

## Treasurer's report – For December 2021

### Bank Reconciliation

- Ending balance (per bank reconciliation) \$23,578.33
- Uncleared items:
  - \$4,175.44 Water
  - \$1,012.50 Landscaping
  - \$462.38 Riemb to owners for operating supplies

### Reserves Account

- Cash Balance \$100,246.92
- Transfers to / (from) reserves:
  - \$500 monthly payback of Solar Panel Loan
  - \$1,667 monthly to reserves
  - (\$320) from Schwab west walkway floatation
  - \$25,000 repayment of funds borrowed
- 280,000 invested in CD's with various maturities through July 2023
  - Matured December: Bank Hapoalim BM, Ne 0.1% 12/14/2021 \$50,000
  - Purchased December: Bank of China New Yo NY 0.4% 12/30/2022 \$50,000

### Balance Sheet:

- Current US Bank balance: \$23,578.23
- Current receivables:
  - (\$400) Credit for Jan HOAs Slip 20
- Current vendor payables \$10,504
  - Nov 2019 to Dec 2021 telephone (gate) \$2,170 accrued per budget
  - Nov & December Landscaping \$7,354 accrued per invoices
  - December Metro Gate repair \$980
- Upcoming 2021 *budgeted payables* \$0

### P&L:

- December HOA payments are current
- Operating Expense YTD is 103.7% of budget (*over budget by \$8,974.26*)
- Net Operating Income YTD \$8,385.74 (includes Special Assessment Income)
- Net Other Income YTD (Reserves) \$6,993; budgeted \$27,544 (*withdrawal for Blacktop sealant, milfoil removal, and west walkway repair*)

### PGE Account Recap:

- Excess generation 1,205kWh less usage 4,137 = net excess generation -2,932 kWh.
- Total carryover for this year's annual billing cycle is 11,166 kWh.

## West Hayden Island Moorage Owners Association

## Reconciliation Detail

1145 · US Bank, Period Ending 12/31/2021

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						44,653.66
<b>Cleared Transactions</b>						
<b>Checks and Payments - 15 items</b>						
Check	10/21/2021		American Landscapi...	X	-2,187.50	-2,187.50
Check	11/24/2021		Marine Service & Sa...	X	-1,440.00	-3,627.50
Check	11/30/2021		Fisher Managment L...	X	-273.84	-3,901.34
Check	12/08/2021		Travelers Insurance	X	-1,230.00	-5,131.34
Check	12/08/2021		Northwest Pump & ...	X	-1,111.00	-6,242.34
Check	12/10/2021		Portland Water Bure...	X	-4,680.67	-10,923.01
Check	12/14/2021		US Bank	X	-126.05	-11,049.06
Check	12/17/2021		Marine Service & Sa...	X	-320.00	-11,369.06
Deposit	12/18/2021		Charles Schwab	X	-25,000.00	-36,369.06
Deposit	12/18/2021		Charles Schwab	X	-1,667.00	-38,036.06
Check	12/18/2021		Charles Schwab	X	-500.00	-38,536.06
Check	12/18/2021		Portland Disposal & ...	X	-481.00	-39,017.06
Check	12/18/2021		Jimme' Peters	X	-149.90	-39,166.96
Check	12/24/2021		Cathy Evanson	X	-1,599.90	-40,766.86
Check	12/24/2021		PGE	X	-63.15	-40,830.01
Total Checks and Payments					-40,830.01	-40,830.01
<b>Deposits and Credits - 10 items</b>						
Deposit	12/08/2021			X	2,555.00	2,555.00
Deposit	12/09/2021			X	310.00	2,865.00
Deposit	12/10/2021			X	400.00	3,265.00
Deposit	12/13/2021			X	400.00	3,665.00
Deposit	12/13/2021			X	20,525.00	24,190.00
Deposit	12/16/2021			X	310.00	24,500.00
Check	12/18/2021		Charles Schwab	X	320.00	24,820.00
Deposit	12/20/2021		US Bank	X	35.00	24,855.00
Deposit	12/20/2021		US Bank	X	500.00	25,355.00
Deposit	12/23/2021		US Bank	X	50.00	25,405.00
Total Deposits and Credits					25,405.00	25,405.00
Total Cleared Transactions					-15,425.01	-15,425.01
Cleared Balance					-15,425.01	29,228.65
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 6 items</b>						
Check	11/26/2021		American Landscapi...		-1,012.50	-1,012.50
Check	12/31/2021		Portland Water Bure...		-3,702.39	-4,714.89
Check	12/31/2021		Portland Water Bure...		-473.05	-5,187.94
Check	12/31/2021		Ivy Dodge		-375.42	-5,563.36
Check	12/31/2021		CW Taylor		-75.00	-5,638.36
Check	12/31/2021		CW Taylor2		-11.96	-5,650.32
Total Checks and Payments					-5,650.32	-5,650.32
Total Uncleared Transactions					-5,650.32	-5,650.32
Register Balance as of 12/31/2021					-21,075.33	23,578.33
<b>Ending Balance</b>					<b>-21,075.33</b>	<b>23,578.33</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

