

## Treasurer's report – For August 2021

### Bank Reconciliation

- Uncleared items – Oregon Dept of St Lands \$10,970 and Black Top Services \$16,250
- Unpaid Items – August Water, January to August Landscaping, and all months Phone/Gate
- Ending balance (per bank reconciliation) \$71,351.21

### Reserves Account

- Cash Balance \$211,675.86
- Transfers to reserves:
  - \$500 monthly payback of Solar Panel Loan
  - \$1,667 monthly to reserves
- Matured: New York Community B 0.2% 07/01/2021 \$80,000
- 180,000 invested in CD's with various maturities through July 2023

### Balance Sheet:

- Current balance: \$78,571.95
- Current vendor payables \$13,001.02
  - November 2019 – Aug 2021 telephone (gate) \$1,833 accrued per budget
  - August Landscaping \$2,000 accrued per budget
  - Aug Water \$9,163.02 accrued per invoice
- Upcoming *budgeted payables* \$106,450:
  - Submerged Land Lease \$10,950 due September – invoice \$10,970.24
  - Insurance \$39,000 due September to December
  - Property Taxes \$56,500 due November

### P&L:

- August HOA payments are current
- Paid Landscaping bills January to July
- YTD Total Expense through August is 113.4% of budget (*over budget by \$11,619 primarily from water consumption*)
- Net Operating Income YTD thru August \$61,817; budgeted income \$73,387
- Net Other Income YTD thru August (Reserves) \$17,667; budgeted income \$18,826

### PGE Account Recap:

- July Excess generation 5,640kWh less usage 2882 = net excess generation 2,758 kWh.
- Total carryover for this year's annual billing cycle is 13,957 kWh.

## West Hayden Island Moorage Owners Association

## Reconciliation Detail

1145 · US Bank, Period Ending 08/31/2021

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						82,427.73
<b>Cleared Transactions</b>						
<b>Checks and Payments - 7 items</b>						
Check	07/22/2021		Stephanie Baum	X	-400.00	-400.00
Check	08/13/2021		Portland Water Bure...	X	-3,163.18	-3,563.18
Check	08/13/2021		US Bank	X	-94.95	-3,658.13
Check	08/23/2021		Portland Disposal & ...	X	-418.00	-4,076.13
Deposit	08/24/2021		Charles Schwab	X	-1,667.00	-5,743.13
Check	08/24/2021		US Bank	X	-500.00	-6,243.13
Check	08/27/2021		PGE	X	-63.15	-6,306.28
Total Checks and Payments					-6,306.28	-6,306.28
<b>Deposits and Credits - 3 items</b>						
Deposit	08/04/2021		US Bank	X	50.00	50.00
Deposit	08/04/2021			X	2,800.00	2,850.00
Deposit	08/13/2021			X	19,600.00	22,450.00
Total Deposits and Credits					22,450.00	22,450.00
Total Cleared Transactions					16,143.72	16,143.72
Cleared Balance					16,143.72	98,571.45
Register Balance as of 08/31/2021					16,143.72	98,571.45
<b>New Transactions</b>						
<b>Checks and Payments - 2 items</b>						
Check	09/08/2021		Black-Top Sealcoati...		-16,250.00	-16,250.00
Check	09/24/2021		Oregon Department ...		-10,970.24	-27,220.24
Total Checks and Payments					-27,220.24	-27,220.24
Total New Transactions					-27,220.24	-27,220.24
<b>Ending Balance</b>					<b>-11,076.52</b>	<b>71,351.21</b>

