

## Treasurer's report – For September 2021

### Bank Reconciliation

- Ending balance (per bank reconciliation) \$94,248.52
- Uncleared items – G. Abrams & American Landscaping totaling \$20,209.90

### Reserves Account

- Cash Balance \$195,272.11
- Transfers to / (from) reserves:
  - \$500 monthly payback of Solar Panel Loan
  - \$1,667 monthly to reserves
  - (16,250) transfer from reserves for Blacktop Sealant
  - (\$2,400) transfer from reserves for Milfoil removal
- 180,000 invested in CD's with various maturities through July 2023

### Balance Sheet:

- Current balance: \$74,038.62
- Current vendor payables \$15,467
  - November 2019 – Sept 2021 telephone (gate) \$1,921 accrued per budget
  - Aug- Sept Landscaping \$4,800 accrued per budget
  - Sept Water \$8,746 accrued per invoice
- Upcoming *budgeted payables* \$91,909:
  - Insurance \$35,409 due October to December
  - Property Taxes \$56,500 due November

### P&L:

- September HOA payments are current
- YTD Total Expense through September is 113.2% of budget (*over budget by \$14,730 primarily from water consumption*)
- Net Operating Income YTD thru September \$54,818; budgeted income \$69,548
- Net Other Income YTD thru September (Reserves) \$1,483.50; budgeted income \$20,993 (*withdrawal for Blacktop sealant and milfoil removal*)

### PGE Account Recap:

- Excess generation 4,606kWh less usage 3,175 = net excess generation 1,431 kWh.
- Total carryover for this year's annual billing cycle is 15,388 kWh.

**West Hayden Island Moorage Owners Association**  
**Reconciliation Detail**  
1145 · US Bank, Period Ending 09/30/2021

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						98,571.45
<b>Cleared Transactions</b>						
<b>Checks and Payments - 12 items</b>						
Check	09/08/2021		Black-Top Sealcoati...	X	-16,250.00	-16,250.00
Deposit	09/15/2021		Charles Schwab	X	-1,667.00	-17,917.00
Check	09/15/2021		US Bank	X	-500.00	-18,417.00
Check	09/15/2021		Portland Disposal & ...	X	-418.00	-18,835.00
Check	09/15/2021		US Bank	X	-127.15	-18,962.15
Deposit	09/15/2021		Charles Schwab	X	-50.00	-19,012.15
Check	09/21/2021		Portland Water Bure...	X	-9,163.02	-28,175.17
Check	09/21/2021		Liberty Mutual	X	-3,334.00	-31,509.17
Check	09/21/2021		PGE	X	-63.15	-31,572.32
Check	09/22/2021		Tim Clackum	X	-2,400.00	-33,972.32
Check	09/23/2021		Portland Water Bure...	X	-480.37	-34,452.69
Check	09/24/2021		Oregon Department ...	X	-10,970.24	-45,422.93
Total Checks and Payments					-45,422.93	-45,422.93
<b>Deposits and Credits - 5 items</b>						
Deposit	09/06/2021			X	2,800.00	2,800.00
Deposit	09/08/2021		US Bank	X	50.00	2,850.00
Deposit	09/13/2021			X	19,600.00	22,450.00
Check	09/15/2021		Charles Schwab	X	2,400.00	24,850.00
Check	09/15/2021		Charles Schwab	X	16,250.00	41,100.00
Total Deposits and Credits					41,100.00	41,100.00
Total Cleared Transactions					-4,322.93	-4,322.93
Cleared Balance					-4,322.93	94,248.52
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 2 items</b>						
Check	08/31/2021		American Landscapi...		-19,999.50	-19,999.50
Check	09/27/2021		Gerry Abrams		-210.40	-20,209.90
Total Checks and Payments					-20,209.90	-20,209.90
Total Uncleared Transactions					-20,209.90	-20,209.90
Register Balance as of 09/30/2021					-24,532.83	74,038.62
<b>Ending Balance</b>					<b>-24,532.83</b>	<b>74,038.62</b>

