

## TREASURER'S REPORT

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### **BALANCE SHEET**

<b>US Bank - Balance</b>	<u><u>37,984.68</u></u>
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#### **Schwab 1 - Reserves**

Cash balance	62,858.83
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##### **CD positions**

Signature Bank 4.6% CD 1/12/24	50,000.00
BankUnited, Inc. 4.75% CD 01/24/2024	50,000.00
Farmers & Merchants 5.3% CD 7/26/2024 (monthly)	100,000.00
Fairfield County Bank, 4.8% CD 05/24/2024	50,000.00
Santander Bank, 5.4% CD 11/15/24	100,000.00
	<u>350,000.00</u>
	<u><u>412,858.83</u></u>

<b>November Income</b>	496.03
Sept, Oct, Nov Reserves	5,040.00
Solar Loan Repayment - 3 months	1,620.00
Oct/Nov DSL lease savings (moved to #2 in December)	2,800.00
Purchase CD	<u>(100,000.00)</u>
Net change in cash for month	<u><u>(90,043.97)</u></u>

Note: Schwab #2 not tied to checking, requiring transfers from checking to go through Schwab #1.

#### **Schwab 2 - Tax, Insurance and DSL lease**

\ Beginning balance 10/31	72,338.69
November Income	18.27
Transfer to checking for taxes	<u>(60,800.00)</u>
Balance	<u><u>11,556.96</u></u>

#### **Current Vender Payables**

Landscaping - see note	16,000.00
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Water	5,305.45
Total	<u>\$ 21,305.45</u>

\$2000 per month being accrued for landscaping.

To date, American Landscaping has billed thru June for a total of \$15,045. WHIMOA has paid \$10,000.

The remaining \$5,045 will be paid in December. No further payments to be made until invoices received.

#### **INCOME STATEMENT**

Two slips behind. All owners notified. Late fee of \$50 per month added for each month past due.

Miscellaneous revenue is remotes and background checks, net of costs

Savings for taxes, insurance and DSL lease at \$11,000 per month to resume in December.

**2017 - 2018**

PGE Solar Project Line Extension	\$ 2,322.62
Energy Solutions Solar Project Down Payment	\$ 24,290.00
Energy Solutions Solar Project 50% Payment	\$ 40,483.00
Energy Solutions Solar Project Final Payment	\$ 16,193.00
Refund for Transfermer Upgrade	\$ (10,760.00)
<b>Insurance Reimbursement</b>	<b>\$ (7,135.00)</b>
<b>Repair for Squirrel Activity</b>	<b>\$ 8,135.00</b>
	<b>\$ 73,528.62</b>

**REPAYMENT SCHEDULE**

2019	\$ (5,342.18)
2020	\$ (5,288.00)
2021	\$ (6,044.00)
2022	\$ (6,255.00)
2023	\$ (6,472.00)
2024	\$ (6,698.00)
2025	\$ (6,931.00)
2026	\$ (7,172.00)
2027	\$ (7,421.00)
2028	\$ (7,680.00)
2029	\$ (8,225.44)
<b>REMAINING OWED</b>	<b>\$ (73,528.62)</b>

\$ -

2017 Net Profit applied to reserves 2018 in error	\$ (4,326.38)
2018 Net profit applied to reserves 2019 in error	\$ (7,853.64)
2019 Net profit applied to reserves 2020 in error	\$ (1,681.16)
2020 Net loss pulled from reserves 2021	\$ 7,384.00
2021 Net profit applied to 2022	\$ -
	<b>\$ (6,477.18)</b>
<b>REMAINING OWED</b>	<b>\$ (80,005.80)</b>

# West Hayden Island Moorage Owners Association

## Balance Sheet

As of November 30, 2023

	TOTAL	
	AS OF NOV 30, 2023	AS OF NOV 30, 2022 (PY)
<b>ASSETS</b>		
Current Assets		
Bank Accounts		
1145 US Bank	37,984.68	45,575.12
1146 Schwab 2	11,556.56	0.00
1150 Schwab 1	412,858.83	400,905.33
<b>Total Bank Accounts</b>	<b>\$462,400.07</b>	<b>\$446,480.45</b>
Other Current Assets		
1201 Due from owners	2,940.00	0.00
1500 Prepaid expenses	0.00	4,058.00
<b>Total Other Current Assets</b>	<b>\$2,940.00</b>	<b>\$4,058.00</b>
<b>Total Current Assets</b>	<b>\$465,340.07</b>	<b>\$450,538.45</b>
Fixed Assets		
2000 Land and Bldgs	3,417,850.00	3,417,850.00
<b>Total Fixed Assets</b>	<b>\$3,417,850.00</b>	<b>\$3,417,850.00</b>
<b>TOTAL ASSETS</b>	<b>\$3,883,190.07</b>	<b>\$3,868,388.45</b>
<b>LIABILITIES AND EQUITY</b>		
Liabilities		
Current Liabilities		
Accounts Payable		
2300 Vendor payables	21,303.45	29,196.05
<b>Total Accounts Payable</b>	<b>\$21,303.45</b>	<b>\$29,196.05</b>
Other Current Liabilities		
2500 Advance Assessment Payment #1	440.00	0.00
<b>Total Other Current Liabilities</b>	<b>\$440.00</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$21,743.45</b>	<b>\$29,196.05</b>
<b>Total Liabilities</b>	<b>\$21,743.45</b>	<b>\$29,196.05</b>
Equity		
3200 Reserves fund balance	299,739.58	299,739.58
3400 Contribution to capital	3,447,622.21	3,447,622.21
3500 Retained Earnings	78,847.33	63,409.46
Net Income	35,237.50	28,421.15
<b>Total Equity</b>	<b>\$3,861,446.62</b>	<b>\$3,839,192.40</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$3,883,190.07</b>	<b>\$3,868,388.45</b>