West Hayden Island Moorage Assn.  
Charles Schwab  
Reserve Account/Savings

## 2021

Return Bottle Drop Revenue to Operating to cover 2020 loss

Return Owner Fines to Operating to cover 2020 loss

Transfer to operating to cover most of 2020 loss

January Earnings / Income

January Reserves

January 2021 Transfer for Solar Panel - year 3 repayment

ERROR Transfer from Reserves - LED light repairs - transfer back in FEB

February Earnings / Income

February Reserves

February 2021 Transfer for Solar Panel - year 3 repayment

CORRECT JAN ERROR Transfer back to Reserves - LED light repairs

March Earnings / Income

Repair to Main Pipe along walkway - paid from Reserves

March Reserves

March 2021 Transfer for Solar Panel - year 3 repayment

April Earnings / Income

April Reserves

April 2021 Transfer for Solar Panel - year 3 repayment

May Earnings / Income

May Reserves

May 2021 Transfer for Solar Panel - year 3 repayment

May ARC Fine - Slip 16

June Earnings / Income

June Reserves

June 2021 Transfer for Solar Panel - year 3 repayment

July Earnings / Income

July Reserves

July 2021 Transfer for Solar Panel - year 3 repayment

August Earnings / Income

August Reserves

August 2021 Transfer for Solar Panel - year 3 repayment

Reserves	Total
<b>383,788.61</b>	<b>383,788.61</b>
(1,946.00)	(1,946.00)
(670.00)	(670.00)
(7,384.00)	(7,384.00)
194.65	194.65
1,665.00	1,665.00
544.00	544.00
(1,163.88)	(1,163.88)
<b>375,028.38</b>	<b>375,028.38</b>
194.63	194.63
1,665.00	1,665.00
500.00	500.00
1,163.88	1,163.88
<b>378,551.89</b>	<b>378,551.89</b>
175.17	175.17
(2,467.74)	(2,467.74)
1,667.00	1,667.00
500.00	500.00
<b>378,426.32</b>	<b>378,426.32</b>
167.81	167.81
1,667.00	1,667.00
500.00	500.00
<b>380,761.13</b>	<b>380,761.13</b>
1.68	1.68
1,667.00	1,667.00
500.00	500.00
1,500.00	1,500.00
<b>384,429.81</b>	<b>384,429.81</b>
553.50	553.50
1,667.00	1,667.00
500.00	500.00
<b>387,150.31</b>	<b>387,150.31</b>
162.03	162.03
1,667.00	1,667.00
500.00	500.00
<b>389,479.34</b>	<b>389,479.34</b>
29.52	29.52
1,667.00	1,667.00
500.00	500.00
<b>391,675.86</b>	<b>391,675.86</b>

## CD positions \$180,000:

Bank Hapoalim BM, Ne 0.1% 12/14/2021 (at maturity) \$50,000

UBS Bank USA UT 0.25% CD 07/10/2023 @ 130,000

**Cash: \$211,675.86**

## West Hayden Island Moorage Owners Association

09/02/21

## Balance Sheet

Accrual Basis

As of August 31, 2021

	Aug 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
1145 · US Bank	78,571.95
1150 · Schwab	391,675.86
<b>Total Checking/Savings</b>	<b>470,247.81</b>
<b>Total Current Assets</b>	<b>470,247.81</b>
<b>Fixed Assets</b>	
2000 · Land and Bldgs	3,417,850.00
<b>Total Fixed Assets</b>	<b>3,417,850.00</b>
<b>TOTAL ASSETS</b>	<b>3,888,097.81</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2300 · Vendor payables	13,001.02
<b>Total Accounts Payable</b>	<b>13,001.02</b>
<b>Total Current Liabilities</b>	<b>13,001.02</b>
<b>Total Liabilities</b>	<b>13,001.02</b>
<b>Equity</b>	
3200 · Reserves fund balance	299,739.58
3400 · Contribution to capital	3,447,622.21
3500 · Retained Earnings	48,030.41
Net Income	79,704.59
<b>Total Equity</b>	<b>3,875,096.79</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,888,097.81</b>

