



MEMORANDUM

TO: LWCHA BOARD OF DIRECTORS
FROM: MICHELLE DAVIS
SUBJECT: FINANCIAL REPORT AS OF MAY 31, 2026
DATE: JUNE 24, 2026
CC: MARC STAIMER

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

1. As of May 31, 2026, the Operating Funds balance was \$209,861.90
The Operating Checking account balance was \$97,895.50
2. 6680 Wooden Outdoor Amenities - \$343.58, repairs and paint to Kiosk, Innisfree Mailboxes, and Entrance Posts.
3. 6940 Trees, Shrubs & Flowers, \$558.50, \$48.00 to Thompson's Nursery for a Rhody & Mulch and \$510.50 to Sevenoaks Native Nursery for Final Payment (2nd ½) on 205 Plants.
4. May's Operating Expenses were \$7,264.64 under budget;
year-to-date expenses are \$24,478.37 under budget.
5. May's Reserve Expenses were \$2,791.24
 - a. 9090 Reserve Study updates, \$1,821.25 to RDH Building Science, Inc. for additional updates to Reserve Study.
 - b. 9501 Gate House Reserve Expense, \$969.99 for New Dell 2026, 16" Laptop for Gate House/Community Manager use.

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet
As of May 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
1000 OPERATING FUNDS	\$0.00
1050 CB Main Checking	97,895.50
1060 Asset Acquisition	4,091.83
1080 Petty Cash	681.82
1099 3-month Treasury T-Bills	107,192.75
Total for 1000 OPERATING FUNDS	\$209,861.90
1114 RESERVE FUNDS	\$0.00
1116 CB Reserve Checking 5494	41,869.60
1118 Umpqua Reserve MM	144,312.83
1160 Cetera Reserve Treasury Bills	
1163 Raymond James T-Bills	703,907.13
Total for 1160 Cetera Reserve Treasury Bills	\$703,907.13
Total for 1114 RESERVE FUNDS	\$890,089.56
Total for Bank Accounts	\$1,099,951.46
Accounts Receivable	
1200 Accounts Receivable	-\$13,285.23
1260 AR In Collections	567.00
Total for 1200 Accounts Receivable	-\$12,718.23
1300 Reserve funds held by Innisfree	3,198.00
Total for Accounts Receivable	-\$9,520.23
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	12,744.94
1240 Undeposited Funds	3,387.32
Clearing Account	63,248.00
Payroll Corrections	-8.42
QuickBooks Tax Holding Account	3,415.69
Total for Other Current Assets	\$86,356.53
Total for Current Assets	\$1,176,787.76

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet
As of May 31, 2026

	Total
Fixed Assets	
1480 Equip-Purchases	1,999.96
Total for Fixed Assets	\$1,999.96
Total for Assets	\$1,178,787.72
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	17,527.39
Total for Accounts Payable	\$17,527.39
Credit Cards	
1900 Columbia Bank Visa	52.10
1980 Umpqua Bank Visa	3,262.03
Total for Credit Cards	\$3,314.13
Other Current Liabilities	
2075 2075 Income taxes payable	-3,053.00
2130 Accrued Vacation	6,446.07
2200 Prepaid Assessments	96,445.00
2230 Payroll Liabilities	-\$21,105.57
Dental Ins spouse	-1,495.19
Dental Insurance	-10,394.38
Federal Taxes (941/944)	374.96
Federal Unemployment (940)	174.25
Health Ins spouse	10,144.24
Health Insurance	24,035.51
OR Employment Taxes	1,089.04
OR Income Tax	548.25
OR Paid Family and Medical Leave	392.80
OR Statewide Transit Taxes	21.84
SIMPLE contrib Printz	222.88
Simple IRA Co. Match Printz	222.88

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Balance Sheet
As of May 31, 2026

