



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: MICHELLE DAVIS
SUBJECT: FINANCIAL REPORT AS OF JANUARY 31, 2026
DATE: FEBRUARY 18, 2026
CC: MARC STAIMER

Attached are four financial statements for the month ended January 31, 2026: Balance Sheet, Income and Expense, Budget vs. Actual Month, and Budget vs. Actual. Actual Year-to-Date reports. The following are some explanatory notes.

1. As of January 31, 2026, the Operating Funds balance was \$334,253.91
The Operating Checking account balance was \$74,196.64
2. 6010 Accounting, \$2,500.00 to Hudspeth & Company, PC for Year-End Accounting and Income Tax Review.
3. 6250 Committee-Safety, \$2,948.91 Radio Materials were \$683.91 at the Crow's Nest and paid \$2,265.00 to Green Light Electric, Inc. for Crow's Nest Antenna Work.
4. 6640 Maintenance Fitness Center, \$584.04 to Commercial Fitness Equipment, Inc., for preventative maintenance.
5. 6690 Sign Maintenance, \$824.68 to Amazon for Solar Speed Limit Sign.
6. 6910 Chemicals & Fertilizer, \$335.00 to Blake's Coastal Nursery for 6 Yards of Compost.
7. January's Operating Expenses were \$2,389.02 over budget; year-to-date expenses are \$4,530.66 under budget.
8. January's Reserve Expenses were \$2,069.08
 - a. 7600 Special Projects, \$365.00 to Jeff L Robinson for Plans for Mailbox Shelter Roof at Rec Center (Billed Late).
 - b. 9200 Rec Center Reserve Expense, \$985.62 to Lincoln Glass for Crow's Nest Window Replacement

- c. 9401 Tennis Court Reserve Expense, \$263.00 to Groth-Gates Heating & Sheet Metal for Replacement of Indoor Tennis Thermostat
- d. 9880 Other Vehicle Expenses, \$455.46 to Newport Marine & RV Service, Inc. for Materials & Install of 2" Hitch for Truck.



LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet
As of January 31, 2026

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	0.00
1050 CB Main Checking	74,196.64
1060 Asset Acquisition	4,091.16
1080 Petty Cash	614.06
1099 Cetera 3 month Treasury	255,352.05
Total 1000 OPERATING FUNDS	334,253.91
1114 RESERVE FUNDS	
1116 CB Reserve Checking 5494	50,319.29
1118 Umpqua Reserve MM	144,882.55
1160 Cetera Reserve Treasury Bills	
1163 Raymond James MM	637,169.25
Total 1160 Cetera Reserve Treasury Bills	637,169.25
Total 1114 RESERVE FUNDS	832,371.09
Total Bank Accounts	\$1,166,625.00
Accounts Receivable	
1200 Accounts Receivable	-144,659.35
1260 AR In Collections	567.00
Total 1200 Accounts Receivable	-144,092.35
1300 Reserve funds held by Innisfree	-1,528.00
Total Accounts Receivable	\$ -145,620.35
Other Current Assets	
1150 Accounts Rec - Interfund	0.00
1180 LWCCOA Interfund	3,569.00
Total 1150 Accounts Rec - Interfund	3,569.00
1230 Prepaid Insurance	21,123.10
1240 Undeposited Funds	2,110.46
QuickBooks Tax Holding Account	4,006.49
Total Other Current Assets	\$30,809.05
Total Current Assets	\$1,051,813.70
Fixed Assets	
1450 Equip-Admin	0.42
1480 Equip-Purchases	3,078.11
1550 Accumulated Depreciation	-0.15
Total Fixed Assets	\$3,078.38
TOTAL ASSETS	\$1,054,892.08



LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet
As of January 31, 2026

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	19,387.49
Total Accounts Payable	\$19,387.49
Credit Cards	
1900 Columbia Bank Visa	335.00
1980 Umpqua Bank Visa	3,618.88
Total Credit Cards	\$3,953.88
Other Current Liabilities	
2075 2075 Income taxes payable	-1,277.00
2130 Accrued Vacation	6,536.07
2200 Prepaid Assessments	63,248.00
2230 Payroll Liabilities	-26,629.57
Dental Ins spouse	-1,495.19
Dental Insurance	-9,703.30
Federal Taxes (941/944)	309.91
Federal Unemployment (940)	297.53
Health Ins spouse	10,144.24
Health Insurance	23,344.51
OR Employment Taxes	1,387.70
OR Income Tax	532.55
OR Paid Family and Medical Leave	599.49
OR Statewide Transit Taxes	73.18
SIMPLE contrib Printz	222.88
Simple IRA Co. Match Printz	222.88
Total 2230 Payroll Liabilities	-693.19
2265 Gate Card Contractor Deposit	13,300.00
2266.87 Schneidecker Heating & Air	50.00
2266.88 Port's Contracting	50.00
2266.89 View Finders Tree Service	50.00
Total 2265 Gate Card Contractor Deposit	13,450.00
2300 Contractor Security Deposits	
2300.06 Most Wanted Painters, Inc.	400.00
2300.20 Wildlife Restoration	200.00
2300.23 Adair Homes, Inc.	500.00
2300.26 NW Living, LLC	1,000.00



LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet
As of January 31, 2026

	TOTAL
Total 2300 Contractor Security Deposits	2,100.00
2450 Construction Deposit	0.00
2300.49 Scheible Contractor Deposit	1,000.00
2450.16 Other Current Liabilities	-200.00
Total 2450 Construction Deposit	800.00
Total Other Current Liabilities	\$84,163.88
Total Current Liabilities	\$107,505.25
Total Liabilities	\$107,505.25
Equity	
2901 Reserve Liability	-12,136.81
2910 Operating Fund Balance	-5,739.70
2950 Retained Earnings	870,981.23
Net Income	94,282.11
Total Equity	\$947,386.83
TOTAL LIABILITIES AND EQUITY	\$1,054,892.08

Profit and Loss

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

January 2026

Distribution account	Total
Income	
4000 INCOME	
4100 LWCHA Assessments	43,841.00
4300 Member Gate Cards and remotes	70.00
4550 Key Deposits	25.00
4800 Interest Income	734.90
4900 Other Income/ Title Tranfer	1,500.00
4990 Discounts/Refunds Given	65.27
Total for 4000 INCOME	\$46,236.17
Total for Income	\$46,236.17
Gross Profit	\$46,236.17
Expenses	
6000 ADMINISTRATION	
6010 Accounting	2,500.00
6050 Insurance-General Liability	1,642.08
6055 Earthquake Insurance	407.39
6058 Insurance Umbrella	137.58
6060 Insurance - D&O	
6070 Insurance - Truck	99.33
6110 Office Supplies	10.99
6120 Printing	221.62
6130 Postage	0.00
6150 Website and E-Mail	65.87
6200 Dues/Subscriptions	446.50
6250 Committee-Safety	2,948.91
Total for 6000 ADMINISTRATION	\$8,480.27
6300 UTILITIES	
6310 Rec Center	

Profit and Loss

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

January 2026

Distribution account	Total
6310.01 Power	405.74
6310.03 Gas	1,066.87
6310.04 Internet	195.87
6310.05 Phone	45.54
Total for 6310 Rec Center	\$1,714.02
6350 Pool & Sauna	
6350.02 Gas	1,121.37
Total for 6350 Pool & Sauna	\$1,121.37
6400 Maint Building	
6400.01 Power	45.40
Total for 6400 Maint Building	\$45.40
6450 Gate House	
6450.01 Power	236.25
6450.03 Internet	195.87
6450.04 Phones	45.54
Total for 6450 Gate House	\$477.66
6500 Entry Gate	
6500.01 Power	41.10
Total for 6500 Entry Gate	\$41.10
Total for 6300 UTILITIES	\$3,399.55
6600 MAINTENANCE	
6610 Rec Center	150.00
6621 Pool & Spa	293.98
6630 Tennis Courts	51.00
6640 Fitness Center	584.04
6670 Entry Gate System	575.40
6690 Signs Maintenance	824.68
Total for 6600 MAINTENANCE	\$2,479.10

