

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

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lwcha@lwcha.org



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## MEMORANDUM

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**TO:** LWCHA BOARD OF DIRECTORS  
**FROM:** DENA PATTERSON  
**SUBJECT:** FINANCIAL REPORT AT JULY 31, 2024  
**DATE:** AUGUST 20, 2024  
**CC:** GREG STEINKE

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Attached are three financial statements for the month ending July 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 July 31, the operating funds balance was \$462,005.38. The operating checking account balance was \$276,807.51.
2. Undeposited funds of \$73,085.04 reflect payments received while I was on vacation. Jana kept checks locked in the safe until I returned on August 5<sup>th</sup>.
3. Forest Management expense of \$2,000.00 was for work completed in the meadow to keep invasive plants from returning.
4. Garbage removal and compost expenses were higher in July, due to more garbage collection days provided and the debris drop box was dumped twice and weighed more than usual.
5. July Operating expenses were \$1,292.28 under budget.
6. Credit Card processing fees were \$344.13. I added a message on all future invoicing that states "Beginning September 1<sup>st</sup>, 2024, all credit card payments will be charged a 3% convenience fee on the next monthly invoice."
7. July Reserve expenses were as follows: \$4,616.94 for new riding mower, \$895.95 final payment for pool filters, \$836.27 remaining reimbursements for the gym remodel, \$995.00 for new garage door on the maintenance building. Total July reserve expenses were \$7,344.16

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of July 31, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	276,807.51
1060 Asset Acquisition	10,013.97
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	681.50
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	174,502.45
1100 Cash on hand	-0.05
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
<b>Total 1111 OPERATING FUND CDs</b>	<b>0.00</b>
<b>Total 1000 OPERATING FUNDS</b>	<b>462,005.38</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	93,931.35
1118 Umpqua Reserve MM	125,963.06
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	
1131 WF CD 1645 9/24/18 .85% APR	0.00
1132 WF CD 4773 6/24/18 .40% APR	0.00
<b>Total 1130 Washington Federal</b>	<b>0.00</b>
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	
1161 Cetera TBi A0765 2/14/19	0.00
1162 Cetera W.F. CD A1907 9/30/19	0.00
1163 Cetera MM	354,956.47
1164 3 month Treasury Bill	0.00
<b>Total 1160 Cetera Reserve Treasury Bills</b>	<b>354,956.47</b>
<b>Total 1114 RESERVE FUNDS</b>	<b>574,850.88</b>
<b>Total Bank Accounts</b>	<b>\$1,036,856.26</b>
Accounts Receivable	
1200 Accounts Receivable	-348,403.67
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-347,836.67</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	0.00
<b>Total Accounts Receivable</b>	<b>\$ -347,836.67</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of July 31, 2024

	TOTAL
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
<b>Total 1110 OPERATING FUND</b>	<b>0.00</b>
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	<b>3,569.00</b>
1230 Prepaid Insurance	6,993.15
1240 Undeposited Funds	73,085.04
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
<b>Total Repayment</b>	<b>0.00</b>
<b>Total Other Current Assets</b>	<b>\$83,647.19</b>
<b>Total Current Assets</b>	<b>\$772,666.78</b>
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	10,206.13
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$10,206.40</b>
<b>TOTAL ASSETS</b>	<b>\$782,873.18</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	22,314.55
<b>Total Accounts Payable</b>	<b>\$22,314.55</b>
Credit Cards	
1900 Columbia Bank Visa	0.00
1950 Shell Gas Card	0.00
1980 Umpqua Bank Visa	1,808.49
<b>Total Credit Cards</b>	<b>\$1,808.49</b>
Other Current Liabilities	
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
<b>Total 2121 Accounts Pay - Interfund</b>	<b>0.00</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of July 31, 2024

	TOTAL
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	<b>7,416.52</b>
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	<b>13,150.00</b>
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	<b>3,100.00</b>
2450 Construction Deposit	<b>-100.00</b>
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$30,102.59</b>
<b>Total Current Liabilities</b>	<b>\$54,225.63</b>
<b>Total Liabilities</b>	<b>\$54,225.63</b>
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-17,876.81
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	735,389.76
Net Income	16,874.30
<b>Total Equity</b>	<b>\$728,647.55</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$782,873.18</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

July 2024

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	42,622.00
4150 Discounts	0.00
4300 Member Gate Cards and remotes	145.00
4550 Key Deposits	20.00
4800 Interest Income	710.83
4900 Other Income/ Title Tranfer	560.00
<b>Total 4000 INCOME</b>	<b>44,057.83</b>
<b>Total Income</b>	<b>\$44,057.83</b>
GROSS PROFIT	<b>\$44,057.83</b>
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	186.00
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	130.95
6120 Printing	91.58
6140 Computer/Security/Software	126.00
6150 Website and E-Mail	50.90
6160 Bank Charges	178.81
6200 Dues/Subscriptions	347.00
6250 Committee-Safety	88.98
6280 Forest Management Committee	2,000.00
<b>Total 6000 ADMINISTRATION</b>	<b>4,895.66</b>
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	239.89
6310.03 Gas	37.89
6310.04 Internet	575.32
6310.05 Phone	55.19
<b>Total 6310 Rec Center</b>	<b>908.29</b>
6350 Pool & Sauna	
6350.02 Gas	553.75
<b>Total 6350 Pool &amp; Sauna</b>	<b>553.75</b>
6400 Maint Building	
6400.01 Power	45.41
<b>Total 6400 Maint Building</b>	<b>45.41</b>
6450 Gate House	
6450.01 Power	76.68

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

July 2024

	TOTAL
6450.03 Internet	526.91
6450.04 Phones	134.40
<b>Total 6450 Gate House</b>	<b>737.99</b>
6500 Entry Gate	
6500.01 Power	39.87
<b>Total 6500 Entry Gate</b>	<b>39.87</b>
<b>Total 6300 UTILITIES</b>	<b>2,285.31</b>
6600 MAINTENANCE	
6610 Rec Center	306.49
6630 Tennis Courts	12.00
6650 Maint Bldg	113.33
6670 Entry Gate System	575.40
6760 Vehicles - trucks/golf cart	44.13
6770 Tools	99.99
<b>Total 6600 MAINTENANCE</b>	<b>1,151.34</b>
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	409.63
6821 Pool & Spa Supplies	252.73
6840 Maintenance Building	76.52
6850 Gatehouse Supplies	48.67
6870 Tools & Tool Rentals	299.51
6900 Common Area Supplies	210.47
6910 Chemicals & Fertilizer	32.97
6921 Dog Poop Stations	27.93
6940 Trees Shrubs Flowers	343.83
6960 Truck Fuel	279.66
6960.02 Equipment fuel	97.98
<b>Total 6960 Truck Fuel</b>	<b>377.64</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>2,079.90</b>
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,559.84
7135 Office Admin	2,290.79
7145 Grounds/Fac Super	4,571.26
7155 Maintenance-1	4,535.67
7170 Relief Services	495.00
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,452.56</b>
7151 Employer Match Taxes-Payroll	1,890.93
7201 Staff-Medical/Dental	3,656.28
7250 Insurance-SAIF	386.77
7302 Employee Promotions	62.00
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>22,448.54</b>
7500 CONTRACTOR SERVICES	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

July 2024

	TOTAL
7525 Garbage Removal	4,899.05
7551 Composting Area	2,564.21
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>7,463.26</b>
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>
QuickBooks Payments Fees	344.13
<b>Total Expenses</b>	<b>\$40,668.14</b>
NET OPERATING INCOME	<b>\$3,389.69</b>
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	18,750.00
8300 Interest Income--Reserves	2,078.77
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>20,828.77</b>
Late Fee Income	
<b>Total Other Income</b>	<b>\$20,828.77</b>
Other Expenses	
9000 RESERVE EXPENDITURES	
9100 Common Area	
9165 Mowers	4,616.94
<b>Total 9100 Common Area</b>	<b>4,616.94</b>
9301 Pool & Spa Reserve Expense	895.95
9350 Exercise Room Reserve Expense	836.27
9801 Maintenance Building Reserve	995.00
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>7,344.16</b>
<b>Total Other Expenses</b>	<b>\$7,344.16</b>
NET OTHER INCOME	<b>\$13,484.61</b>
NET INCOME	<b>\$16,874.30</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	42,622.00	42,622.00	0.00	100.00 %
4150 Discounts	0.00	-1,300.00	1,300.00	0.00 %
4300 Member Gate Cards and remotes	145.00	83.33	61.67	174.01 %
4550 Key Deposits	20.00	12.50	7.50	160.00 %
4700 Reimbursements		62.50	-62.50	
4800 Interest Income	710.83	125.00	585.83	568.66 %
4900 Other Income/ Title Tranfer	560.00	416.67	143.33	134.40 %
<b>Total 4000 INCOME</b>	<b>44,057.83</b>	<b>42,022.00</b>	<b>2,035.83</b>	<b>104.84 %</b>
<b>Total Income</b>	<b>\$44,057.83</b>	<b>\$42,022.00</b>	<b>\$2,035.83</b>	<b>104.84 %</b>
<b>GROSS PROFIT</b>	<b>\$44,057.83</b>	<b>\$42,022.00</b>	<b>\$2,035.83</b>	<b>104.84 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		350.00	-350.00	
6020 Legal Collections		41.67	-41.67	
6030 Legal Consultancy	186.00		186.00	
6030.02 General		1,312.50	-1,312.50	
<b>Total 6030 Legal Consultancy</b>	<b>186.00</b>	<b>1,312.50</b>	<b>-1,126.50</b>	<b>14.17 %</b>
6050 Insurance-General Liability	1,078.83	1,191.50	-112.67	90.54 %
6055 Earthquake Insurance	343.53	342.58	0.95	100.28 %
6058 Insurance Umbrella	119.00	135.67	-16.67	87.71 %
6060 Insurance - D&O	83.50		83.50	
6070 Insurance - Truck	70.58	66.67	3.91	105.86 %
6110 Office Supplies	130.95	208.33	-77.38	62.86 %
6120 Printing	91.58	125.00	-33.42	73.26 %
6130 Postage		58.33	-58.33	
6140 Computer/Security/Software	126.00	166.67	-40.67	75.60 %
6150 Website and E-Mail	50.90	125.00	-74.10	40.72 %
6160 Bank Charges	178.81	83.33	95.48	214.58 %
6200 Dues/Subscriptions	347.00	300.00	47.00	115.67 %
6210 Licenses/Fees/Permits		204.17	-204.17	
6230 Conference & Seminar		41.67	-41.67	
6250 Committee-Safety	88.98	50.00	38.98	177.96 %
6260 Committee-Social				
6260.01 Community Events		20.83	-20.83	
<b>Total 6260 Committee-Social</b>		<b>20.83</b>	<b>-20.83</b>	
6280 Forest Management Committee	2,000.00	1,250.00	750.00	160.00 %
6280.01 Fire mitigation grant		83.33	-83.33	
<b>Total 6280 Forest Management Committee</b>	<b>2,000.00</b>	<b>1,333.33</b>	<b>666.67</b>	<b>150.00 %</b>
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense		83.33	-83.33	



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Total 6000 ADMINISTRATION</b>	<b>4,895.66</b>	<b>6,265.58</b>	<b>-1,369.92</b>	<b>78.14 %</b>
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	239.89	293.33	-53.44	81.78 %
6310.02 Water		174.17	-174.17	
6310.03 Gas	37.89	641.67	-603.78	5.90 %
6310.04 Internet	575.32	650.00	-74.68	88.51 %
6310.05 Phone	55.19	50.00	5.19	110.38 %
<b>Total 6310 Rec Center</b>	<b>908.29</b>	<b>1,809.17</b>	<b>-900.88</b>	<b>50.20 %</b>
6350 Pool & Sauna				
6350.02 Gas	553.75	733.33	-179.58	75.51 %
<b>Total 6350 Pool &amp; Sauna</b>	<b>553.75</b>	<b>733.33</b>	<b>-179.58</b>	<b>75.51 %</b>
6400 Maint Building				
6400.01 Power	45.41	66.67	-21.26	68.11 %
6400.02 Water		50.42	-50.42	
<b>Total 6400 Maint Building</b>	<b>45.41</b>	<b>117.09</b>	<b>-71.68</b>	<b>38.78 %</b>
6450 Gate House				
6450.01 Power	76.68	151.25	-74.57	50.70 %
6450.02 Water		77.92	-77.92	
6450.03 Internet	526.91	500.00	26.91	105.38 %
6450.04 Phones	134.40	208.33	-73.93	64.51 %
<b>Total 6450 Gate House</b>	<b>737.99</b>	<b>937.50</b>	<b>-199.51</b>	<b>78.72 %</b>
6500 Entry Gate				
6500.01 Power	39.87	45.83	-5.96	87.00 %
<b>Total 6500 Entry Gate</b>	<b>39.87</b>	<b>45.83</b>	<b>-5.96</b>	<b>87.00 %</b>
<b>Total 6300 UTILITIES</b>	<b>2,285.31</b>	<b>3,642.92</b>	<b>-1,357.61</b>	<b>62.73 %</b>
6600 MAINTENANCE				
6610 Rec Center	306.49	208.33	98.16	147.12 %
6621 Pool & Spa		83.33	-83.33	
6630 Tennis Courts	12.00	41.67	-29.67	28.80 %
6640 Fitness Center		25.00	-25.00	
6650 Maint Bldg	113.33	16.67	96.66	679.84 %
6660 Gate House		33.33	-33.33	
6670 Entry Gate System	575.40		575.40	
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		41.67	-41.67	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart	44.13	83.33	-39.20	52.96 %
6770 Tools	99.99	41.67	58.32	239.96 %
<b>Total 6600 MAINTENANCE</b>	<b>1,151.34</b>	<b>670.84</b>	<b>480.50</b>	<b>171.63 %</b>
6801 SUPPLIES & EQUIPMENT				

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6810 Rec Center Supplies	409.63	166.67	242.96	245.77 %
6821 Pool & Spa Supplies	252.73	250.00	2.73	101.09 %
6830 Exercise Room Supplies		16.67	-16.67	
6840 Maintenance Building	76.52	41.67	34.85	183.63 %
6850 Gatehouse Supplies	48.67	66.67	-18.00	73.00 %
6860 Gate Cards and Remotes		125.00	-125.00	
6870 Tools & Tool Rentals	299.51	208.33	91.18	143.77 %
6900 Common Area Supplies	210.47	208.33	2.14	101.03 %
6910 Chemicals & Fertilizer	32.97	20.83	12.14	158.28 %
6921 Dog Poop Stations	27.93	83.33	-55.40	33.52 %
6940 Trees Shrubs Flowers	343.83	125.00	218.83	275.06 %
6960 Truck Fuel	279.66	208.33	71.33	134.24 %
6960.02 Equipment fuel	97.98	66.67	31.31	146.96 %
<b>Total 6960 Truck Fuel</b>	<b>377.64</b>	<b>275.00</b>	<b>102.64</b>	<b>137.32 %</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>2,079.90</b>	<b>1,587.50</b>	<b>492.40</b>	<b>131.02 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,559.84	4,559.83	0.01	100.00 %
7135 Office Admin	2,290.79	2,033.75	257.04	112.64 %
7145 Grounds/Fac Super	4,571.26	4,571.25	0.01	100.00 %
7155 Maintenance-1	4,535.67	4,535.67	0.00	100.00 %
7170 Relief Services	495.00	500.00	-5.00	99.00 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,452.56</b>	<b>16,200.50</b>	<b>252.06</b>	<b>101.56 %</b>
7151 Employer Match Taxes-Payroll	1,890.93	1,805.58	85.35	104.73 %
7201 Staff-Medical/Dental	3,656.28	3,666.67	-10.39	99.72 %
7250 Insurance-SAIF	386.77	266.67	120.10	145.04 %
7302 Employee Promotions	62.00	41.67	20.33	148.79 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>22,448.54</b>	<b>21,981.09</b>	<b>467.45</b>	<b>102.13 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,899.05	4,333.33	565.72	113.06 %
7551 Composting Area	2,564.21	1,083.33	1,480.88	236.70 %
7601 Street Sweeping		125.00	-125.00	
7651 Pest Control		62.50	-62.50	
7800 Tree Service		2,083.33	-2,083.33	
7850 Forestry Consulting		83.33	-83.33	
7970 Landscaping Services		41.67	-41.67	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>7,463.26</b>	<b>7,812.49</b>	<b>-349.23</b>	<b>95.53 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
QuickBooks Payments Fees	344.13		344.13	
<b>Total Expenses</b>	<b>\$40,668.14</b>	<b>\$41,960.42</b>	<b>\$ -1,292.28</b>	<b>96.92 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>NET OPERATING INCOME</b>	<b>\$3,389.69</b>	<b>\$61.58</b>	<b>\$3,328.11</b>	<b>5,504.53 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	18,750.00	18,750.00	0.00	100.00 %
8300 Interest Income--Reserves	2,078.77	1,000.00	1,078.77	207.88 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>20,828.77</b>	<b>19,750.00</b>	<b>1,078.77</b>	<b>105.46 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$20,828.77</b>	<b>\$19,750.00</b>	<b>\$1,078.77</b>	<b>105.46 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9100 Common Area				
9165 Mowers	4,616.94		4,616.94	
<b>Total 9100 Common Area</b>	<b>4,616.94</b>		<b>4,616.94</b>	
9301 Pool & Spa Reserve Expense	895.95		895.95	
9350 Exercise Room Reserve Expense	836.27		836.27	
9801 Maintenance Building Reserve	995.00		995.00	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>7,344.16</b>		<b>7,344.16</b>	
<b>Total Other Expenses</b>	<b>\$7,344.16</b>	<b>\$0.00</b>	<b>\$7,344.16</b>	<b>0.00%</b>
<b>NET OTHER INCOME</b>	<b>\$13,484.61</b>	<b>\$19,750.00</b>	<b>\$ -6,265.39</b>	<b>68.28 %</b>
<b>NET INCOME</b>	<b>\$16,874.30</b>	<b>\$19,811.58</b>	<b>\$ -2,937.28</b>	<b>85.17 %</b>