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

	<b>Reserves</b>	<b>Total</b>
<b>2021</b>	<b>383,788.61</b>	<b>383,788.61</b>
Return Bottle Drop Revenue to Operating to cover 2020 loss	(1,946.00)	(1,946.00)
Return Owner Fines to Operating to cover 2020 loss	(670.00)	(670.00)
Transfer to operating to cover most of 2020 loss	(7,384.00)	(7,384.00)
January Earnings / Income	194.65	194.65
January Reserves	1,665.00	1,665.00
January 2021 Transfer for Solar Panel - year 3 repayment	544.00	544.00
ERROR Transfer from Reserves - LED light repairs - transfer back in FEB	(1,163.88)	(1,163.88)
	<b>375,028.38</b>	<b>375,028.38</b>
February Earnings / Income	194.63	194.63
February Reserves	1,665.00	1,665.00
February 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
CORRECT JAN ERROR Transfer back to Reserves - LED light repairs	1,163.88	1,163.88
	<b>378,551.89</b>	<b>378,551.89</b>
March Earnings / Income	175.17	175.17
Repair to Main Pipe along walkway - paid from Reserves	(2,467.74)	(2,467.74)
March Reserves	1,667.00	1,667.00
March 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
	<b>378,426.32</b>	<b>378,426.32</b>
April Earnings / Income	167.81	167.81
April Reserves	1,667.00	1,667.00
April 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
	<b>380,761.13</b>	<b>380,761.13</b>
May Earnings / Income	1.68	1.68
May Reserves	1,667.00	1,667.00
May 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
May ARC Fine - Slip 16	1,500.00	1,500.00
	<b>384,429.81</b>	<b>384,429.81</b>
June Earnings / Income	553.50	553.50
June Reserves	1,667.00	1,667.00
June 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
	<b>387,150.31</b>	<b>387,150.31</b>
July Earnings / Income	162.03	162.03
July Reserves	1,667.00	1,667.00
July 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
	<b>389,479.34</b>	<b>389,479.34</b>
August Earnings / Income	29.52	29.52
August Reserves	1,667.00	1,667.00
August 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
	<b>391,675.86</b>	<b>391,675.86</b>
September Earnings / Income	29.25	29.25
September Reserves	1,667.00	1,667.00
September 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
Transfer money from Reserves for Blacktop Sealant	(16,250.00)	(16,250.00)
Transfer money from Reserves for Milfoil Removal	(2,400.00)	(2,400.00)
Transfer \$50 fine to reserves	50.00	50.00
	<b>375,272.11</b>	<b>375,272.11</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: \$195,272.11**

## West Hayden Island Moorage Owners Association

## Balance Sheet

10/04/21

As of September 30, 2021

Accrual Basis

	<u>Sep 30, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1145 · US Bank	74,038.62
1150 · Schwab	375,272.11
<b>Total Checking/Savings</b>	<u>449,310.73</u>
<b>Total Current Assets</b>	449,310.73
<b>Fixed Assets</b>	
2000 · Land and Bldgs	3,417,850.00
<b>Total Fixed Assets</b>	<u>3,417,850.00</u>
<b>TOTAL ASSETS</b>	<b><u>3,867,160.73</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2300 · Vendor payables	15,467.01
<b>Total Accounts Payable</b>	<u>15,467.01</u>
<b>Total Current Liabilities</b>	<u>15,467.01</u>
<b>Total Liabilities</b>	15,467.01
<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	56,301.52
<b>Total Equity</b>	<u>3,851,693.72</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>3,867,160.73</u></b>

## West Hayden Island Moorage Owners Association

## Profit &amp; Loss Budget vs. Actual

September 2021

	Sep 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4100 · Operating assessments	20,733.00	20,733.00	0.00	100.0%
4250 · Penalties	-50.00			
<b>Total Income</b>	20,683.00	20,733.00	-50.00	99.8%
<b>Gross Profit</b>	20,683.00	20,733.00	-50.00	99.8%
<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	9,226.38	6,000.00	3,226.38	153.8%
<b>Total 6100 · Operating</b>	10,290.53	7,096.06	3,194.47	145.0%
6200 · Repairs & Maint				
6210 · Landscaping				
6211 · Landscape extras	800.00	800.00	0.00	100.0%
6210 · Landscaping - Other	2,000.00	2,000.00	0.00	100.0%
<b>Total 6210 · Landscaping</b>	2,800.00	2,800.00	0.00	100.0%
6215 · Beautification Committee	0.00	0.00	0.00	0.0%
6220 · Gate Maintenance	-50.00	0.00	-50.00	100.0%
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	210.40	250.00	-39.60	84.2%
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>	0.00	0.00	0.00	0.0%
<b>Total 6200 · Repairs &amp; Maint</b>	2,960.40	3,050.00	-89.60	97.1%
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	10,970.24	10,950.00	20.24	100.2%
6325 · Bank fees	127.15	125.00	2.15	101.7%
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	3,334.00	3,350.00	-16.00	99.5%
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>	14,431.39	14,425.00	6.39	100.0%
<b>Total Expense</b>	27,682.32	24,571.06	3,111.26	112.7%
<b>Net Ordinary Income</b>	-6,999.32	-3,838.06	-3,161.26	182.4%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
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	29.25	0.00	29.25	100.0%
5500 · Reserves - Owner Fines	50.00			
<b>Total 5000 · Reserves Income</b>	2,246.25	2,167.00	79.25	103.7%
<b>Total Other Income</b>	2,246.25	2,167.00	79.25	103.7%
<b>Other Expense</b>				
7000 · Reserve expenses				
7900 · Miscellaneous	18,650.00			
<b>Total 7000 · Reserve expenses</b>	18,650.00			
<b>Total Other Expense</b>	18,650.00			
<b>Net Other Income</b>	-16,403.75	2,167.00	-18,570.75	-757.0%
<b>Net Income</b>	<b>-23,403.07</b>	<b>-1,671.06</b>	<b>-21,732.01</b>	<b>1,400.5%</b>

