



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: MICHELLE DAVIS
SUBJECT: FINANCIAL REPORT AS OF FEBRUARY 28, 2026
DATE: MARCH 19, 2026
CC: MARC STAIMER

Attached are four financial statements for the month ended February 28, 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 February 28, 2026, the Operating Funds balance was \$288,796.54
The Operating Checking account balance was \$28,009.50
2. 6260.20 Welcome Committee, \$334.02 Reimbursed to Molly Dumas for Printing done at Print Place of Emergency Preparedness & Help 6" x 4" Magnets.
3. 6910 Chemicals & Fertilizer, \$119.99 to Amazon for 75% Vinegar – 4 Gallons used for Weed Control.
4. February's Operating Expenses were \$4,834.99 under budget; year-to-date expenses are \$9,750.66 under budget.
5. February's Reserve Expenses were \$3,400.00
 - a. 9301 Pool & Spa Reserve Expense, \$3,400.00 to Blue Water Pool & Spa Service for 50% Deposit on the New Pool Heater with New Plumbing.

Balance Sheet

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

As of February 28, 2026

Distribution account	Total
Assets	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	\$0.00
1050 CB Main Checking	28,009.50
1060 Asset Acquisition	4,091.32
1080 Petty Cash	614.06
1099 3-month Treasury T-Bills	256,081.66
Total for 1000 OPERATING FUNDS	\$288,796.54
1114 RESERVE FUNDS	
1116 CB Reserve Checking 5494	46,919.29
1118 Umpqua Reserve MM	164,577.92
1160 Cetera Reserve Treasury Bills	
1163 Raymond James T-Bills	638,764.79
Total for 1160 Cetera Reserve Treasury Bills	\$638,764.79
Total for 1114 RESERVE FUNDS	\$850,262.00
Total for Bank Accounts	\$1,139,058.54
Accounts Receivable	
1200 Accounts Receivable	-\$100,953.11
1260 AR In Collections	567.00
Total for 1200 Accounts Receivable	-\$100,386.11
1300 Reserve funds held by Innisfree	-1,528.00
Total for Accounts Receivable	-\$101,914.11
Other Current Assets	
1150 Accounts Rec - Interfund	\$0.00
1180 LWCCOA Interfund	3,569.00
Total for 1150 Accounts Rec - Interfund	\$3,569.00
1230 Prepaid Insurance	20,493.31
1240 Undeposited Funds	697.46
QuickBooks Tax Holding Account	3,346.80
Total for Other Current Assets	\$28,106.57
Total for Current Assets	\$1,065,251.00
Fixed Assets	
1480 Equip-Purchases	1,999.96
Total for Fixed Assets	\$1,999.96
Total for Assets	\$1,067,250.96

Balance Sheet

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

As of February 28, 2026

	Total
Distribution account	
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Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	15,405.60
Total for Accounts Payable	\$15,405.60
Credit Cards	
1980 Umpqua Bank Visa	-651.77
Total for Credit Cards	-\$651.77
Other Current Liabilities	
2075 2075 Income taxes payable	-3,053.00
2130 Accrued Vacation	6,446.07
2200 Prepaid Assessments	63,248.00
2230 Payroll Liabilities	-\$21,105.57
Dental Ins spouse	-1,495.19
Dental Insurance	-9,876.07
Federal Taxes (941/944)	330.69
Federal Unemployment (940)	149.77
Health Ins spouse	10,144.24
Health Insurance	23,517.26
OR Employment Taxes	1,090.21
OR Income Tax	537.88
OR Paid Family and Medical Leave	393.34
OR Statewide Transit Taxes	38.78
SIMPLE contrib Printz	222.88
Simple IRA Co. Match Printz	222.88
Total for 2230 Payroll Liabilities	\$4,171.10
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 for 2265 Gate Card Contractor Deposit	\$13,450.00
2300 Contractor Security Deposits	\$0.00
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

Balance Sheet

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

As of February 28, 2026

Distribution account	Total
Total for 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 for 2450 Construction Deposit	\$800.00
Total for Other Current Liabilities	\$87,162.17
Total for Current Liabilities	\$101,916.00
Total for Liabilities	\$101,916.00
Equity	
2901 Reserve Liability	-12,136.81
2950 Retained Earnings	858,208.11
Net Income	119,263.66
Total for Equity	\$965,334.96
Total for Liabilities and Equity	\$1,067,250.96