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

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



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## MEMORANDUM

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

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Attached are three financial statements for the month ending August 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 August 31, the operating funds balance was \$524,381.86. The operating checking account balance was \$333,442.23.
2. Legal expense of \$2,650.50 includes legal review of draft governing documents and advise for the recently updated MOU.
3. Fitness room expense of \$1,855.23 is for maintenance performed on exercise equipment. No maintenance was performed last year.
4. Tree work expense of \$2,700.00 was paid for tree work per the 2024 Hazardous Tree Survey.
5. August Operating expenses were \$4,016.96 over budget.
6. August Reserve expenses were as follows: \$224.85 New pickleball nets for tennis courts, \$3,779 for entry gate repairs and spare parts. Total August reserve expenses were \$4,003.85

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of August 31, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	333,442.23
1060 Asset Acquisition	15,014.42
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	674.16
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	175,251.10
1100 Cash on hand	-0.05
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
<b>Total 1111 OPERATING FUND CDs</b>	<b>0.00</b>
<b>Total 1000 OPERATING FUNDS</b>	<b>524,381.86</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	125,967.46
1118 Umpqua Reserve MM	126,383.50
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 Raymond James MM	356,706.20
1164 3 month Treasury Bill	0.00
<b>Total 1160 Cetera Reserve Treasury Bills</b>	<b>356,706.20</b>
<b>Total 1114 RESERVE FUNDS</b>	<b>609,057.16</b>
<b>Total Bank Accounts</b>	<b>\$1,133,439.02</b>
Accounts Receivable	
1200 Accounts Receivable	-371,447.48
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-370,880.48</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	2,041.00
<b>Total Accounts Receivable</b>	<b>\$ -368,839.48</b>
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet As of August 31, 2024

	TOTAL
<b>Total 1110 OPERATING FUND</b>	<b>0.00</b>
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
<b>Total 1150 Accounts Rec - Interfund</b>	<b>3,569.00</b>
1230 Prepaid Insurance	4,910.94
1240 Undeposited Funds	538.46
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
<b>Total Repayment</b>	<b>0.00</b>
<b>Total Other Current Assets</b>	<b>\$9,018.40</b>
<b>Total Current Assets</b>	<b>\$773,617.94</b>
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	0.13
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$0.40</b>
<b>TOTAL ASSETS</b>	<b>\$773,618.34</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	14,778.78
<b>Total Accounts Payable</b>	<b>\$14,778.78</b>
Credit Cards	
1900 Columbia Bank Visa	590.03
1950 Shell Gas Card	0.00
1980 Umpqua Bank Visa	2,056.26
<b>Total Credit Cards</b>	<b>\$2,646.29</b>
Other Current Liabilities	
2075 2075 Income taxes payable	2,117.00
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

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of August 31, 2024

	TOTAL
2125 Account Payable-Interfund Reser	0.00
<b>Total 2121 Accounts Pay - Interfund</b>	<b>0.00</b>
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	<b>9,942.29</b>
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	<b>13,200.00</b>
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	<b>3,100.00</b>
2450 Construction Deposit	<b>-100.00</b>
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$34,795.36</b>
<b>Total Current Liabilities</b>	<b>\$52,220.43</b>
<b>Total Liabilities</b>	<b>\$52,220.43</b>
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-12,136.81
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	716,975.76
Net Income	22,298.66
<b>Total Equity</b>	<b>\$721,397.91</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$773,618.34</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

August 2024

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	42,622.00
4150 Discounts	-10,057.68
4200 LWCHA L/F & Interest	30.00
4300 Member Gate Cards and remotes	30.00
4800 Interest Income	749.10
4900 Other Income/ Title Tranfer	1,080.00
<b>Total 4000 INCOME</b>	<b>34,453.42</b>
<b>Total Income</b>	<b>\$34,453.42</b>
GROSS PROFIT	<b>\$34,453.42</b>
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	2,650.50
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	51.64
6140 Computer/Security/Software	326.25
6150 Website and E-Mail	101.80
6160 Bank Charges	80.95
6200 Dues/Subscriptions	556.90
6250 Committee-Safety	96.00
6280 Forest Management Commitee	1,800.00
<b>Total 6000 ADMINISTRATION</b>	<b>7,359.48</b>
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	271.16
6310.02 Water	401.77
6310.03 Gas	29.30
6310.04 Internet	575.32
6310.05 Phone	55.19
<b>Total 6310 Rec Center</b>	<b>1,332.74</b>
6350 Pool & Sauna	
6350.02 Gas	573.23
<b>Total 6350 Pool &amp; Sauna</b>	<b>573.23</b>
6400 Maint Building	
6400.01 Power	47.10
6400.02 Water	124.75
<b>Total 6400 Maint Building</b>	<b>171.85</b>
6450 Gate House	



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

August 2024

	TOTAL
6450.01 Power	71.57
6450.02 Water	349.45
6450.03 Internet	555.20
6450.04 Phones	129.79
<b>Total 6450 Gate House</b>	<b>1,106.01</b>
6500 Entry Gate	41.47
6550 Safety Ops Bldg Utilities	
6550.01 Power	37.19
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>37.19</b>
<b>Total 6300 UTILITIES</b>	<b>3,262.49</b>
6600 MAINTENANCE	
6610 Rec Center	117.49
6640 Fitness Center	1,855.23
6670 Entry Gate System	164.00
6760 Vehicles - trucks/golf cart	465.84
6770 Tools	184.27
<b>Total 6600 MAINTENANCE</b>	<b>2,786.83</b>
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	692.78
6821 Pool & Spa Supplies	45.28
6840 Maintenance Building	165.65
6850 Gatehouse Supplies	207.55
6900 Common Area Supplies	346.74
6960 Truck Fuel	340.49
6960.02 Equipment fuel	124.19
<b>Total 6960 Truck Fuel</b>	<b>464.68</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,922.68</b>
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,559.80
7135 Office Admin	1,947.22
7145 Grounds/Fac Super	4,571.26
7155 Maintenance-1	4,535.66
7170 Relief Services	511.50
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,125.44</b>
7151 Employer Match Taxes-Payroll	1,853.88
7201 Staff-Medical/Dental	3,656.28
7250 Insurance-SAIF	386.77
7302 Employee Promotions	10.00
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>22,032.37</b>
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,148.71
7551 Composting Area	1,549.62

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

August 2024

	TOTAL
7800 Tree Service	2,700.00
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>8,398.33</b>
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>
QuickBooks Payments Fees	215.20
<b>Total Expenses</b>	<b>\$45,977.38</b>
<b>NET OPERATING INCOME</b>	<b>\$ -11,523.96</b>
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	18,750.00
8300 Interest Income--Reserves	2,170.17
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>20,920.17</b>
Late Fee Income	
<b>Total Other Income</b>	<b>\$20,920.17</b>
Other Expenses	
9000 RESERVE EXPENDITURES	
9100 Common Area	
9141 Entry Gate Reserve Expense	3,779.00
<b>Total 9100 Common Area</b>	<b>3,779.00</b>
9401 Tennis Court Reserve Exp	224.85
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>4,003.85</b>
<b>Total Other Expenses</b>	<b>\$4,003.85</b>
<b>NET OTHER INCOME</b>	<b>\$16,916.32</b>
<b>NET INCOME</b>	<b>\$5,392.36</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

August 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	42,622.00	42,622.00	0.00	100.00 %
4150 Discounts	-10,057.68	-1,300.00	-8,757.68	773.67 %
4200 LWCHA L/F & Interest	30.00		30.00	
4300 Member Gate Cards and remotes	30.00	83.33	-53.33	36.00 %
4550 Key Deposits		12.50	-12.50	
4700 Reimbursements		62.50	-62.50	
4800 Interest Income	749.10	125.00	624.10	599.28 %
4900 Other Income/ Title Tranfer	1,080.00	416.67	663.33	259.20 %
<b>Total 4000 INCOME</b>	<b>34,453.42</b>	<b>42,022.00</b>	<b>-7,568.58</b>	<b>81.99 %</b>
<b>Total Income</b>	<b>\$34,453.42</b>	<b>\$42,022.00</b>	<b>\$ -7,568.58</b>	<b>81.99 %</b>
<b>GROSS PROFIT</b>	<b>\$34,453.42</b>	<b>\$42,022.00</b>	<b>\$ -7,568.58</b>	<b>81.99 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		350.00	-350.00	
6020 Legal Collections		41.67	-41.67	
6030 Legal Consultancy	2,650.50		2,650.50	
6030.02 General		1,312.50	-1,312.50	
<b>Total 6030 Legal Consultancy</b>	<b>2,650.50</b>	<b>1,312.50</b>	<b>1,338.00</b>	<b>201.94 %</b>
6050 Insurance-General Liability	1,078.83	1,191.50	-112.67	90.54 %
6055 Earthquake Insurance	343.53	342.58	0.95	100.28 %
6058 Insurance Umbrella	119.00	135.67	-16.67	87.71 %
6060 Insurance - D&O	83.50		83.50	
6070 Insurance - Truck	70.58	66.67	3.91	105.86 %
6110 Office Supplies	51.64	208.33	-156.69	24.79 %
6120 Printing		125.00	-125.00	
6130 Postage		58.33	-58.33	
6140 Computer/Security/Software	326.25	166.67	159.58	195.75 %
6150 Website and E-Mail	101.80	125.00	-23.20	81.44 %
6160 Bank Charges	80.95	83.33	-2.38	97.14 %
6200 Dues/Subscriptions	556.90	300.00	256.90	185.63 %
6210 Licenses/Fees/Permits		204.17	-204.17	
6230 Conference & Seminar		41.67	-41.67	
6250 Committee-Safety	96.00	50.00	46.00	192.00 %
6260 Committee-Social				
6260.01 Community Events		20.83	-20.83	
<b>Total 6260 Committee-Social</b>		<b>20.83</b>	<b>-20.83</b>	
6280 Forest Management Committee	1,800.00	1,250.00	550.00	144.00 %
6280.01 Fire mitigation grant		83.33	-83.33	
<b>Total 6280 Forest Management Committee</b>	<b>1,800.00</b>	<b>1,333.33</b>	<b>466.67</b>	<b>135.00 %</b>
6286 Architectural Committee		25.00	-25.00	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

August 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense		83.33	-83.33	
<b>Total 6000 ADMINISTRATION</b>	<b>7,359.48</b>	<b>6,265.58</b>	<b>1,093.90</b>	<b>117.46 %</b>
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	271.16	293.33	-22.17	92.44 %
6310.02 Water	401.77	174.17	227.60	230.68 %
6310.03 Gas	29.30	641.67	-612.37	4.57 %
6310.04 Internet	575.32	650.00	-74.68	88.51 %
6310.05 Phone	55.19	50.00	5.19	110.38 %
<b>Total 6310 Rec Center</b>	<b>1,332.74</b>	<b>1,809.17</b>	<b>-476.43</b>	<b>73.67 %</b>
6350 Pool & Sauna				
6350.02 Gas	573.23	733.33	-160.10	78.17 %
<b>Total 6350 Pool &amp; Sauna</b>	<b>573.23</b>	<b>733.33</b>	<b>-160.10</b>	<b>78.17 %</b>
6400 Maint Building				
6400.01 Power	47.10	66.67	-19.57	70.65 %
6400.02 Water	124.75	50.42	74.33	247.42 %
<b>Total 6400 Maint Building</b>	<b>171.85</b>	<b>117.09</b>	<b>54.76</b>	<b>146.77 %</b>
6450 Gate House				
6450.01 Power	71.57	151.25	-79.68	47.32 %
6450.02 Water	349.45	77.92	271.53	448.47 %
6450.03 Internet	555.20	500.00	55.20	111.04 %
6450.04 Phones	129.79	208.33	-78.54	62.30 %
<b>Total 6450 Gate House</b>	<b>1,106.01</b>	<b>937.50</b>	<b>168.51</b>	<b>117.97 %</b>
6500 Entry Gate	41.47		41.47	
6500.01 Power		45.83	-45.83	
<b>Total 6500 Entry Gate</b>	<b>41.47</b>	<b>45.83</b>	<b>-4.36</b>	<b>90.49 %</b>
6550 Safety Ops Bldg Utilities				
6550.01 Power	37.19		37.19	
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>37.19</b>		<b>37.19</b>	
<b>Total 6300 UTILITIES</b>	<b>3,262.49</b>	<b>3,642.92</b>	<b>-380.43</b>	<b>89.56 %</b>
6600 MAINTENANCE				
6610 Rec Center	117.49	208.33	-90.84	56.40 %
6621 Pool & Spa		83.33	-83.33	
6630 Tennis Courts		41.67	-41.67	
6640 Fitness Center	1,855.23	25.00	1,830.23	7,420.92 %
6650 Maint Bldg		16.67	-16.67	
6660 Gate House		33.33	-33.33	
6670 Entry Gate System	164.00		164.00	
6690 Signs Maintenance		41.67	-41.67	
6700 Roads & Paths		41.67	-41.67	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area		41.67	-41.67	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

August 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6760 Vehicles - trucks/golf cart	465.84	83.33	382.51	559.03 %
6770 Tools	184.27	41.67	142.60	442.21 %
<b>Total 6600 MAINTENANCE</b>	<b>2,786.83</b>	<b>670.84</b>	<b>2,115.99</b>	<b>415.42 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	692.78	166.67	526.11	415.66 %
6821 Pool & Spa Supplies	45.28	250.00	-204.72	18.11 %
6830 Exercise Room Supplies		16.67	-16.67	
6840 Maintenance Building	165.65	41.67	123.98	397.53 %
6850 Gatehouse Supplies	207.55	66.67	140.88	311.31 %
6860 Gate Cards and Remotes		125.00	-125.00	
6870 Tools & Tool Rentals		208.33	-208.33	
6900 Common Area Supplies	346.74	208.33	138.41	166.44 %
6910 Chemicals & Fertilizer		20.83	-20.83	
6921 Dog Poop Stations		83.33	-83.33	
6940 Trees Shrubs Flowers		125.00	-125.00	
6960 Truck Fuel	340.49	208.33	132.16	163.44 %
6960.02 Equipment fuel	124.19	66.67	57.52	186.28 %
<b>Total 6960 Truck Fuel</b>	<b>464.68</b>	<b>275.00</b>	<b>189.68</b>	<b>168.97 %</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,922.68</b>	<b>1,587.50</b>	<b>335.18</b>	<b>121.11 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,559.80	4,559.83	-0.03	100.00 %
7135 Office Admin	1,947.22	2,033.75	-86.53	95.75 %
7145 Grounds/Fac Super	4,571.26	4,571.25	0.01	100.00 %
7155 Maintenance-1	4,535.66	4,535.67	-0.01	100.00 %
7170 Relief Services	511.50	500.00	11.50	102.30 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,125.44</b>	<b>16,200.50</b>	<b>-75.06</b>	<b>99.54 %</b>
7151 Employer Match Taxes-Payroll	1,853.88	1,805.58	48.30	102.68 %
7201 Staff-Medical/Dental	3,656.28	3,666.67	-10.39	99.72 %
7250 Insurance-SAIF	386.77	266.67	120.10	145.04 %
7302 Employee Promotions	10.00	41.67	-31.67	24.00 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>22,032.37</b>	<b>21,981.09</b>	<b>51.28</b>	<b>100.23 %</b>
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,148.71	4,333.33	-184.62	95.74 %
7551 Composting Area	1,549.62	1,083.33	466.29	143.04 %
7601 Street Sweeping		125.00	-125.00	
7651 Pest Control		62.50	-62.50	
7800 Tree Service	2,700.00	2,083.33	616.67	129.60 %
7850 Forestry Consulting		83.33	-83.33	
7970 Landscaping Services		41.67	-41.67	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>8,398.33</b>	<b>7,812.49</b>	<b>585.84</b>	<b>107.50 %</b>
Payroll Expenses				

