

Treasurer's report – For October 2021

Bank Reconciliation

- Ending balance (per bank reconciliation) \$52,269.01
- Uncleared items:
 - \$35,060 Travelers Insurance
 - \$2,187.50 Landscaping

Reserves Account

- Cash Balance \$97,567.01
- Transfers to / (from) reserves:
 - \$500 monthly payback of Solar Panel Loan
 - \$1,667 monthly to reserves
 - \$100 Owner fines
- 280,000 invested in CD's with various maturities through July 2023
 - Purchased Synchrony Bank UT 0.15% CD 10/13/2022 (at maturity) \$100,000

Balance Sheet:

- Current US Bank balance: \$52,269.01
- Current receivables:
 - (\$400) Credit for Nov HOAs Slip 20
 - \$13,130 Special Assessment outstanding; receipted \$4,230 in October
- Current vendor payables \$11,962.76
 - Nov 2019 to Oct 2021 telephone (gate) \$2,004 accrued per budget
 - Oct Landscaping \$2,900 accrued per budget
 - October Water \$7,058.76 accrued per invoice
- Upcoming *budgeted payables* \$60,310:
 - Property Taxes \$58,960 due November
 - Insurance \$1,350 due December

P&L:

- October HOA payments are current
- Operating Expense YTD is 109.8% of budget (*over budget by \$15,187 primarily from water consumption*)
- Net Operating Income YTD \$49,283 (includes the Special Assessment Income); budgeted \$47,110
- Net Other Income YTD (Reserves) \$3,778; budgeted \$23,160 (*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 10/31/2021

| Type | Date | Num | Name | Clr | Amount | Balance |
|---------------------------------------|------------|-----|-------------------------|-----|-------------------|------------------|
| Beginning Balance | | | | | | 94,248.52 |
| Cleared Transactions | | | | | | |
| Checks and Payments - 9 items | | | | | | |
| Check | 08/31/2021 | | American Landscapi... | X | -19,999.50 | -19,999.50 |
| Check | 09/27/2021 | | Gerry Abrams | X | -210.40 | -20,209.90 |
| Check | 10/13/2021 | | Portland Disposal & ... | X | -481.00 | -20,690.90 |
| Check | 10/14/2021 | | Portland Water Bure... | X | -8,746.01 | -29,436.91 |
| Check | 10/15/2021 | | US Bank | X | -94.95 | -29,531.86 |
| Check | 10/19/2021 | | PGE | X | -63.15 | -29,595.01 |
| Deposit | 10/20/2021 | | Charles Schwab | X | -1,667.00 | -31,262.01 |
| Check | 10/20/2021 | | US Bank | X | -500.00 | -31,762.01 |
| Deposit | 10/20/2021 | | Charles Schwab | X | -100.00 | -31,862.01 |
| Total Checks and Payments | | | | | -31,862.01 | -31,862.01 |
| Deposits and Credits - 8 items | | | | | | |
| Deposit | 10/06/2021 | | | X | 3,200.00 | 3,200.00 |
| Deposit | 10/13/2021 | | | X | 19,600.00 | 22,800.00 |
| Deposit | 10/15/2021 | | US Bank | X | 100.00 | 22,900.00 |
| Deposit | 10/15/2021 | | | X | 1,550.00 | 24,450.00 |
| Deposit | 10/18/2021 | | | X | 200.00 | 24,650.00 |
| Deposit | 10/18/2021 | | | X | 1,550.00 | 26,200.00 |
| Deposit | 10/27/2021 | | | X | 620.00 | 26,820.00 |
| Deposit | 10/28/2021 | | | X | 310.00 | 27,130.00 |
| Total Deposits and Credits | | | | | 27,130.00 | 27,130.00 |
| Total Cleared Transactions | | | | | -4,732.01 | -4,732.01 |
| Cleared Balance | | | | | -4,732.01 | 89,516.51 |
| Uncleared Transactions | | | | | | |
| Checks and Payments - 2 items | | | | | | |
| Check | 10/20/2021 | | Travelers Insurance | | -35,060.00 | -35,060.00 |
| Check | 10/21/2021 | | American Landscapi... | | -2,187.50 | -37,247.50 |
| Total Checks and Payments | | | | | -37,247.50 | -37,247.50 |
| Total Uncleared Transactions | | | | | -37,247.50 | -37,247.50 |
| Register Balance as of 10/31/2021 | | | | | -41,979.51 | 52,269.01 |
| Ending Balance | | | | | -41,979.51 | 52,269.01 |