## West Hayden Island Moorage Owners Association

## Profit &amp; Loss Budget vs. Actual

August 2021

	Aug 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
Income				
4100 · Operating assessments	20,733.00	20,733.00	0.00	100.0%
4250 · Penalties	50.00			
<b>Total Income</b>	<b>20,783.00</b>	<b>20,733.00</b>	<b>50.00</b>	<b>100.2%</b>
<b>Gross Profit</b>	<b>20,783.00</b>	<b>20,733.00</b>	<b>50.00</b>	<b>100.2%</b>
<b>Expense</b>				
6100 · Operating				
6110 · Electricity	63.15	63.06	0.09	100.1%
6115 · Electricity - Solar Loan	500.00	500.00	0.00	100.0%
6120 · Garbage	418.00	450.00	-32.00	92.9%
6130 · Telephone	83.00	83.00	0.00	100.0%
6140 · Water	9,163.02	6,000.00	3,163.02	152.7%
<b>Total 6100 · Operating</b>	<b>10,227.17</b>	<b>7,096.06</b>	<b>3,131.11</b>	<b>144.1%</b>
6200 · Repairs & Maint				
6210 · Landscaping				
6211 · Landscape extras	-742.50	0.00	-742.50	100.0%
6210 · Landscaping - Other	3,942.00	2,000.00	1,942.00	197.1%
<b>Total 6210 · Landscaping</b>	<b>3,199.50</b>	<b>2,000.00</b>	<b>1,199.50</b>	<b>160.0%</b>
6215 · Beautification Committee	0.00	0.00	0.00	0.0%
6220 · Gate Maintenance	0.00	0.00	0.00	0.0%
6230 · Pipes Maintenance	0.00	0.00	0.00	0.0%
6235 · Pump Repair	0.00	0.00	0.00	0.0%
6240 · General maintenance	0.00	0.00	0.00	0.0%
6242 · Work party	0.00	0.00	0.00	0.0%
6245 · Security				
6247 · Fire prevention maintenance	0.00	0.00	0.00	0.0%
6249 · Security - Other	0.00	0.00	0.00	0.0%
<b>Total 6245 · Security</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Total 6200 · Repairs &amp; Maint</b>	<b>3,199.50</b>	<b>2,000.00</b>	<b>1,199.50</b>	<b>160.0%</b>
6300 · Administrative				
6310 · Fees and Licenses	0.00	0.00	0.00	0.0%
6315 · Income Taxes	0.00	0.00	0.00	0.0%
6320 · Submerged Land Lease	0.00	0.00	0.00	0.0%
6325 · Bank fees	94.95	125.00	-30.05	76.0%
6330 · Real Property Taxes	0.00	0.00	0.00	0.0%
6340 · Hayden Island Business Park	0.00	0.00	0.00	0.0%
6350 · Insurance	0.00	0.00	0.00	0.0%
6360 · Supplies & Postage	0.00	0.00	0.00	0.0%
6380 · Accounting Services	0.00	0.00	0.00	0.0%
<b>Total 6300 · Administrative</b>	<b>94.95</b>	<b>125.00</b>	<b>-30.05</b>	<b>76.0%</b>
<b>Total Expense</b>	<b>13,521.62</b>	<b>9,221.06</b>	<b>4,300.56</b>	<b>146.6%</b>
<b>Net Ordinary Income</b>	<b>7,261.38</b>	<b>11,511.94</b>	<b>-4,250.56</b>	<b>63.1%</b>
<b>Other Income/Expense</b>				
Other Income				
5000 · Reserves Income				
5100 · Reserves assessments	1,667.00	1,667.00	0.00	100.0%
5200 · Reserves - Reimb Solar Panel	500.00	500.00	0.00	100.0%
5300 · Reserves bank interest	29.52	0.00	29.52	100.0%
<b>Total 5000 · Reserves Income</b>	<b>2,196.52</b>	<b>2,167.00</b>	<b>29.52</b>	<b>101.4%</b>
<b>Total Other Income</b>	<b>2,196.52</b>	<b>2,167.00</b>	<b>29.52</b>	<b>101.4%</b>
<b>Net Other Income</b>	<b>2,196.52</b>	<b>2,167.00</b>	<b>29.52</b>	<b>101.4%</b>
<b>Net Income</b>	<b>9,457.90</b>	<b>13,678.94</b>	<b>-4,221.04</b>	<b>69.1%</b>