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

August 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
QuickBooks Payments Fees	215.20		215.20	
<b>Total Expenses</b>	<b>\$45,977.38</b>	<b>\$41,960.42</b>	<b>\$4,016.96</b>	<b>109.57 %</b>
NET OPERATING INCOME	<b>\$ -11,523.96</b>	<b>\$61.58</b>	<b>\$ -11,585.54</b>	<b>-18,713.80 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	18,750.00	18,750.00	0.00	100.00 %
8300 Interest Income--Reserves	2,170.17	1,000.00	1,170.17	217.02 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>20,920.17</b>	<b>19,750.00</b>	<b>1,170.17</b>	<b>105.92 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$20,920.17</b>	<b>\$19,750.00</b>	<b>\$1,170.17</b>	<b>105.92 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9100 Common Area				
9141 Entry Gate Reserve Expense	3,779.00		3,779.00	
<b>Total 9100 Common Area</b>	<b>3,779.00</b>		<b>3,779.00</b>	
9401 Tennis Court Reserve Exp	224.85		224.85	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>4,003.85</b>		<b>4,003.85</b>	
<b>Total Other Expenses</b>	<b>\$4,003.85</b>	<b>\$0.00</b>	<b>\$4,003.85</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$16,916.32</b>	<b>\$19,750.00</b>	<b>\$ -2,833.68</b>	<b>85.65 %</b>
NET INCOME	<b>\$5,392.36</b>	<b>\$19,811.58</b>	<b>\$ -14,419.22</b>	<b>27.22 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July - August, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	85,244.00	85,244.00	0.00	100.00 %
4150 Discounts	-10,057.68	-2,600.00	-7,457.68	386.83 %
4200 LWCHA L/F & Interest	60.00		60.00	
4300 Member Gate Cards and remotes	175.00	166.66	8.34	105.00 %
4550 Key Deposits	20.00	25.00	-5.00	80.00 %
4700 Reimbursements		125.00	-125.00	
4800 Interest Income	1,459.93	250.00	1,209.93	583.97 %
4900 Other Income/ Title Tranfer	1,640.00	833.34	806.66	196.80 %
<b>Total 4000 INCOME</b>	<b>78,541.25</b>	<b>84,044.00</b>	<b>-5,502.75</b>	<b>93.45 %</b>
<b>Total Income</b>	<b>\$78,541.25</b>	<b>\$84,044.00</b>	<b>\$ -5,502.75</b>	<b>93.45 %</b>
<b>GROSS PROFIT</b>	<b>\$78,541.25</b>	<b>\$84,044.00</b>	<b>\$ -5,502.75</b>	<b>93.45 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		700.00	-700.00	
6020 Legal Collections		83.34	-83.34	
6030 Legal Consultancy	2,836.50		2,836.50	
6030.02 General		2,625.00	-2,625.00	
<b>Total 6030 Legal Consultancy</b>	<b>2,836.50</b>	<b>2,625.00</b>	<b>211.50</b>	<b>108.06 %</b>
6050 Insurance-General Liability	2,157.66	2,383.00	-225.34	90.54 %
6055 Earthquake Insurance	687.06	685.16	1.90	100.28 %
6058 Insurance Umbrella	238.00	271.34	-33.34	87.71 %
6060 Insurance - D&O	167.00		167.00	
6070 Insurance - Truck	141.16	133.34	7.82	105.86 %
6110 Office Supplies	182.59	416.66	-234.07	43.82 %
6120 Printing	91.58	250.00	-158.42	36.63 %
6130 Postage		116.66	-116.66	
6140 Computer/Security/Software	452.25	333.34	118.91	135.67 %
6150 Website and E-Mail	152.70	250.00	-97.30	61.08 %
6160 Bank Charges	259.76	166.66	93.10	155.86 %
6200 Dues/Subscriptions	903.90	600.00	303.90	150.65 %
6210 Licenses/Fees/Permits		408.34	-408.34	
6230 Conference & Seminar		83.34	-83.34	
6250 Committee-Safety	184.98	100.00	84.98	184.98 %
6260 Committee-Social				
6260.01 Community Events		41.66	-41.66	
<b>Total 6260 Committee-Social</b>		<b>41.66</b>	<b>-41.66</b>	
6280 Forest Management Committee	3,800.00	2,500.00	1,300.00	152.00 %
6280.01 Fire mitigation grant		166.66	-166.66	
<b>Total 6280 Forest Management Committee</b>	<b>3,800.00</b>	<b>2,666.66</b>	<b>1,133.34</b>	<b>142.50 %</b>
6286 Architectural Committee		50.00	-50.00	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July - August, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense		166.66	-166.66	
<b>Total 6000 ADMINISTRATION</b>	<b>12,255.14</b>	<b>12,531.16</b>	<b>-276.02</b>	<b>97.80 %</b>
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	511.05	586.66	-75.61	87.11 %
6310.02 Water	401.77	348.34	53.43	115.34 %
6310.03 Gas	67.19	1,283.34	-1,216.15	5.24 %
6310.04 Internet	1,150.64	1,300.00	-149.36	88.51 %
6310.05 Phone	110.38	100.00	10.38	110.38 %
<b>Total 6310 Rec Center</b>	<b>2,241.03</b>	<b>3,618.34</b>	<b>-1,377.31</b>	<b>61.94 %</b>
6350 Pool & Sauna				
6350.02 Gas	1,126.98	1,466.66	-339.68	76.84 %
<b>Total 6350 Pool &amp; Sauna</b>	<b>1,126.98</b>	<b>1,466.66</b>	<b>-339.68</b>	<b>76.84 %</b>
6400 Maint Building				
6400.01 Power	92.51	133.34	-40.83	69.38 %
6400.02 Water	124.75	100.84	23.91	123.71 %
<b>Total 6400 Maint Building</b>	<b>217.26</b>	<b>234.18</b>	<b>-16.92</b>	<b>92.77 %</b>
6450 Gate House				
6450.01 Power	148.25	302.50	-154.25	49.01 %
6450.02 Water	349.45	155.84	193.61	224.24 %
6450.03 Internet	1,082.11	1,000.00	82.11	108.21 %
6450.04 Phones	264.19	416.66	-152.47	63.41 %
<b>Total 6450 Gate House</b>	<b>1,844.00</b>	<b>1,875.00</b>	<b>-31.00</b>	<b>98.35 %</b>
6500 Entry Gate				
6500.01 Power	39.87	91.66	-51.79	43.50 %
<b>Total 6500 Entry Gate</b>	<b>81.34</b>	<b>91.66</b>	<b>-10.32</b>	<b>88.74 %</b>
6550 Safety Ops Bldg Utilities				
6550.01 Power	37.19		37.19	
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>37.19</b>		<b>37.19</b>	
<b>Total 6300 UTILITIES</b>	<b>5,547.80</b>	<b>7,285.84</b>	<b>-1,738.04</b>	<b>76.14 %</b>
6600 MAINTENANCE				
6610 Rec Center	423.98	416.66	7.32	101.76 %
6621 Pool & Spa		166.66	-166.66	
6630 Tennis Courts	12.00	83.34	-71.34	14.40 %
6640 Fitness Center	1,855.23	50.00	1,805.23	3,710.46 %
6650 Maint Bldg	111.33	33.34	77.99	333.92 %
6660 Gate House		66.66	-66.66	
6670 Entry Gate System	739.40		739.40	
6690 Signs Maintenance		83.34	-83.34	
6700 Roads & Paths		83.34	-83.34	
6720 Garbage/Dumpster		25.00	-25.00	
6750 Other Common area		83.34	-83.34	



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July - August, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6760 Vehicles - trucks/golf cart	509.97	166.66	343.31	305.99 %
6770 Tools	284.26	83.34	200.92	341.08 %
<b>Total 6600 MAINTENANCE</b>	<b>3,936.17</b>	<b>1,341.68</b>	<b>2,594.49</b>	<b>293.38 %</b>
<b>6801 SUPPLIES &amp; EQUIPMENT</b>				
6810 Rec Center Supplies	1,102.41	333.34	769.07	330.72 %
6821 Pool & Spa Supplies	298.01	500.00	-201.99	59.60 %
6830 Exercise Room Supplies		33.34	-33.34	
6840 Maintenance Building	242.17	83.34	158.83	290.58 %
6850 Gatehouse Supplies	256.22	133.34	122.88	192.16 %
6860 Gate Cards and Remotes		250.00	-250.00	
6870 Tools & Tool Rentals	299.51	416.66	-117.15	71.88 %
6900 Common Area Supplies	557.21	416.66	140.55	133.73 %
6910 Chemicals & Fertilizer	32.97	41.66	-8.69	79.14 %
6921 Dog Poop Stations	27.93	166.66	-138.73	16.76 %
6940 Trees Shrubs Flowers	343.83	250.00	93.83	137.53 %
6960 Truck Fuel	620.15	416.66	203.49	148.84 %
6960.02 Equipment fuel	222.17	133.34	88.83	166.62 %
<b>Total 6960 Truck Fuel</b>	<b>842.32</b>	<b>550.00</b>	<b>292.32</b>	<b>153.15 %</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>4,002.58</b>	<b>3,175.00</b>	<b>827.58</b>	<b>126.07 %</b>
<b>7000 STAFF WAGES &amp; BENEFITS</b>				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	9,119.64	9,119.66	-0.02	100.00 %
7135 Office Admin	4,238.01	4,067.50	170.51	104.19 %
7145 Grounds/Fac Super	9,142.52	9,142.50	0.02	100.00 %
7155 Maintenance-1	9,071.33	9,071.34	-0.01	100.00 %
7170 Relief Services	1,006.50	1,000.00	6.50	100.65 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>32,578.00</b>	<b>32,401.00</b>	<b>177.00</b>	<b>100.55 %</b>
7151 Employer Match Taxes-Payroll	3,744.81	3,611.16	133.65	103.70 %
7201 Staff-Medical/Dental	7,312.56	7,333.34	-20.78	99.72 %
7250 Insurance-SAIF	773.54	533.34	240.20	145.04 %
7302 Employee Promotions	72.00	83.34	-11.34	86.39 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>44,480.91</b>	<b>43,962.18</b>	<b>518.73</b>	<b>101.18 %</b>
<b>7500 CONTRACTOR SERVICES</b>				
7525 Garbage Removal	9,047.76	8,666.66	381.10	104.40 %
7551 Composting Area	4,113.83	2,166.66	1,947.17	189.87 %
7601 Street Sweeping		250.00	-250.00	
7651 Pest Control		125.00	-125.00	
7800 Tree Service	2,700.00	4,166.66	-1,466.66	64.80 %
7850 Forestry Consulting		166.66	-166.66	
7970 Landscaping Services		83.34	-83.34	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>15,861.59</b>	<b>15,624.98</b>	<b>236.61</b>	<b>101.51 %</b>
Payroll Expenses				

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July - August, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
QuickBooks Payments Fees	559.33		559.33	
<b>Total Expenses</b>	<b>\$86,643.52</b>	<b>\$83,920.84</b>	<b>\$2,722.68</b>	<b>103.24 %</b>
NET OPERATING INCOME	<b>\$ -8,102.27</b>	<b>\$123.16</b>	<b>\$ -8,225.43</b>	<b>-6,578.65 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	37,500.00	37,500.00	0.00	100.00 %
8300 Interest Income--Reserves	4,248.94	2,000.00	2,248.94	212.45 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>41,748.94</b>	<b>39,500.00</b>	<b>2,248.94</b>	<b>105.69 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$41,748.94</b>	<b>\$39,500.00</b>	<b>\$2,248.94</b>	<b>105.69 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9100 Common Area				
9141 Entry Gate Reserve Expense	3,779.00		3,779.00	
9165 Mowers	4,616.94		4,616.94	
<b>Total 9100 Common Area</b>	<b>8,395.94</b>		<b>8,395.94</b>	
9301 Pool & Spa Reserve Expense	895.95		895.95	
9350 Exercise Room Reserve Expense	836.27		836.27	
9401 Tennis Court Reserve Exp	224.85		224.85	
9801 Maintenance Building Reserve	995.00		995.00	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>11,348.01</b>		<b>11,348.01</b>	
<b>Total Other Expenses</b>	<b>\$11,348.01</b>	<b>\$0.00</b>	<b>\$11,348.01</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$30,400.93</b>	<b>\$39,500.00</b>	<b>\$ -9,099.07</b>	<b>76.96 %</b>
NET INCOME	<b>\$22,298.66</b>	<b>\$39,623.16</b>	<b>\$ -17,324.50</b>	<b>56.28 %</b>



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## MEMORANDUM

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**TO:** LWCHA BOARD OF DIRECTORS  
**FROM:** DENA PATTERSON  
**SUBJECT:** FINANCIAL REPORT AT SEPTEMBER 30, 2024  
**DATE:** OCTOBER 19, 2024  
**CC:** GREG STEINKE

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Attached are three financial statements for the month ending September 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 September 30, the operating funds balance was \$484,741.19. The operating checking account balance was \$67,467.83.
2. \$225,000.00 in pre-paid HOA dues were invested into Three-month Treasuries with Raymond James Investments.
3. \$125,000.00 in reserve funds were invested in Three-month Treasuries with Raymond James Investments.
4. \$5,000 was paid to the IRS for taxes on interest earned on investments during 23/24 fiscal year. This payment included 1<sup>st</sup> quarter payment for the current year. \$800.00 Was paid to Oregon Department of Revenue for interest earned on investments.
5. Tool & Tool Rental expense of \$1,086.00 was for rental of Track ho to complete maintenance work in the dump area.
6. Tree Service expense for \$11,128.00 Includes tree removal and limbing per 2024 Hazardous tree survey.
7. September operating expenses were \$12,947.60 over budget, largely due to the volume of tree work and tax payments made. Year-to-date expenses are \$15,670.28 over budget.
8. September Reserve expenses were as follows: \$0

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of September 30, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	67,467.83
1060 Asset Acquisition	15,015.04
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	674.66
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	401,583.71
1100 Cash on hand	-0.05
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
<b>Total 1111 OPERATING FUND CDs</b>	<b>0.00</b>
<b>Total 1000 OPERATING FUNDS</b>	<b>484,741.19</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	19,717.46
1118 Umpqua Reserve MM	146,807.31
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	
1131 WF CD 1645 9/24/18 .85% APR	0.00
1132 WF CD 4773 6/24/18 .40% APR	0.00
<b>Total 1130 Washington Federal</b>	<b>0.00</b>
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	483,345.25
<b>Total 1114 RESERVE FUNDS</b>	<b>649,870.02</b>
<b>Total Bank Accounts</b>	<b>\$1,134,611.21</b>
Accounts Receivable	
1200 Accounts Receivable	-334,421.78
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-333,854.78</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	2,041.00
<b>Total Accounts Receivable</b>	<b>\$ -331,813.78</b>
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
<b>Total 1110 OPERATING FUND</b>	<b>0.00</b>
1117 Oregon Coast Bank Reserves	0.00

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of September 30, 2024

	TOTAL
1150 Accounts Rec - Interfund	3,569.00
1230 Prepaid Insurance	2,828.73
1240 Undeposited Funds	748.46
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
<b>Total Repayment</b>	<b>0.00</b>
<b>Total Other Current Assets</b>	<b>\$7,146.19</b>
<b>Total Current Assets</b>	<b>\$809,943.62</b>
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	0.13
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$0.40</b>
<b>TOTAL ASSETS</b>	<b>\$809,944.02</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	18,171.74
<b>Total Accounts Payable</b>	<b>\$18,171.74</b>
Credit Cards	
1900 Columbia Bank Visa	0.00
1950 Shell Gas Card	0.00
1980 Umpqua Bank Visa	2,388.38
<b>Total Credit Cards</b>	<b>\$2,388.38</b>
Other Current Liabilities	<b>\$39,101.68</b>
<b>Total Current Liabilities</b>	<b>\$59,661.80</b>
<b>Total Liabilities</b>	<b>\$59,661.80</b>
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-12,136.81
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	716,845.76
Net Income	51,312.97
<b>Total Equity</b>	<b>\$750,282.22</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$809,944.02</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of September 30, 2024

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

September 2024

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	42,622.00
4150 Discounts	0.00
4200 LWCHA L/F & Interest	30.00
4300 Member Gate Cards and remotes	80.00
4550 Key Deposits	5.00
4800 Interest Income	1,333.23
4900 Other Income/ Title Tranfer	1,430.00
<b>Total 4000 INCOME</b>	<b>45,500.23</b>
<b>Total Income</b>	<b>\$45,500.23</b>
GROSS PROFIT	<b>\$45,500.23</b>
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	1,976.25
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	67.98
6110.02 Election	412.12
<b>Total 6110 Office Supplies</b>	<b>480.10</b>
6120 Printing	199.98
6150 Website and E-Mail	50.90
6160 Bank Charges	60.95
6200 Dues/Subscriptions	536.00
<b>Total 6000 ADMINISTRATION</b>	<b>4,999.62</b>
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	337.02
6310.03 Gas	33.76
6310.04 Internet	575.32
6310.05 Phone	55.19
<b>Total 6310 Rec Center</b>	<b>1,001.29</b>
6350 Pool & Sauna	
6350.02 Gas	400.47
<b>Total 6350 Pool &amp; Sauna</b>	<b>400.47</b>
6400 Maint Building	
6400.01 Power	46.06
<b>Total 6400 Maint Building</b>	<b>46.06</b>
6450 Gate House	
6450.03 Internet	555.20