	Total
Total for 2230 Payroll Liabilities	\$4,231.51
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
2266.90 Skriver Construction	50.00
Total for 2265 Gate Card Contractor Deposit	\$13,500.00
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
2300.50 Smith / Thornell Contractors Deposit	1,000.00
Total for 2300 Contractor Security Deposits	\$3,100.00
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	\$121,469.58
Total for Current Liabilities	\$142,311.10
Total for Liabilities	\$142,311.10
Equity	
2901 Reserve Liability	-12,136.81
2950 Retained Earnings	862,634.13
Net Income	185,979.30
Total for Equity	\$1,036,476.62
Total for Liabilities and Equity	\$1,178,787.72

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

May 2026

	Total
Income	
4000 INCOME	
4100 LWCHA Assessments	44,077.00
4300 Member Gate Cards and remotes	120.00
4550 Key Deposits	10.00
4800 Interest Income	332.81
4900 Other Income/ Title Tranfer	1,690.00
4990 Discounts/Refunds Given	80.08
Total for 4000 INCOME	\$46,309.89
Total for Income	\$46,309.89
Gross Profit	\$46,309.89
Expenses	
6000 ADMINISTRATION	
6030 Legal Consultancy	
6030.02 General	122.50
Total for 6030 Legal Consultancy	\$122.50
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	76.14
6120 Printing	360.57
6140 Computer/Security/Software	219.97
6150 Website and E-Mail	132.59
6200 Dues/Subscriptions	446.50
6280 Forest Management Committee	125.10
Total for 6000 ADMINISTRATION	\$3,769.75
6300 UTILITIES	
6310 Rec Center	
6310.01 Power	298.06
6310.03 Gas	216.74
6310.04 Internet	197.32
6310.05 Phone	45.50
Total for 6310 Rec Center	\$757.62

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

May 2026

	Total
6350 Pool & Sauna	
6350.02 Gas	672.80
Total for 6350 Pool & Sauna	\$672.80
6400 Maint Building	
6400.01 Power	40.82
Total for 6400 Maint Building	\$40.82
6450 Gate House	
6450.01 Power	138.72
6450.03 Internet	197.32
6450.04 Phones	45.50
Total for 6450 Gate House	\$381.54
6500 Entry Gate	
6500.01 Power	40.02
Total for 6500 Entry Gate	\$40.02
Total for 6300 UTILITIES	\$1,892.80
6600 MAINTENANCE	
6610 Rec Center	150.93
6680 Wooden Outdoor Amens	343.58
6770 Tool Maintenance	38.99
Total for 6600 MAINTENANCE	\$533.50
6801 SUPPLIES & EQUIPMENT	
6810 Rec Center Supplies	150.94
6821 Pool & Spa Supplies	147.04
6860 Gate Cards, Remotes & Radios	239.97
6870 Tools & Tool Rentals	194.94
6900 Common Area Supplies	13.98
6940 Trees Shrubs Flowers	558.50
6960 Truck Fuel	\$277.42
6960.02 Equipment fuel	48.91
Total for 6960 Truck Fuel	\$326.33
Total for 6801 SUPPLIES & EQUIPMENT	\$1,631.70

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss

May 2026

	Total
7000 STAFF WAGES & BENEFITS	
7100 Staff Wages & Salaries	
7125 Community Manager	4,750.00
7135 Office Admin	2,349.45
7145 Facilities Manager	4,731.26
7155 Grounds Manager	4,694.42
7170 Relief Services	511.50
Total for 7100 Staff Wages & Salaries	\$17,036.63
7151 Employer Match Taxes-Payroll	1,465.21
7201 Staff-Medical/Dental	3,986.74
7250 Insurance-SAIF	296.41
Total for 7000 STAFF WAGES & BENEFITS	\$22,784.99
7500 CONTRACTOR SERVICES	
7525 Garbage Removal	4,009.45
7551 Composting Area	1,042.03
7980 Housekeeping	800.00
Total for 7500 CONTRACTOR SERVICES	\$5,851.48
Bank Charges & Fees	35.95
QuickBooks Payments Fees	140.20
Total for Expenses	\$36,640.37
Net Operating Income	\$9,669.52
Other Income	
8000 RESERVE AND CAPITAL ACCOUNTS	
8100 LWCHA Reserve Fund Transfer	19,407.00
8300 Interest Income--Reserves	2,184.79
Total for 8000 RESERVE AND CAPITAL ACCOUNTS	\$21,591.79
Late Fee Income	118.00
Total for Other Income	\$21,709.79
Other Expenses	
9000 RESERVE EXPENDITURES	
9090 Reserve Study updates	1,821.25

