

Treasurer's report – For August 2022

Bank Reconciliation

- Ending balance (per bank reconciliation) \$139,048.03
- Uncleared items \$1,534.50:
 - \$351.50 Metro Door from March – need to research
 - \$596 Kelly Veach – garage repair
 - \$587 Eastmoreland Landscaping

Reserves Account

- Cash Balance \$113,632.17
- Transfers to / (from) reserves:
 - \$522 monthly payback of Solar Panel Loan
 - \$1,667 monthly to reserves
 - (\$596) Transfer from reserves for Garage Repair
 - (\$587) Transfer from reserves for extraordinary landscaping
- \$280,000 invested in CD's with various maturities through July 2023

Balance Sheet:

- Current US Bank balance: \$139,048.03
- Current vendor payables \$22,091.43
 - Nov 2019 to March 2022 telephone (gate) \$2,432 accrued per budget (Q2 2022 paid)
 - May to August Landscaping \$11,200 accrued per budget
 - August Water paid in Sept \$8,459.43
- *Upcoming 2022 budgeted payables:*
 - *Land Lease \$11,300 – September*
 - *Property Taxes \$63,100 – November*
 - *Insurance \$43,000 (various payments)*

P&L:

- August HOA payments current
- We are seeing water savings compared to PY
- Operating Expense YTD is 85.2%% of budget
- Net Operating Income YTD \$104,817 compared to budget \$91,084
- Net Other Income YTD (Reserves) \$12,850 compared to budget \$17,723

PGE Account Recap:

- Excess generation 6,040 kWh less usage 2,179 = net excess generation 3,861 kWh.
- Total carryover for this year's annual billing cycle is 11,590 kWh.

8:40 AM

09/04/22

West Hayden Island Moorage Owners Association

Reconciliation Detail

1145 · US Bank, Period Ending 08/31/2022

| Type | Date | Num | Name | Clr | Amount | Balance |
|---------------------------------------|------------|-----|-------------------------|-----|------------------|-------------------|
| Beginning Balance | | | | | | 127,397.66 |
| Cleared Transactions | | | | | | |
| Checks and Payments - 13 items | | | | | | |
| Check | 06/30/2022 | | American Landscapi... | X | -2,062.00 | -2,062.00 |
| Check | 07/26/2022 | | West-Meyer Fence I... | X | -150.00 | -2,212.00 |
| Check | 07/29/2022 | | PGE | X | -20.71 | -2,232.71 |
| Check | 08/03/2022 | | Metro Overhead Door | X | -148.00 | -2,380.71 |
| Check | 08/09/2022 | | Portland Water Bure... | X | -7,986.97 | -10,367.68 |
| Check | 08/13/2022 | | US Bank | X | -113.35 | -10,481.03 |
| Check | 08/16/2022 | | Portland Disposal & ... | X | -481.00 | -10,962.03 |
| Check | 08/23/2022 | | ABC Fire Extinguish... | X | -401.00 | -11,363.03 |
| Deposit | 08/24/2022 | | Charles Schwab | X | -1,667.00 | -13,030.03 |
| Check | 08/24/2022 | | Charles Schwab | X | -522.00 | -13,552.03 |
| Check | 08/26/2022 | | PGE | X | -20.70 | -13,572.73 |
| Check | 08/26/2022 | | PGE | X | -20.70 | -13,593.43 |
| Check | 08/26/2022 | | PGE | X | -20.70 | -13,614.13 |
| Total Checks and Payments | | | | | -13,614.13 | -13,614.13 |
| Deposits and Credits - 6 items | | | | | | |
| Deposit | 08/08/2022 | | | X | 2,200.00 | 2,200.00 |
| Deposit | 08/10/2022 | | | X | 440.00 | 2,640.00 |
| Deposit | 08/15/2022 | | | X | 22,000.00 | 24,640.00 |
| Check | 08/24/2022 | | Charles Schwab | X | 587.00 | 25,227.00 |
| Check | 08/24/2022 | | Charles Schwab | X | 596.00 | 25,823.00 |
| Deposit | 08/26/2022 | | US Bank | X | 976.00 | 26,799.00 |
| Total Deposits and Credits | | | | | 26,799.00 | 26,799.00 |
| Total Cleared Transactions | | | | | 13,184.87 | 13,184.87 |
| Cleared Balance | | | | | 13,184.87 | 140,582.53 |
| Uncleared Transactions | | | | | | |
| Checks and Payments - 3 items | | | | | | |
| Check | 03/11/2022 | | Metro Overhead Door | | -351.50 | -351.50 |
| Check | 08/23/2022 | | Kelly Veach | | -596.00 | -947.50 |
| Check | 08/29/2022 | | Eastmoreland Lands... | | -587.00 | -1,534.50 |
| Total Checks and Payments | | | | | -1,534.50 | -1,534.50 |
| Total Uncleared Transactions | | | | | -1,534.50 | -1,534.50 |
| Register Balance as of 08/31/2022 | | | | | 11,650.37 | 139,048.03 |
| Ending Balance | | | | | 11,650.37 | 139,048.03 |