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

November Earnings / Income  
November Reserves  
November 2021 Transfer for Solar Panel - year 3 repayment  
**Transfer money from Reserves for West walkway floatation**  
**Borrow from reserves to pay Year-end bills**

December Earnings / Income  
December Reserves  
December 2021 Transfer for Solar Panel - year 3 repayment  
**Transfer money from Reserves for West walkway floatation**  
**Repay reserves from October**

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>
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
<b>375,272.11</b>	<b>375,272.11</b>
27.90	27.90
1,667.00	1,667.00
500.00	500.00
100.00	100.00
<b>377,567.01</b>	<b>377,567.01</b>
28.29	28.29
1,667.00	1,667.00
500.00	500.00
(1,440.00)	(1,440.00)
(25,000.00)	(25,000.00)
<b>353,322.30</b>	<b>353,322.30</b>
77.62	77.62
1,667.00	1,667.00
500.00	500.00
(320.00)	(320.00)
25,000.00	25,000.00
<b>380,246.92</b>	<b>380,246.92</b>

## CD positions \$280,000:

Synchrony Bank UT 0.15% CD 10/13/2022 (at maturity) \$100,000  
Bank of China New Yo NY 0.4% CD 12/30/2022 (at maturity) \$50,000  
UBS Bank USA UT 0.25% CD 07/10/2023 (monthly) \$130,000

**Cash: \$100,246.92**

## West Hayden Island Moorage Owners Association

01/09/22

## Balance Sheet

Accrual Basis

As of December 31, 2021

	Dec 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
1145 · US Bank	23,578.33
1150 · Schwab	380,246.92
Total Checking/Savings	403,825.25
Accounts Receivable	
1200 · Assessments receivable	-400.00
Total Accounts Receivable	-400.00
Total Current Assets	403,425.25
<b>Fixed Assets</b>	
2000 · Land and Bldgs	3,417,850.00
Total Fixed Assets	3,417,850.00
<b>TOTAL ASSETS</b>	<b>3,821,275.25</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2300 · Vendor payables	10,504.00
Total Accounts Payable	10,504.00
Total Current Liabilities	10,504.00
Total Liabilities	10,504.00
<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	15,379.05
Total Equity	3,810,771.25
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,821,275.25</b>

## West Hayden Island Moorage Owners Association

## Profit &amp; Loss Budget vs. Actual

December 2021

	Dec 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%
Total Income	20,733.00	20,733.00	0.00	100.0%
Gross Profit	20,733.00	20,733.00	0.00	100.0%
Expense				
6100 · Operating				
6110 · Electricity	63.15	63.34	-0.19	99.7%
6115 · Electricity - Solar Loan	500.00	500.00	0.00	100.0%
6120 · Garbage	481.00	446.00	35.00	107.8%
6130 · Telephone	83.00	83.00	0.00	100.0%
6140 · Water	4,175.44	6,000.00	-1,824.56	69.6%
Total 6100 · Operating	5,302.59	7,092.34	-1,789.75	74.8%
6200 · Repairs & Maint				
6210 · Landscaping				
6211 · Landscape extras	1,756.50	200.00	1,556.50	878.3%
6210 · Landscaping - Other	2,697.50	2,900.00	-202.50	93.0%
Total 6210 · Landscaping	4,454.00	3,100.00	1,354.00	143.7%
6215 · Beautification Committee	0.00	0.00	0.00	0.0%
6220 · Gate Maintenance	1,016.96	1,710.00	-693.04	59.5%
6230 · Pipes Maintenance	0.00	0.00	0.00	0.0%
6235 · Pump Repair	1,111.00	1,000.00	111.00	111.1%
6240 · General maintenance	0.00	2,880.00	-2,880.00	0.0%
6242 · Work party	0.00	0.00	0.00	0.0%
6245 · Security				
6247 · Fire prevention maintenance	0.00	250.00	-250.00	0.0%
6248 · Fence repair	1,599.90			
6249 · Security - Other	0.00	0.00	0.00	0.0%
Total 6245 · Security	1,599.90	250.00	1,349.90	640.0%
Total 6200 · Repairs & Maint	8,181.86	8,940.00	-758.14	91.5%
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	126.05	125.00	1.05	100.8%
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	1,230.00	2,343.00	-1,113.00	52.5%
6360 · Supplies & Postage	525.32	755.00	-229.68	69.6%
6380 · Accounting Services	0.00	0.00	0.00	0.0%
Total 6300 · Administrative	1,881.37	3,223.00	-1,341.63	58.4%
Total Expense	15,365.82	19,255.34	-3,889.52	79.8%
Net Ordinary Income	5,367.18	1,477.66	3,889.52	363.2%
<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	77.62	50.00	27.62	155.2%
5500 · Reserves - Owner Fines	535.00			
Total 5000 · Reserves Income	2,779.62	2,217.00	562.62	125.4%
Total Other Income	2,779.62	2,217.00	562.62	125.4%
Other Expense				
7000 · Reserve expenses				
7700 · Extraordinary Supplies /Repair	320.00			
Total 7000 · Reserve expenses	320.00			
Total Other Expense	320.00			
Net Other Income	2,459.62	2,217.00	242.62	110.9%
Net Income	7,826.80	3,694.66	4,132.14	211.8%