Profit and Loss

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

January 2026

Distribution account	Total
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	106.19
6821 Pool & Spa Supplies	329.01
6830 Exercise Room Supplies	43.00
6870 Tools & Tool Rentals	662.70
6910 Chemicals & Fertilizer	335.00
6940 Trees Shrubs Flowers	190.00
6960 Truck Fuel	\$150.16
6960.02 Equipment fuel	93.03
Total for 6960 Truck Fuel	\$243.19
Total for 6801 SUPPLIES & EQUIPMENT	\$1,909.09
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	4,750.00
7135 Office Admin	2,328.75
7145 Grounds/Fac Super	4,731.26
7155 Maintenance-1	4,694.43
7170 Relief Services	511.50
Total for 7100 Staff Wages & Salaries	\$17,015.94
7151 Employer Match Taxes-Payroll	1,562.57
7201 Staff-Medical/Dental	3,986.74
7250 Insurance-SAIF	296.41
Total for 7000 STAFF WAGES & BENEFITS	\$22,861.66
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,813.93
7551 Composting Area	1,420.03
7980 Housekeeping	800.00
Total for 7500 CONTRACTOR SERVICES	\$7,033.96

Profit and Loss

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

January 2026

Distribution account	Total
Bank Charges & Fees	35.95
QuickBooks Payments Fees	94.45
Total for Expenses	\$46,294.03
Net Operating Income	-\$57.86
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	19,407.00
8300 Interest Income--Reserves	1,956.43
Total for 8000 RESERVE AND CAPITAL ACCOUNTS	\$21,363.43
Late Fee Income	30.00
Total for Other Income	\$21,393.43
Other Expenses	
7600 Special Projects	365.00
9000 RESERVE EXPENDITURES	
9200 Rec Center Reserve Expense	985.62
9401 Tennis Court Reserve Exp	263.00
9880 Other Vehicle Expenses	455.46
Total for 9000 RESERVE EXPENDITURES	\$1,704.08
Total for Other Expenses	\$2,069.08
Net Other Income	\$19,324.35
Net Income	\$19,266.49