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

September 2024

	TOTAL
6450.04 Phones	135.55
<b>Total 6450 Gate House</b>	<b>690.75</b>
6500 Entry Gate	
6500.01 Power	41.65
<b>Total 6500 Entry Gate</b>	<b>41.65</b>
<b>Total 6300 UTILITIES</b>	<b>2,180.22</b>
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	244.46
6821 Pool & Spa Supplies	350.48
6840 Maintenance Building	101.89
6850 Gatehouse Supplies	142.26
6870 Tools & Tool Rentals	1,086.00
6900 Common Area Supplies	91.00
6921 Dog Poop Stations	158.77
6930 Asphalt & Gravel	45.00
6960 Truck Fuel	249.40
6960.02 Equipment fuel	56.45
<b>Total 6960 Truck Fuel</b>	<b>305.85</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>2,525.71</b>
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,559.84
7135 Office Admin	1,947.18
7145 Grounds/Fac Super	4,571.26
7155 Maintenance-1	4,535.66
7170 Relief Services	495.00
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,108.94</b>
7151 Employer Match Taxes-Payroll	1,852.02
7201 Staff-Medical/Dental	3,656.28
7250 Insurance-SAIF	386.77
7302 Employee Promotions	27.48
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>22,031.49</b>
7400 Oregon Taxes Paid	800.00
7450 Federal Income Taxes	5,000.00
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,398.46
7551 Composting Area	1,555.71
7651 Pest Control	199.00
7800 Tree Service	11,128.00
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>17,281.17</b>
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

September 2024

	TOTAL
QuickBooks Payments Fees	65.81
<b>Total Expenses</b>	<b>\$54,884.02</b>
NET OPERATING INCOME	<b>\$ -9,383.79</b>
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	38,750.00
8300 Interest Income--Reserves	2,062.86
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>40,812.86</b>
Late Fee Income	
<b>Total Other Income</b>	<b>\$40,812.86</b>
NET OTHER INCOME	<b>\$40,812.86</b>
NET INCOME	<b>\$31,429.07</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

September 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	42,622.00	42,622.00	0.00	100.00 %
4150 Discounts	0.00	-1,300.00	1,300.00	0.00 %
4200 LWCHA L/F & Interest	30.00		30.00	
4300 Member Gate Cards and remotes	80.00	83.33	-3.33	96.00 %
4550 Key Deposits	5.00	12.50	-7.50	40.00 %
4700 Reimbursements		62.50	-62.50	
4800 Interest Income	1,333.23	125.00	1,208.23	1,066.58 %
4900 Other Income/ Title Tranfer	1,430.00	416.67	1,013.33	343.20 %
<b>Total 4000 INCOME</b>	<b>45,500.23</b>	<b>42,022.00</b>	<b>3,478.23</b>	<b>108.28 %</b>
<b>Total Income</b>	<b>\$45,500.23</b>	<b>\$42,022.00</b>	<b>\$3,478.23</b>	<b>108.28 %</b>
<b>GROSS PROFIT</b>	<b>\$45,500.23</b>	<b>\$42,022.00</b>	<b>\$3,478.23</b>	<b>108.28 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		350.00	-350.00	
6020 Legal Collections		41.67	-41.67	
6030 Legal Consultancy	1,976.25		1,976.25	
6030.02 General		1,312.50	-1,312.50	
<b>Total 6030 Legal Consultancy</b>	<b>1,976.25</b>	<b>1,312.50</b>	<b>663.75</b>	<b>150.57 %</b>
6050 Insurance-General Liability	1,078.83	1,191.50	-112.67	90.54 %
6055 Earthquake Insurance	343.53	342.58	0.95	100.28 %
6058 Insurance Umbrella	119.00	135.67	-16.67	87.71 %
6060 Insurance - D&O	83.50		83.50	
6070 Insurance - Truck	70.58	66.67	3.91	105.86 %
6110 Office Supplies	67.98	208.33	-140.35	32.63 %
6110.02 Election	412.12		412.12	
<b>Total 6110 Office Supplies</b>	<b>480.10</b>	<b>208.33</b>	<b>271.77</b>	<b>230.45 %</b>
6120 Printing	199.98	125.00	74.98	159.98 %
6130 Postage		58.33	-58.33	
6140 Computer/Security/Software		166.67	-166.67	
6150 Website and E-Mail	50.90	125.00	-74.10	40.72 %
6160 Bank Charges	60.95	83.33	-22.38	73.14 %
6200 Dues/Subscriptions	536.00	300.00	236.00	178.67 %
6210 Licenses/Fees/Permits		204.17	-204.17	
6230 Conference & Seminar		41.67	-41.67	
6250 Committee-Safety		50.00	-50.00	
6260 Committee-Social				
6260.01 Community Events		20.83	-20.83	
<b>Total 6260 Committee-Social</b>		<b>20.83</b>	<b>-20.83</b>	
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant		83.33	-83.33	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

September 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Total 6280 Forest Management Committee</b>		<b>1,333.33</b>	<b>-1,333.33</b>	
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense		83.33	-83.33	
<b>Total 6000 ADMINISTRATION</b>	<b>4,999.62</b>	<b>6,265.58</b>	<b>-1,265.96</b>	<b>79.80 %</b>
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	337.02	293.33	43.69	114.89 %
6310.02 Water		174.17	-174.17	
6310.03 Gas	33.76	641.67	-607.91	5.26 %
6310.04 Internet	575.32	650.00	-74.68	88.51 %
6310.05 Phone	55.19	50.00	5.19	110.38 %
<b>Total 6310 Rec Center</b>	<b>1,001.29</b>	<b>1,809.17</b>	<b>-807.88</b>	<b>55.35 %</b>
6350 Pool & Sauna				
6350.02 Gas	400.47	733.33	-332.86	54.61 %
<b>Total 6350 Pool &amp; Sauna</b>	<b>400.47</b>	<b>733.33</b>	<b>-332.86</b>	<b>54.61 %</b>
6400 Maint Building				
6400.01 Power	46.06	66.67	-20.61	69.09 %
6400.02 Water		50.42	-50.42	
<b>Total 6400 Maint Building</b>	<b>46.06</b>	<b>117.09</b>	<b>-71.03</b>	<b>39.34 %</b>
6450 Gate House				
6450.01 Power		151.25	-151.25	
6450.02 Water		77.92	-77.92	
6450.03 Internet	555.20	500.00	55.20	111.04 %
6450.04 Phones	135.55	208.33	-72.78	65.07 %
<b>Total 6450 Gate House</b>	<b>690.75</b>	<b>937.50</b>	<b>-246.75</b>	<b>73.68 %</b>
6500 Entry Gate				
6500.01 Power	41.65	45.83	-4.18	90.88 %
<b>Total 6500 Entry Gate</b>	<b>41.65</b>	<b>45.83</b>	<b>-4.18</b>	<b>90.88 %</b>
<b>Total 6300 UTILITIES</b>	<b>2,180.22</b>	<b>3,642.92</b>	<b>-1,462.70</b>	<b>59.85 %</b>
6600 MAINTENANCE				
6610 Rec Center		208.33	-208.33	
6621 Pool & Spa		83.33	-83.33	
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		41.67	-41.67	
6700 Roads & Paths		41.67	-41.67	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart		83.33	-83.33	
6770 Tools		41.67	-41.67	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

September 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Total 6600 MAINTENANCE</b>		<b>670.84</b>	<b>-670.84</b>	
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	244.46	166.67	77.79	146.67 %
6821 Pool & Spa Supplies	350.48	250.00	100.48	140.19 %
6830 Exercise Room Supplies		16.67	-16.67	
6840 Maintenance Building	101.89	41.67	60.22	244.52 %
6850 Gatehouse Supplies	142.26	66.67	75.59	213.38 %
6860 Gate Cards and Remotes		125.00	-125.00	
6870 Tools & Tool Rentals	1,086.00	208.33	877.67	521.29 %
6900 Common Area Supplies	91.00	208.33	-117.33	43.68 %
6910 Chemicals & Fertilizer		20.83	-20.83	
6921 Dog Poop Stations	158.77	83.33	75.44	190.53 %
6930 Asphalt & Gravel	45.00		45.00	
6940 Trees Shrubs Flowers	24.00	125.00	-101.00	19.20 %
6960 Truck Fuel	249.40	208.33	41.07	119.71 %
6960.02 Equipment fuel	56.45	66.67	-10.22	84.67 %
<b>Total 6960 Truck Fuel</b>	<b>305.85</b>	<b>275.00</b>	<b>30.85</b>	<b>111.22 %</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>2,549.71</b>	<b>1,587.50</b>	<b>962.21</b>	<b>160.61 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,559.84	4,559.83	0.01	100.00 %
7135 Office Admin	1,947.18	2,033.75	-86.57	95.74 %
7145 Grounds/Fac Super	4,571.26	4,571.25	0.01	100.00 %
7155 Maintenance-1	4,535.66	4,535.67	-0.01	100.00 %
7170 Relief Services	495.00	500.00	-5.00	99.00 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,108.94</b>	<b>16,200.50</b>	<b>-91.56</b>	<b>99.43 %</b>
7151 Employer Match Taxes-Payroll	1,852.02	1,805.58	46.44	102.57 %
7201 Staff-Medical/Dental	3,656.28	3,666.67	-10.39	99.72 %
7250 Insurance-SAIF	386.77	266.67	120.10	145.04 %
7302 Employee Promotions	27.48	41.67	-14.19	65.95 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>22,031.49</b>	<b>21,981.09</b>	<b>50.40</b>	<b>100.23 %</b>
7400 Oregon Taxes Paid	800.00		800.00	
7450 Federal Income Taxes	5,000.00		5,000.00	
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,398.46	4,333.33	65.13	101.50 %
7551 Composting Area	1,555.71	1,083.33	472.38	143.60 %
7601 Street Sweeping		125.00	-125.00	
7651 Pest Control	199.00	62.50	136.50	318.40 %
7800 Tree Service	11,128.00	2,083.33	9,044.67	534.14 %
7850 Forestry Consulting		83.33	-83.33	
7970 Landscaping Services		41.67	-41.67	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>17,281.17</b>	<b>7,812.49</b>	<b>9,468.68</b>	<b>221.20 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

September 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
QuickBooks Payments Fees	65.81		65.81	
<b>Total Expenses</b>	<b>\$54,908.02</b>	<b>\$41,960.42</b>	<b>\$12,947.60</b>	<b>130.86 %</b>
NET OPERATING INCOME	<b>\$ -9,407.79</b>	<b>\$61.58</b>	<b>\$ -9,469.37</b>	<b>-15,277.35 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	38,750.00	18,750.00	20,000.00	206.67 %
8300 Interest Income--Reserves	2,062.86	1,000.00	1,062.86	206.29 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>40,812.86</b>	<b>19,750.00</b>	<b>21,062.86</b>	<b>206.65 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$40,812.86</b>	<b>\$19,750.00</b>	<b>\$21,062.86</b>	<b>206.65 %</b>
NET OTHER INCOME	<b>\$40,812.86</b>	<b>\$19,750.00</b>	<b>\$21,062.86</b>	<b>206.65 %</b>
NET INCOME	<b>\$31,405.07</b>	<b>\$19,811.58</b>	<b>\$11,593.49</b>	<b>158.52 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July - September, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	127,866.00	127,866.00	0.00	100.00 %
4150 Discounts	-12,448.44	-3,900.00	-8,548.44	319.19 %
4200 LWCHA L/F & Interest	90.00		90.00	
4300 Member Gate Cards and remotes	255.00	249.99	5.01	102.00 %
4550 Key Deposits	25.00	37.50	-12.50	66.67 %
4700 Reimbursements		187.50	-187.50	
4800 Interest Income	2,793.16	375.00	2,418.16	744.84 %
4900 Other Income/ Title Tranfer	3,070.00	1,250.01	1,819.99	245.60 %
<b>Total 4000 INCOME</b>	<b>121,650.72</b>	<b>126,066.00</b>	<b>-4,415.28</b>	<b>96.50 %</b>
<b>Total Income</b>	<b>\$121,650.72</b>	<b>\$126,066.00</b>	<b>\$ -4,415.28</b>	<b>96.50 %</b>
<b>GROSS PROFIT</b>	<b>\$121,650.72</b>	<b>\$126,066.00</b>	<b>\$ -4,415.28</b>	<b>96.50 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		1,050.00	-1,050.00	
6020 Legal Collections		125.01	-125.01	
6030 Legal Consultancy	4,812.75		4,812.75	
6030.02 General		3,937.50	-3,937.50	
<b>Total 6030 Legal Consultancy</b>	<b>4,812.75</b>	<b>3,937.50</b>	<b>875.25</b>	<b>122.23 %</b>
6050 Insurance-General Liability	3,236.49	3,574.50	-338.01	90.54 %
6055 Earthquake Insurance	1,030.59	1,027.74	2.85	100.28 %
6058 Insurance Umbrella	357.00	407.01	-50.01	87.71 %
6060 Insurance - D&O	250.50		250.50	
6070 Insurance - Truck	211.74	200.01	11.73	105.86 %
6110 Office Supplies	250.57	624.99	-374.42	40.09 %
6110.02 Election	412.12		412.12	
<b>Total 6110 Office Supplies</b>	<b>662.69</b>	<b>624.99</b>	<b>37.70</b>	<b>106.03 %</b>
6120 Printing	291.56	375.00	-83.44	77.75 %
6130 Postage		174.99	-174.99	
6140 Computer/Security/Software	452.25	500.01	-47.76	90.45 %
6150 Website and E-Mail	203.60	375.00	-171.40	54.29 %
6160 Bank Charges	320.71	249.99	70.72	128.29 %
6200 Dues/Subscriptions	1,439.90	900.00	539.90	159.99 %
6210 Licenses/Fees/Permits		612.51	-612.51	
6230 Conference & Seminar		125.01	-125.01	
6250 Committee-Safety	184.98	150.00	34.98	123.32 %
6260 Committee-Social				
6260.01 Community Events		62.49	-62.49	
<b>Total 6260 Committee-Social</b>		<b>62.49</b>	<b>-62.49</b>	
6280 Forest Management Committee	3,800.00	3,750.00	50.00	101.33 %
6280.01 Fire mitigation grant		249.99	-249.99	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July - September, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Total 6280 Forest Management Committee</b>	<b>3,800.00</b>	<b>3,999.99</b>	<b>-199.99</b>	<b>95.00 %</b>
6286 Architectural Committee		75.00	-75.00	
6295 Misc Expense		249.99	-249.99	
<b>Total 6000 ADMINISTRATION</b>	<b>17,254.76</b>	<b>18,796.74</b>	<b>-1,541.98</b>	<b>91.80 %</b>
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	848.07	879.99	-31.92	96.37 %
6310.02 Water	401.77	522.51	-120.74	76.89 %
6310.03 Gas	100.95	1,925.01	-1,824.06	5.24 %
6310.04 Internet	1,725.96	1,950.00	-224.04	88.51 %
6310.05 Phone	165.57	150.00	15.57	110.38 %
<b>Total 6310 Rec Center</b>	<b>3,242.32</b>	<b>5,427.51</b>	<b>-2,185.19</b>	<b>59.74 %</b>
6350 Pool & Sauna				
6350.02 Gas	1,527.45	2,199.99	-672.54	69.43 %
<b>Total 6350 Pool &amp; Sauna</b>	<b>1,527.45</b>	<b>2,199.99</b>	<b>-672.54</b>	<b>69.43 %</b>
6400 Maint Building				
6400.01 Power	138.57	200.01	-61.44	69.28 %
6400.02 Water	124.75	151.26	-26.51	82.47 %
<b>Total 6400 Maint Building</b>	<b>263.32</b>	<b>351.27</b>	<b>-87.95</b>	<b>74.96 %</b>
6450 Gate House				
6450.01 Power	148.25	453.75	-305.50	32.67 %
6450.02 Water	349.45	233.76	115.69	149.49 %
6450.03 Internet	1,637.31	1,500.00	137.31	109.15 %
6450.04 Phones	399.74	624.99	-225.25	63.96 %
<b>Total 6450 Gate House</b>	<b>2,534.75</b>	<b>2,812.50</b>	<b>-277.75</b>	<b>90.12 %</b>
6500 Entry Gate	41.47		41.47	
6500.01 Power	81.52	137.49	-55.97	59.29 %
<b>Total 6500 Entry Gate</b>	<b>122.99</b>	<b>137.49</b>	<b>-14.50</b>	<b>89.45 %</b>
6550 Safety Ops Bldg Utilities				
6550.01 Power	37.19		37.19	
<b>Total 6550 Safety Ops Bldg Utilities</b>	<b>37.19</b>		<b>37.19</b>	
<b>Total 6300 UTILITIES</b>	<b>7,728.02</b>	<b>10,928.76</b>	<b>-3,200.74</b>	<b>70.71 %</b>
6600 MAINTENANCE				
6610 Rec Center	423.98	624.99	-201.01	67.84 %
6621 Pool & Spa		249.99	-249.99	
6630 Tennis Courts	12.00	125.01	-113.01	9.60 %
6640 Fitness Center	1,855.23	75.00	1,780.23	2,473.64 %
6650 Maint Bldg	111.33	50.01	61.32	222.62 %
6660 Gate House		99.99	-99.99	
6670 Entry Gate System	739.40		739.40	
6690 Signs Maintenance		125.01	-125.01	
6700 Roads & Paths		125.01	-125.01	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July - September, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6720 Garbage/Dumpster		37.50	-37.50	
6750 Other Common area		125.01	-125.01	
6760 Vehicles - trucks/golf cart	509.97	249.99	259.98	204.00 %
6770 Tools	284.26	125.01	159.25	227.39 %
<b>Total 6600 MAINTENANCE</b>	<b>3,936.17</b>	<b>2,012.52</b>	<b>1,923.65</b>	<b>195.58 %</b>
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,346.87	500.01	846.86	269.37 %
6821 Pool & Spa Supplies	648.49	750.00	-101.51	86.47 %
6830 Exercise Room Supplies		50.01	-50.01	
6840 Maintenance Building	344.06	125.01	219.05	275.23 %
6850 Gatehouse Supplies	398.48	200.01	198.47	199.23 %
6860 Gate Cards and Remotes		375.00	-375.00	
6870 Tools & Tool Rentals	1,385.51	624.99	760.52	221.69 %
6900 Common Area Supplies	648.21	624.99	23.22	103.72 %
6910 Chemicals & Fertilizer	32.97	62.49	-29.52	52.76 %
6921 Dog Poop Stations	186.70	249.99	-63.29	74.68 %
6930 Asphalt & Gravel	45.00		45.00	
6940 Trees Shrubs Flowers	367.83	375.00	-7.17	98.09 %
6960 Truck Fuel	869.55	624.99	244.56	139.13 %
6960.02 Equipment fuel	278.62	200.01	78.61	139.30 %
<b>Total 6960 Truck Fuel</b>	<b>1,148.17</b>	<b>825.00</b>	<b>323.17</b>	<b>139.17 %</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>6,552.29</b>	<b>4,762.50</b>	<b>1,789.79</b>	<b>137.58 %</b>
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	13,679.48	13,679.49	-0.01	100.00 %
7135 Office Admin	6,185.19	6,101.25	83.94	101.38 %
7145 Grounds/Fac Super	13,713.78	13,713.75	0.03	100.00 %
7155 Maintenance-1	13,606.99	13,607.01	-0.02	100.00 %
7170 Relief Services	1,501.50	1,500.00	1.50	100.10 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>48,686.94</b>	<b>48,601.50</b>	<b>85.44</b>	<b>100.18 %</b>
7151 Employer Match Taxes-Payroll	5,596.83	5,416.74	180.09	103.32 %
7201 Staff-Medical/Dental	10,968.84	11,000.01	-31.17	99.72 %
7250 Insurance-SAIF	1,160.31	800.01	360.30	145.04 %
7302 Employee Promotions	99.48	125.01	-25.53	79.58 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>66,512.40</b>	<b>65,943.27</b>	<b>569.13</b>	<b>100.86 %</b>
7400 Oregon Taxes Paid	800.00		800.00	
7450 Federal Income Taxes	5,000.00		5,000.00	
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	13,446.22	12,999.99	446.23	103.43 %
7551 Composting Area	5,669.54	3,249.99	2,419.55	174.45 %
7601 Street Sweeping		375.00	-375.00	
7651 Pest Control	199.00	187.50	11.50	106.13 %



