

Treasurer's report – For September 2022

Bank Reconciliation

- Ending balance (per bank reconciliation) \$83,664.89
- Uncleared items \$56,993.95:
 - \$351.50 Metro Door from March for gate remotes– need to research
 - \$20.63 PGE
 - \$4,058 Liberty Mutual Insurance
 - \$40,841 Travelers Insurance
 - \$264.30 Basic Fire
 - \$229.52 Robyn Ellensohn (work party)
 - \$11,229 Landscaping

Reserves Account

- Cash Balance \$115,872.26
- Transfers to / (from) reserves:
 - \$522 monthly payback of Solar Panel Loan
 - \$1,667 monthly to reserves
- \$280,000 invested in CD's with various maturities through July 2023
- 10/13/22 maturity: Synchrony Bank UT 0.15% CD \$100,000

Balance Sheet:

- Current US Bank balance: \$83,664.89
- Current vendor payables \$16,834
 - Nov 2019 to March 2022 telephone (gate) \$2,432 accrued per budget – unsure if Metro will back bill us
 - August – September Landscaping \$5,600 accrued per budget
 - September Water paid in October \$8,802
- *Upcoming 2022 budgeted payables:*
 - *Property Taxes \$63,100 – November*

P&L:

- September HOA payments current
- Water savings compared to PY
- Operating Expense YTD is 94% of budget
- Net Operating Income YTD \$152,069 compared to budget \$161,788
- Net Other Income YTD (Reserves) \$15,090 compared to budget \$19,940

PGE Account Recap:

- Excess generation 5,728 kWh less usage 2,760 = net excess generation 2,968 kWh.
- Total carryover for this year's annual billing cycle is 14,558 kWh.

West Hayden Island Moorage Owners Association

Reconciliation Detail

1145 · US Bank, Period Ending 09/30/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						140,582.53
Cleared Transactions						
Checks and Payments - 13 items						
Check	08/23/2022		Kelly Veach	X	-596.00	-596.00
Check	08/29/2022		Eastmoreland Lands...	X	-587.00	-1,183.00
Check	09/08/2022		Portland Water Bure...	X	-8,459.43	-9,642.43
Check	09/08/2022		West-Meyer Fence I...	X	-386.00	-10,028.43
Check	09/09/2022		Gerry Abrams	X	-100.32	-10,128.75
Check	09/15/2022		Portland Disposal & ...	X	-481.00	-10,609.75
Check	09/15/2022		US Bank	X	-113.75	-10,723.50
Deposit	09/20/2022		Charles Schwab	X	-1,667.00	-12,390.50
Check	09/20/2022		US Bank	X	-522.00	-12,912.50
Check	09/20/2022		PGE	X	-20.63	-12,933.13
Check	09/20/2022		PGE	X	-20.63	-12,953.76
Check	09/26/2022		Oregon Department ...	X	-11,299.35	-24,253.11
Check	09/30/2022		Gerry Abrams	X	-410.58	-24,663.69
Total Checks and Payments					-24,663.69	-24,663.69
Deposits and Credits - 4 items						
Deposit	09/09/2022			X	2,200.00	2,200.00
Deposit	09/13/2022			X	440.00	2,640.00
Deposit	09/13/2022			X	22,000.00	24,640.00
Deposit	09/22/2022		US Bank	X	100.00	24,740.00
Total Deposits and Credits					24,740.00	24,740.00
Total Cleared Transactions					76.31	76.31
Cleared Balance					76.31	140,658.84
Uncleared Transactions						
Checks and Payments - 7 items						
Check	03/11/2022		Metro Overhead Door		-351.50	-351.50
Check	09/16/2022		American Landscapi...		-11,229.00	-11,580.50
Check	09/20/2022		Liberty Mutual		-4,058.00	-15,638.50
Check	09/20/2022		PGE		-20.63	-15,659.13
Check	09/27/2022		Travelers Insurance		-40,841.00	-56,500.13
Check	09/30/2022		Basic Fire Protection		-264.30	-56,764.43
Check	09/30/2022		Robyn Ellensohn		-229.52	-56,993.95
Total Checks and Payments					-56,993.95	-56,993.95
Total Uncleared Transactions					-56,993.95	-56,993.95
Register Balance as of 09/30/2022					-56,917.64	83,664.89
Ending Balance					-56,917.64	83,664.89

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
September Earnings / Income	51.09	51.09
September Reserves	1,667.00	1,667.00
September 2022 Transfer for Solar Panel - Year 4 Repayment	522.00	522.00
	395,872.26	395,872.26

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: \$115,872.26

West Hayden Island Moorage Owners Association

Balance Sheet

As of September 30, 2022

	Sep 30, 22
ASSETS	
Current Assets	
Checking/Savings	
1145 · US Bank	83,664.89
1150 · Schwab	395,872.26
Total Checking/Savings	479,537.15
Total Current Assets	479,537.15
Fixed Assets	
2000 · Land and Bldgs	3,417,850.00
Total Fixed Assets	3,417,850.00
TOTAL ASSETS	3,897,387.15
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2300 · Vendor payables	16,833.99
Total Accounts Payable	16,833.99
Total Current Liabilities	16,833.99
Total Liabilities	16,833.99
Equity	
3200 · Reserves fund balance	299,739.58
3400 · Contribution to capital	3,447,622.21
3500 · Retained Earnings	63,409.46
Net Income	69,781.91
Total Equity	3,880,553.16
TOTAL LIABILITIES & EQUITY	3,897,387.15