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January 2026

			TOTAL	
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME		0.00	0.00	
4100 LWCHA Assessments	43,841.00	43,841.00	0.00	100.00 %
4150 Discounts		-1,136.08	1,136.08	
4300 Member Gate Cards and remotes	70.00	83.33	-13.33	84.00 %
4550 Key Deposits	25.00	12.50	12.50	200.00 %
4700 Reimbursements		62.50	-62.50	
4800 Interest Income	734.90	708.33	26.57	103.75 %
4900 Other Income/ Title Tranfer	1,500.00	333.33	1,166.67	450.00 %
4990 Discounts/Refunds Given	65.27		65.27	
Total 4000 INCOME	46,236.17	43,904.91	2,331.26	105.31 %
Total Income	\$46,236.17	\$43,904.91	\$2,331.26	105.31 %
GROSS PROFIT	\$46,236.17	\$43,904.91	\$2,331.26	105.31 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,500.00	208.33	2,291.67	1,200.02 %
6020 Legal Collections		41.67	-41.67	
6030 Legal Consultancy				
6030.01 Amenites Counsel		500.00	-500.00	
6030.02 General		62.50	-62.50	
Total 6030 Legal Consultancy		562.50	-562.50	
6050 Insurance-General Liability	1,642.08	1,429.83	212.25	114.84 %
6055 Earthquake Insurance	407.39	411.08	-3.69	99.10 %
6058 Insurance Umbrella	137.58	135.67	1.91	101.41 %
6060 Insurance - D&O				
6070 Insurance - Truck	99.33	75.00	24.33	132.44 %
6110 Office Supplies	10.99	166.67	-155.68	6.59 %
6110.02 Election		41.67	-41.67	
Total 6110 Office Supplies	10.99	208.34	-197.35	5.28 %
6120 Printing	221.62	125.00	96.62	177.30 %
6130 Postage	0.00	41.67	-41.67	0.00 %
6140 Computer/Security/Software		166.67	-166.67	
6150 Website and E-Mail	65.87	125.00	-59.13	52.70 %
6160 Bank Charges		37.50	-37.50	
6200 Dues/Subscriptions	446.50	463.67	-17.17	96.30 %
6210 Licenses/Fees/Permits		125.00	-125.00	
6230 Conference & Seminar		41.67	-41.67	
6250 Committee-Safety	2,948.91	83.33	2,865.58	3,538.83 %
6260 Committee-Social				
6260.01 Community Events		20.83	-20.83	
6260.20 Welcome Committee		25.00	-25.00	
Total 6260 Committee-Social		45.83	-45.83	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6280 Forest Management Committee		62.50	-62.50	
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense		83.33	-83.33	
Total 6000 ADMINISTRATION	8,480.27	4,498.59	3,981.68	188.51 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	405.74	308.00	97.74	131.73 %
6310.02 Water		182.92	-182.92	
6310.03 Gas	1,066.87	673.75	393.12	158.35 %
6310.04 Internet	195.87	682.50	-486.63	28.70 %
6310.05 Phone	45.54	52.50	-6.96	86.74 %
Total 6310 Rec Center	1,714.02	1,899.67	-185.65	90.23 %
6350 Pool & Sauna				
6350.02 Gas	1,121.37	770.00	351.37	145.63 %
Total 6350 Pool & Sauna	1,121.37	770.00	351.37	145.63 %
6400 Maint Building				
6400.01 Power	45.40	70.00	-24.60	64.86 %
6400.02 Water		52.92	-52.92	
Total 6400 Maint Building	45.40	122.92	-77.52	36.93 %
6450 Gate House				
6450.01 Power	236.25	158.83	77.42	148.74 %
6450.02 Water		81.83	-81.83	
6450.03 Internet	195.87	525.00	-329.13	37.31 %
6450.04 Phones	45.54	218.75	-173.21	20.82 %
Total 6450 Gate House	477.66	984.41	-506.75	48.52 %
6500 Entry Gate				
6500.01 Power	41.10	48.17	-7.07	85.32 %
Total 6500 Entry Gate	41.10	48.17	-7.07	85.32 %
Total 6300 UTILITIES	3,399.55	3,825.17	-425.62	88.87 %
6600 MAINTENANCE				
6610 Rec Center	150.00	208.33	-58.33	72.00 %
6621 Pool & Spa	293.98	83.33	210.65	352.79 %
6630 Tennis Courts	51.00	41.67	9.33	122.39 %
6640 Fitness Center	584.04	41.67	542.37	1,401.58 %
6650 Maint Bldg		16.67	-16.67	
6660 Gate House		33.33	-33.33	
6670 Entry Gate System	575.40	191.67	383.73	300.20 %
6680 Wooden Outdoor Amens		41.67	-41.67	
6690 Signs Maintenance	824.68	41.67	783.01	1,979.07 %
6700 Roads & Paths		100.00	-100.00	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area		41.67	-41.67	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6760 Vehicles - trucks/golf cart		83.33	-83.33	
6770 Tools		62.50	-62.50	
Total 6600 MAINTENANCE	2,479.10	1,000.01	1,479.09	247.91 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	106.19	208.33	-102.14	50.97 %
6821 Pool & Spa Supplies	329.01	166.67	162.34	197.40 %
6830 Exercise Room Supplies	43.00	16.67	26.33	257.95 %
6840 Maintenance Building		62.50	-62.50	
6850 Gatehouse Supplies		66.67	-66.67	
6860 Gate Cards and Remotes		125.00	-125.00	
6870 Tools & Tool Rentals	662.70	533.33	129.37	124.26 %
6900 Common Area Supplies		125.00	-125.00	
6910 Chemicals & Fertilizer	335.00	20.83	314.17	1,608.26 %
6921 Dog Poop Stations		83.33	-83.33	
6930 Asphalt & Gravel		8.33	-8.33	
6940 Trees Shrubs Flowers	190.00	166.67	23.33	114.00 %
6960 Truck Fuel	150.16	208.33	-58.17	72.08 %
6960.02 Equipment fuel	93.03	83.33	9.70	111.64 %
Total 6960 Truck Fuel	243.19	291.66	-48.47	83.38 %
Total 6801 SUPPLIES & EQUIPMENT	1,909.09	1,874.99	34.10	101.82 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,750.00	4,750.00	0.00	100.00 %
7135 Office Admin	2,328.75	2,242.50	86.25	103.85 %
7145 Grounds/Fac Super	4,731.26	4,731.25	0.01	100.00 %
7155 Maintenance-1	4,694.43	4,694.42	0.01	100.00 %
7170 Relief Services	511.50	500.00	11.50	102.30 %
Total 7100 Staff Wages & Salaries	17,015.94	16,918.17	97.77	100.58 %
7151 Employer Match Taxes-Payroll	1,562.57	1,888.08	-325.51	82.76 %
7201 Staff-Medical/Dental	3,986.74	3,666.67	320.07	108.73 %
7250 Insurance-SAIF	296.41	266.67	29.74	111.15 %
7302 Employee Promotions		41.67	-41.67	
Total 7000 STAFF WAGES & BENEFITS	22,861.66	22,781.26	80.40	100.35 %
7400 Oregon Taxes Paid		20.83	-20.83	
7450 Federal Income Taxes		41.67	-41.67	
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,813.93	4,333.33	480.60	111.09 %
7551 Composting Area	1,420.03	1,166.67	253.36	121.72 %
7651 Pest Control		62.50	-62.50	
7800 Tree Service		2,083.33	-2,083.33	
7800.01 7800.01 Fire Mitigation		625.00	-625.00	
7800.02 780.02 Invasive Species Eradication		625.00	-625.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 7800 Tree Service		3,333.33	-3,333.33	
7850 Forestry Consulting		83.33	-83.33	
7970 Landscaping Services		83.33	-83.33	
7980 Housekeeping	800.00	800.00	0.00	100.00 %
Total 7500 CONTRACTOR SERVICES	7,033.96	9,862.49	-2,828.53	71.32 %
Bank Charges & Fees	35.95		35.95	
QuickBooks Payments Fees	94.45		94.45	
Total Expenses	\$46,294.03	\$43,905.01	\$2,389.02	105.44 %
NET OPERATING INCOME	\$ -57.86	\$ -0.10	\$ -57.76	57,860.00 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	19,407.00		19,407.00	
8300 Interest Income--Reserves	1,956.43		1,956.43	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	21,363.43		21,363.43	
Late Fee Income	30.00		30.00	
Total Other Income	\$21,393.43	\$0.00	\$21,393.43	0.00%
Other Expenses				
7600 Special Projects	365.00		365.00	
9000 RESERVE EXPENDITURES				
9200 Rec Center Reserve Expense	985.62		985.62	
9401 Tennis Court Reserve Exp	263.00		263.00	
9880 Other Vehicle Expenses	455.46		455.46	
Total 9000 RESERVE EXPENDITURES	1,704.08		1,704.08	
Total Other Expenses	\$2,069.08	\$0.00	\$2,069.08	0.00%
NET OTHER INCOME	\$19,324.35	\$0.00	\$19,324.35	0.00%
NET INCOME	\$19,266.49	\$ -0.10	\$19,266.59	-19,266,490.00 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