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

2022

| | Reserves | Total |
|--|-------------------|-------------------|
| January Earnings / Income | 28.47 | 28.47 |
| January Reserves | 1,663.00 | 1,663.00 |
| January 2022 Transfer for Solar Panel - Year 4 Repayment | 513.00 | 513.00 |
| Fines from December Transferred to Reserves | 535.00 | 535.00 |
| | 382,986.39 | 382,986.39 |
| February Earnings / Income | 28.44 | 28.44 |
| February Reserves | 1,667.00 | 1,667.00 |
| February 2022 Transfer for Solar Panel - Year 4 Repayment | 522.00 | 522.00 |
| | 385,203.83 | 385,203.83 |
| March Earnings / Income | 25.92 | 25.92 |
| March Reserves | 1,667.00 | 1,667.00 |
| Transfer from Reserves to pay for Garage door repairs | (4,800.00) | (4,800.00) |
| March 2022 Transfer for Solar Panel - Year 4 Repayment | 522.00 | 522.00 |
| | 382,618.75 | 382,618.75 |
| April Earnings / Income | 28.47 | 28.47 |
| April Reserves | 1,667.00 | 1,667.00 |
| Transfer Owner Fines from operating to reserves | 1,000.00 | 1,000.00 |
| April 2022 Transfer for Solar Panel - Year 4 Repayment | 522.00 | 522.00 |
| | 385,836.22 | 385,836.22 |
| May Earnings / Income | 27.58 | 27.58 |
| May Reserves | 1,667.00 | 1,667.00 |
| May 2022 Transfer for Solar Panel - Year 4 Repayment | 522.00 | 522.00 |
| | 388,052.80 | 388,052.80 |
| June Earnings / Income | 30.69 | 30.69 |
| June Reserves | 1,667.00 | 1,667.00 |
| Transfer from Reserves to pay for West ramp repairs | (926.00) | (926.00) |
| Transfer Owner Fines from operating to reserves | 1,000.00 | 1,000.00 |
| June 2022 Transfer for Solar Panel - Year 4 Repayment | 522.00 | 522.00 |
| | 390,346.49 | 390,346.49 |
| July Earnings / Income | 39.78 | 39.78 |
| July Reserves | 1,667.00 | 1,667.00 |
| July 2022 Transfer for Solar Panel - Year 4 Repayment | 522.00 | 522.00 |
| | 392,575.27 | 392,575.27 |
| August Earnings / Income | 50.90 | 50.90 |
| Transfer from Reserves to pay for Slip 25 Garage Repair | (596.00) | (596.00) |
| Transfer from Reserves for Installation & Resetting of water meter valve box | (587.00) | (587.00) |
| August Reserves | 1,667.00 | 1,667.00 |
| August 2022 Transfer for Solar Panel - Year 4 Repayment | 522.00 | 522.00 |
| | 393,632.17 | 393,632.17 |

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: \$113,632.17

West Hayden Island Moorage Owners Association

Balance Sheet

As of August 31, 2022

| | Aug 31, 22 |
|---------------------------------------|---------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1145 · US Bank | 139,048.03 |
| 1150 · Schwab | 393,632.17 |
| Total Checking/Savings | 532,680.20 |
| Total Current Assets | 532,680.20 |
| Fixed Assets | |
| 2000 · Land and Bldgs | 3,417,850.00 |
| Total Fixed Assets | 3,417,850.00 |
| TOTAL ASSETS | 3,950,530.20 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2300 · Vendor payables | 22,091.43 |
| Total Accounts Payable | 22,091.43 |
| Total Current Liabilities | 22,091.43 |
| Total Liabilities | 22,091.43 |
| Equity | |
| 3200 · Reserves fund balance | 299,739.58 |
| 3400 · Contribution to capital | 3,447,622.21 |
| 3500 · Retained Earnings | 63,409.46 |
| Net Income | 117,667.52 |
| Total Equity | 3,928,438.77 |
| TOTAL LIABILITIES & EQUITY | 3,950,530.20 |