# West Hayden Island Moorage Owners Association

## Profit & Loss Budget vs. Actual

### January through December 2021

	Jan - Dec 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
Income				
4100 · Operating assessments	243,200.00	243,200.00	0.00	100.0%
4250 · Penalties	0.00			
4500 · Special operating assessment	17,360.00			
<b>Total Income</b>	<b>260,560.00</b>	<b>243,200.00</b>	<b>17,360.00</b>	<b>107.1%</b>
<b>Gross Profit</b>	<b>260,560.00</b>	<b>243,200.00</b>	<b>17,360.00</b>	<b>107.1%</b>
Expense				
6100 · Operating				
6110 · Electricity	757.47	757.00	0.47	100.1%
6115 · Electricity - Solar Loan	6,044.00	6,044.00	0.00	100.0%
6120 · Garbage	5,205.00	5,300.00	-95.00	98.2%
6130 · Telephone	1,000.00	1,000.00	0.00	100.0%
6140 · Water	82,326.79	72,000.00	10,326.79	114.3%
<b>Total 6100 · Operating</b>	<b>95,333.26</b>	<b>85,101.00</b>	<b>10,232.26</b>	<b>112.0%</b>
6200 · Repairs & Maint				
6210 · Landscaping				
6211 · Landscape extras	3,009.00	3,000.00	9.00	100.3%
6210 · Landscaping - Other	28,039.50	30,000.00	-1,960.50	93.5%
<b>Total 6210 · Landscaping</b>	<b>31,048.50</b>	<b>33,000.00</b>	<b>-1,951.50</b>	<b>94.1%</b>
6215 · Beautification Committee	604.94	700.00	-95.06	86.4%
6220 · Gate Maintenance	1,606.96	2,500.00	-893.04	64.3%
6230 · Pipes Maintenance	980.25	500.00	480.25	196.1%
6235 · Pump Repair	1,111.00	1,000.00	111.00	111.1%
6240 · General maintenance	1,413.42	6,000.00	-4,586.58	23.6%
6242 · Work party	475.31	800.00	-324.69	59.4%
6245 · Security				
6247 · Fire prevention maintenance	1,590.10	1,800.00	-209.90	88.3%
6248 · Fence repair	2,751.78			
6249 · Security - Other	155.88	200.00	-44.12	77.9%
<b>Total 6245 · Security</b>	<b>4,497.76</b>	<b>2,000.00</b>	<b>2,497.76</b>	<b>224.9%</b>
<b>Total 6200 · Repairs &amp; Maint</b>	<b>41,738.14</b>	<b>46,500.00</b>	<b>-4,761.86</b>	<b>89.8%</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	10,970.24	10,950.00	20.24	100.2%
6325 · Bank fees	1,400.95	1,500.00	-99.05	93.4%
6330 · Real Property Taxes	58,961.36	56,500.00	2,461.36	104.4%
6340 · Hayden Island Business Park	724.00	724.00	0.00	100.0%
6350 · Insurance	39,881.00	39,000.00	881.00	102.3%
6360 · Supplies & Postage	545.31	775.00	-229.69	70.4%
6380 · Accounting Services	300.00	300.00	0.00	100.0%
6300 · Administrative - Other	0.00			
<b>Total 6300 · Administrative</b>	<b>115,102.86</b>	<b>111,599.00</b>	<b>3,503.86</b>	<b>103.1%</b>
<b>Total Expense</b>	<b>252,174.26</b>	<b>243,200.00</b>	<b>8,974.26</b>	<b>103.7%</b>
<b>Net Ordinary Income</b>	<b>8,385.74</b>	<b>0.00</b>	<b>8,385.74</b>	<b>100.0%</b>
<b>Other Income/Expense</b>				
Other Income				
5000 · Reserves Income				
5100 · Reserves assessments	20,000.00	20,000.00	0.00	100.0%
5200 · Reserves - Reimb Solar Panel	6,044.00	6,044.00	0.00	100.0%
5300 · Reserves bank interest	1,642.05	1,500.00	142.05	109.5%
5500 · Reserves - Owner Fines	2,185.00			
<b>Total 5000 · Reserves Income</b>	<b>29,871.05</b>	<b>27,544.00</b>	<b>2,327.05</b>	<b>108.4%</b>
<b>Total Other Income</b>	<b>29,871.05</b>	<b>27,544.00</b>	<b>2,327.05</b>	<b>108.4%</b>
Other Expense				
7000 · Reserve expenses				
7550 · Piping Repair & Replace	2,467.74			
7700 · Extraordinary Supplies /Repair	1,760.00			
7900 · Miscellaneous	18,650.00			
<b>Total 7000 · Reserve expenses</b>	<b>22,877.74</b>			
<b>Total Other Expense</b>	<b>22,877.74</b>			
<b>Net Other Income</b>	<b>6,993.31</b>	<b>27,544.00</b>	<b>-20,550.69</b>	<b>25.4%</b>
<b>Net Income</b>	<b>15,379.05</b>	<b>27,544.00</b>	<b>-12,164.95</b>	<b>55.8%</b>