**West Hayden Island Moorage Owners Association**  
**Actual vs. Budget - Month**  
**November 2023**

	Nov 2023			% of
	Actual	Budget	over Budget	Budget
<b>Income</b>				
4100 Operating assessments	22,960.00	22,960.00	0.00	100.00%
4200 Late fees	660.00		660.00	
4410 RR 70-604 Income roll forward		0.00	0.00	
<b>Total Income</b>	<b>\$ 23,620.00</b>	<b>\$ 22,960.00</b>	<b>\$ 660.00</b>	<b>102.87%</b>
<b>Gross Profit</b>	<b>\$ 23,620.00</b>	<b>\$ 22,960.00</b>	<b>\$ 660.00</b>	<b>102.87%</b>
<b>Expenses</b>				
6100 Operating			0.00	
6110 Electricity	123.60	67.00	56.60	184.48%
6115 Electricity - Solar Loan	540.00	540.00	0.00	100.00%
6120 Garbage	497.22	530.00	-32.78	93.82%
6130 Telephone	89.94	42.00	47.94	214.14%
6140 Water	5,508.45	6,600.00	-1,091.55	83.46%
<b>Total 6100 Operating</b>	<b>\$ 6,759.21</b>	<b>\$ 7,779.00</b>	<b>-\$ 1,019.79</b>	<b>86.89%</b>
6200 Repairs & Maint			0.00	
6210 Landscaping	2,000.00	3,209.00	-1,209.00	62.32%
6215 Beautification Committee		50.00	-50.00	0.00%
6220 Gate Maintenance		250.00	-250.00	0.00%
6230 Pipes Maintenance		125.00	-125.00	0.00%
6235 Pump Repair		84.00	-84.00	0.00%
6240 General maintenance	0.41	500.00	-499.59	0.08%
6242 Work party		0.00	0.00	
6245 Security			0.00	
6247 Fire prevention maintenance		125.00	-125.00	0.00%
6248 Fence repair		125.00	-125.00	0.00%
6249 Security - Other	288.21	16.00	272.21	1801.31%
<b>Total 6245 Security</b>	<b>\$ 288.21</b>	<b>\$ 266.00</b>	<b>\$ 22.21</b>	<b>108.35%</b>
<b>Total 6200 Repairs &amp; Maint</b>	<b>\$ 2,288.62</b>	<b>\$ 4,484.00</b>	<b>-\$ 2,195.38</b>	<b>51.04%</b>
6241 Repairs - RR 71-604 roll forward		0.00	0.00	
6300 Administrative			0.00	
6310 Fees and Licenses		0.00	0.00	
6320 Submerged Land Lease		0.00	0.00	
6325 Bank fees	98.35	125.00	-26.65	78.68%
6330 Real Property Taxes	60,853.77	62,720.00	-1,866.23	97.02%
6350 Insurance		0.00	0.00	
6360 Supplies & Postage		50.00	-50.00	0.00%
6380 Accounting Services		0.00	0.00	
<b>Total 6300 Administrative</b>	<b>\$ 60,952.12</b>	<b>\$ 62,895.00</b>	<b>-\$ 1,942.88</b>	<b>96.91%</b>
<b>Total Expenses</b>	<b>\$ 69,999.95</b>	<b>\$ 75,158.00</b>	<b>-\$ 5,158.05</b>	<b>93.14%</b>
<b>Net Operating Income</b>	<b>-\$ 46,379.95</b>	<b>-\$ 52,198.00</b>	<b>\$ 5,818.05</b>	<b>88.85%</b>

**Other Income**

<b>5000 Reserves Income</b>			0.00	
<b>5100 Reserves assessments</b>	1,680.00	1,680.00	0.00	100.00%
<b>5200 Reserves - Reimb Solar Panel</b>	540.00	540.00	0.00	100.00%
<b>5300 Reserves bank interest</b>	514.30	416.00	98.30	123.63%
<b>5500 Reserves - Owner Fines</b>	500.00		500.00	
<b>Total 5000 Reserves Income</b>	<b>\$ 3,234.30</b>	<b>\$ 2,636.00</b>	<b>\$ 598.30</b>	<b>122.70%</b>
<b>Total Other Income</b>	<b>\$ 3,234.30</b>	<b>\$ 2,636.00</b>	<b>\$ 598.30</b>	<b>122.70%</b>
<b>Net Other Income</b>	<b>\$ 3,234.30</b>	<b>\$ 2,636.00</b>	<b>\$ 598.30</b>	<b>122.70%</b>
<b>Net Income</b>	<b>-\$ 43,145.65</b>	<b>-\$ 49,562.00</b>	<b>\$ 6,416.35</b>	<b>87.05%</b>