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

Profit and Loss
May 2026

	Total
9501 Gate House Reserve Expense	969.99
Total for 9000 RESERVE EXPENDITURES	\$2,791.24
Total for Other Expenses	\$2,791.24
Net Other Income	\$18,918.55
Net Income	\$28,588.07

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

May 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME		0.00	0.00	
4100 LWCHA Assessments	44,077.00	43,841.00	236.00	100.54 %
4150 Discounts		-1,136.08	1,136.08	
4300 Member Gate Cards and remotes	120.00	83.33	36.67	144.01 %
4550 Key Deposits	10.00	12.50	-2.50	80.00 %
4700 Reimbursements		62.50	-62.50	
4800 Interest Income	332.81	708.33	-375.52	46.99 %
4900 Other Income/ Title Tranfer	1,690.00	333.33	1,356.67	507.01 %
4990 Discounts/Refunds Given	80.08		80.08	
Total 4000 INCOME	46,308.89	43,904.91	2,404.98	105.48 %
Total Income	\$46,308.89	\$43,904.91	\$2,404.98	105.48 %
GROSS PROFIT	\$46,308.89	\$43,904.91	\$2,404.98	105.48 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting		208.33	-208.33	
6020 Legal Collections		41.67	-41.67	
6030 Legal Consultancy				
6030.01 Amenities Counsel		500.00	-500.00	
6030.02 General	122.50	62.50	60.00	196.00 %
Total 6030 Legal Consultancy	122.50	562.50	-440.00	21.78 %
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	76.14	166.67	-90.53	45.68 %
6110.02 Election		41.67	-41.67	
Total 6110 Office Supplies	76.14	208.34	-132.20	36.55 %
6120 Printing	360.57	125.00	235.57	288.46 %
6130 Postage		41.67	-41.67	
6140 Computer/Security/Software	219.97	166.67	53.30	131.98 %
6150 Website and E-Mail	132.59	125.00	7.59	106.07 %
6160 Bank Charges		37.50	-37.50	
6200 Dues/Subscriptions	446.50	483.67	-17.17	96.30 %
6210 Licenses/Fees/Permits		125.00	-125.00	
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		25.00	-25.00	
Total 6260 Committee-Social		45.83	-45.83	
6280 Forest Management Committee	125.10	62.50	62.60	200.16 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

May 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	3,769.75	4,488.59	-728.84	83.80 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	298.06	308.00	-9.94	96.77 %
6310.02 Water		182.92	-182.92	
6310.03 Gas	216.74	673.75	-457.01	32.17 %
6310.04 Internet	197.32	682.50	-485.18	28.91 %
6310.05 Phone	45.50	52.50	-7.00	86.67 %
Total 6310 Rec Center	757.62	1,899.67	-1,142.05	39.88 %
6350 Pool & Sauna				
6350.02 Gas	672.80	770.00	-97.20	87.38 %
Total 6350 Pool & Sauna	672.80	770.00	-97.20	87.38 %
6400 Maint Building				
6400.01 Power	40.82	70.00	-29.18	58.31 %
6400.02 Water		52.92	-52.92	
Total 6400 Maint Building	40.82	122.92	-82.10	33.21 %
6450 Gate House				
6450.01 Power	138.72	158.83	-20.11	87.34 %
6450.02 Water		81.83	-81.83	
6450.03 Internet	197.32	525.00	-327.68	37.58 %
6450.04 Phones	45.50	218.75	-173.25	20.80 %
Total 6450 Gate House	381.54	984.41	-602.87	38.76 %
6500 Entry Gate				
6500.01 Power	40.02	48.17	-8.15	83.08 %
Total 6500 Entry Gate	40.02	48.17	-8.15	83.08 %
Total 6300 UTILITIES	1,892.80	3,825.17	-1,932.37	49.48 %
6600 MAINTENANCE				
6610 Rec Center	150.93	208.33	-57.40	72.45 %
6621 Pool & Spa		83.33	-83.33	
6630 Tennis Courts		41.67	-41.67	
6640 Fitness Center		41.67	-41.67	
6650 Maint Bldg		16.67	-16.67	
6660 Gate House		33.33	-33.33	
6670 Entry Gate System		191.67	-191.67	
6680 Wooden Outdoor Amens	343.58	41.67	301.91	824.53 %
6690 Signs Maintenance		41.67	-41.67	
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		83.33	-83.33	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