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

December 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
12/13/2021	93125
11/10/2021	91920
	<hr/>
	01205      kWh

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

Service Period	Meter Readings	Excess Generation
12/13/2021	16323	Applied
11/10/2021	13263	
	<hr/>	
	03060      kWh	3060
		<b>0 Net kWh Billed</b>

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

Service Period	Meter Readings	Excess Generation
12/13/2021	74318	Applied
11/10/2021	73784	
	<hr/>	
	00534      kWh	534
		<b>0 Net kWh Billed</b>

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

Service Period	Meter Readings	Excess Generation
12/13/2021	67839	Applied
11/10/2021	67296	
	<hr/>	
	00543      kWh	543
		<b>0 Net kWh Billed</b>

Your excess generation for this bill period is 1,205 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 0 plus 14,098 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 11,166 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



# West Hayden Island Moorage Owners Association

## Profit & Loss Budget Overview

### January through December 2022

	Jan - Dec 22
<b>Ordinary Income/Expense</b>	
Income	
4100 · Operating assessments	275,680.00
<b>Total Income</b>	275,680.00
<b>Gross Profit</b>	275,680.00
Expense	
6100 · Operating	
6110 · Electricity	800.00
6115 · Electricity - Solar Loan	6,255.00
6120 · Garbage	5,772.00
6130 · Telephone	1,000.00
6140 · Water	90,000.00
<b>Total 6100 · Operating</b>	103,827.00
6200 · Repairs & Maint	
6215 · Beautification Committee	728.00
6220 · Gate Maintenance	2,500.00
6230 · Pipes Maintenance	2,000.00
6235 · Pump Repair	1,000.00
6240 · General maintenance	6,000.00
6242 · Work party	900.00
6245 · Security	
6247 · Fire prevention maintenance	1,500.00
6248 · Fence repair	1,000.00
6249 · Security - Other	200.00
<b>Total 6245 · Security</b>	2,700.00
<b>6200 · Repairs &amp; Maint - Other</b>	33,600.00
<b>Total 6200 · Repairs &amp; Maint</b>	49,428.00
6300 · Administrative	
6310 · Fees and Licenses	50.00
6315 · Income Taxes	1,800.00
6320 · Submerged Land Lease	11,300.00
6325 · Bank fees	1,500.00
6330 · Real Property Taxes	63,100.00
6340 · Hayden Island Business Park	775.00
6350 · Insurance	43,000.00
6360 · Supplies & Postage	500.00
6380 · Accounting Services	400.00
<b>Total 6300 · Administrative</b>	122,425.00
<b>Total Expense</b>	275,680.00
<b>Net Ordinary Income</b>	0.00
<b>Other Income/Expense</b>	
Other Income	
5000 · Reserves Income	
5100 · Reserves assessments	20,000.00
5200 · Reserves - Reimb Solar Panel	6,255.00
5300 · Reserves bank interest	686.00
<b>Total 5000 · Reserves Income</b>	26,941.00
<b>Total Other Income</b>	26,941.00
<b>Net Other Income</b>	26,941.00
<b>Net Income</b>	<b>26,941.00</b>