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July - September, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7800 Tree Service	13,828.00	6,249.99	7,578.01	221.25 %
7850 Forestry Consulting		249.99	-249.99	
7970 Landscaping Services		125.01	-125.01	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>33,142.76</b>	<b>23,437.47</b>	<b>9,705.29</b>	<b>141.41 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
QuickBooks Payments Fees	625.14		625.14	
<b>Total Expenses</b>	<b>\$141,551.54</b>	<b>\$125,881.26</b>	<b>\$15,670.28</b>	<b>112.45 %</b>
NET OPERATING INCOME	<b>\$ -19,900.82</b>	<b>\$184.74</b>	<b>\$ -20,085.56</b>	<b>-10,772.34 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	76,250.00	56,250.00	20,000.00	135.56 %
8300 Interest Income--Reserves	6,311.80	3,000.00	3,311.80	210.39 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>82,561.80</b>	<b>59,250.00</b>	<b>23,311.80</b>	<b>139.34 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$82,561.80</b>	<b>\$59,250.00</b>	<b>\$23,311.80</b>	<b>139.34 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9100 Common Area				
9141 Entry Gate Reserve Expense	3,779.00		3,779.00	
9165 Mowers	4,616.94		4,616.94	
<b>Total 9100 Common Area</b>	<b>8,395.94</b>		<b>8,395.94</b>	
9301 Pool & Spa Reserve Expense	895.95		895.95	
9350 Exercise Room Reserve Expense	836.27		836.27	
9401 Tennis Court Reserve Exp	224.85		224.85	
9801 Maintenance Building Reserve	995.00		995.00	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>11,348.01</b>		<b>11,348.01</b>	
<b>Total Other Expenses</b>	<b>\$11,348.01</b>	<b>\$0.00</b>	<b>\$11,348.01</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$71,213.79</b>	<b>\$59,250.00</b>	<b>\$11,963.79</b>	<b>120.19 %</b>
NET INCOME	<b>\$51,312.97</b>	<b>\$59,434.74</b>	<b>\$ -8,121.77</b>	<b>86.33 %</b>



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## MEMORANDUM

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**TO:** LWCHA BOARD OF DIRECTORS  
**FROM:** DENA PATTERSON  
**SUBJECT:** FINANCIAL REPORT AS OF OCTOBER 31, 2024  
**DATE:** NOVEMBER 18, 2024  
**CC:** GREG STEINKE

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Attached are three financial statements for the month ending October 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 October 31, the operating funds balance was \$461,066.44. The operating checking account balance was \$42,295.89.
2. Account 6250 Safety Committee expenses of \$1,506.83 was for BOD approved equipment for the Safety Command Center.
3. Tool & Tool Rental expense of \$635.20 was for rental of a woodchipper.
4. Tree Service expense of \$8,500 Includes tree removal and limbing per 2024 Hazardous tree survey.
5. October operating expenses were \$935.11 over budget, largely due to the volume of tree work. Year-to-date expenses are \$18,995.37 over budget.
6. October Reserve expenses were as follows: \$0

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of October 31, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	42,295.89
1060 Asset Acquisition	15,015.68
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	639.66
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	403,115.26
1100 Cash on hand	-0.05
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
<b>Total 1111 OPERATING FUND CDs</b>	<b>0.00</b>
<b>Total 1000 OPERATING FUNDS</b>	<b>461,066.44</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	19,717.46
1118 Umpqua Reserve MM	147,236.73
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
<b>Total 1119 Oregon Coast Bank Reserve</b>	<b>0.00</b>
1130 Washington Federal	
1131 WF CD 1645 9/24/18 .85% APR	0.00
1132 WF CD 4773 6/24/18 .40% APR	0.00
<b>Total 1130 Washington Federal</b>	<b>0.00</b>
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	
1161 Cetera TBi A0765 2/14/19	0.00
1162 Cetera W.F. CD A1907 9/30/19	0.00
1163 Raymond James MM	484,786.61
1164 3 month Treasury Bill	0.00
<b>Total 1160 Cetera Reserve Treasury Bills</b>	<b>484,786.61</b>
<b>Total 1114 RESERVE FUNDS</b>	<b>651,740.80</b>
<b>Total Bank Accounts</b>	<b>\$1,112,807.24</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of October 31, 2024

	TOTAL
Accounts Receivable	
1200 Accounts Receivable	-302,225.20
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-301,658.20</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	2,041.00
<b>Total Accounts Receivable</b>	<b>\$ -299,617.20</b>
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
<b>Total 1110 OPERATING FUND</b>	<b>0.00</b>
1117 Oregon Coast Bank Reserves	0.00
1150 Accounts Rec - Interfund	0.00
1152 Accounts Rec-Interfund Operatin	0.00
1155 Accounts Rec-Interfund Reserve	0.00
1180 LWCCOA Interfund	3,569.00
<b>Total 1150 Accounts Rec - Interfund</b>	<b>3,569.00</b>
1230 Prepaid Insurance	1,723.21
1240 Undeposited Funds	2,883.46
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
<b>Total Repayment</b>	<b>0.00</b>
<b>Total Other Current Assets</b>	<b>\$8,175.67</b>
<b>Total Current Assets</b>	<b>\$821,365.71</b>
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	0.13
1485 Land improvements	5,675.00
<b>Total 1480 Equip-Purchases</b>	<b>5,675.13</b>
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$5,675.40</b>
<b>TOTAL ASSETS</b>	<b>\$827,041.11</b>
<hr/>	
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of October 31, 2024

	TOTAL
2000 Accounts Payable	11,059.22
<b>Total Accounts Payable</b>	<b>\$11,059.22</b>
Credit Cards	
1900 Columbia Bank Visa	0.00
1950 Shell Gas Card	0.00
1980 Umpqua Bank Visa	1,552.83
<b>Total Credit Cards</b>	<b>\$1,552.83</b>
Other Current Liabilities	
2075 2075 Income taxes payable	2,117.00
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	0.00
2122 Account Payable-Interfund Oper	0.00
2125 Account Payable-Interfund Reser	0.00
<b>Total 2121 Accounts Pay - Interfund</b>	<b>0.00</b>
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	17,121.74
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	13,200.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	2,800.00
2450 Construction Deposit	-100.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$41,674.81</b>
<b>Total Current Liabilities</b>	<b>\$54,286.86</b>
<b>Total Liabilities</b>	<b>\$54,286.86</b>
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-12,136.81
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	717,545.24
Net Income	73,085.52
<b>Total Equity</b>	<b>\$772,754.25</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$827,041.11</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

October 2024

	TOTAL
<b>Income</b>	
4000 INCOME	
4100 LWCHA Assessments	42,622.00
4150 Discounts	0.00
4300 Member Gate Cards and remotes	50.00
4550 Key Deposits	5.00
4700 Reimbursements	429.00
4800 Interest Income	1,532.19
4900 Other Income/ Title Tranfer	2,560.00
4990 Discounts/Refunds Given	6.87
<b>Total 4000 INCOME</b>	<b>47,205.06</b>
<b>Total Income</b>	<b>\$47,205.06</b>
<b>GROSS PROFIT</b>	
	<b>\$47,205.06</b>
<b>Expenses</b>	
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
6120 Printing	91.58
6140 Computer/Security/Software	50.00
6150 Website and E-Mail	50.90
6160 Bank Charges	35.95
6200 Dues/Subscriptions	397.00
6250 Committee-Safety	1,506.83
<b>Total 6000 ADMINISTRATION</b>	<b>3,827.70</b>
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	226.19
6310.02 Water	391.49
6310.03 Gas	159.90
6310.04 Internet	575.32
6310.05 Phone	55.19
<b>Total 6310 Rec Center</b>	<b>1,408.09</b>
6350 Pool & Sauna	
6350.02 Gas	681.72
<b>Total 6350 Pool &amp; Sauna</b>	<b>681.72</b>
6400 Maint Building	
6400.01 Power	45.62
6400.02 Water	122.99
<b>Total 6400 Maint Building</b>	<b>168.61</b>
6450 Gate House	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

October 2024

	TOTAL
6450.01 Power	107.88
6450.02 Water	201.45
6450.03 Internet	555.20
6450.04 Phones	134.97
<b>Total 6450 Gate House</b>	<b>999.50</b>
6500 Entry Gate	
6500.01 Power	40.96
<b>Total 6500 Entry Gate</b>	<b>40.96</b>
<b>Total 6300 UTILITIES</b>	<b>3,298.88</b>
6600 MAINTENANCE	
6610 Rec Center	60.87
6670 Entry Gate System	575.40
6690 Signs Maintenance	15.12
6700 Roads & Paths	134.10
<b>Total 6600 MAINTENANCE</b>	<b>785.49</b>
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	229.42
6821 Pool & Spa Supplies	121.12
6840 Maintenance Building	130.85
6860 Gate Cards and Remotes	440.00
6870 Tools & Tool Rentals	635.20
6900 Common Area Supplies	43.98
6910 Chemicals & Fertilizer	41.70
6930 Asphalt & Gravel	46.80
6960 Truck Fuel	220.16
6960.02 Equipment fuel	157.15
<b>Total 6960 Truck Fuel</b>	<b>377.31</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>2,066.38</b>
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,559.84
7135 Office Admin	2,363.34
7145 Grounds/Fac Super	4,571.26
7155 Maintenance-1	4,535.66
7170 Relief Services	511.50
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,541.60</b>
7151 Employer Match Taxes-Payroll	1,900.89
7201 Staff-Medical/Dental	3,656.28
7250 Insurance-SAIF	294.96
7302 Employee Promotions	410.89
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>22,804.62</b>
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,035.69

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

October 2024

	TOTAL
7551 Composting Area	871.87
7800 Tree Service	8,500.00
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>13,407.56</b>
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>
QuickBooks Payments Fees	17.74
<b>Total Expenses</b>	<b>\$46,208.37</b>
NET OPERATING INCOME	<b>\$996.69</b>
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	18,750.00
8300 Interest Income--Reserves	1,870.78
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>20,620.78</b>
Late Fee Income	
<b>Total Other Income</b>	<b>\$20,620.78</b>
NET OTHER INCOME	<b>\$20,620.78</b>
NET INCOME	<b>\$21,617.47</b>



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

October 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
4000 INCOME				
4100 LWCHA Assessments	42,622.00	42,622.00	0.00	100.00 %
4150 Discounts	0.00	-1,300.00	1,300.00	0.00 %
4300 Member Gate Cards and remotes	50.00	83.33	-33.33	60.00 %
4550 Key Deposits	5.00	12.50	-7.50	40.00 %
4700 Reimbursements	429.00	62.50	366.50	686.40 %
4800 Interest Income	1,532.19	125.00	1,407.19	1,225.75 %
4900 Other Income/ Title Tranfer	2,560.00	416.67	2,143.33	614.40 %
4990 Discounts/Refunds Given	6.87		6.87	
<b>Total 4000 INCOME</b>	<b>47,205.06</b>	<b>42,022.00</b>	<b>5,183.06</b>	<b>112.33 %</b>
<b>Total Income</b>	<b>\$47,205.06</b>	<b>\$42,022.00</b>	<b>\$5,183.06</b>	<b>112.33 %</b>
<b>GROSS PROFIT</b>	<b>\$47,205.06</b>	<b>\$42,022.00</b>	<b>\$5,183.06</b>	<b>112.33 %</b>
<b>Expenses</b>				
6000 ADMINISTRATION				
6010 Accounting		350.00	-350.00	
6020 Legal Collections		41.67	-41.67	
6030 Legal Consultancy				
6030.02 General		1,312.50	-1,312.50	
<b>Total 6030 Legal Consultancy</b>		<b>1,312.50</b>	<b>-1,312.50</b>	
6050 Insurance-General Liability	1,078.83	1,191.50	-112.67	90.54 %
6055 Earthquake Insurance	343.53	342.58	0.95	100.28 %
6058 Insurance Umbrella	119.00	135.67	-16.67	87.71 %
6060 Insurance - D&O	83.50		83.50	
6070 Insurance - Truck	70.58	66.67	3.91	105.86 %
6110 Office Supplies		208.33	-208.33	
6120 Printing	91.58	125.00	-33.42	73.26 %
6130 Postage		58.33	-58.33	
6140 Computer/Security/Software	50.00	166.67	-116.67	30.00 %
6150 Website and E-Mail	50.90	125.00	-74.10	40.72 %
6160 Bank Charges	35.95	83.33	-47.38	43.14 %
6200 Dues/Subscriptions	397.00	300.00	97.00	132.33 %
6210 Licenses/Fees/Permits		204.17	-204.17	
6230 Conference & Seminar		41.67	-41.67	
6250 Committee-Safety	1,506.83	50.00	1,456.83	3,013.66 %
6260 Committee-Social				
6260.01 Community Events		20.83	-20.83	
<b>Total 6260 Committee-Social</b>		<b>20.83</b>	<b>-20.83</b>	
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant		83.33	-83.33	
<b>Total 6280 Forest Management Committee</b>		<b>1,333.33</b>	<b>-1,333.33</b>	
6286 Architectural Committee		25.00	-25.00	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