Profit and Loss

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

July, 2025-February, 2026

Distribution account	Total
Income	
4000 INCOME	
4100 LWCHA Assessments	350,492.00
4150 Discounts	-14,443.20
4200 LWCHA L/F & Interest	90.00
4300 Member Gate Cards and remotes	475.02
4450 Innisfree Management Fees	0.00
4550 Key Deposits	60.00
4800 Interest Income	7,267.54
4900 Other Income/ Title Tranfer	3,950.00
4990 Discounts/Refunds Given	624.96
Total for 4000 INCOME	\$348,516.32
Total for income	\$348,516.32
Gross Profit	\$348,516.32
Expenses	
6000 ADMINISTRATION	
6010 Accounting	2,500.00
6030 Legal Consultancy	
6030.02 General	3,726.93
Total for 6030 Legal Consultancy	\$3,726.93
6050 Insurance-General Liability	12,042.09
6055 Earthquake Insurance	3,306.82
6058 Insurance Umbrella	1,074.44
6060 Insurance - D&O	
6070 Insurance - Truck	758.39
6110 Office Supplies	\$622.37
6110.02 Election	622.22
Total for 6110 Office Supplies	\$1,244.59
6120 Printing	1,270.36
6130 Postage	136.80
6140 Computer/Security/Software	764.59
6150 Website and E-Mail	422.17
6160 Bank Charges	216.40
6200 Dues/Subscriptions	3,912.90
6210 Licenses/Fees/Permits	1,302.00
6250 Committee-Safety	3,023.91

Profit and Loss

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

July, 2025-February, 2026

Distribution account	Total
6260 Committee-Social	
6260.01 Community Events	705.00
6260.20 Welcome Committee	334.02
Total for 6260 Committee-Social	\$1,039.02
Total for 6000 ADMINISTRATION	\$36,741.41
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	2,679.36
6310.02 Water	1,070.28
6310.03 Gas	3,074.47
6310.04 Internet	2,198.24
6310.05 Phone	417.39
Total for 6310 Rec Center	\$9,439.74
6350 Pool & Sauna	
6350.02 Gas	5,753.40
Total for 6350 Pool & Sauna	\$5,753.40
6400 Maint Building	
6400.01 Power	367.48
6400.02 Water	547.16
Total for 6400 Maint Building	\$914.64
6450 Gate House	
6450.01 Power	1,280.48
6450.02 Water	734.28
6450.03 Internet	1,118.32
6450.04 Phones	394.53
Total for 6450 Gate House	\$3,527.61
6500 Entry Gate	
6500.01 Power	324.27
Total for 6500 Entry Gate	\$324.27
Total for 6300 UTILITIES	\$19,959.66
6600 MAINTENANCE	
6610 Rec Center	2,967.91
6621 Pool & Spa	925.84
6630 Tennis Courts	118.78
6640 Fitness Center	709.61

Profit and Loss

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

July, 2025-February, 2026

Distribution account	Total
6650 Maint Bldg	12.99
6660 Gate House	182.43
6670 Entry Gate System	2,056.20
6680 Wooden Outdoor Amens	61.49
6690 Signs Maintenance	1,858.92
6700 Roads & Paths	1,000.68
6710 Drainage ditch/culverts	-303.15
6750 Other Common area	364.68
6760 Vehicles - trucks/golf cart	521.62
6770 Tools	835.75
Total for 6600 MAINTENANCE	\$11,313.75
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	945.11
6821 Pool & Spa Supplies	1,368.02
6830 Exercise Room Supplies	43.00
6840 Maintenance Building	339.07
6850 Gatehouse Supplies	165.38
6860 Gate Cards and Remotes	848.92
6870 Tools & Tool Rentals	4,597.30
6900 Common Area Supplies	913.46
6910 Chemicals & Fertilizer	615.46
6921 Dog Poop Stations	869.31
6940 Trees Shrubs Flowers	1,104.32
6960 Truck Fuel	\$1,191.42
6960.02 Equipment fuel	428.60
Total for 6960 Truck Fuel	\$1,620.02
Total for 6801 SUPPLIES & EQUIPMENT	\$13,429.37
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Comm Coordinator	38,000.00
7135 Office Admin	18,143.55
7145 Grounds/Fac Super	37,850.08
7155 Maintenance-1	37,555.40
7170 Relief Services	4,009.50
Total for 7100 Staff Wages & Salaries	\$135,558.53
7151 Employer Match Taxes-Payroll	12,455.53