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

September Earnings / Income

September Reserves

September 2021 Transfer for Solar Panel - year 3 repayment

Transfer money from Reserves for Blacktop Sealant

Transfer money from Reserves for Milfoil Removal

Transfer \$50 fine to reserves

October Earnings / Income

October Reserves

October 2021 Transfer for Solar Panel - year 3 repayment

Transfer \$100 fine to reserves

| Reserves | Total |
|-------------------|-------------------|
| 383,788.61 | 383,788.61 |
| (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) |
| 375,028.38 | 375,028.38 |
| 194.63 | 194.63 |
| 1,665.00 | 1,665.00 |
| 500.00 | 500.00 |
| 1,163.88 | 1,163.88 |
| 378,551.89 | 378,551.89 |
| 175.17 | 175.17 |
| (2,467.74) | (2,467.74) |
| 1,667.00 | 1,667.00 |
| 500.00 | 500.00 |
| 378,426.32 | 378,426.32 |
| 167.81 | 167.81 |
| 1,667.00 | 1,667.00 |
| 500.00 | 500.00 |
| 380,761.13 | 380,761.13 |
| 1.68 | 1.68 |
| 1,667.00 | 1,667.00 |
| 500.00 | 500.00 |
| 1,500.00 | 1,500.00 |
| 384,429.81 | 384,429.81 |
| 553.50 | 553.50 |
| 1,667.00 | 1,667.00 |
| 500.00 | 500.00 |
| 387,150.31 | 387,150.31 |
| 162.03 | 162.03 |
| 1,667.00 | 1,667.00 |
| 500.00 | 500.00 |
| 389,479.34 | 389,479.34 |
| 29.52 | 29.52 |
| 1,667.00 | 1,667.00 |
| 500.00 | 500.00 |
| 391,675.86 | 391,675.86 |
| 29.25 | 29.25 |
| 1,667.00 | 1,667.00 |
| 500.00 | 500.00 |
| (16,250.00) | (16,250.00) |
| (2,400.00) | (2,400.00) |
| 50.00 | 50.00 |
| 375,272.11 | 375,272.11 |
| 27.90 | 27.90 |
| 1,667.00 | 1,667.00 |
| 500.00 | 500.00 |
| 100.00 | 100.00 |
| 377,567.01 | 377,567.01 |

CD positions \$280,000:

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

Reserves

Total

Bank Hapoalim BM, Ne 0.1% 12/14/2021 (at maturity) \$50,000
Synchrony Bank UT 0.15% CD 10/13/2022 (at maturity) \$100,000
UBS Bank USA UT 0.25% CD 07/10/2023 \$130,000