Saturday, Dec 09, 2023 09:47:08 AM GMT-8 - Accrual Basis

# West Hayden Island Moorage Owners Association

## Profit and Loss

January - November, 2023

	TOTAL	
	JAN - NOV, 2023	JAN - NOV, 2022 (PY YTD)
Income		
4100 Operating assessments	252,560.00	252,707.00
4200 Late fees	660.00	
4250 Penalties	150.00	
4400 Miscellaneous revenue	570.00	50.00
4410 RR 70-604 Income roll forward	23,522.71	
<b>Total Income</b>	<b>\$277,462.71</b>	<b>\$252,757.00</b>
GROSS PROFIT	<b>\$277,462.71</b>	<b>\$252,757.00</b>
Expenses		
6100 Operating		
6110 Electricity	679.86	683.28
6115 Electricity - Solar Loan	5,940.00	5,733.00
6120 Garbage	5,314.44	5,291.00
6130 Telephone	769.81	502.00
6140 Water	71,214.79	62,390.51
<b>Total 6100 Operating</b>	<b>83,918.90</b>	<b>74,599.79</b>
6200 Repairs & Maint	392.21	
6210 Landscaping	26,275.56	31,043.50
6211 Landscape extras		452.00
<b>Total 6210 Landscaping</b>	<b>26,275.56</b>	<b>31,495.50</b>
6215 Beautification Committee	559.82	179.92
6220 Gate Maintenance	1,607.96	3,724.25
6221 Replace gate operator	0.00	
<b>Total 6220 Gate Maintenance</b>	<b>1,607.96</b>	<b>3,724.25</b>
6230 Pipes Maintenance	1,216.91	546.57
6240 General maintenance	11,436.38	1,147.82
6242 Work party	792.62	640.10
6245 Security		
6247 Fire prevention maintenance	936.00	665.30
6248 Fence repair		1,598.46
6249 Security - Other	420.21	
<b>Total 6245 Security</b>	<b>1,356.21</b>	<b>2,263.76</b>
<b>Total 6200 Repairs &amp; Maint</b>	<b>43,637.67</b>	<b>39,997.92</b>
6241 Repairs - RR 71-604 roll forward	10,382.04	
6300 Administrative		202.00
6250 Govt. Inspections & Tests	466.80	
6310 Fees and Licenses	1,140.00	890.00
6320 Submerged Land Lease	11,638.33	11,299.35
6325 Bank fees	917.25	1,277.01
6330 Real Property Taxes	60,853.77	59,739.32

# West Hayden Island Moorage Owners Association

## Profit and Loss

January - November, 2023

	TOTAL	
	JAN - NOV, 2023	JAN - NOV, 2022 (PY YTD)
6350 Insurance	16,870.00	46,599.00
6360 Supplies & Postage	229.45	97.37
6380 Accounting Services	300.00	757.50
6396 Miscellaneous	201.32	
<b>Total 6300 Administrative</b>	<b>92,616.92</b>	<b>120,861.55</b>
<b>Total Expenses</b>	<b>\$230,555.53</b>	<b>\$235,459.26</b>
NET OPERATING INCOME	<b>\$46,907.18</b>	<b>\$17,297.74</b>
Other Income		
5000 Reserves Income		
5100 Reserves assessments	18,480.00	18,333.00
5200 Reserves - Reimb Solar Panel	5,940.00	5,733.00
5300 Reserves bank interest	7,120.32	966.41
5500 Reserves - Owner Fines	2,250.00	2,000.00
<b>Total 5000 Reserves Income</b>	<b>33,790.32</b>	<b>27,032.41</b>
<b>Total Other Income</b>	<b>\$33,790.32</b>	<b>\$27,032.41</b>
Other Expenses		
7000 Reserve expenses		
7100 Painting	17,500.00	
7300 Roofing & gutters	19,008.00	
7400 Extraordinary Landscaping		587.00
7700 Extraordinary Supplies /Repair		926.00
7750 Garage Door Repairs		14,396.00
7760 7760 Gate Operator	8,952.00	
<b>Total 7000 Reserve expenses</b>	<b>45,460.00</b>	<b>15,909.00</b>
<b>Total Other Expenses</b>	<b>\$45,460.00</b>	<b>\$15,909.00</b>
NET OTHER INCOME	<b>\$ -11,669.68</b>	<b>\$11,123.41</b>
NET INCOME	<b>\$35,237.50</b>	<b>\$28,421.15</b>