Profit and Loss

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

July, 2025-February, 2026

Distribution account	Total
7201 Staff-Medical/Dental	31,893.92
7250 Insurance-SAIF	2,371.28
7302 Employee Promotions	369.96
Total for 7000 STAFF WAGES & BENEFITS	\$182,649.22
7400 Oregon Taxes Paid	1,750.00
7450 Federal Income Taxes	2,500.00
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	36,731.50
7551 Composting Area	9,594.86
7651 Pest Control	1,748.00
7800 Tree Service	\$9,828.50
7800.01 7800.01 Fire Mitigation	6,016.25
7800.02 7800.02 Invasive Species Eradication	1,050.99
Total for 7800 Tree Service	\$16,895.74
7850 Forestry Consulting	816.50
7970 Landscaping Services	30.00
7980 Housekeeping	6,400.00
Total for 7500 CONTRACTOR SERVICES	\$72,216.60
Bank Charges & Fees	71.90
QuickBooks Payments Fees	857.51
Total for Expenses	\$341,489.42
Net Operating Income	\$7,026.90
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	155,256.00
8300 Interest Income--Reserves	16,981.47
Total for 8000 RESERVE AND CAPITAL ACCOUNTS	\$172,237.47
Late Fee Income	1,830.00
Total for Other Income	\$174,067.47
Other Expenses	
7600 Special Projects	365.00
9000 RESERVE EXPENDITURES	
9100 Common Area	
9135 Signs	894.44
Total for 9100 Common Area	\$894.44

Profit and Loss

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

July, 2025-February, 2026

Distribution account	Total
9200 Rec Center Reserve Expense	\$3,105.62
9250 Furniture, Fixtures, Lighting A	435.00
Total for 9200 Rec Center Reserve Expense	\$3,540.62
9301 Pool & Spa Reserve Expense	\$3,400.00
9320 Pool Heater, Filter, Pump, Etc	821.00
Total for 9301 Pool & Spa Reserve Expense	\$4,221.00
9401 Tennis Court Reserve Exp	263.00
9501 Gate House Reserve Expense	
9520 Office Equipment	294.95
Total for 9501 Gate House Reserve Expense	\$294.95
9601 Streets Reserve Expense	29,764.00
9700 Path Reserve Expense	285.08
9750 Safety Ops Center	8,645.00
9880 Other Vehicle Expenses	13,557.62
Total for 9000 RESERVE EXPENDITURES	\$61,465.71
Total for Other Expenses	\$61,830.71
Net Other Income	\$112,236.76
Net Income	\$119,263.66

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

February 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		83.33	-83.33	
4550 Key Deposits		12.50	-12.50	
4700 Reimbursements		62.50	-62.50	
4800 Interest Income	729.77	708.33	21.44	103.03 %
4900 Other Income/ Title Tranfer		333.33	-333.33	
4990 Discounts/Refunds Given	81.02		81.02	
Total 4000 INCOME	44,651.79	43,904.91	746.88	101.70 %
Total Income	\$44,651.79	\$43,904.91	\$746.88	101.70 %
GROSS PROFIT	\$44,651.79	\$43,904.91	\$746.88	101.70 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		208.33	-208.33	
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 %
6070 Insurance - Truck	99.33	75.00	24.33	132.44 %
6110 Office Supplies	26.98	166.67	-139.69	16.19 %
6110.02 Election		41.67	-41.67	
Total 6110 Office Supplies	26.98	208.34	-181.36	12.95 %
6120 Printing	147.05	125.00	22.05	117.64 %
6130 Postage		41.67	-41.67	
6140 Computer/Security/Software		166.67	-166.67	
6150 Website and E-Mail	50.90	125.00	-74.10	40.72 %
6160 Bank Charges		37.50	-37.50	
6200 Dues/Subscriptions	488.50	463.67	24.83	105.36 %
6210 Licenses/Fees/Permits	50.00	125.00	-75.00	40.00 %
6230 Conference & Seminar		41.67	-41.67	
6250 Committee-Safety		83.33	-83.33	
6260 Committee-Social				
6260.01 Community Events		20.83	-20.83	
6260.20 Welcome Committee	334.02	25.00	309.02	1,336.08 %
Total 6260 Committee-Social	334.02	45.83	288.19	728.82 %
6280 Forest Management Committee		62.50	-62.50	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