## West Hayden Island Moorage Owners Association

## Profit &amp; Loss Budget vs. Actual

January through August 2021

	Jan - Aug 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
Income				
4100 · Operating assessments	160,268.00	160,268.00	0.00	100.0%
4250 · Penalties	50.00			
<b>Total Income</b>	<b>160,318.00</b>	<b>160,268.00</b>	<b>50.00</b>	<b>100.0%</b>
<b>Gross Profit</b>	<b>160,318.00</b>	<b>160,268.00</b>	<b>50.00</b>	<b>100.0%</b>
<b>Expense</b>				
6100 · Operating				
6110 · Electricity	504.87	504.48	0.39	100.1%
6115 · Electricity - Solar Loan	4,044.00	4,044.00	0.00	100.0%
6120 · Garbage	3,344.00	3,504.00	-160.00	95.4%
6130 · Telephone	668.00	668.00	0.00	100.0%
6140 · Water	57,185.54	48,000.00	9,185.54	119.1%
<b>Total 6100 · Operating</b>	<b>65,746.41</b>	<b>56,720.48</b>	<b>9,025.93</b>	<b>115.9%</b>
6200 · Repairs & Maint				
6210 · Landscaping				
6211 · Landscape extras	757.50	1,500.00	-742.50	50.5%
6210 · Landscaping - Other	21,242.00	19,300.00	1,942.00	110.1%
<b>Total 6210 · Landscaping</b>	<b>21,999.50</b>	<b>20,800.00</b>	<b>1,199.50</b>	<b>105.8%</b>
6215 · Beautification Committee	509.41	700.00	-190.59	72.8%
6220 · Gate Maintenance	640.00	790.00	-150.00	81.0%
6230 · Pipes Maintenance	740.25	500.00	240.25	148.1%
6235 · Pump Repair	0.00	0.00	0.00	0.0%
6240 · General maintenance	929.18	995.00	-65.82	93.4%
6242 · Work party	475.31	475.00	0.31	100.1%
6245 · Security				
6247 · Fire prevention maintenance	1,590.10	1,550.00	40.10	102.6%
6248 · Fence repair	1,151.88			
6249 · Security - Other	155.88	200.00	-44.12	77.9%
<b>Total 6245 · Security</b>	<b>2,897.86</b>	<b>1,750.00</b>	<b>1,147.86</b>	<b>165.6%</b>
<b>Total 6200 · Repairs &amp; Maint</b>	<b>28,191.51</b>	<b>26,010.00</b>	<b>2,181.51</b>	<b>108.4%</b>
6300 · Administrative				
6310 · Fees and Licenses	175.00	50.00	125.00	350.0%
6315 · Income Taxes	2,145.00	1,800.00	345.00	119.2%
6320 · Submerged Land Lease	0.00	0.00	0.00	0.0%
6325 · Bank fees	941.75	1,000.00	-58.25	94.2%
6330 · Real Property Taxes	0.00	0.00	0.00	0.0%
6340 · Hayden Island Business Park	724.00	724.00	0.00	100.0%
6350 · Insurance	257.00	257.00	0.00	100.0%
6360 · Supplies & Postage	19.99	20.00	-0.01	100.0%
6380 · Accounting Services	300.00	300.00	0.00	100.0%
6300 · Administrative - Other	0.00			
<b>Total 6300 · Administrative</b>	<b>4,562.74</b>	<b>4,151.00</b>	<b>411.74</b>	<b>109.9%</b>
<b>Total Expense</b>	<b>98,500.66</b>	<b>86,881.48</b>	<b>11,619.18</b>	<b>113.4%</b>
<b>Net Ordinary Income</b>	<b>61,817.34</b>	<b>73,386.52</b>	<b>-11,569.18</b>	<b>84.2%</b>
<b>Other Income/Expense</b>				
Other Income				
5000 · Reserves Income				
5100 · Reserves assessments	13,332.00	13,332.00	0.00	100.0%
5200 · Reserves - Reimb Solar Panel	4,044.00	4,044.00	0.00	100.0%
5300 · Reserves bank interest	1,478.99	1,450.00	28.99	102.0%
5500 · Reserves - Owner Fines	1,500.00			
<b>Total 5000 · Reserves Income</b>	<b>20,354.99</b>	<b>18,826.00</b>	<b>1,528.99</b>	<b>108.1%</b>
<b>Total Other Income</b>	<b>20,354.99</b>	<b>18,826.00</b>	<b>1,528.99</b>	<b>108.1%</b>
<b>Other Expense</b>				
7000 · Reserve expenses				
7550 · Piping Repair & Replace	2,467.74			
<b>Total 7000 · Reserve expenses</b>	<b>2,467.74</b>			
<b>Total Other Expense</b>	<b>2,467.74</b>			
<b>Net Other Income</b>	<b>17,887.25</b>	<b>18,826.00</b>	<b>-938.75</b>	<b>95.0%</b>
<b>Net Income</b>	<b>79,704.59</b>	<b>92,212.52</b>	<b>-12,507.93</b>	<b>86.4%</b>



**Portland General Electric**  
121 SW Salmon Street • Portland, Oregon 97204  
portlandgeneral.com

August 13, 2021

West Hayden Isl Moorage  
2630 N Hayden Island Dr  
Portland, OR 97217

Account ID: 3928820000  
Service Address: 2630 N Hayden Island Dr, Portland, OR 97217  
Meter #: IN34021070

Here is a summary of your energy used and generated back to PGE.

Your Energy use      Meter Reading

**Excess Energy Generated Back to PGE**

Service Period	Meter Readings
8/13/2021	82000
7/14/2021	76360
	<hr/>
	05640      kWh

**Energy Consumed (Net Meter Service Account ID: 392882000)**

Service Period	Meter Readings	Excess Generation	
8/13/2021	05788	Applied	
7/14/2021	03516		
	<hr/>		
	02272      kWh	2272	<b>0 Net kWh Billed</b>

**Energy Consumed (1st Aggregated Service Account ID: 8551140000)**

Service Period	Meter Readings	Excess Generation	
8/13/2021	72665	Applied	
7/14/2021	72364		
	<hr/>		
	00301      kWh	301	<b>0 Net kWh Billed</b>

**Energy Consumed (2nd Aggregated Service Account ID: 2979700000)**

Service Period	Meter Readings	Excess Generation	
8/13/2021	66111	Applied	
7/14/2021	65802		
	<hr/>		
	00309      kWh	309	<b>0 Net kWh Billed</b>

Your excess generation for this bill period is 5,640 kWh. The excess generation was applied to offset your Net Meter Account first. Your net meter account has been billed for 0 kWh. The remaining excess generation kWh of 3,368 plus 11,199 kWh of past excess generation has been applied to offset one or more of the aggregated accounts listed above. Your total excess generation carryover for this year's annual billing cycle is 13,957 kWh.

This statement is not intended for use when remitting a payment, but is provided for your records, and is informational only.

Sincerely,

PGE Energy Experts  
1-800-722-9287