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

August 2022

| | Aug 22 | Budget | \$ Over Budget | % of Budget |
|---|------------------|------------------|------------------|----------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 4100 · Operating assessments | 22,973.00 | 22,973.00 | 0.00 | 100.0% |
| Total Income | 22,973.00 | 22,973.00 | 0.00 | 100.0% |
| Gross Profit | 22,973.00 | 22,973.00 | 0.00 | 100.0% |
| Expense | | | | |
| 6100 · Operating | | | | |
| 6110 · Electricity | 62.10 | 67.00 | -4.90 | 92.7% |
| 6115 · Electricity - Solar Loan | 522.00 | 522.00 | 0.00 | 100.0% |
| 6120 · Garbage | 481.00 | 481.00 | 0.00 | 100.0% |
| 6130 · Telephone | 0.00 | 0.00 | 0.00 | 0.0% |
| 6140 · Water | 8,459.43 | 10,500.00 | -2,040.57 | 80.6% |
| Total 6100 · Operating | 9,524.53 | 11,570.00 | -2,045.47 | 82.3% |
| 6200 · Repairs & Maint | | | | |
| 6210 · Landscaping | 2,800.00 | 2,800.00 | 0.00 | 100.0% |
| 6215 · Beautification Committee | 0.00 | 0.00 | 0.00 | 0.0% |
| 6220 · Gate Maintenance | 148.00 | 200.00 | -52.00 | 74.0% |
| 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 | 401.00 | 400.00 | 1.00 | 100.3% |
| 6248 · Fence repair | 0.00 | 0.00 | 0.00 | 0.0% |
| 6249 · Security - Other | 0.00 | 0.00 | 0.00 | 0.0% |
| Total 6245 · Security | 401.00 | 400.00 | 1.00 | 100.3% |
| Total 6200 · Repairs & Maint | 3,349.00 | 3,400.00 | -51.00 | 98.5% |
| 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 | 113.35 | 125.00 | -11.65 | 90.7% |
| 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 | 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% |
| 6300 · Administrative - Other | -976.00 | | | |
| Total 6300 · Administrative | -862.65 | 125.00 | -987.65 | -690.1% |
| Total Expense | 12,010.88 | 15,095.00 | -3,084.12 | 79.6% |
| Net Ordinary Income | 10,962.12 | 7,878.00 | 3,084.12 | 139.1% |
| 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 | 522.00 | 522.00 | 0.00 | 100.0% |
| 5300 · Reserves bank interest | 50.90 | 28.00 | 22.90 | 181.8% |
| Total 5000 · Reserves Income | 2,239.90 | 2,217.00 | 22.90 | 101.0% |
| Total Other Income | 2,239.90 | 2,217.00 | 22.90 | 101.0% |
| Other Expense | | | | |
| 7000 · Reserve expenses | | | | |
| 7400 · Extraordinary Landscaping | 587.00 | | | |
| 7750 · Garage Door Repairs | 596.00 | | | |
| Total 7000 · Reserve expenses | 1,183.00 | | | |
| Total Other Expense | 1,183.00 | | | |
| Net Other Income | 1,056.90 | 2,217.00 | -1,160.10 | 47.7% |
| Net Income | 12,019.02 | 10,095.00 | 1,924.02 | 119.1% |