February 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6286 Architectural Committee		25.00	-25.00	
6295 Misc Expense		83.33	-83.33	
Total 6000 ADMINISTRATION	3,383.83	4,498.59	-1,114.76	75.22 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	355.49	308.00	47.49	115.42 %
6310.02 Water		182.92	-182.92	
6310.03 Gas	713.83	673.75	40.08	105.95 %
6310.04 Internet	190.87	682.50	-491.63	27.97 %
6310.05 Phone	45.54	52.50	-6.96	86.74 %
Total 6310 Rec Center	1,305.73	1,899.67	-593.94	68.73 %
6350 Pool & Sauna				
6350.02 Gas	308.93	770.00	-461.07	40.12 %
Total 6350 Pool & Sauna	308.93	770.00	-461.07	40.12 %
6400 Maint Building				
6400.01 Power	44.42	70.00	-25.58	63.46 %
6400.02 Water	135.62	52.92	82.70	256.27 %
Total 6400 Maint Building	180.04	122.92	57.12	146.47 %
6450 Gate House				
6450.01 Power	221.18	158.83	62.35	139.26 %
6450.02 Water	151.47	81.83	69.64	185.10 %
6450.03 Internet	190.87	525.00	-334.13	36.36 %
6450.04 Phones	45.54	218.75	-173.21	20.82 %
Total 6450 Gate House	609.06	984.41	-375.35	61.87 %
6500 Entry Gate				
6500.01 Power	40.64	48.17	-7.53	84.37 %
Total 6500 Entry Gate	40.64	48.17	-7.53	84.37 %
Total 6300 UTILITIES	2,444.40	3,825.17	-1,380.77	63.90 %
6600 MAINTENANCE				
6610 Rec Center	255.97	208.33	47.64	122.87 %
6621 Pool & Spa	149.99	83.33	66.66	180.00 %
6630 Tennis Courts		41.67	-41.67	
6640 Fitness Center		41.67	-41.67	
6650 Maint Bldg		16.67	-16.67	
6660 Gate House	64.24	33.33	30.91	192.74 %
6670 Entry Gate System	330.00	191.67	138.33	172.17 %
6680 Wooden Outdoor Amens		41.67	-41.67	
6690 Signs Maintenance	41.29	41.67	-0.38	99.09 %
6700 Roads & Paths		100.00	-100.00	
6720 Garbage/Dumpster		12.50	-12.50	
6750 Other Common area		41.67	-41.67	
6760 Vehicles - trucks/golf cart	17.68	83.33	-65.65	21.22 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

February 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6770 Tools	5.49	62.50	-57.01	8.78 %
Total 6600 MAINTENANCE	864.66	1,000.01	-135.35	86.47 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	91.07	208.33	-117.26	43.71 %
6821 Pool & Spa Supplies	61.36	166.67	-105.31	36.82 %
6830 Exercise Room Supplies		16.67	-16.67	
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	26.99	533.33	-506.34	5.06 %
6900 Common Area Supplies	208.00	125.00	83.00	166.40 %
6910 Chemicals & Fertilizer	119.99	20.83	99.16	576.04 %
6921 Dog Poop Stations		83.33	-83.33	
6930 Asphalt & Gravel		8.33	-8.33	
6940 Trees Shrubs Flowers	46.00	166.67	-120.67	27.60 %
6960 Truck Fuel	78.14	208.33	-130.19	37.51 %
6960.02 Equipment fuel		83.33	-83.33	
Total 6960 Truck Fuel	78.14	291.66	-213.52	26.79 %
Total 6801 SUPPLIES & EQUIPMENT	631.55	1,874.99	-1,243.44	33.68 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	4,750.00	4,750.00	0.00	100.00 %
7135 Office Admin	2,111.40	2,242.50	-131.10	94.15 %
7145 Grounds/Fac Super	4,731.26	4,731.25	0.01	100.00 %
7155 Maintenance-1	4,694.42	4,694.42	0.00	100.00 %
7170 Relief Services	462.00	500.00	-38.00	92.40 %
Total 7100 Staff Wages & Salaries	16,749.08	16,918.17	-169.09	99.00 %
7151 Employer Match Taxes-Payroll	1,494.31	1,888.08	-393.77	79.14 %
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	22,526.54	22,781.26	-254.72	98.88 %
7400 Oregon Taxes Paid	750.00	20.83	729.17	3,600.58 %
7450 Federal Income Taxes		41.67	-41.67	
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	3,951.38	4,333.33	-381.95	91.19 %
7551 Composting Area	1,386.43	1,166.67	219.76	118.84 %
7651 Pest Control		62.50	-62.50	
7800 Tree Service	1,100.00	2,083.33	-983.33	52.80 %
7800.01 7800.01 Fire Mitigation	1,100.00	625.00	475.00	176.00 %
7800.02 780.02 Invasive Species Eradication		625.00	-625.00	
Total 7800 Tree Service	2,200.00	3,333.33	-1,133.33	66.00 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