Cash: \$97,567.01

West Hayden Island Moorage Owners Association

11/01/21

Balance Sheet

Accrual Basis

As of October 31, 2021

| | Oct 31, 21 |
|---------------------------------------|---------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1145 · US Bank | 52,269.01 |
| 1150 · Schwab | 377,567.01 |
| Total Checking/Savings | 429,836.02 |
| Accounts Receivable | |
| 1200 · Assessments receivable | -400.00 |
| 1250 · Other member receivable | 13,130.00 |
| Total Accounts Receivable | 12,730.00 |
| Total Current Assets | 442,566.02 |
| Fixed Assets | |
| 2000 · Land and Bldgs | 3,417,850.00 |
| Total Fixed Assets | 3,417,850.00 |
| TOTAL ASSETS | 3,860,416.02 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2300 · Vendor payables | 11,962.76 |
| Total Accounts Payable | 11,962.76 |
| Total Current Liabilities | 11,962.76 |
| Total Liabilities | 11,962.76 |
| Equity | |
| 3200 · Reserves fund balance | 299,739.58 |
| 3400 · Contribution to capital | 3,447,622.21 |
| 3500 · Retained Earnings | 48,030.41 |
| Net Income | 53,061.06 |
| Total Equity | 3,848,453.26 |
| TOTAL LIABILITIES & EQUITY | 3,860,416.02 |

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

October 2021

| | Oct 21 | Budget | \$ Over Budget | % of Budget |
|---|------------------|-------------------|------------------|---------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 4100 · Operating assessments | 20,733.00 | 20,733.00 | 0.00 | 100.0% |
| 4500 · Special operating assessment | 17,360.00 | | | |
| Total Income | 38,093.00 | 20,733.00 | 17,360.00 | 183.7% |
| Gross Profit | 38,093.00 | 20,733.00 | 17,360.00 | 183.7% |
| Expense | | | | |
| 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 | 481.00 | 450.00 | 31.00 | 106.9% |
| 6130 · Telephone | 83.00 | 83.00 | 0.00 | 100.0% |
| 6140 · Water | 7,058.76 | 6,000.00 | 1,058.76 | 117.6% |
| Total 6100 · Operating | 8,185.91 | 7,096.06 | 1,089.85 | 115.4% |
| 6200 · Repairs & Maint | | | | |
| 6210 · Landscaping | | | | |
| 6211 · Landscape extras | -800.00 | 0.00 | -800.00 | 100.0% |
| 6210 · Landscaping - Other | 1,087.50 | 2,900.00 | -1,812.50 | 37.5% |
| Total 6210 · Landscaping | 287.50 | 2,900.00 | -2,612.50 | 9.9% |
| 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% |
| Total 6245 · Security | 0.00 | 0.00 | 0.00 | 0.0% |
| Total 6200 · Repairs & Maint | 287.50 | 2,900.00 | -2,612.50 | 9.9% |
| 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 | 35,060.00 | 33,050.00 | 2,010.00 | 106.1% |
| 6360 · Supplies & Postage | 0.00 | 0.00 | 0.00 | 0.0% |
| 6380 · Accounting Services | 0.00 | 0.00 | 0.00 | 0.0% |
| Total 6300 · Administrative | 35,154.95 | 33,175.00 | 1,979.95 | 106.0% |
| Total Expense | 43,628.36 | 43,171.06 | 457.30 | 101.1% |
| Net Ordinary Income | -5,535.36 | -22,438.06 | 16,902.70 | 24.7% |
| Other Income/Expense | | | | |
| 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 | 27.90 | 0.00 | 27.90 | 100.0% |
| 5500 · Reserves - Owner Fines | 100.00 | | | |
| Total 5000 · Reserves Income | 2,294.90 | 2,167.00 | 127.90 | 105.9% |
| Total Other Income | 2,294.90 | 2,167.00 | 127.90 | 105.9% |
| Net Other Income | 2,294.90 | 2,167.00 | 127.90 | 105.9% |
| Net Income | -3,240.46 | -20,271.06 | 17,030.60 | 16.0% |