May 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6770 Tool Maintenance	38.99	62.50	-23.51	62.38 %
Total 6600 MAINTENANCE	533.50	1,000.01	-466.51	53.35 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	150.94	208.33	-57.39	72.45 %
6821 Pool & Spa Supplies	147.04	166.67	-19.63	88.22 %
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, Remotes & Radios	239.97	125.00	114.97	191.98 %
6870 Tools & Tool Rentals	194.94	533.33	-338.39	36.55 %
6900 Common Area Supplies	13.98	125.00	-111.02	11.18 %
6910 Chemicals & Fertilizer		20.83	-20.83	
6921 Dog Poop Stations		83.33	-83.33	
6930 Asphalt & Gravel		8.33	-8.33	
6940 Trees Shrubs Flowers	558.50	166.67	391.83	335.09 %
6960 Truck Fuel	277.42	208.33	69.09	133.16 %
6960.02 Equipment fuel	48.91	83.33	-34.42	58.69 %
Total 6960 Truck Fuel	326.33	291.66	34.67	111.89 %
Total 6801 SUPPLIES & EQUIPMENT	1,631.70	1,874.99	-243.29	87.02 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Community Manager	4,750.00	4,750.00	0.00	100.00 %
7135 Office Admin	2,349.45	2,242.50	106.95	104.77 %
7145 Facilities Manager	4,731.26	4,731.25	0.01	100.00 %
7155 Grounds Manager	4,694.42	4,694.42	0.00	100.00 %
7170 Relief Services	511.50	500.00	11.50	102.30 %
Total 7100 Staff Wages & Salaries	17,036.63	16,918.17	118.46	100.70 %
7151 Employer Match Taxes-Payroll	1,465.21	1,888.08	-422.87	77.60 %
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	22,784.99	22,781.26	3.73	100.02 %
7400 Oregon Taxes Paid		20.83	-20.83	
7450 Federal Income Taxes		41.67	-41.67	
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	4,009.45	4,333.33	-323.88	92.53 %
7551 Composting Area	1,042.03	1,166.67	-124.64	89.32 %
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	
Total 7800 Tree Service		3,333.33	-3,333.33	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