February 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
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	8,337.81	9,862.49	-1,524.68	84.54 %
Bank Charges & Fees	35.95		35.95	
QuickBooks Payments Fees	95.28		95.28	
Total Expenses	\$39,070.02	\$43,905.01	\$ -4,834.99	88.99 %
NET OPERATING INCOME	\$5,581.77	\$ -0.10	\$5,581.87	-5,581,770.00 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	19,407.00		19,407.00	
8300 Interest Income--Reserves	1,883.91		1,883.91	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	21,290.91		21,290.91	
Late Fee Income	270.00		270.00	
Total Other Income	\$21,560.91	\$0.00	\$21,560.91	0.00%
Other Expenses				
9000 RESERVE EXPENDITURES				
9301 Pool & Spa Reserve Expense	3,400.00		3,400.00	
Total 9000 RESERVE EXPENDITURES	3,400.00		3,400.00	
Total Other Expenses	\$3,400.00	\$0.00	\$3,400.00	0.00%
NET OTHER INCOME	\$18,160.91	\$0.00	\$18,160.91	0.00%
NET INCOME	\$23,742.68	\$ -0.10	\$23,742.78	-23,742,680.00 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2025 - February 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME		0.00	0.00	
4100 LWCHA Assessments	350,492.00	350,728.00	-236.00	99.93 %
4150 Discounts	-14,443.20	-9,088.64	-5,354.56	158.91 %
4200 LWCHA L/F & Interest	90.00		90.00	
4300 Member Gate Cards and remotes	475.02	666.64	-191.62	71.26 %
4550 Key Deposits	60.00	100.00	-40.00	60.00 %
4700 Reimbursements		500.00	-500.00	
4800 Interest Income	7,267.54	5,666.64	1,600.90	128.25 %
4900 Other Income/ Title Tranfer	3,950.00	2,666.64	1,283.36	148.13 %
4990 Discounts/Refunds Given	624.96		624.96	
Total 4000 INCOME	348,516.32	351,239.28	-2,722.96	99.22 %
Total Income	\$348,516.32	\$351,239.28	\$ -2,722.96	99.22 %
GROSS PROFIT	\$348,516.32	\$351,239.28	\$ -2,722.96	99.22 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,500.00	1,666.64	833.36	150.00 %
6020 Legal Collections		333.36	-333.36	
6030 Legal Consultancy				
6030.01 Amenites Counsel		4,000.00	-4,000.00	
6030.02 General	3,726.93	500.00	3,226.93	745.39 %
Total 6030 Legal Consultancy	3,726.93	4,500.00	-773.07	82.82 %
6050 Insurance-General Liability	12,042.09	11,438.64	603.45	105.28 %
6055 Earthquake Insurance	3,306.82	3,288.64	18.18	100.55 %
6058 Insurance Umbrella	1,074.44	1,085.36	-10.92	98.99 %
6070 Insurance - Truck	758.39	600.00	158.39	126.40 %
6110 Office Supplies	622.37	1,333.36	-710.99	46.68 %
6110.02 Election	622.22	333.36	288.86	186.65 %
Total 6110 Office Supplles	1,244.59	1,666.72	-422.13	74.67 %
6120 Printing	1,270.36	1,000.00	270.36	127.04 %
6130 Postage	136.80	333.36	-196.56	41.04 %
6140 Computer/Security/Software	764.59	1,333.36	-568.77	57.34 %
6150 Website and E-Mail	422.17	1,000.00	-577.83	42.22 %
6160 Bank Charges	216.40	300.00	-83.60	72.13 %
6200 Dues/Subscriptions	3,912.90	3,709.36	203.54	105.49 %
6210 Licenses/Fees/Permits	1,302.00	1,000.00	302.00	130.20 %
6230 Conference & Seminar		333.36	-333.36	
6250 Committee-Safety	3,023.91	666.64	2,357.27	453.60 %
6260 Committee-Social				
6260.01 Community Events	705.00	166.64	538.36	423.07 %
6260.20 Welcome Committee	334.02	200.00	134.02	167.01 %