July 2025 - January 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME		0.00	0.00	
4100 LWCHA Assessments	306,651.00	306,887.00	-236.00	99.92 %
4150 Discounts	-14,443.20	-7,952.56	-6,490.64	181.62 %
4200 LWCHA L/F & Interest	90.00		90.00	
4300 Member Gate Cards and remotes	475.02	583.31	-108.29	81.44 %
4450 Innisfree Management Fees	0.00		0.00	
4550 Key Deposits	60.00	87.50	-27.50	68.57 %
4700 Reimbursements		437.50	-437.50	
4800 Interest Income	6,537.77	4,958.31	1,579.46	131.85 %
4900 Other Income/ Title Tranfer	3,950.00	2,333.31	1,616.69	169.29 %
4990 Discounts/Refunds Given	543.94		543.94	
Total 4000 INCOME	303,864.53	307,334.37	-3,469.84	98.87 %
Total Income	\$303,864.53	\$307,334.37	\$ -3,469.84	98.87 %
GROSS PROFIT	\$303,864.53	\$307,334.37	\$ -3,469.84	98.87 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,500.00	1,458.31	1,041.69	171.43 %
6020 Legal Collections		291.69	-291.69	
6030 Legal Consultancy				
6030.01 Amenites Counsel		3,500.00	-3,500.00	
6030.02 General	3,726.93	437.50	3,289.43	851.87 %
Total 6030 Legal Consultancy	3,726.93	3,937.50	-210.57	94.65 %
6050 Insurance-General Liability	10,400.01	10,008.81	391.20	103.91 %
6055 Earthquake Insurance	2,899.43	2,877.56	21.87	100.76 %
6058 Insurance Umbrella	936.86	949.69	-12.83	98.65 %
6060 Insurance - D&O				
6070 Insurance - Truck	659.06	525.00	134.06	125.54 %
6110 Office Supplies				
6110 Office Supplies	595.39	1,166.69	-571.30	51.03 %
6110.02 Election	622.22	291.69	330.53	213.32 %
Total 6110 Office Supplies	1,217.61	1,458.38	-240.77	83.49 %
6120 Printing	1,123.31	875.00	248.31	128.38 %
6130 Postage	136.80	291.69	-154.89	46.90 %
6140 Computer/Security/Software	764.59	1,166.69	-402.10	65.53 %
6150 Website and E-Mail	371.27	875.00	-503.73	42.43 %
6160 Bank Charges	216.40	262.50	-46.10	82.44 %
6200 Dues/Subscriptions	3,424.40	3,245.69	178.71	105.51 %
6210 Licenses/Fees/Permits	1,252.00	875.00	377.00	143.09 %
6230 Conference & Seminar		291.69	-291.69	
6250 Committee-Safety	3,023.91	583.31	2,440.60	518.41 %
6260 Committee-Social				
6260.01 Community Events	705.00	145.81	559.19	483.51 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

