

Treasurer's report – For October 2022

Bank Reconciliation

- Ending balance (per bank reconciliation) \$87,629.52
- Uncleared items \$19,490.24:
 - \$11,229 Landscaping
 - \$899.97 Nancy Lindgren
 - \$280 Metro Overhead Door
 - \$7,081.27 Portland Water

Reserves Account

- Cash Balance \$118,290.20
- 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
- Matured: Synchrony Bank UT 0.15% CD \$100,000
- Purchased: Simmons Bank AR 4.2% CD 10/27/23 \$100,000

Balance Sheet:

- Current US Bank balance: \$87,629.52
- Current vendor payables \$10,832
 - Nov 2019 to March 2022 telephone (gate) \$2,432 accrued per budget
 - August – October Landscaping \$8,400 accrued per budget
- *Upcoming 2022 budgeted payables:*
 - *Property Taxes \$59,739 – November*

P&L:

- October HOA payments current
- Operating Expense YTD is 93.6% of budget
- Net Operating Income YTD \$64,658.19 compared to budget \$53,451
- Net Other Income YTD (Reserves) \$17,508 compared to budget \$22,307

PGE Account Recap:

- Excess generation 3,120 kWh less usage 2,748 = net excess generation 372 kWh.
- Total carryover for this year's annual billing cycle is 14,930 kWh.

West Hayden Island Moorage Owners Association

Reconciliation Detail

1145 · US Bank, Period Ending 10/31/2022

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						140,658.84
Cleared Transactions						
Checks and Payments - 19 items						
General Journal	03/11/2022	1-240	Metro Overhead Door	X	-351.50	-351.50
Check	09/20/2022		Liberty Mutual	X	-4,058.00	-4,409.50
Check	09/20/2022		PGE	X	-20.63	-4,430.13
Check	09/27/2022		Travelers Insurance	X	-40,841.00	-45,271.13
Check	09/30/2022		Basic Fire Protection	X	-264.30	-45,535.43
Check	09/30/2022		Robyn Ellensohn	X	-229.52	-45,764.95
Check	10/02/2022		Portland Water Bure...	X	-8,321.72	-54,086.67
Check	10/02/2022		Portland Water Bure...	X	-480.27	-54,566.94
Check	10/11/2022		National Tenant	X	-45.00	-54,611.94
Check	10/17/2022		Columbia Pest Cont...	X	-1,000.00	-55,611.94
Check	10/17/2022		Metro Overhead Door	X	-218.00	-55,829.94
Check	10/17/2022		US Bank	X	-113.75	-55,943.69
Deposit	10/18/2022		Charles Schwab	X	-1,667.00	-57,610.69
Check	10/18/2022		US Bank	X	-522.00	-58,132.69
Check	10/18/2022		Portland Disposal & ...	X	-481.00	-58,613.69
Check	10/24/2022		National Tenant	X	-90.00	-58,703.69
Check	10/25/2022		PGE	X	-20.63	-58,724.32
Check	10/25/2022		PGE	X	-20.63	-58,744.95
Check	10/25/2022		PGE	X	-20.63	-58,765.58
Total Checks and Payments					-58,765.58	-58,765.58
Deposits and Credits - 8 items						
Check	03/11/2022	0	Metro Overhead Door	X	0.00	0.00
Deposit	10/06/2022			X	2,200.00	2,200.00
Deposit	10/08/2022		US Bank	X	50.00	2,250.00
Deposit	10/11/2022			X	440.00	2,690.00
Deposit	10/12/2022		US Bank	X	45.00	2,735.00
Deposit	10/13/2022			X	22,000.00	24,735.00
General Journal	10/22/2022	1-240R	Metro Overhead Door	X	351.50	25,086.50
Deposit	10/24/2022		US Bank	X	90.00	25,176.50
Total Deposits and Credits					25,176.50	25,176.50
Total Cleared Transactions					-33,589.08	-33,589.08
Cleared Balance					-33,589.08	107,069.76
Uncleared Transactions						
Checks and Payments - 4 items						
Check	09/16/2022		American Landscapi...		-11,229.00	-11,229.00
Check	10/26/2022		Nancy Lindgren		-899.97	-12,128.97
Check	10/26/2022		Metro Overhead Door		-280.00	-12,408.97
Check	10/31/2022		Portland Water Bure...		-7,081.27	-19,490.24
Total Checks and Payments					-19,490.24	-19,490.24
Deposits and Credits - 1 item						
Deposit	10/31/2022		US Bank		50.00	50.00
Total Deposits and Credits					50.00	50.00
Total Uncleared Transactions					-19,440.24	-19,440.24
Register Balance as of 10/31/2022					-53,029.32	87,629.52
Ending Balance					-53,029.32	87,629.52