Total 6260 Committee-Social	1,039.02	366.64	672.38	283.39 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2025 - February 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6280 Forest Management Committee		500.00	-500.00	
6286 Architectural Committee		200.00	-200.00	
6295 Misc Expense		666.64	-666.64	
Total 6000 ADMINISTRATION	36,741.41	35,988.72	752.69	102.09 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	2,679.36	2,464.00	215.36	108.74 %
6310.02 Water	1,070.28	1,463.36	-393.08	73.14 %
6310.03 Gas	3,074.47	5,390.00	-2,315.53	57.04 %
6310.04 Internet	2,198.24	5,460.00	-3,261.76	40.26 %
6310.05 Phone	417.39	420.00	-2.61	99.38 %
Total 6310 Rec Center	9,439.74	15,197.36	-5,757.62	62.11 %
6350 Pool & Sauna				
6350.02 Gas	5,753.40	6,160.00	-406.60	93.40 %
Total 6350 Pool & Sauna	5,753.40	6,160.00	-406.60	93.40 %
6400 Maint Building				
6400.01 Power	367.48	560.00	-192.52	65.62 %
6400.02 Water	547.16	423.36	123.80	129.24 %
Total 6400 Maint Building	914.64	983.36	-68.72	93.01 %
6450 Gate House				
6450.01 Power	1,280.48	1,270.64	9.84	100.77 %
6450.02 Water	734.28	654.64	79.64	112.17 %
6450.03 Internet	1,118.32	4,200.00	-3,081.68	26.63 %
6450.04 Phones	394.53	1,750.00	-1,355.47	22.54 %
Total 6450 Gate House	3,527.61	7,875.28	-4,347.67	44.79 %
6500 Entry Gate				
6500.01 Power	324.27	385.36	-61.09	84.15 %
Total 6500 Entry Gate	324.27	385.36	-61.09	84.15 %
Total 6300 UTILITIES	19,959.66	30,601.36	-10,641.70	65.22 %
6600 MAINTENANCE				
6610 Rec Center	2,967.91	1,666.64	1,301.27	178.08 %
6621 Pool & Spa	925.84	666.64	259.20	138.88 %
6630 Tennis Courts	118.78	333.36	-214.58	35.63 %
6640 Fitness Center	709.61	333.36	376.25	212.87 %
6650 Maint Bldg	12.99	133.36	-120.37	9.74 %
6660 Gate House	182.43	266.64	-84.21	68.42 %
6670 Entry Gate System	2,056.20	1,533.36	522.84	134.10 %
6680 Wooden Outdoor Amens	61.49	333.36	-271.87	18.45 %
6690 Signs Maintenance	1,858.92	333.36	1,525.56	557.63 %
6700 Roads & Paths	1,000.68	800.00	200.68	125.09 %
6710 Drainage ditch/culverts	-303.15		-303.15	
6720 Garbage/Dumpster		100.00	-100.00	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2025 - February 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6750 Other Common area	364.68	333.36	31.32	109.40 %
6760 Vehicles - trucks/golf cart	521.62	666.64	-145.02	78.25 %
6770 Tools	835.75	500.00	335.75	167.15 %
Total 6600 MAINTENANCE	11,313.75	8,000.08	3,313.67	141.42 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	945.11	1,666.64	-721.53	56.71 %
6821 Pool & Spa Supplies	1,368.02	1,333.36	34.66	102.60 %
6830 Exercise Room Supplies	43.00	133.36	-90.36	32.24 %
6840 Maintenance Building	339.07	500.00	-160.93	67.81 %
6850 Gatehouse Supplies	165.38	533.36	-367.98	31.01 %
6860 Gate Cards and Remotes	848.92	1,000.00	-151.08	84.89 %
6870 Tools & Tool Rentals	4,597.30	4,266.64	330.66	107.75 %
6900 Common Area Supplies	913.46	1,000.00	-86.54	91.35 %
6910 Chemicals & Fertilizer	615.46	166.64	448.82	369.34 %
6921 Dog Poop Stations	869.31	666.64	202.67	130.40 %
6930 Asphalt & Gravel		66.64	-66.64	
6940 Trees Shrubs Flowers	1,104.32	1,333.36	-229.04	82.82 %
6960 Truck Fuel	1,191.42	1,666.64	-475.22	71.49 %