July 2025 - January 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6260.20 Welcome Committee		175.00	-175.00	
Total 6260 Committee-Social	705.00	320.81	384.19	219.76 %
6280 Forest Management Committee		437.50	-437.50	
6286 Architectural Committee		175.00	-175.00	
6295 Misc Expense		583.31	-583.31	
Total 6000 ADMINISTRATION	33,357.58	31,490.13	1,867.45	105.93 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	2,323.87	2,156.00	167.87	107.79 %
6310.02 Water	1,070.28	1,280.44	-210.16	83.59 %
6310.03 Gas	2,360.64	4,716.25	-2,355.61	50.05 %
6310.04 Internet	2,012.37	4,777.50	-2,765.13	42.12 %
6310.05 Phone	371.85	367.50	4.35	101.18 %
Total 6310 Rec Center	8,139.01	13,297.69	-5,158.68	61.21 %
6350 Pool & Sauna				
6350.02 Gas	5,444.47	5,390.00	54.47	101.01 %
Total 6350 Pool & Sauna	5,444.47	5,390.00	54.47	101.01 %
6400 Maint Building				
6400.01 Power	323.06	490.00	-166.94	65.93 %
6400.02 Water	411.54	370.44	41.10	111.09 %
Total 6400 Maint Building	734.60	860.44	-125.84	85.37 %
6450 Gate House				
6450.01 Power	1,059.30	1,111.81	-52.51	95.28 %
6450.02 Water	582.81	572.81	10.00	101.75 %
6450.03 Internet	932.45	3,675.00	-2,742.55	25.37 %
6450.04 Phones	348.99	1,531.25	-1,182.26	22.79 %
Total 6450 Gate House	2,923.55	6,890.87	-3,967.32	42.43 %
6500 Entry Gate				
6500.01 Power	283.63	337.19	-53.56	84.12 %
Total 6500 Entry Gate	283.63	337.19	-53.56	84.12 %
Total 6300 UTILITIES	17,525.26	26,776.19	-9,250.93	65.45 %
6600 MAINTENANCE				
6610 Rec Center	2,711.94	1,458.31	1,253.63	185.96 %
6621 Pool & Spa	775.85	583.31	192.54	133.01 %
6630 Tennis Courts	118.78	291.69	-172.91	40.72 %
6640 Fitness Center	709.60	291.69	417.91	243.27 %
6650 Maint Bldg	12.99	116.69	-103.70	11.13 %
6660 Gate House	120.09	233.31	-113.22	51.47 %
6670 Entry Gate System	2,159.20	1,341.69	817.51	160.93 %
6680 Wooden Outdoor Amens	61.49	291.69	-230.20	21.08 %
6690 Signs Maintenance	2,646.21	291.69	2,354.52	907.20 %
6700 Roads & Paths	1,000.68	700.00	300.68	142.95 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