May 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	5,851.48	9,862.49	-4,011.01	59.33 %
Bank Charges & Fees	35.95		35.95	
QuickBooks Payments Fees	140.20		140.20	
Total Expenses	\$36,640.37	\$49,905.01	\$ -7,264.64	83.45 %
NET OPERATING INCOME	\$9,669.52	\$ -0.10	\$9,669.62	-9,669,520.00 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	19,407.00		19,407.00	
8300 Interest Income--Reserves	2,184.79		2,184.79	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	21,591.79		21,591.79	
Late Fee Income	118.00		118.00	
Total Other Income	\$21,709.79	\$0.00	\$21,709.79	0.00%
Other Expenses				
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	1,821.25		1,821.25	
9501 Gate House Reserve Expense	969.99		969.99	
Total 9000 RESERVE EXPENDITURES	2,791.24		2,791.24	
Total Other Expenses	\$2,791.24	\$0.00	\$2,791.24	0.00%
NET OTHER INCOME	\$18,918.55	\$0.00	\$18,918.55	0.00%
NET INCOME	\$28,588.07	\$ -0.10	\$28,588.17	-28,588,070.00 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2025 - May 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 INCOME		0.00	0.00	
4100 LWCHA Assessments	482,251.00	482,251.00	0.00	100.00 %
4150 Discounts	-14,528.89	-12,496.88	-2,032.01	116.26 %
4200 LWCHA L/F & Interest	90.00		90.00	
4300 Member Gate Cards and remotes	645.02	916.63	-271.61	70.37 %
4450 Innisfree Management Fees	0.00		0.00	
4550 Key Deposits	60.00	137.50	-77.50	43.64 %
4700 Reimbursements		687.50	-687.50	
4800 Interest Income	8,379.14	7,791.63	587.51	107.54 %
4900 Other Income/ Title Tranfer	7,180.00	3,666.63	3,513.37	195.82 %
4990 Discounts/Refunds Given	879.13		879.13	
Total 4000 INCOME	484,955.40	482,954.01	2,001.39	100.41 %
Total Income	\$484,955.40	\$482,954.01	\$2,001.39	100.41 %
GROSS PROFIT	\$484,955.40	\$482,954.01	\$2,001.39	100.41 %
Expenses				
6000 ADMINISTRATION				
6010 Accounting	2,500.00	2,291.63	208.37	109.09 %
6020 Legal Collections		458.37	-458.37	
6030 Legal Consultancy				
6030.01 Amenites Counsel		5,500.00	-5,500.00	
6030.02 General	6,041.43	687.50	5,353.93	878.75 %
Total 6030 Legal Consultancy	6,041.43	6,187.50	-146.07	97.64 %
6050 Insurance-General Liability	16,968.33	15,728.13	1,240.20	107.89 %
6055 Earthquake Insurance	4,528.99	4,521.88	7.11	100.16 %
6058 Insurance Umbrella	1,487.18	1,492.37	-5.19	99.65 %
6060 Insurance - D&O				
6070 Insurance - Truck	1,056.38	825.00	231.38	128.05 %
6110 Office Supplies	897.67	1,833.37	-935.70	48.96 %
6110.02 Election	622.22	458.37	163.85	135.75 %
Total 6110 Office Supplles	1,519.89	2,291.74	-771.85	66.32 %
6120 Printing	1,852.55	1,375.00	477.55	134.73 %
6130 Postage	222.92	458.37	-235.45	48.63 %
6140 Computer/Security/Software	1,249.16	1,833.37	-584.21	68.13 %
6150 Website and E-Mail	929.14	1,375.00	-445.86	67.57 %
6160 Bank Charges	216.40	412.50	-196.10	52.46 %
6200 Dues/Subscriptions	5,252.40	5,100.37	152.03	102.98 %
6210 Licenses/Fees/Permits	1,302.00	1,375.00	-73.00	94.69 %
6230 Conference & Seminar		458.37	-458.37	
6250 Committee-Safety	3,570.14	916.63	2,653.51	389.49 %
6260 Committee-Social				
6260.01 Community Events	705.00	229.13	475.87	307.69 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2025 - May 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6260.20 Welcome Committee	334.02	275.00	59.02	121.46 %
Total 6260 Committee-Social	1,039.02	504.13	534.89	206.10 %
6280 Forest Management Committee	125.10	687.50	-562.40	18.20 %
6286 Architectural Committee		275.00	-275.00	
6295 Misc Expense	975.00	916.63	58.37	106.37 %
Total 6000 ADMINISTRATION	50,836.03	49,484.49	1,351.54	102.73 %
6300 UTILITIES				
6310 Rec Center				
6310.01 Power	3,663.29	3,388.00	275.29	108.13 %
6310.02 Water	1,795.17	2,012.12	-216.95	89.22 %
6310.03 Gas	4,619.72	7,411.25	-2,791.53	62.33 %
6310.04 Internet	2,783.75	7,507.50	-4,723.75	37.08 %
