 STAFF WAGES & BENEFITS	279,135.14	275,423.22	3,711.92	101.35 %
7400 Oregon Taxes Paid	150.00		150.00	
7450 Federal Income Taxes	1,967.00		1,967.00	
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	45,905.55	46,750.00	-844.45	98.19 %
7551 Composting Area	11,300.36	11,916.63	-616.27	94.83 %
7601 Street Sweeping	1,757.13	2,291.63	-534.50	76.68 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - May 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7651 Pest Control	398.00	687.50	-289.50	57.89 %
7800 Tree Service	22,655.05	22,916.63	-261.58	98.86 %
7850 Forestry Consulting	887.50	1,375.00	-487.50	64.55 %
7970 Landscaping Services		458.37	-458.37	
Total 7500 CONTRACTOR SERVICES	82,903.59	86,395.76	-3,492.17	95.96 %
Bank Charges & Fees	3.98		3.98	
Payroll Expenses				
Wages	0.00		0.00	
Total Payroll Expenses	0.00		0.00	
QuickBooks Payments Fees	719.02		719.02	
Total Expenses	\$477,526.44	\$478,300.29	\$ -773.85	99.84 %
NET OPERATING INCOME	\$6,046.09	\$ -3,315.78	\$9,361.87	-182.34 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	177,657.94	175,495.87	2,162.07	101.23 %
8200 IPHCA Reserve Fund Transfer	9,729.81	11,891.88	-2,162.07	81.82 %
8300 Interest Income--Reserves	15,215.36		15,215.36	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	202,603.11	187,387.75	15,215.36	108.12 %
Late Fee Income				
Total Other Income	\$202,603.11	\$187,387.75	\$15,215.36	108.12 %
Other Expenses				
9000 RESERVE EXPENDITURES				
9050 IF Reserve Contribution	8,648.72		8,648.72	
9090 Reserve Study updates	9,842.50		9,842.50	
9100 Common Area				
9115 Wooden- Benches, Fences, etc	7,312.83		7,312.83	
9120 Drainage Reserve Expense	1,620.00		1,620.00	
9125 Paths & Walkways	1,114.62		1,114.62	
9141 Entry Gate Reserve Expense	1,291.00		1,291.00	
Total 9100 Common Area	11,338.45		11,338.45	
9200 Rec Center Reserve Expense	4,074.14		4,074.14	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	968.40		968.40	
Total 9301 Pool & Spa Reserve Expense	968.40		968.40	
9350 Exercise Room Reserve Expense	9,732.76		9,732.76	
9501 Gate House Reserve Expense	502.97		502.97	
9520 Office Equipment	464.98		464.98	
9525 Interior	179.00		179.00	
Total 9501 Gate House Reserve Expense	1,146.95		1,146.95	
9601 Streets Reserve Expense	65,708.32		65,708.32	
9850 Innisfree Reserve Expense	284.90		284.90	
9880 Other Vehicle Expenses	411.00		411.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2023 - May 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 9000 RESERVE EXPENDITURES	112,156.14		112,156.14	
Total Other Expenses	\$112,156.14	\$0.00	\$112,156.14	0.00%
NET OTHER INCOME	\$90,446.97	\$187,387.75	\$ -96,940.78	48.27 %
NET INCOME	\$96,493.06	\$184,071.97	\$ -87,578.91	52.42 %