July 2025 - January 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6710 Drainage ditch/culverts	-303.15		-303.15	
6720 Garbage/Dumpster		87.50	-87.50	
6750 Other Common area	364.68	291.69	72.99	125.02 %
6760 Vehicles - trucks/golf cart	338.94	583.31	-244.37	58.11 %
6770 Tools	830.26	437.50	392.76	189.77 %
Total 6600 MAINTENANCE	11,547.56	7,000.07	4,547.49	164.96 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	854.04	1,458.31	-604.27	58.56 %
6821 Pool & Spa Supplies	1,306.66	1,166.69	139.97	112.00 %
6830 Exercise Room Supplies	43.00	116.69	-73.69	36.85 %
6840 Maintenance Building	339.07	437.50	-98.43	77.50 %
6850 Gatehouse Supplies	165.38	466.69	-301.31	35.44 %
6860 Gate Cards and Remotes	415.92	875.00	-459.08	47.53 %
6870 Tools & Tool Rentals	4,279.85	3,733.31	546.54	114.64 %
6900 Common Area Supplies	705.46	875.00	-169.54	80.62 %
6910 Chemicals & Fertilizer	495.47	145.81	349.66	339.81 %
6921 Dog Poop Stations	869.31	583.31	286.00	149.03 %
6930 Asphalt & Gravel		58.31	-58.31	
6940 Trees Shrubs Flowers	1,058.32	1,166.69	-108.37	90.71 %
6960 Truck Fuel	1,113.28	1,458.31	-345.03	76.34 %
6960.02 Equipment fuel	428.60	583.31	-154.71	73.48 %
Total 6960 Truck Fuel	1,541.88	2,041.82	-499.74	75.52 %
Total 6801 SUPPLIES & EQUIPMENT	12,074.36	13,124.93	-1,050.57	92.00 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	33,250.00	33,250.00	0.00	100.00 %
7135 Office Admin	16,032.15	15,697.50	334.65	102.13 %
7145 Grounds/Fac Super	33,118.82	33,118.75	0.07	100.00 %
7155 Maintenance-1	32,860.98	32,860.94	0.04	100.00 %
7170 Relief Services	3,547.50	3,500.00	47.50	101.36 %
Total 7100 Staff Wages & Salaries	118,809.45	118,427.19	382.26	100.32 %
7151 Employer Match Taxes-Payroll	10,961.22	13,216.56	-2,255.34	82.94 %
7201 Staff-Medical/Dental	27,907.18	25,666.69	2,240.49	108.73 %
7250 Insurance-SAIF	2,074.87	1,866.69	208.18	111.15 %
7302 Employee Promotions	369.96	291.69	78.27	126.83 %
Total 7000 STAFF WAGES & BENEFITS	160,122.68	159,468.82	653.86	100.41 %
7400 Oregon Taxes Paid	1,000.00	145.81	854.19	685.82 %
7450 Federal Income Taxes	2,500.00	291.69	2,208.31	857.07 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	32,780.12	30,333.31	2,446.81	108.07 %
7551 Composting Area	8,208.43	8,166.69	41.74	100.51 %
7651 Pest Control	1,748.00	437.50	1,310.50	399.54 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