October 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6295 Misc Expense		83.33	-83.33	
<b>Total 6000 ADMINISTRATION</b>	<b>3,827.70</b>	<b>6,265.58</b>	<b>-2,437.88</b>	<b>61.09 %</b>
<b>6300 UTILITIES</b>				
<b>6310 Rec Center</b>				
6310.01 Power	226.19	293.33	-67.14	77.11 %
6310.02 Water	391.49	174.17	217.32	224.77 %
6310.03 Gas	159.90	641.67	-481.77	24.92 %
6310.04 Internet	575.32	650.00	-74.68	88.51 %
6310.05 Phone	55.19	50.00	5.19	110.38 %
<b>Total 6310 Rec Center</b>	<b>1,408.09</b>	<b>1,809.17</b>	<b>-401.08</b>	<b>77.83 %</b>
<b>6350 Pool &amp; Sauna</b>				
6350.02 Gas	681.72	733.33	-51.61	92.96 %
<b>Total 6350 Pool &amp; Sauna</b>	<b>681.72</b>	<b>733.33</b>	<b>-51.61</b>	<b>92.96 %</b>
<b>6400 Maint Building</b>				
6400.01 Power	45.62	66.67	-21.05	68.43 %
6400.02 Water	122.99	50.42	72.57	243.93 %
<b>Total 6400 Maint Building</b>	<b>168.61</b>	<b>117.09</b>	<b>51.52</b>	<b>144.00 %</b>
<b>6450 Gate House</b>				
6450.01 Power	107.88	151.25	-43.37	71.33 %
6450.02 Water	201.45	77.92	123.53	258.53 %
6450.03 Internet	555.20	500.00	55.20	111.04 %
6450.04 Phones	134.97	208.33	-73.36	64.79 %
<b>Total 6450 Gate House</b>	<b>999.50</b>	<b>937.50</b>	<b>62.00</b>	<b>106.61 %</b>
<b>6500 Entry Gate</b>				
6500.01 Power	40.96	45.83	-4.87	89.37 %
<b>Total 6500 Entry Gate</b>	<b>40.96</b>	<b>45.83</b>	<b>-4.87</b>	<b>89.37 %</b>
<b>Total 6300 UTILITIES</b>	<b>3,298.88</b>	<b>3,642.92</b>	<b>-344.04</b>	<b>90.56 %</b>
<b>6600 MAINTENANCE</b>				
6610 Rec Center	60.87	208.33	-147.46	29.22 %
6621 Pool & Spa		83.33	-83.33	
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	15.12	41.67	-26.55	36.29 %
6700 Roads & Paths	134.10	41.67	92.43	321.81 %
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart		83.33	-83.33	
6770 Tools		41.67	-41.67	
<b>Total 6600 MAINTENANCE</b>	<b>785.49</b>	<b>670.84</b>	<b>114.65</b>	<b>117.09 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

October 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>6801 SUPPLIES &amp; EQUIPMENT</b>				
6810 Rec Center Supplies	229.42	166.67	62.75	137.65 %
6821 Pool & Spa Supplies	121.12	250.00	-128.88	48.45 %
6830 Exercise Room Supplies		16.67	-16.67	
6840 Maintenance Building	130.85	41.67	89.18	314.01 %
6850 Gatehouse Supplies		66.67	-66.67	
6860 Gate Cards and Remotes	440.00	125.00	315.00	352.00 %
6870 Tools & Tool Rentals	635.20	208.33	426.87	304.90 %
6900 Common Area Supplies	43.98	208.33	-164.35	21.11 %
6910 Chemicals & Fertilizer	41.70	20.83	20.87	200.19 %
6921 Dog Poop Stations		83.33	-83.33	
6930 Asphalt & Gravel	46.80		46.80	
6940 Trees Shrubs Flowers		125.00	-125.00	
6960 Truck Fuel	220.16	208.33	11.83	105.68 %
6960.02 Equipment fuel	157.15	66.67	90.48	235.71 %
<b>Total 6960 Truck Fuel</b>	<b>377.31</b>	<b>275.00</b>	<b>102.31</b>	<b>137.20 %</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>2,066.38</b>	<b>1,587.50</b>	<b>478.88</b>	<b>130.17 %</b>
<b>7000 STAFF WAGES &amp; BENEFITS</b>				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,559.84	4,559.83	0.01	100.00 %
7135 Office Admin	2,363.34	2,033.75	329.59	116.21 %
7145 Grounds/Fac Super	4,571.26	4,571.25	0.01	100.00 %
7155 Maintenance-1	4,535.66	4,535.67	-0.01	100.00 %
7170 Relief Services	511.50	500.00	11.50	102.30 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>16,541.60</b>	<b>16,200.50</b>	<b>341.10</b>	<b>102.11 %</b>
7151 Employer Match Taxes-Payroll	1,900.89	1,805.58	95.31	105.28 %
7201 Staff-Medical/Dental	3,656.28	3,666.67	-10.39	99.72 %
7250 Insurance-SAIF	294.96	266.67	28.29	110.61 %
7302 Employee Promotions	410.89	41.67	369.22	986.06 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>22,804.62</b>	<b>21,981.09</b>	<b>823.53</b>	<b>103.75 %</b>
<b>7500 CONTRACTOR SERVICES</b>				
7525 Garbage Removal	4,035.69	4,333.33	-297.64	93.13 %
7551 Composting Area	871.87	1,083.33	-211.46	80.48 %
7601 Street Sweeping		125.00	-125.00	
7651 Pest Control		62.50	-62.50	
7800 Tree Service	8,500.00	2,083.33	6,416.67	408.00 %
7850 Foresty Consulting		83.33	-83.33	
7970 Landscaping Services		41.67	-41.67	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>13,407.56</b>	<b>7,812.49</b>	<b>5,595.07</b>	<b>171.62 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

October 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
QuickBooks Payments Fees	17.74		17.74	
<b>Total Expenses</b>	<b>\$46,208.37</b>	<b>\$41,960.42</b>	<b>\$4,247.95</b>	<b>110.12 %</b>
<b>NET OPERATING INCOME</b>	<b>\$996.69</b>	<b>\$61.58</b>	<b>\$935.11</b>	<b>1,618.53 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	18,750.00	18,750.00	0.00	100.00 %
8300 Interest Income--Reserves	1,870.78	1,000.00	870.78	187.08 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>20,620.78</b>	<b>19,750.00</b>	<b>870.78</b>	<b>104.41 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$20,620.78</b>	<b>\$19,750.00</b>	<b>\$870.78</b>	<b>104.41 %</b>
<b>NET OTHER INCOME</b>	<b>\$20,620.78</b>	<b>\$19,750.00</b>	<b>\$870.78</b>	<b>104.41 %</b>
<b>NET INCOME</b>	<b>\$21,617.47</b>	<b>\$19,811.58</b>	<b>\$1,805.89</b>	<b>109.12 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July - October, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
4000 INCOME				
4100 LWCHA Assessments	170,488.00	170,488.00	0.00	100.00 %
4150 Discounts	-12,695.76	-5,200.00	-7,495.76	244.15 %
4200 LWCHA L/F & Interest	90.00		90.00	
4300 Member Gate Cards and remotes	305.00	333.32	-28.32	91.50 %
4550 Key Deposits	30.00	50.00	-20.00	60.00 %
4700 Reimbursements	429.00	250.00	179.00	171.60 %
4800 Interest Income	4,325.35	500.00	3,825.35	865.07 %
4900 Other Income/ Title Tranfer	5,930.00	1,666.68	4,263.32	355.80 %
4990 Discounts/Refunds Given	6.87		6.87	
<b>Total 4000 INCOME</b>	<b>168,908.46</b>	<b>168,088.00</b>	<b>820.46</b>	<b>100.49 %</b>
<b>Total Income</b>	<b>\$168,908.46</b>	<b>\$168,088.00</b>	<b>\$820.46</b>	<b>100.49 %</b>
<b>GROSS PROFIT</b>	<b>\$168,908.46</b>	<b>\$168,088.00</b>	<b>\$820.46</b>	<b>100.49 %</b>
<b>Expenses</b>				
6000 ADMINISTRATION				
6010 Accounting		1,400.00	-1,400.00	
6020 Legal Collections		166.68	-166.68	
6030 Legal Consultancy	4,812.75		4,812.75	
6030.02 General		5,250.00	-5,250.00	
<b>Total 6030 Legal Consultancy</b>	<b>4,812.75</b>	<b>5,250.00</b>	<b>-437.25</b>	<b>91.67 %</b>
6050 Insurance-General Liability	4,315.32	4,766.00	-450.68	90.54 %
6055 Earthquake Insurance	1,374.12	1,370.32	3.80	100.28 %
6058 Insurance Umbrella	476.00	542.68	-66.68	87.71 %
6060 Insurance - D&O	334.00		334.00	
6070 Insurance - Truck	282.32	266.68	15.64	105.86 %
6110 Office Supplies	250.57	833.32	-582.75	30.07 %
6110.02 Election	412.12		412.12	
<b>Total 6110 Office Supplies</b>	<b>662.69</b>	<b>833.32</b>	<b>-170.63</b>	<b>79.52 %</b>
6120 Printing	383.14	500.00	-116.86	76.63 %
6130 Postage		233.32	-233.32	
6140 Computer/Security/Software	502.25	666.68	-164.43	75.34 %
6150 Website and E-Mail	254.50	500.00	-245.50	50.90 %
6160 Bank Charges	364.62	333.32	31.30	109.39 %
6200 Dues/Subscriptions	1,836.90	1,200.00	636.90	153.08 %
6210 Licenses/Fees/Permits		816.68	-816.68	
6230 Conference & Seminar		166.68	-166.68	
6250 Committee-Safety	1,691.81	200.00	1,491.81	845.91 %
6260 Committee-Social				
6260.01 Community Events		83.32	-83.32	
<b>Total 6260 Committee-Social</b>		<b>83.32</b>	<b>-83.32</b>	
6280 Forest Management Committee	3,800.00	5,000.00	-1,200.00	76.00 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July - October, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6280.01 Fire mitigation grant		333.32	-333.32	
<b>Total 6280 Forest Management Committee</b>	<b>3,800.00</b>	<b>5,333.32</b>	<b>-1,533.32</b>	<b>71.25 %</b>
6286 Architectural Committee		100.00	-100.00	
6295 Misc Expense		333.32	-333.32	
<b>Total 6000 ADMINISTRATION</b>	<b>21,090.42</b>	<b>25,062.32</b>	<b>-3,971.90</b>	<b>84.15 %</b>
<b>6300 UTILITIES</b>				
6310 Rec Center				
6310.01 Power	1,074.26	1,173.32	-99.06	91.56 %
6310.02 Water	793.26	696.68	96.58	113.86 %
6310.03 Gas	260.85	2,566.68	-2,305.83	10.16 %
6310.04 Internet	2,301.28	2,600.00	-298.72	88.51 %
6310.05 Phone	220.76	200.00	20.76	110.38 %
<b>Total 6310 Rec Center</b>	<b>4,650.41</b>	<b>7,236.68</b>	<b>-2,586.27</b>	<b>64.26 %</b>
6350 Pool & Sauna				
6350.02 Gas	2,209.17	2,933.32	-724.15	75.31 %
<b>Total 6350 Pool &amp; Sauna</b>	<b>2,209.17</b>	<b>2,933.32</b>	<b>-724.15</b>	<b>75.31 %</b>
6400 Maint Building				
6400.01 Power	184.19	266.68	-82.49	69.07 %
6400.02 Water	247.74	201.68	46.06	122.84 %
<b>Total 6400 Maint Building</b>	<b>431.93</b>	<b>468.36</b>	<b>-36.43</b>	<b>92.22 %</b>
6450 Gate House				
6450.01 Power	256.13	605.00	-348.87	42.34 %
6450.02 Water	550.90	311.68	239.22	176.75 %
6450.03 Internet	2,192.51	2,000.00	192.51	109.63 %
6450.04 Phones	534.71	833.32	-298.61	64.17 %
<b>Total 6450 Gate House</b>	<b>3,534.25</b>	<b>3,750.00</b>	<b>-215.75</b>	<b>94.25 %</b>
6500 Entry Gate	41.47		41.47	
6500.01 Power	122.48	183.32	-60.84	66.81 %
<b>Total 6500 Entry Gate</b>	<b>163.95</b>	<b>183.32</b>	<b>-19.37</b>	<b>89.43 %</b>
<b>Total 6300 UTILITIES</b>	<b>10,989.71</b>	<b>14,571.68</b>	<b>-3,581.97</b>	<b>75.42 %</b>
<b>6600 MAINTENANCE</b>				
6610 Rec Center	484.85	833.32	-348.47	58.18 %
6621 Pool & Spa		333.32	-333.32	
6630 Tennis Courts	12.00	166.68	-154.68	7.20 %
6640 Fitness Center	1,855.23	100.00	1,755.23	1,855.23 %
6650 Maint Bldg	111.33	66.68	44.65	166.96 %
6660 Gate House		133.32	-133.32	
6670 Entry Gate System	1,314.80		1,314.80	
6690 Signs Maintenance	15.12	166.68	-151.56	9.07 %
6700 Roads & Paths	134.10	166.68	-32.58	80.45 %
6720 Garbage/Dumpster		50.00	-50.00	
6750 Other Common area		166.68	-166.68	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July - October, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6760 Vehicles - trucks/golf cart	509.97	333.32	176.65	153.00 %
6770 Tools	284.26	166.68	117.58	170.54 %
<b>Total 6600 MAINTENANCE</b>	<b>4,721.66</b>	<b>2,683.36</b>	<b>2,038.30</b>	<b>175.96 %</b>
<b>6801 SUPPLIES &amp; EQUIPMENT</b>				
6810 Rec Center Supplies	1,611.24	666.68	944.56	241.68 %
6821 Pool & Spa Supplies	769.61	1,000.00	-230.39	76.96 %
6830 Exercise Room Supplies		66.68	-66.68	
6840 Maintenance Building	506.79	166.68	340.11	304.05 %
6850 Gatehouse Supplies	396.48	266.68	129.80	148.67 %
6860 Gate Cards and Remotes	440.00	500.00	-60.00	88.00 %
6870 Tools & Tool Rentals	2,062.68	833.32	1,229.36	247.53 %
6900 Common Area Supplies	512.22	833.32	-321.10	61.47 %
6910 Chemicals & Fertilizer	74.67	83.32	-8.65	89.62 %
6921 Dog Poop Stations	186.70	333.32	-146.62	56.01 %
6930 Asphalt & Gravel	91.80		91.80	
6940 Trees Shrubs Flowers	367.83	500.00	-132.17	73.57 %
6960 Truck Fuel	1,089.71	833.32	256.39	130.77 %
6960.02 Equipment fuel	435.77	266.68	169.09	163.41 %
<b>Total 6960 Truck Fuel</b>	<b>1,525.48</b>	<b>1,100.00</b>	<b>425.48</b>	<b>138.68 %</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>8,545.50</b>	<b>6,350.00</b>	<b>2,195.50</b>	<b>134.57 %</b>
<b>7000 STAFF WAGES &amp; BENEFITS</b>				
<b>7100 Staff Wages &amp; Salaries</b>				
7125 Comm Coordinator	18,239.32	18,239.32	0.00	100.00 %
7135 Office Admin	8,548.53	8,135.00	413.53	105.08 %
7145 Grounds/Fac Super	18,285.04	18,285.00	0.04	100.00 %
7155 Maintenance-1	18,142.65	18,142.68	-0.03	100.00 %
7170 Relief Services	2,013.00	2,000.00	13.00	100.65 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>65,228.54</b>	<b>64,802.00</b>	<b>426.54</b>	<b>100.66 %</b>
7151 Employer Match Taxes-Payroll	7,497.72	7,222.32	275.40	103.81 %
7201 Staff-Medical/Dental	14,625.12	14,666.68	-41.56	99.72 %
7250 Insurance-SAIF	1,455.27	1,066.68	388.59	136.43 %
7302 Employee Promotions	510.37	166.68	343.69	306.20 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>89,317.02</b>	<b>87,924.36</b>	<b>1,392.66</b>	<b>101.58 %</b>
7400 Oregon Taxes Paid	800.00		800.00	
7450 Federal Income Taxes	5,000.00		5,000.00	
<b>7500 CONTRACTOR SERVICES</b>				
7525 Garbage Removal	17,481.91	17,333.32	148.59	100.86 %
7551 Composting Area	6,541.41	4,333.32	2,208.09	150.96 %
7601 Street Sweeping		500.00	-500.00	
7651 Pest Control	199.00	250.00	-51.00	79.60 %
7800 Tree Service	22,328.00	8,333.32	13,994.68	267.94 %
7850 Forestry Consulting		333.32	-333.32	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July - October, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7970 Landscaping Services		166.68	-166.68	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>46,550.32</b>	<b>31,249.96</b>	<b>15,300.36</b>	<b>148.96 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
QuickBooks Payments Fees	642.88		642.88	
<b>Total Expenses</b>	<b>\$187,657.51</b>	<b>\$167,841.68</b>	<b>\$19,815.83</b>	<b>111.81 %</b>
<b>NET OPERATING INCOME</b>	<b>\$ -18,749.05</b>	<b>\$246.32</b>	<b>\$ -18,995.37</b>	<b>-7,611.66 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	95,000.00	75,000.00	20,000.00	126.67 %
8300 Interest Income--Reserves	8,182.58	4,000.00	4,182.58	204.56 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>103,182.58</b>	<b>79,000.00</b>	<b>24,182.58</b>	<b>130.61 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$103,182.58</b>	<b>\$79,000.00</b>	<b>\$24,182.58</b>	<b>130.61 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9100 Common Area				
9141 Entry Gate Reserve Expense	3,779.00		3,779.00	
9165 Mowers	4,616.94		4,616.94	
<b>Total 9100 Common Area</b>	<b>8,395.94</b>		<b>8,395.94</b>	
9301 Pool & Spa Reserve Expense	895.95		895.95	
9350 Exercise Room Reserve Expense	836.27		836.27	
9401 Tennis Court Reserve Exp	224.85		224.85	
9801 Maintenance Building Reserve	995.00		995.00	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>11,348.01</b>		<b>11,348.01</b>	
<b>Total Other Expenses</b>	<b>\$11,348.01</b>	<b>\$0.00</b>	<b>\$11,348.01</b>	<b>0.00%</b>
<b>NET OTHER INCOME</b>	<b>\$91,834.57</b>	<b>\$79,000.00</b>	<b>\$12,834.57</b>	<b>116.25 %</b>
<b>NET INCOME</b>	<b>\$73,085.52</b>	<b>\$79,246.32</b>	<b>\$ -6,160.80</b>	<b>92.23 %</b>