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

January through October 2021

| | Jan - Oct 21 | Budget | \$ Over Budget | % of Budget |
|---|-------------------|-------------------|-------------------|---------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 4100 · Operating assessments | 201,734.00 | 201,734.00 | 0.00 | 100.0% |
| 4250 · Penalties | 0.00 | | | |
| 4500 · Special operating assessment | 17,360.00 | | | |
| Total Income | 219,094.00 | 201,734.00 | 17,360.00 | 108.6% |
| Gross Profit | 219,094.00 | 201,734.00 | 17,360.00 | 108.6% |
| Expense | | | | |
| 6100 · Operating | | | | |
| 6110 · Electricity | 631.17 | 630.60 | 0.57 | 100.1% |
| 6115 · Electricity - Solar Loan | 5,044.00 | 5,044.00 | 0.00 | 100.0% |
| 6120 · Garbage | 4,243.00 | 4,404.00 | -161.00 | 96.3% |
| 6130 · Telephone | 834.00 | 834.00 | 0.00 | 100.0% |
| 6140 · Water | 73,470.68 | 60,000.00 | 13,470.68 | 122.5% |
| Total 6100 · Operating | 84,222.85 | 70,912.60 | 13,310.25 | 118.8% |
| 6200 · Repairs & Maint | | | | |
| 6210 · Landscaping | | | | |
| 6211 · Landscape extras | 757.50 | 2,300.00 | -1,542.50 | 32.9% |
| 6210 · Landscaping - Other | 24,329.50 | 24,200.00 | 129.50 | 100.5% |
| Total 6210 · Landscaping | 25,087.00 | 26,500.00 | -1,413.00 | 94.7% |
| 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% |
| Total 6245 · Security | 2,897.86 | 1,750.00 | 1,147.86 | 165.6% |
| Total 6200 · Repairs & Maint | 31,439.41 | 31,960.00 | -520.59 | 98.4% |
| 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 | 1,163.85 | 1,250.00 | -86.15 | 93.1% |
| 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 | 38,651.00 | 36,657.00 | 1,994.00 | 105.4% |
| 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 | | | |
| Total 6300 · Administrative | 54,149.08 | 51,751.00 | 2,398.08 | 104.6% |
| Total Expense | 169,811.34 | 154,623.60 | 15,187.74 | 109.8% |
| Net Ordinary Income | 49,282.66 | 47,110.40 | 2,172.26 | 104.6% |
| Other Income/Expense | | | | |
| Other Income | | | | |
| 5000 · Reserves Income | | | | |
| 5100 · Reserves assessments | 16,666.00 | 16,666.00 | 0.00 | 100.0% |
| 5200 · Reserves - Reimb Solar Panel | 5,044.00 | 5,044.00 | 0.00 | 100.0% |
| 5300 · Reserves bank interest | 1,536.14 | 1,450.00 | 86.14 | 105.9% |
| 5500 · Reserves - Owner Fines | 1,650.00 | | | |
| Total 5000 · Reserves Income | 24,896.14 | 23,160.00 | 1,736.14 | 107.5% |
| Total Other Income | 24,896.14 | 23,160.00 | 1,736.14 | 107.5% |
| Other Expense | | | | |
| 7000 · Reserve expenses | | | | |
| 7550 · Piping Repair & Replace | 2,467.74 | | | |
| 7900 · Miscellaneous | 18,650.00 | | | |
| Total 7000 · Reserve expenses | 21,117.74 | | | |
| Total Other Expense | 21,117.74 | | | |
| Net Other Income | 3,778.40 | 23,160.00 | -19,381.60 | 16.3% |
| Net Income | 53,061.06 | 70,270.40 | -17,209.34 | 75.5% |



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

October 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

10/13/2021 90097

9/13/2021 86606

03491 kWh

Energy Consumed (Net Meter Service Account ID: 392882000)

Service Period Meter Readings Excess Generation

10/13/2021 10528 Applied

9/13/2021 08256

02272 kWh 2272 **0 Net kWh Billed**

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

Service Period Meter Readings Excess Generation

10/13/2021 73380 Applied

9/13/2021 73014

00366 kWh 366 **0 Net kWh Billed**

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

Service Period Meter Readings Excess Generation

10/13/2021 66856 Applied

9/13/2021 66469

00387 kWh 387 **0 Net kWh Billed**

Your excess generation for this bill period is 3,491 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 1,219 plus 15,388 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 15,854 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