6310.05 Phone	553.93	577.50	-23.57	95.92 %
Total 6310 Rec Center	13,415.86	20,896.37	-7,480.51	64.20 %
6350 Pool & Sauna				
6350.02 Gas	8,089.78	8,470.00	-380.22	95.51 %
Total 6350 Pool & Sauna	8,089.78	8,470.00	-380.22	95.51 %
6400 Maint Building				
6400.01 Power	498.48	770.00	-271.52	64.74 %
6400.02 Water	686.51	582.12	104.39	117.93 %
Total 6400 Maint Building	1,184.99	1,352.12	-167.13	87.64 %
6450 Gate House				
6450.01 Power	1,824.85	1,747.13	77.72	104.45 %
6450.02 Water	890.98	900.13	-9.15	98.98 %
6450.03 Internet	1,703.83	5,775.00	-4,071.17	29.50 %
6450.04 Phones	531.07	2,406.25	-1,875.18	22.07 %
Total 6450 Gate House	4,950.73	10,828.51	-5,877.78	45.72 %
6500 Entry Gate				
6500.01 Power	444.95	529.87	-84.92	83.97 %
Total 6500 Entry Gate	444.95	529.87	-84.92	83.97 %
Total 6300 UTILITIES	28,086.31	42,076.87	-13,990.56	66.75 %
6600 MAINTENANCE				
6610 Rec Center	3,043.46	2,291.63	751.83	132.81 %
6621 Pool & Spa	557.50	916.63	-359.13	60.82 %
6630 Tennis Courts	118.78	458.37	-339.59	25.91 %
6640 Fitness Center	709.61	458.37	251.24	154.81 %
6650 Maint Bldg	68.48	183.37	-114.89	37.35 %
6660 Gate House	182.43	366.63	-184.20	49.76 %
6670 Entry Gate System	2,055.80	2,108.37	-52.57	97.51 %
6680 Wooden Outdoor Amens	405.07	458.37	-53.30	88.37 %
6690 Signs Maintenance	1,858.92	458.37	1,400.55	405.55 %
6700 Roads & Paths	1,000.68	1,100.00	-99.32	90.97 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2025 - May 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6710 Drainage ditch/culverts	-303.15		-303.15	
6720 Garbage/Dumpster	342.50	137.50	205.00	249.09 %
6750 Other Common area	416.68	458.37	-41.69	90.90 %
6760 Vehicles - trucks/golf cart	1,086.55	916.63	169.92	118.54 %
6770 Tool Maintenance	921.17	687.50	233.67	133.99 %
Total 6600 MAINTENANCE	12,464.48	11,000.11	1,464.37	113.31 %
6801 SUPPLIES & EQUIPMENT				
6810 Rec Center Supplies	1,585.25	2,291.63	-706.38	69.18 %
6821 Pool & Spa Supplies	2,165.60	1,833.37	332.23	118.12 %
6830 Exercise Room Supplies	43.00	183.37	-140.37	23.45 %
6840 Maintenance Building	339.07	687.50	-348.43	49.32 %
6850 Gatehouse Supplies	204.22	733.37	-529.15	27.85 %
6860 Gate Cards, Remotes & Radios	1,088.89	1,375.00	-286.11	79.19 %
6870 Tools & Tool Rentals	5,207.42	5,866.63	-659.21	88.76 %
6900 Common Area Supplies	1,166.47	1,375.00	-208.53	84.83 %
6910 Chemicals & Fertilizer	720.45	229.13	491.32	314.43 %
6921 Dog Poop Stations	1,159.08	916.63	242.45	126.45 %
6930 Asphalt & Gravel		91.63	-91.63	
6940 Trees Shrubs Flowers	2,555.69	1,833.37	722.32	139.40 %
6960 Truck Fuel	1,903.16	2,291.63	-388.47	83.05 %
6960.02 Equipment fuel	635.93	916.63	-280.70	69.38 %
Total 6960 Truck Fuel	2,539.09	3,208.26	-669.17	79.14 %
Total 6801 SUPPLIES & EQUIPMENT	18,774.23	20,624.89	-1,850.66	91.03 %
7000 STAFF WAGES & BENEFITS				
7100 Staff Wages & Salaries				
7125 Community Manager	52,250.00	52,250.00	0.00	100.00 %
7135 Office Admin	24,891.75	24,667.50	224.25	100.91 %
7145 Facilities Manager	52,043.86	52,043.75	0.11	100.00 %
7155 Grounds Manager	51,638.66	51,638.62	0.04	100.00 %
7170 Relief Services	5,527.50	5,500.00	27.50	100.50 %
Total 7100 Staff Wages & Salaries	186,351.77	186,099.87	251.90	100.14 %
7151 Employer Match Taxes-Payroll	16,839.71	20,768.88	-3,929.17	81.08 %
7201 Staff-Medical/Dental	43,854.14	40,333.37	3,520.77	108.73 %
7250 Insurance-SAIF	3,260.51	2,933.37	327.14	111.15 %
7302 Employee Promotions	369.96	458.37	-88.41	80.71 %
Total 7000 STAFF WAGES & BENEFITS	250,676.09	250,593.86	82.23	100.03 %
7400 Oregon Taxes Paid	1,750.00	229.13	1,520.87	763.76 %
7450 Federal Income Taxes	2,500.00	458.37	2,041.63	545.41 %
7500 CONTRACTOR SERVICES				
7525 Garbage Removal	51,349.24	47,666.63	3,682.61	107.73 %
7551 Composting Area	12,163.75	12,833.37	-669.62	94.78 %
7651 Pest Control	1,947.00	687.50	1,259.50	283.20 %