6960.02 Equipment fuel	428.60	666.64	-238.04	64.29 %
Total 6960 Truck Fuel	1,620.02	2,333.28	-713.26	69.43 %
Total 6801 SUPPLIES & EQUIPMENT	13,429.37	14,999.92	-1,570.55	89.53 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Comm Coordinator	38,000.00	38,000.00	0.00	100.00 %
7135 Office Admin	18,143.55	17,940.00	203.55	101.13 %
7145 Grounds/Fac Super	37,850.08	37,850.00	0.08	100.00 %
7155 Maintenance-1	37,555.40	37,555.36	0.04	100.00 %
7170 Relief Services	4,009.50	4,000.00	9.50	100.24 %
Total 7100 Staff Wages & Salaries	135,558.53	135,345.36	213.17	100.16 %
7151 Employer Match Taxes-Payroll	12,455.53	15,104.64	-2,649.11	82.46 %
7201 Staff-Medical/Dental	31,893.92	29,333.36	2,560.56	108.73 %
7250 Insurance-SAIF	2,371.28	2,133.36	237.92	111.15 %
7302 Employee Promotions	369.96	333.36	36.60	110.98 %
Total 7000 STAFF WAGES & BENEFITS	182,649.22	182,250.08	399.14	100.22 %
7400 Oregon Taxes Paid	1,750.00	166.64	1,583.36	1,050.17 %
7450 Federal Income Taxes	2,500.00	333.36	2,166.64	749.94 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	36,731.50	34,666.64	2,064.86	105.96 %
7551 Composting Area	9,594.86	9,333.36	261.50	102.80 %
7651 Pest Control	1,748.00	500.00	1,248.00	349.60 %
7800 Tree Service	9,828.50	16,666.64	-6,838.14	58.97 %
7800.01 7800.01 Fire Mitigation	6,016.25	5,000.00	1,016.25	120.33 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2025 - February 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7800.02 780.02 Invasive Species Eradication	1,050.99	5,000.00	-3,949.01	21.02 %
Total 7800 Tree Service	16,895.74	26,666.64	-9,770.90	63.36 %
7850 Forestry Consulting	816.50	666.64	149.86	122.48 %
7970 Landscaping Services	30.00	666.64	-636.64	4.50 %
7980 Housekeeping	6,400.00	6,400.00	0.00	100.00 %
Total 7500 CONTRACTOR SERVICES	72,216.60	78,899.92	-6,683.32	91.53 %
Bank Charges & Fees	71.90		71.90	
QuickBooks Payments Fees	857.51		857.51	
Total Expenses	\$341,489.42	\$351,240.08	\$ -9,750.66	97.22 %
NET OPERATING INCOME	\$7,026.90	\$ -0.80	\$7,027.70	-878,362.50 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	155,256.00		155,256.00	
8300 Interest Income--Reserves	16,981.47		16,981.47	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	172,237.47		172,237.47	
Late Fee Income	1,830.00		1,830.00	
Total Other Income	\$174,067.47	\$0.00	\$174,067.47	0.00%
Other Expenses				
7600 Special Projects	365.00		365.00	
9000 RESERVE EXPENDITURES				
9100 Common Area				
9135 Signs	894.44		894.44	
Total 9100 Common Area	894.44		894.44	
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	3,400.00		3,400.00	
9320 Pool Heater, Filter, Pump, Etc	821.00		821.00	
Total 9301 Pool & Spa Reserve Expense	4,221.00		4,221.00	
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	13,557.62		13,557.62	
Total 9000 RESERVE EXPENDITURES	61,465.71		61,465.71	
Total Other Expenses	\$61,830.71	\$0.00	\$61,830.71	0.00%
NET OTHER INCOME	\$112,236.76	\$0.00	\$112,236.76	0.00%

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2025 - February 2026

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
NET INCOME	\$119,263.66	\$ -0.80	\$119,264.46	-14,907,957.50 %