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

2022

January Earnings / Income
January Reserves
January 2022 Transfer for Solar Panel - Year 4 Repayment
[Fines from December Transferred to Reserves](#)

February Earnings / Income
February Reserves
February 2022 Transfer for Solar Panel - Year 4 Repayment

March Earnings / Income
March Reserves
[Transfer from Reserves to pay for Garage door repairs](#)
March 2022 Transfer for Solar Panel - Year 4 Repayment

April Earnings / Income
April Reserves
[Transfer Owner Fines from operating to reserves](#)
April 2022 Transfer for Solar Panel - Year 4 Repayment

May Earnings / Income
May Reserves
May 2022 Transfer for Solar Panel - Year 4 Repayment

June Earnings / Income
June Reserves
[Transfer from Reserves to pay for West ramp repairs](#)
[Transfer Owner Fines from operating to reserves](#)
June 2022 Transfer for Solar Panel - Year 4 Repayment

July Earnings / Income
July Reserves
July 2022 Transfer for Solar Panel - Year 4 Repayment

August Earnings / Income
[Transfer from Reserves to pay for Slip 25 Garage Repair](#)
[Transfer from Reserves for Installation & Resetting of water meter valve box](#)
August Reserves
August 2022 Transfer for Solar Panel - Year 4 Repayment

September Earnings / Income
September Reserves
September 2022 Transfer for Solar Panel - Year 4 Repayment

October Earnings / Income
October Reserves
October 2022 Transfer for Solar Panel - Year 4 Repayment

Reserves	Total
380,246.92	380,246.92
28.47	28.47
1,663.00	1,663.00
513.00	513.00
535.00	535.00
382,986.39	382,986.39
28.44	28.44
1,667.00	1,667.00
522.00	522.00
385,203.83	385,203.83
25.92	25.92
1,667.00	1,667.00
(4,800.00)	(4,800.00)
522.00	522.00
382,618.75	382,618.75
28.47	28.47
1,667.00	1,667.00
1,000.00	1,000.00
522.00	522.00
385,836.22	385,836.22
27.58	27.58
1,667.00	1,667.00
522.00	522.00
388,052.80	388,052.80
30.69	30.69
1,667.00	1,667.00
(926.00)	(926.00)
1,000.00	1,000.00
522.00	522.00
390,346.49	390,346.49
39.78	39.78
1,667.00	1,667.00
522.00	522.00
392,575.27	392,575.27
50.90	50.90
(596.00)	(596.00)
(587.00)	(587.00)
1,667.00	1,667.00
522.00	522.00
393,632.17	393,632.17
51.09	51.09
1,667.00	1,667.00
522.00	522.00
395,872.26	395,872.26
228.94	228.94
1,667.00	1,667.00
522.00	522.00
398,290.20	398,290.20

CD positions \$280,000:

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
Simmons Bank AR 4.2% CD 10/27/23 (monthly) \$100,000

Cash: \$118,290.20

West Hayden Island Moorage Owners Association

Balance Sheet

As of October 31, 2022

	Oct 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1145 · US Bank	87,629.52
1150 · Schwab	398,290.20
Total Checking/Savings	485,919.72
Total Current Assets	485,919.72
Fixed Assets	
2000 · Land and Bldgs	3,417,850.00
Total Fixed Assets	3,417,850.00
TOTAL ASSETS	3,903,769.72
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2300 · Vendor payables	10,832.00
Total Accounts Payable	10,832.00
Total Current Liabilities	10,832.00
Total Liabilities	10,832.00
Equity	
3200 · Reserves fund balance	299,739.58
3400 · Contribution to capital	3,447,622.21
3500 · Retained Earnings	63,409.46
Net Income	82,166.47
Total Equity	3,892,937.72
TOTAL LIABILITIES & EQUITY	3,903,769.72