July 2025 - January 2026

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7800 Tree Service	13,644.75	14,583.31	-938.56	93.56 %
7800.01 7800.01 Fire Mitigation		4,375.00	-4,375.00	
7800.02 780.02 Invasive Species Eradication	1,050.99	4,375.00	-3,324.01	24.02 %
Total 7800 Tree Service	14,695.74	23,333.31	-8,637.57	62.98 %
7850 Forestry Consulting	816.50	583.31	233.19	139.98 %
7970 Landscaping Services	30.00	583.31	-553.31	5.14 %
7980 Housekeeping	5,600.00	5,600.00	0.00	100.00 %
Total 7500 CONTRACTOR SERVICES	63,878.79	69,037.43	-5,158.64	92.53 %
Bank Charges & Fees	35.95		35.95	
QuickBooks Payments Fees	762.23		762.23	
Total Expenses	\$302,804.41	\$307,335.07	\$ -4,530.66	98.53 %
NET OPERATING INCOME	\$1,060.12	\$ -0.70	\$1,060.82	-151,445.71 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	135,849.00		135,849.00	
8300 Interest Income--Reserves	15,097.56		15,097.56	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	150,946.56		150,946.56	
Late Fee Income	1,080.00		1,080.00	
Total Other Income	\$152,026.56	\$0.00	\$152,026.56	0.00%
Other Expenses				
7600 Special Projects	365.00		365.00	
9000 RESERVE EXPENDITURES				
9100 Common Area				
9135 Signs	542.84		542.84	
Total 9100 Common Area	542.84		542.84	
9200 Rec Center Reserve Expense	3,105.62		3,105.62	
9250 Furniture, Fixtures, Lighting A	435.00		435.00	
Total 9200 Rec Center Reserve Expense	3,540.62		3,540.62	
9301 Pool & Spa Reserve Expense				
9320 Pool Heater, Filter, Pump, Etc	821.00		821.00	
Total 9301 Pool & Spa Reserve Expense	821.00		821.00	
9401 Tennis Court Reserve Exp	263.00		263.00	
9501 Gate House Reserve Expense				
9520 Office Equipment	294.95		294.95	
Total 9501 Gate House Reserve Expense	294.95		294.95	
9601 Streets Reserve Expense	29,764.00		29,764.00	
9700 Path Reserve Expense	285.08		285.08	
9750 Safety Ops Center	8,645.00		8,645.00	
9880 Other Vehicle Expenses	14,013.08		14,013.08	
Total 9000 RESERVE EXPENDITURES	58,169.57		58,169.57	
Total Other Expenses	\$58,534.57	\$0.00	\$58,534.57	0.00%

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

July 2025 - January 2026

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
NET OTHER INCOME	\$93,491.99	\$0.00	\$93,491.99	0.00%
NET INCOME	\$94,552.11	\$ -0.70	\$94,552.81	-13,507,444.29 %