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## MEMORANDUM

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**TO:** LWCHA BOARD OF DIRECTORS  
**FROM:** DENA PATTERSON  
**SUBJECT:** FINANCIAL REPORT AS OF NOVEMBER 30, 2024  
**DATE:** DECEMBER 17, 2024  
**CC:** GREG STEINKE

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Attached are three financial statements for the month ending November 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 November 30th, the operating funds balance was \$402,761.57. The operating checking account balance was \$108,470.19.
2. 6210 Licensing Fee and Permits \$835.00 for Pool and Spa Permits.
3. 6295 Misc. Expenses Administrative Assistant Recruiting \$241.22
4. 6940 Tre Shrubs and Flowers to pay the remaining balance for annual plant order.
5. November operating expenses were \$6,727.43 over budget. Year-to-date expenses are \$12,423.26 over budget, largely due to tree removal and concrete pad installed for parcel boxes.
6. November Reserve expenses were as follows: \$35,000.00 for storm water drainage. \$24,828.00 for material to repair the boardwalk. \$1,651.37 for new exterior lighting and showerheads at the rec center. Total Reserve Expenditures \$5,399.65

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of November 30, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	108,470.19
1060 Asset Acquisition	15,016.29
1070 CB Savings Money Market	0.00
1075 WF Savings Money Market	0.00
1080 Petty Cash	556.16
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	278,718.98
1100 Cash on hand	-0.05
1111 OPERATING FUND CDs	
1120 OCB CD 5253 Operating Conting	0.00
<b>Total 1111 OPERATING FUND CDs</b>	<b>0.00</b>
<b>Total 1000 OPERATING FUNDS</b>	<b>402,761.57</b>
1114 RESERVE FUNDS	0.00
1116 CB Reserve Checking 5494	54,717.46
1118 Umpqua Reserve MM	147,629.89
1119 Oregon Coast Bank Reserve	0.00
1130 Washington Federal	
1131 WF CD 1645 9/24/18 .85% APR	0.00
1132 WF CD 4773 6/24/18 .40% APR	0.00
<b>Total 1130 Washington Federal</b>	<b>0.00</b>
1140 BTW Money Market Reserve	0.00
1160 Cetera Reserve Treasury Bills	485,669.42
<b>Total 1114 RESERVE FUNDS</b>	<b>688,016.77</b>
<b>Total Bank Accounts</b>	<b>\$1,090,778.34</b>
Accounts Receivable	
1200 Accounts Receivable	-266,059.19
1260 AR In Collections	567.00
<b>Total 1200 Accounts Receivable</b>	<b>-265,492.19</b>
1201 Construction Reimbursement Rec	0.00
1300 Reserve funds held by Innisfree	2,041.00
<b>Total Accounts Receivable</b>	<b>\$ -263,451.19</b>
Other Current Assets	
1110 OPERATING FUND	
OCB CD 1104693 Operating	0.00
<b>Total 1110 OPERATING FUND</b>	<b>0.00</b>
1117 Oregon Coast Bank Reserves	0.00

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of November 30, 2024

	TOTAL
1150 Accounts Rec - Interfund	3,569.00
1230 Prepaid Insurance	-267.19
1240 Undeposited Funds	493.46
127.1 Accrued Interest-Reserve	0.00
1280 Prepaid Income Taxes	0.00
1290 Employee Advance	0.00
Clearing Account	0.00
Payroll Corrections	0.00
Repayment	
Cash Advance Repayment	0.00
<b>Total Repayment</b>	<b>0.00</b>
<b>Total Other Current Assets</b>	<b>\$3,795.27</b>
<b>Total Current Assets</b>	<b>\$831,122.42</b>
Fixed Assets	
1450 Equip-Admin	0.42
1475 Vehicle-Ford Ranger	0.00
1480 Equip-Purchases	0.13
1550 Accumulated Depreciation	-0.15
<b>Total Fixed Assets</b>	<b>\$0.40</b>
<b>TOTAL ASSETS</b>	<b>\$831,122.82</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	-738.25
<b>Total Accounts Payable</b>	<b>\$ -738.25</b>
Credit Cards	
1900 Columbia Bank Visa	241.22
1950 Shell Gas Card	0.00
1980 Umpqua Bank Visa	3,987.27
<b>Total Credit Cards</b>	<b>\$4,228.49</b>
Other Current Liabilities	
2075 2075 Income taxes payable	2,117.00
2100 Accrued Income Tax	0.00
2110 Direct Deposit Liabilities	0.00
2121 Accounts Pay - Interfund	<b>0.00</b>
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	0.00
2230 Payroll Liabilities	-22,260.34
Dental Ins spouse	-1,495.19
Dental Insurance	-6,979.57
Federal Taxes (941/944)	1,738.32
Federal Unemployment (940)	189.89

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Balance Sheet

As of November 30, 2024

	TOTAL
Health Ins spouse	10,144.24
Health Insurance	28,254.21
OR Employment Taxes	1,954.82
OR Income Tax	961.06
OR Paid Family and Medical Leave	375.08
OR Statewide Transit Taxes	27.30
SIMPLE contrib Printz	222.88
Simple IRA Co. Match Printz	222.88
<b>Total 2230 Payroll Liabilities</b>	<b>13,355.58</b>
2260 CPA Prepaid	0.00
2265 Gate Card Contractor Deposit	13,300.00
2266.42 Social Committee - Artisan Show	0.00
2300 Contractor Security Deposits	2,100.00
2450 Construction Deposit	-100.00
2450.20 Orr Constgruction Deposit	0.00
Direct Deposit Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$37,308.65</b>
<b>Total Current Liabilities</b>	<b>\$40,798.89</b>
<b>Total Liabilities</b>	<b>\$40,798.89</b>
Equity	
2800 Opening Bal Equity	0.00
2901 Reserve Liability	-12,136.81
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	717,545.24
Net Income	90,655.20
<b>Total Equity</b>	<b>\$790,323.93</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$831,122.82</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

November 2024

	TOTAL
Income	
4000 INCOME	
4100 LWCHA Assessments	42,622.00
4150 Discounts	0.00
4300 Member Gate Cards and remotes	50.00
4700 Reimbursements	175.00
4800 Interest Income	604.33
4900 Other Income/ Title Tranfer	400.00
<b>Total 4000 INCOME</b>	<b>43,851.33</b>
<b>Total Income</b>	<b>\$43,851.33</b>
GROSS PROFIT	<b>\$43,851.33</b>
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	883.50
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	35.98
6110.02 Election	274.00
<b>Total 6110 Office Supplies</b>	<b>309.98</b>
6120 Printing	91.58
6140 Computer/Security/Software	398.50
6150 Website and E-Mail	64.99
6160 Bank Charges	132.60
6200 Dues/Subscriptions	397.00
6210 Licenses/Fees/Permits	835.00
6295 Misc Expense	241.22
<b>Total 6000 ADMINISTRATION</b>	<b>5,049.81</b>
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	295.38
6310.03 Gas	447.10
6310.04 Internet	575.32
6310.05 Phone	55.19
<b>Total 6310 Rec Center</b>	<b>1,372.99</b>
6350 Pool & Sauna	
6350.02 Gas	815.62
<b>Total 6350 Pool &amp; Sauna</b>	<b>815.62</b>
6400 Maint Building	
6400.01 Power	49.51
<b>Total 6400 Maint Building</b>	<b>49.51</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

November 2024

	TOTAL
6450 Gate House	
6450.01 Power	171.36
6450.03 Internet	555.20
6450.04 Phones	132.16
<b>Total 6450 Gate House</b>	<b>858.72</b>
6500 Entry Gate	
6500.01 Power	40.27
<b>Total 6500 Entry Gate</b>	<b>40.27</b>
<b>Total 6300 UTILITIES</b>	<b>3,137.11</b>
6600 MAINTENANCE	
6610 Rec Center	628.99
6690 Signs Maintenance	5.00
6750 Other Common area	30.19
<b>Total 6600 MAINTENANCE</b>	<b>664.18</b>
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	307.28
6821 Pool & Spa Supplies	211.02
6840 Maintenance Building	52.64
6850 Gatehouse Supplies	92.13
6870 Tools & Tool Rentals	41.39
6900 Common Area Supplies	67.71
6910 Chemicals & Fertilizer	53.98
6940 Trees Shrubs Flowers	534.57
6960 Truck Fuel	209.66
6960.02 Equipment fuel	78.66
<b>Total 6960 Truck Fuel</b>	<b>288.32</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,649.04</b>
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,559.83
7135 Office Admin	0.00
7145 Grounds/Fac Super	4,571.26
7155 Maintenance-1	4,535.67
7170 Relief Services	511.50
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>14,178.26</b>
7151 Employer Match Taxes-Payroll	1,629.11
7201 Staff-Medical/Dental	3,656.28
7250 Insurance-SAIF	294.96
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>19,758.61</b>
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	3,763.64
7551 Composting Area	1,171.75
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>4,935.39</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Profit and Loss

November 2024

	TOTAL
Payroll Expenses	
Wages	0.00
<b>Total Payroll Expenses</b>	<b>0.00</b>
QuickBooks Payments Fees	38.83
<b>Total Expenses</b>	<b>\$35,232.97</b>
<b>NET OPERATING INCOME</b>	<b>\$8,618.36</b>
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	18,750.00
8300 Interest Income--Reserves	1,275.97
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>20,025.97</b>
Late Fee Income	
<b>Total Other Income</b>	<b>\$20,025.97</b>
Other Expenses	
9000 RESERVE EXPENDITURES	
9100 Common Area	
9120 Drainage Reserve Expense	3,500.00
9125 Paths & Walkways	248.28
<b>Total 9100 Common Area</b>	<b>3,748.28</b>
9200 Rec Center Reserve Expense	1,651.37
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>5,399.65</b>
<b>Total Other Expenses</b>	<b>\$5,399.65</b>
<b>NET OTHER INCOME</b>	<b>\$14,626.32</b>
<b>NET INCOME</b>	<b>\$23,244.68</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

November 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	42,622.00	42,622.00	0.00	100.00 %
4150 Discounts	0.00	-1,300.00	1,300.00	0.00 %
4300 Member Gate Cards and remotes	50.00	83.33	-33.33	60.00 %
4550 Key Deposits		12.50	-12.50	
4700 Reimbursements	175.00	62.50	112.50	280.00 %
4800 Interest Income	604.33	125.00	479.33	483.46 %
4900 Other Income/ Title Tranfer	400.00	416.67	-16.67	96.00 %
<b>Total 4000 INCOME</b>	<b>43,851.33</b>	<b>42,022.00</b>	<b>1,829.33</b>	<b>104.35 %</b>
<b>Total Income</b>	<b>\$43,851.33</b>	<b>\$42,022.00</b>	<b>\$1,829.33</b>	<b>104.35 %</b>
<b>GROSS PROFIT</b>	<b>\$43,851.33</b>	<b>\$42,022.00</b>	<b>\$1,829.33</b>	<b>104.35 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		350.00	-350.00	
6020 Legal Collections		41.67	-41.67	
6030 Legal Consultancy	883.50		883.50	
6030.02 General		1,312.50	-1,312.50	
<b>Total 6030 Legal Consultancy</b>	<b>883.50</b>	<b>1,312.50</b>	<b>-429.00</b>	<b>67.31 %</b>
6050 Insurance-General Liability	1,078.83	1,191.50	-112.67	90.54 %
6055 Earthquake Insurance	343.53	342.58	0.95	100.28 %
6058 Insurance Umbrella	119.00	135.67	-16.67	87.71 %
6060 Insurance - D&O	83.50		83.50	
6070 Insurance - Truck	70.58	66.67	3.91	105.86 %
6110 Office Supplies	35.98	208.33	-172.35	17.27 %
6110.02 Election	274.00		274.00	
<b>Total 6110 Office Supplies</b>	<b>309.98</b>	<b>208.33</b>	<b>101.65</b>	<b>148.79 %</b>
6120 Printing	91.58	125.00	-33.42	73.26 %
6130 Postage		58.33	-58.33	
6140 Computer/Security/Software	398.50	166.67	231.83	239.10 %
6150 Website and E-Mail	64.99	125.00	-60.01	51.99 %
6160 Bank Charges	132.60	83.33	49.27	159.13 %
6200 Dues/Subscriptions	397.00	300.00	97.00	132.33 %
6210 Licenses/Fees/Permits	835.00	204.17	630.83	408.97 %
6230 Conference & Seminar		41.67	-41.67	
6250 Committee-Safety		50.00	-50.00	
6260 Committee-Social				
6260.01 Community Events		20.83	-20.83	
<b>Total 6260 Committee-Social</b>		<b>20.83</b>	<b>-20.83</b>	
6280 Forest Management Committee		1,250.00	-1,250.00	
6280.01 Fire mitigation grant		83.33	-83.33	
<b>Total 6280 Forest Management Committee</b>		<b>1,333.33</b>	<b>-1,333.33</b>	



# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

November 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense	241.22	83.33	157.89	289.48 %
<b>Total 6000 ADMINISTRATION</b>	<b>5,049.81</b>	<b>6,265.58</b>	<b>-1,215.77</b>	<b>80.60 %</b>
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	295.38	293.33	2.05	100.70 %
6310.02 Water		174.17	-174.17	
6310.03 Gas	447.10	641.67	-194.57	69.68 %
6310.04 Internet	575.32	650.00	-74.68	88.51 %
6310.05 Phone	55.19	50.00	5.19	110.38 %
<b>Total 6310 Rec Center</b>	<b>1,372.99</b>	<b>1,809.17</b>	<b>-436.18</b>	<b>75.89 %</b>
6350 Pool & Sauna				
6350.02 Gas	815.62	733.33	82.29	111.22 %
<b>Total 6350 Pool &amp; Sauna</b>	<b>815.62</b>	<b>733.33</b>	<b>82.29</b>	<b>111.22 %</b>
6400 Maint Building				
6400.01 Power	49.51	66.67	-17.16	74.26 %
6400.02 Water		50.42	-50.42	
<b>Total 6400 Maint Building</b>	<b>49.51</b>	<b>117.09</b>	<b>-67.58</b>	<b>42.28 %</b>
6450 Gate House				
6450.01 Power	171.36	151.25	20.11	113.30 %
6450.02 Water		77.92	-77.92	
6450.03 Internet	555.20	500.00	55.20	111.04 %
6450.04 Phones	132.16	208.33	-76.17	63.44 %
<b>Total 6450 Gate House</b>	<b>858.72</b>	<b>937.50</b>	<b>-78.78</b>	<b>91.60 %</b>
6500 Entry Gate				
6500.01 Power	40.27	45.83	-5.56	87.87 %
<b>Total 6500 Entry Gate</b>	<b>40.27</b>	<b>45.83</b>	<b>-5.56</b>	<b>87.87 %</b>
<b>Total 6300 UTILITIES</b>	<b>3,137.11</b>	<b>3,642.92</b>	<b>-505.81</b>	<b>86.12 %</b>
6600 MAINTENANCE				
6610 Rec Center				
6610.01 Power	628.99	208.33	420.66	301.92 %
6621 Pool & Spa		83.33	-83.33	
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	5.00	41.67	-36.67	12.00 %
6700 Roads & Paths		41.67	-41.67	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area	30.19	41.67	-11.48	72.45 %
6760 Vehicles - trucks/golf cart		83.33	-83.33	
6770 Tools		41.67	-41.67	
<b>Total 6600 MAINTENANCE</b>	<b>664.18</b>	<b>670.84</b>	<b>-6.66</b>	<b>99.01 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