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

January through August 2022

| | Jan - Aug 22 | Budget | \$ Over Budget | % of Budget |
|---|-------------------|-------------------|-------------------|---------------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| 4100 · Operating assessments | 183,788.00 | 183,788.00 | 0.00 | 100.0% |
| Total Income | 183,788.00 | 183,788.00 | 0.00 | 100.0% |
| Gross Profit | 183,788.00 | 183,788.00 | 0.00 | 100.0% |
| Expense | | | | |
| 6100 · Operating | | | | |
| 6110 · Electricity | 497.61 | 532.00 | -34.39 | 93.5% |
| 6115 · Electricity - Solar Loan | 4,167.00 | 4,167.00 | 0.00 | 100.0% |
| 6120 · Garbage | 3,848.00 | 3,848.00 | 0.00 | 100.0% |
| 6130 · Telephone | 502.00 | 502.00 | 0.00 | 100.0% |
| 6140 · Water | 42,353.62 | 52,500.00 | -10,146.38 | 80.7% |
| Total 6100 · Operating | 51,368.23 | 61,549.00 | -10,180.77 | 83.5% |
| 6200 · Repairs & Maint | | | | |
| 6210 · Landscaping | | | | |
| 6211 · Landscape extras | 452.00 | | | |
| 6210 · Landscaping - Other | 19,814.50 | 22,400.00 | -2,585.50 | 88.5% |
| Total 6210 · Landscaping | 20,266.50 | 22,400.00 | -2,133.50 | 90.5% |
| 6215 · Beautification Committee | 140.00 | 140.00 | 0.00 | 100.0% |
| 6220 · Gate Maintenance | 2,563.78 | 2,200.00 | 363.78 | 116.5% |
| 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 | 594.07 | 600.00 | -5.93 | 99.0% |
| 6242 · Work party | 0.00 | 0.00 | 0.00 | 0.0% |
| 6245 · Security | | | | |
| 6247 · Fire prevention maintenance | 401.00 | 400.00 | 1.00 | 100.3% |
| 6248 · Fence repair | 1,212.46 | 1,000.00 | 212.46 | 121.2% |
| 6249 · Security - Other | 0.00 | 100.00 | -100.00 | 0.0% |
| Total 6245 · Security | 1,613.46 | 1,500.00 | 113.46 | 107.6% |
| Total 6200 · Repairs & Maint | 25,177.81 | 26,840.00 | -1,662.19 | 93.8% |
| 6300 · Administrative | | | | |
| 6310 · Fees and Licenses | 50.00 | 50.00 | 0.00 | 100.0% |
| 6315 · Income Taxes | 0.00 | 1,800.00 | -1,800.00 | 0.0% |
| 6320 · Submerged Land Lease | 0.00 | 0.00 | 0.00 | 0.0% |
| 6325 · Bank fees | 935.70 | 1,000.00 | -64.30 | 93.6% |
| 6330 · Real Property Taxes | 0.00 | 0.00 | 0.00 | 0.0% |
| 6340 · Hayden Island Business Park | 840.00 | 775.00 | 65.00 | 108.4% |
| 6350 · Insurance | 267.00 | 260.00 | 7.00 | 102.7% |
| 6360 · Supplies & Postage | 29.99 | 30.00 | -0.01 | 100.0% |
| 6380 · Accounting Services | 300.00 | 400.00 | -100.00 | 75.0% |
| 6300 · Administrative - Other | 2.00 | | | |
| Total 6300 · Administrative | 2,424.69 | 4,315.00 | -1,890.31 | 56.2% |
| Total Expense | 78,970.73 | 92,704.00 | -13,733.27 | 85.2% |
| Net Ordinary Income | 104,817.27 | 91,084.00 | 13,733.27 | 115.1% |
| Other Income/Expense | | | | |
| Other Income | | | | |
| 5000 · Reserves Income | | | | |
| 5100 · Reserves assessments | 13,332.00 | 13,332.00 | 0.00 | 100.0% |
| 5200 · Reserves - Reimb Solar Panel | 4,167.00 | 4,167.00 | 0.00 | 100.0% |
| 5300 · Reserves bank interest | 260.25 | 224.00 | 36.25 | 116.2% |
| 5500 · Reserves - Owner Fines | 2,000.00 | | | |
| Total 5000 · Reserves Income | 19,759.25 | 17,723.00 | 2,036.25 | 111.5% |
| Total Other Income | 19,759.25 | 17,723.00 | 2,036.25 | 111.5% |
| Other Expense | | | | |
| 7000 · Reserve expenses | | | | |
| 7400 · Extraordinary Landscaping | 587.00 | | | |
| 7700 · Extraordinary Supplies /Repair | 926.00 | | | |
| 7750 · Garage Door Repairs | 5,396.00 | | | |
| Total 7000 · Reserve expenses | 6,909.00 | | | |
| Total Other Expense | 6,909.00 | | | |
| Net Other Income | 12,850.25 | 17,723.00 | -4,872.75 | 72.5% |
| Net Income | 117,667.52 | 108,807.00 | 8,860.52 | 108.1% |



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

August 12, 2022

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 |
|----------------|----------------|
| 8/11/2022 | 23665 |
| 7/13/2022 | 17625 |
| | <hr/> |
| | 06040 kWh |

Energy Consumed (Net Meter Service Account ID: 392882000)

| Service Period | Meter Readings | Excess Generation |
|----------------|----------------|-------------------------|
| 8/11/2022 | 33079 | Applied |
| 7/13/2022 | 31477 | |
| | <hr/> | |
| | 01602 kWh | 1602 |
| | | 0 Net kWh Billed |

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

| Service Period | Meter Readings | Excess Generation |
|----------------|----------------|-------------------------|
| 8/11/2022 | 77399 | Applied |
| 7/13/2022 | 77124 | |
| | <hr/> | |
| | 00275 kWh | 275 |
| | | 0 Net kWh Billed |

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

| Service Period | Meter Readings | Excess Generation |
|----------------|----------------|-------------------------|
| 8/11/2022 | 70929 | Applied |
| 7/13/2022 | 70627 | |
| | <hr/> | |
| | 00302 kWh | 302 |
| | | 0 Net kWh Billed |

Your excess generation for this bill period is 6,040 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 4,438 plus 7,729 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 11,590 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