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

September 2022

	Sep 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	61.89	67.00	-5.11	92.4%
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	249.00	-249.00	0.0%
6140 · Water	8,801.99	10,500.00	-1,698.01	83.8%
Total 6100 · Operating	9,866.88	11,819.00	-1,952.12	83.5%
6200 · Repairs & Maint				
6210 · Landscaping	5,629.00	2,800.00	2,829.00	201.0%
6215 · Beautification Committee	0.00	0.00	0.00	0.0%
6220 · Gate Maintenance	-100.00	300.00	-400.00	-33.3%
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	100.32	100.00	0.32	100.3%
6242 · Work party	640.10	900.00	-259.90	71.1%
6245 · Security				
6247 · Fire prevention maintenance	264.30	300.00	-35.70	88.1%
6248 · Fence repair	386.00	0.00	386.00	100.0%
6249 · Security - Other	0.00	100.00	-100.00	0.0%
Total 6245 · Security	650.30	400.00	250.30	162.6%
Total 6200 · Repairs & Maint	6,919.72	4,500.00	2,419.72	153.8%
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	11,299.35	11,300.00	-0.65	100.0%
6325 · Bank fees	113.75	125.00	-11.25	91.0%
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	44,899.00	41,340.00	3,559.00	108.6%
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	56,312.10	52,765.00	3,547.10	106.7%
Total Expense	73,098.70	69,084.00	4,014.70	105.8%
Net Ordinary Income	-50,125.70	-46,111.00	-4,014.70	108.7%
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	522.00	522.00	0.00	100.0%
5300 · Reserves bank interest	51.09	28.00	23.09	182.5%
Total 5000 · Reserves Income	2,240.09	2,217.00	23.09	101.0%
Total Other Income	2,240.09	2,217.00	23.09	101.0%
Net Other Income	2,240.09	2,217.00	23.09	101.0%
Net Income	-47,885.61	-43,894.00	-3,991.61	109.1%

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

January through September 2022

	Jan - Sep 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 · Operating assessments	206,761.00	206,761.00	0.00	100.0%
Total Income	206,761.00	206,761.00	0.00	100.0%
Gross Profit	206,761.00	206,761.00	0.00	100.0%
Expense				
6100 · Operating				
6110 · Electricity	559.50	599.00	-39.50	93.4%
6115 · Electricity - Solar Loan	4,689.00	4,689.00	0.00	100.0%
6120 · Garbage	4,329.00	4,329.00	0.00	100.0%
6130 · Telephone	502.00	751.00	-249.00	66.8%
6140 · Water	51,155.61	63,000.00	-11,844.39	81.2%
Total 6100 · Operating	61,235.11	73,368.00	-12,132.89	83.5%
6200 · Repairs & Maint				
6210 · Landscaping				
6211 · Landscape extras	452.00			
6210 · Landscaping - Other	25,443.50	25,200.00	243.50	101.0%
Total 6210 · Landscaping	25,895.50	25,200.00	695.50	102.8%
6215 · Beautification Committee	140.00	140.00	0.00	100.0%
6220 · Gate Maintenance	2,463.78	2,500.00	-36.22	98.6%
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	694.39	700.00	-5.61	99.2%
6242 · Work party	640.10	900.00	-259.90	71.1%
6245 · Security				
6247 · Fire prevention maintenance	665.30	700.00	-34.70	95.0%
6248 · Fence repair	1,598.46	1,000.00	598.46	159.8%
6249 · Security - Other	0.00	200.00	-200.00	0.0%
Total 6245 · Security	2,263.76	1,900.00	363.76	119.1%
Total 6200 · Repairs & Maint	32,097.53	31,340.00	757.53	102.4%
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	11,299.35	11,300.00	-0.65	100.0%
6325 · Bank fees	1,049.45	1,125.00	-75.55	93.3%
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	45,166.00	41,600.00	3,566.00	108.6%
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	58,736.79	57,080.00	1,656.79	102.9%
Total Expense	152,069.43	161,788.00	-9,718.57	94.0%
Net Ordinary Income	54,691.57	44,973.00	9,718.57	121.6%
Other Income/Expense				
Other Income				
5000 · Reserves Income				
5100 · Reserves assessments	14,999.00	14,999.00	0.00	100.0%
5200 · Reserves - Reimb Solar Panel	4,689.00	4,689.00	0.00	100.0%
5300 · Reserves bank interest	311.34	252.00	59.34	123.5%
5500 · Reserves - Owner Fines	2,000.00			
Total 5000 · Reserves Income	21,999.34	19,940.00	2,059.34	110.3%
Total Other Income	21,999.34	19,940.00	2,059.34	110.3%
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	15,090.34	19,940.00	-4,849.66	75.7%
Net Income	69,781.91	64,913.00	4,868.91	107.5%

**Portland General Electric**

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

September 13, 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
9/12/2022	29393
8/11/2022	23665
	<hr/>
	05728 kWh

Energy Consumed (Net Meter Service Account ID: 392882000)

Service Period	Meter Readings	Excess Generation	
9/12/2022	35111	Applied	
8/11/2022	33079		
	<hr/>		
	02032 kWh	2032	0 Net kWh Billed

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

Service Period	Meter Readings	Excess Generation	
9/12/2022	77748	Applied	
8/11/2022	77399		
	<hr/>		
	00349 kWh	349	0 Net kWh Billed

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

Service Period	Meter Readings	Excess Generation	
9/12/2022	71308	Applied	
8/11/2022	70929		
	<hr/>		
	00379 kWh	379	0 Net kWh Billed

Your excess generation for this bill period is 5,728 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 3,696 plus 11,590 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 14,558 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