**West Hayden Island Moorage Owners Association**  
**Profit & Loss Budget vs. Actual**  
**January through September 2021**

	Jan - Sep 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4100 · Operating assessments	181,001.00	181,001.00	0.00	100.0%
4250 · Penalties	0.00			
<b>Total Income</b>	181,001.00	181,001.00	0.00	100.0%
<b>Gross Profit</b>	181,001.00	181,001.00	0.00	100.0%
<b>Expense</b>				
6100 · Operating				
6110 · Electricity	568.02	567.54	0.48	100.1%
6115 · Electricity - Solar Loan	4,544.00	4,544.00	0.00	100.0%
6120 · Garbage	3,762.00	3,954.00	-192.00	95.1%
6130 · Telephone	751.00	751.00	0.00	100.0%
6140 · Water	66,411.92	54,000.00	12,411.92	123.0%
<b>Total 6100 · Operating</b>	76,036.94	63,816.54	12,220.40	119.1%
6200 · Repairs & Maint				
6210 · Landscaping				
6211 · Landscape extras	1,557.50	2,300.00	-742.50	67.7%
6210 · Landscaping - Other	23,242.00	21,300.00	1,942.00	109.1%
<b>Total 6210 · Landscaping</b>	24,799.50	23,600.00	1,199.50	105.1%
6215 · Beautification Committee	509.41	700.00	-190.59	72.8%
6220 · Gate Maintenance	590.00	790.00	-200.00	74.7%
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	1,139.58	1,245.00	-105.42	91.5%
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>	2,897.86	1,750.00	1,147.86	165.6%
<b>Total 6200 · Repairs &amp; Maint</b>	31,151.91	29,060.00	2,091.91	107.2%
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	10,970.24	10,950.00	20.24	100.2%
6325 · Bank fees	1,068.90	1,125.00	-56.10	95.0%
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	3,591.00	3,607.00	-16.00	99.6%
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>	18,994.13	18,576.00	418.13	102.3%
<b>Total Expense</b>	126,182.98	111,452.54	14,730.44	113.2%
<b>Net Ordinary Income</b>	54,818.02	69,548.46	-14,730.44	78.8%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
5000 · Reserves Income				
5100 · Reserves assessments	14,999.00	14,999.00	0.00	100.0%
5200 · Reserves - Reimb Solar Panel	4,544.00	4,544.00	0.00	100.0%
5300 · Reserves bank interest	1,508.24	1,450.00	58.24	104.0%
5500 · Reserves - Owner Fines	1,550.00			
<b>Total 5000 · Reserves Income</b>	22,601.24	20,993.00	1,608.24	107.7%
<b>Total Other Income</b>	22,601.24	20,993.00	1,608.24	107.7%
<b>Other Expense</b>				
7000 · Reserve expenses				
7550 · Piping Repair & Replace	2,467.74			
7900 · Miscellaneous	18,650.00			
<b>Total 7000 · Reserve expenses</b>	21,117.74			
<b>Total Other Expense</b>	21,117.74			
<b>Net Other Income</b>	1,483.50	20,993.00	-19,509.50	7.1%
<b>Net Income</b>	56,301.52	90,541.46	-34,239.94	62.2%



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

September 14, 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
9/13/2021	86606
8/13/2021	82000
	04606      kWh

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

Service Period	Meter Readings	Excess Generation
9/13/2021	08256	Applied
8/13/2021	05788	
	02468      kWh	2468 <b>0 Net kWh Billed</b>

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

Service Period	Meter Readings	Excess Generation
9/13/2021	73014	Applied
8/13/2021	72665	
	00349      kWh	349 <b>0 Net kWh Billed</b>

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

Service Period	Meter Readings	Excess Generation
9/13/2021	66469	Applied
8/13/2021	66111	
	00358      kWh	358 <b>0 Net kWh Billed</b>

Your excess generation for this bill period is 4,606 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 2,138 plus 13,957 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 15,388 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