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2025 - May 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7800 Tree Service	9,828.50	22,916.63	-13,088.13	42.89 %
7800.01 7800.01 Fire Mitigation	6,016.25	6,875.00	-858.75	87.51 %
7800.02 780.02 Invasive Species Eradication	1,050.99	6,875.00	-5,824.01	15.29 %
Total 7800 Tree Service	16,895.74	36,666.63	-19,770.89	46.08 %
7850 Forestry Consulting	816.50	916.63	-100.13	89.08 %
7970 Landscaping Services	30.00	916.63	-886.63	3.27 %
7980 Housekeeping	8,800.00	8,800.00	0.00	100.00 %
Total 7500 CONTRACTOR SERVICES	92,002.23	108,487.39	-16,485.16	84.80 %
Bank Charges & Fees	179.75		179.75	
QuickBooks Payments Fees	1,207.62		1,207.62	
Total Expenses	\$458,476.74	\$482,955.11	\$ -24,478.37	94.93 %
NET OPERATING INCOME	\$26,478.66	\$ -1.10	\$26,479.76	-2,407,150.91 %
Other Income				
8000 RESERVE AND CAPITAL ACCOUNTS				
8100 LWCHA Reserve Fund Transfer	213,477.00		213,477.00	
8300 Interest Income--Reserves	23,044.72		23,044.72	
Total 8000 RESERVE AND CAPITAL ACCOUNTS	236,521.72		236,521.72	
Late Fee Income	1,526.00		1,526.00	
Total Other Income	\$238,047.72	\$0.00	\$238,047.72	0.00%
Other Expenses				
7600 Special Projects	365.00		365.00	
9000 RESERVE EXPENDITURES				
9090 Reserve Study updates	6,626.25		6,626.25	
9100 Common Area				
9135 Signs	894.44		894.44	
Total 9100 Common Area	894.44		894.44	
9200 Rec Center Reserve Expense	5,061.62		5,061.62	
9250 Furniture, Fixtures, Lighting A	435.00		435.00	
9251 Furniture, Fixtures, Lighting B	76.44		76.44	
Total 9200 Rec Center Reserve Expense	5,573.06		5,573.06	
9301 Pool & Spa Reserve Expense	7,000.00		7,000.00	
9320 Pool Heater, Filter, Pump, Etc	821.00		821.00	
Total 9301 Pool & Spa Reserve Expense	7,821.00		7,821.00	
9401 Tennis Court Reserve Exp	263.00		263.00	
9501 Gate House Reserve Expense	4,535.99		4,535.99	
9520 Office Equipment	294.95		294.95	
Total 9501 Gate House Reserve Expense	4,830.94		4,830.94	
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	

LITTLE WHALE COVE HOMEOWNERS ASSOCIATION

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

July 2025 - May 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 9000 RESERVE EXPENDITURES	78,260.39		78,260.39	
Reconciliation Discrepancies	6.65		6.65	
Total Other Expenses	\$78,632.04	\$0.00	\$78,632.04	0.00%
NET OTHER INCOME	\$159,415.68	\$0.00	\$159,415.68	0.00%
NET INCOME	\$185,894.34	\$ -1.10	\$185,895.44	-16,899,485.45 %