November 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>6801 SUPPLIES &amp; EQUIPMENT</b>				
6810 Rec Center Supplies	307.28	166.67	140.61	184.36 %
6821 Pool & Spa Supplies	211.02	250.00	-38.98	84.41 %
6830 Exercise Room Supplies		16.67	-16.67	
6840 Maintenance Building	52.64	41.67	10.97	126.33 %
6850 Gatehouse Supplies	92.13	66.67	25.46	138.19 %
6860 Gate Cards and Remotes		125.00	-125.00	
6870 Tools & Tool Rentals	41.39	208.33	-166.94	19.87 %
6900 Common Area Supplies	67.71	208.33	-140.62	32.50 %
6910 Chemicals & Fertilizer	53.98	20.83	33.15	259.15 %
6921 Dog Poop Stations		83.33	-83.33	
6940 Trees Shrubs Flowers	534.57	125.00	409.57	427.66 %
6960 Truck Fuel	209.66	208.33	1.33	100.64 %
6960.02 Equipment fuel	78.66	66.67	11.99	117.98 %
<b>Total 6960 Truck Fuel</b>	<b>288.32</b>	<b>275.00</b>	<b>13.32</b>	<b>104.84 %</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>1,649.04</b>	<b>1,587.50</b>	<b>61.54</b>	<b>103.88 %</b>
<b>7000 STAFF WAGES &amp; BENEFITS</b>				
<b>7100 Staff Wages &amp; Salaries</b>				
7125 Comm Coordinator	4,559.83	4,559.83	0.00	100.00 %
7135 Office Admin	0.00	2,033.75	-2,033.75	0.00 %
7145 Grounds/Fac Super	4,571.26	4,571.25	0.01	100.00 %
7155 Maintenance-1	4,535.67	4,535.67	0.00	100.00 %
7170 Relief Services	511.50	500.00	11.50	102.30 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>14,178.26</b>	<b>16,200.50</b>	<b>-2,022.24</b>	<b>87.52 %</b>
7151 Employer Match Taxes-Payroll	1,629.11	1,805.58	-176.47	90.23 %
7201 Staff-Medical/Dental	3,656.28	3,666.67	-10.39	99.72 %
7250 Insurance-SAIF	294.96	266.67	28.29	110.61 %
7302 Employee Promotions		41.67	-41.67	
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>19,758.61</b>	<b>21,981.09</b>	<b>-2,222.48</b>	<b>89.89 %</b>
<b>7500 CONTRACTOR SERVICES</b>				
7525 Garbage Removal	3,763.64	4,333.33	-569.69	86.85 %
7551 Composting Area	1,171.75	1,083.33	88.42	108.16 %
7601 Street Sweeping		125.00	-125.00	
7651 Pest Control		62.50	-62.50	
7800 Tree Service		2,083.33	-2,083.33	
7850 Forestry Consulting		83.33	-83.33	
7970 Landscaping Services		41.67	-41.67	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>4,935.39</b>	<b>7,812.49</b>	<b>-2,877.10</b>	<b>63.17 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
QuickBooks Payments Fees	38.83		38.83	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

November 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Total Expenses</b>	<b>\$35,232.97</b>	<b>\$41,960.42</b>	<b>\$ -6,727.45</b>	<b>83.97 %</b>
NET OPERATING INCOME	<b>\$8,618.36</b>	<b>\$61.58</b>	<b>\$8,556.78</b>	<b>13,995.39 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	18,750.00	18,750.00	0.00	100.00 %
8300 Interest Income--Reserves	1,275.97	1,000.00	275.97	127.60 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>20,025.97</b>	<b>19,750.00</b>	<b>275.97</b>	<b>101.40 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$20,025.97</b>	<b>\$19,750.00</b>	<b>\$275.97</b>	<b>101.40 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9100 Common Area				
9120 Drainage Reserve Expense	3,500.00		3,500.00	
9125 Paths & Walkways	248.28		248.28	
<b>Total 9100 Common Area</b>	<b>3,748.28</b>		<b>3,748.28</b>	
9200 Rec Center Reserve Expense	1,651.37		1,651.37	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>5,399.65</b>		<b>5,399.65</b>	
<b>Total Other Expenses</b>	<b>\$5,399.65</b>	<b>\$0.00</b>	<b>\$5,399.65</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$14,626.32</b>	<b>\$19,750.00</b>	<b>\$ -5,123.68</b>	<b>74.06 %</b>
NET INCOME	<b>\$23,244.68</b>	<b>\$19,811.58</b>	<b>\$3,433.10</b>	<b>117.33 %</b>

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July - November, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
<b>4000 INCOME</b>				
4100 LWCHA Assessments	213,110.00	213,110.00	0.00	100.00 %
4150 Discounts	-12,695.76	-6,500.00	-6,195.76	195.32 %
4200 LWCHA L/F & Interest	90.00		90.00	
4300 Member Gate Cards and remotes	355.00	416.65	-61.65	85.20 %
4550 Key Deposits	30.00	62.50	-32.50	48.00 %
4700 Reimbursements	604.00	312.50	291.50	193.28 %
4800 Interest Income	4,929.68	625.00	4,304.68	788.75 %
4900 Other Income/ Title Tranfer	6,330.00	2,083.35	4,246.65	303.84 %
4990 Discounts/Refunds Given	6.87		6.87	
<b>Total 4000 INCOME</b>	<b>212,759.79</b>	<b>210,110.00</b>	<b>2,649.79</b>	<b>101.26 %</b>
<b>Total Income</b>	<b>\$212,759.79</b>	<b>\$210,110.00</b>	<b>\$2,649.79</b>	<b>101.26 %</b>
<b>GROSS PROFIT</b>	<b>\$212,759.79</b>	<b>\$210,110.00</b>	<b>\$2,649.79</b>	<b>101.26 %</b>
<b>Expenses</b>				
<b>6000 ADMINISTRATION</b>				
6010 Accounting		1,750.00	-1,750.00	
6020 Legal Collections		208.35	-208.35	
6030 Legal Consultancy	5,696.25		5,696.25	
6030.02 General		6,562.50	-6,562.50	
<b>Total 6030 Legal Consultancy</b>	<b>5,696.25</b>	<b>6,562.50</b>	<b>-866.25</b>	<b>86.80 %</b>
6050 Insurance-General Liability	5,394.15	5,957.50	-563.35	90.54 %
6055 Earthquake Insurance	1,717.65	1,712.90	4.75	100.28 %
6058 Insurance Umbrella	595.00	678.35	-83.35	87.71 %
6060 Insurance - D&O	417.50		417.50	
6070 Insurance - Truck	352.90	333.35	19.55	105.86 %
6110 Office Supplies	286.55	1,041.65	-755.10	27.51 %
6110.02 Election	686.12		686.12	
<b>Total 6110 Office Supplies</b>	<b>972.67</b>	<b>1,041.65</b>	<b>-68.98</b>	<b>93.38 %</b>
6120 Printing	474.72	625.00	-150.28	75.96 %
6130 Postage		291.65	-291.65	
6140 Computer/Security/Software	900.75	833.35	67.40	108.09 %
6150 Website and E-Mail	319.49	625.00	-305.51	51.12 %
6160 Bank Charges	497.22	416.65	80.57	119.34 %
6200 Dues/Subscriptions	2,233.90	1,500.00	733.90	148.93 %
6210 Licenses/Fees/Permits	835.00	1,020.85	-185.85	81.79 %
6230 Conference & Seminar		208.35	-208.35	
6250 Committee-Safety	1,691.81	250.00	1,441.81	676.72 %
6260 Committee-Social				
6260.01 Community Events		104.15	-104.15	
<b>Total 6260 Committee-Social</b>		<b>104.15</b>	<b>-104.15</b>	
6280 Forest Management Committee	3,800.00	6,250.00	-2,450.00	60.80 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July - November, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6280.01 Fire mitigation grant		416.65	-416.65	
<b>Total 6280 Forest Management Committee</b>	<b>3,800.00</b>	<b>6,666.65</b>	<b>-2,866.65</b>	<b>57.00 %</b>
6286 Architectural Committee		125.00	-125.00	
6295 Misc Expense	241.22	416.65	-175.43	57.90 %
<b>Total 6000 ADMINISTRATION</b>	<b>26,140.23</b>	<b>31,327.90</b>	<b>-5,187.67</b>	<b>83.44 %</b>
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	1,369.64	1,466.65	-97.01	93.39 %
6310.02 Water	793.26	870.85	-77.59	91.09 %
6310.03 Gas	707.95	3,208.35	-2,500.40	22.07 %
6310.04 Internet	2,876.60	3,250.00	-373.40	88.51 %
6310.05 Phone	275.95	250.00	25.95	110.38 %
<b>Total 6310 Rec Center</b>	<b>6,023.40</b>	<b>9,045.85</b>	<b>-3,022.45</b>	<b>66.59 %</b>
6350 Pool & Sauna				
6350.02 Gas	3,024.79	3,666.65	-641.86	82.49 %
<b>Total 6350 Pool &amp; Sauna</b>	<b>3,024.79</b>	<b>3,666.65</b>	<b>-641.86</b>	<b>82.49 %</b>
6400 Maint Building				
6400.01 Power	233.70	333.35	-99.65	70.11 %
6400.02 Water	247.74	252.10	-4.36	98.27 %
<b>Total 6400 Maint Building</b>	<b>481.44</b>	<b>585.45</b>	<b>-104.01</b>	<b>82.23 %</b>
6450 Gate House				
6450.01 Power	427.49	756.25	-328.76	56.53 %
6450.02 Water	550.90	389.60	161.30	141.40 %
6450.03 Internet	2,747.71	2,500.00	247.71	109.91 %
6450.04 Phones	666.87	1,041.65	-374.78	64.02 %
<b>Total 6450 Gate House</b>	<b>4,392.97</b>	<b>4,687.50</b>	<b>-294.53</b>	<b>93.72 %</b>
6500 Entry Gate				
6500.01 Power	162.75	229.15	-66.40	71.02 %
<b>Total 6500 Entry Gate</b>	<b>204.22</b>	<b>229.15</b>	<b>-24.93</b>	<b>89.12 %</b>
<b>Total 6300 UTILITIES</b>	<b>14,126.82</b>	<b>18,214.60</b>	<b>-4,087.78</b>	<b>77.56 %</b>
6600 MAINTENANCE				
6610 Rec Center	6,788.84	1,041.65	5,747.19	651.74 %
6621 Pool & Spa		416.65	-416.65	
6630 Tennis Courts	12.00	208.35	-196.35	5.76 %
6640 Fitness Center	1,855.23	125.00	1,730.23	1,484.18 %
6650 Maint Bldg	111.33	83.35	27.98	133.57 %
6660 Gate House		166.65	-166.65	
6670 Entry Gate System	1,314.80		1,314.80	
6690 Signs Maintenance	20.12	208.35	-188.23	9.66 %
6700 Roads & Paths	134.10	208.35	-74.25	64.36 %
6720 Garbage/Dumpster		62.50	-62.50	
6750 Other Common area	30.19	208.35	-178.16	14.49 %

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July - November, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6760 Vehicles - trucks/golf cart	509.97	416.65	93.32	122.40 %
6770 Tools	284.26	208.35	75.91	136.43 %
<b>Total 6600 MAINTENANCE</b>	<b>11,060.84</b>	<b>3,354.20</b>	<b>7,706.64</b>	<b>329.76 %</b>
<b>6801 SUPPLIES &amp; EQUIPMENT</b>				
6810 Rec Center Supplies	1,918.52	833.35	1,085.17	230.22 %
6821 Pool & Spa Supplies	980.63	1,250.00	-269.37	78.45 %
6830 Exercise Room Supplies		83.35	-83.35	
6840 Maintenance Building	559.43	208.35	351.08	268.50 %
6850 Gatehouse Supplies	488.61	333.35	155.26	146.58 %
6860 Gate Cards and Remotes	440.00	625.00	-185.00	70.40 %
6870 Tools & Tool Rentals	2,104.07	1,041.65	1,062.42	201.99 %
6900 Common Area Supplies	579.93	1,041.65	-461.72	55.67 %
6910 Chemicals & Fertilizer	128.65	104.15	24.50	123.52 %
6921 Dog Poop Stations	186.70	416.65	-229.95	44.81 %
6930 Asphalt & Gravel	91.80		91.80	
6940 Trees Shrubs Flowers	902.40	625.00	277.40	144.38 %
6960 Truck Fuel	1,299.37	1,041.65	257.72	124.74 %
6960.02 Equipment fuel	514.43	333.35	181.08	154.32 %
<b>Total 6960 Truck Fuel</b>	<b>1,813.80</b>	<b>1,375.00</b>	<b>438.80</b>	<b>131.91 %</b>
<b>Total 6801 SUPPLIES &amp; EQUIPMENT</b>	<b>10,194.54</b>	<b>7,937.50</b>	<b>2,257.04</b>	<b>128.44 %</b>
<b>7000 STAFF WAGES &amp; BENEFITS</b>				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	22,799.15	22,799.15	0.00	100.00 %
7135 Office Admin	8,548.53	10,168.75	-1,620.22	84.07 %
7145 Grounds/Fac Super	22,856.30	22,856.25	0.05	100.00 %
7155 Maintenance-1	22,678.32	22,678.35	-0.03	100.00 %
7170 Relief Services	2,524.50	2,500.00	24.50	100.98 %
<b>Total 7100 Staff Wages &amp; Salaries</b>	<b>79,406.80</b>	<b>81,002.50</b>	<b>-1,595.70</b>	<b>98.03 %</b>
7151 Employer Match Taxes-Payroll	9,126.83	9,027.90	98.93	101.10 %
7201 Staff-Medical/Dental	18,281.40	18,333.35	-51.95	99.72 %
7250 Insurance-SAIF	1,750.23	1,333.35	416.88	131.27 %
7302 Employee Promotions	510.37	208.35	302.02	244.96 %
<b>Total 7000 STAFF WAGES &amp; BENEFITS</b>	<b>109,075.63</b>	<b>109,905.45</b>	<b>-829.82</b>	<b>99.24 %</b>
7400 Oregon Taxes Paid	800.00		800.00	
7450 Federal Income Taxes	5,000.00		5,000.00	
<b>7500 CONTRACTOR SERVICES</b>				
7525 Garbage Removal	21,245.55	21,666.65	-421.10	98.06 %
7551 Composting Area	7,713.16	5,416.65	2,296.51	142.40 %
7601 Street Sweeping		625.00	-625.00	
7651 Pest Control	199.00	312.50	-113.50	63.68 %
7800 Tree Service	22,328.00	10,416.65	11,911.35	214.35 %
7850 Forestry Consulting		416.65	-416.65	

# LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

July - November, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7970 Landscaping Services		208.35	-208.35	
<b>Total 7500 CONTRACTOR SERVICES</b>	<b>51,485.71</b>	<b>39,062.45</b>	<b>12,423.26</b>	<b>131.80 %</b>
Payroll Expenses				
Wages	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
QuickBooks Payments Fees	681.71		681.71	
<b>Total Expenses</b>	<b>\$228,565.48</b>	<b>\$209,802.10</b>	<b>\$18,763.38</b>	<b>108.94 %</b>
NET OPERATING INCOME	<b>\$ -15,805.69</b>	<b>\$307.90</b>	<b>\$ -16,113.59</b>	<b>-5,133.38 %</b>
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	113,750.00	93,750.00	20,000.00	121.33 %
8300 Interest Income--Reserves	9,458.55	5,000.00	4,458.55	189.17 %
<b>Total 8000 RESERVE AND CAPITAL ACCOUNTS</b>	<b>123,208.55</b>	<b>98,750.00</b>	<b>24,458.55</b>	<b>124.77 %</b>
Late Fee Income				
<b>Total Other Income</b>	<b>\$123,208.55</b>	<b>\$98,750.00</b>	<b>\$24,458.55</b>	<b>124.77 %</b>
Other Expenses				
9000 RESERVE EXPENDITURES				
9100 Common Area				
9120 Drainage Reserve Expense	3,500.00		3,500.00	
9125 Paths & Walkways	248.28		248.28	
9141 Entry Gate Reserve Expense	3,779.00		3,779.00	
9165 Mowers	4,616.94		4,616.94	
<b>Total 9100 Common Area</b>	<b>12,144.22</b>		<b>12,144.22</b>	
9200 Rec Center Reserve Expense	1,651.37		1,651.37	
9301 Pool & Spa Reserve Expense	895.95		895.95	
9350 Exercise Room Reserve Expense	836.27		836.27	
9401 Tennis Court Reserve Exp	224.85		224.85	
9801 Maintenance Building Reserve	995.00		995.00	
<b>Total 9000 RESERVE EXPENDITURES</b>	<b>16,747.66</b>		<b>16,747.66</b>	
<b>Total Other Expenses</b>	<b>\$16,747.66</b>	<b>\$0.00</b>	<b>\$16,747.66</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$106,460.89</b>	<b>\$98,750.00</b>	<b>\$7,710.89</b>	<b>107.81 %</b>
NET INCOME	<b>\$90,655.20</b>	<b>\$99,057.90</b>	<b>\$ -8,402.70</b>	<b>91.52 %</b>