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

October 2022

	Oct 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	0.00	0.00	0.0%
6140 · Water	7,081.27	9,000.00	-1,918.73	78.7%
Total 6100 · Operating	8,146.16	10,070.00	-1,923.84	80.9%
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	946.47	0.00	946.47	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	1,000.00	1,000.00	0.00	100.0%
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%
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	0.00	0.00	0.00	0.0%
Total 6200 · Repairs & Maint	4,746.47	3,800.00	946.47	124.9%
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	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	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	0.00			
Total 6300 · Administrative	113.75	125.00	-11.25	91.0%
Total Expense	13,006.38	13,995.00	-988.62	92.9%
Net Ordinary Income	9,966.62	8,978.00	988.62	111.0%
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	228.94	178.00	50.94	128.6%
Total 5000 · Reserves Income	2,417.94	2,367.00	50.94	102.2%
Total Other Income	2,417.94	2,367.00	50.94	102.2%
Net Other Income	2,417.94	2,367.00	50.94	102.2%
Net Income	12,384.56	11,345.00	1,039.56	109.2%

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

January through October 2022

	Jan - Oct 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 · Operating assessments	229,734.00	229,734.00	0.00	100.0%
Total Income	229,734.00	229,734.00	0.00	100.0%
Gross Profit	229,734.00	229,734.00	0.00	100.0%
Expense				
6100 · Operating				
6110 · Electricity	621.39	666.00	-44.61	93.3%
6115 · Electricity - Solar Loan	5,211.00	5,211.00	0.00	100.0%
6120 · Garbage	4,810.00	4,810.00	0.00	100.0%
6130 · Telephone	502.00	751.00	-249.00	66.8%
6140 · Water	58,236.88	72,000.00	-13,763.12	80.9%
Total 6100 · Operating	69,381.27	83,438.00	-14,056.73	83.2%
6200 · Repairs & Maint				
6210 · Landscaping				
6211 · Landscape extras	452.00			
6210 · Landscaping - Other	28,243.50	28,000.00	243.50	100.9%
Total 6210 · Landscaping	28,695.50	28,000.00	695.50	102.5%
6215 · Beautification Committee	140.00	140.00	0.00	100.0%
6220 · Gate Maintenance	3,410.25	2,500.00	910.25	136.4%
6230 · Pipes Maintenance	546.57	500.00	46.57	109.3%
6235 · Pump Repair	0.00	0.00	0.00	0.0%
6240 · General maintenance	1,147.82	1,700.00	-552.18	67.5%
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	36,844.00	35,640.00	1,204.00	103.4%
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	1,163.20	1,250.00	-86.80	93.1%
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	58,850.54	57,205.00	1,645.54	102.9%
Total Expense	165,075.81	176,283.00	-11,207.19	93.6%
Net Ordinary Income	64,658.19	53,451.00	11,207.19	121.0%
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	5,211.00	5,211.00	0.00	100.0%
5300 · Reserves bank interest	540.28	430.00	110.28	125.6%
5500 · Reserves - Owner Fines	2,000.00			
Total 5000 · Reserves Income	24,417.28	22,307.00	2,110.28	109.5%
Total Other Income	24,417.28	22,307.00	2,110.28	109.5%
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	17,508.28	22,307.00	-4,798.72	78.5%
Net Income	82,166.47	75,758.00	6,408.47	108.5%



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

October 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
10/11/2022	32513
9/12/2022	29393
	<hr/>
	03120 kWh

Energy Consumed (Net Meter Service Account ID: 392882000)

Service Period	Meter Readings	Excess Generation
10/11/2022	37101	Applied
9/12/2022	35111	
	<hr/>	
	01990 kWh	0

1990 Net kWh Billed

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

Service Period	Meter Readings	Excess Generation
10/11/2022	78109	Applied
9/12/2022	77748	
	<hr/>	
	00361 kWh	361

0 Net kWh Billed

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

Service Period	Meter Readings	Excess Generation
10/11/2022	71705	Applied
9/12/2022	71308	
	<hr/>	
	00397 kWh	397

0 Net kWh Billed

Your excess generation for this bill period is 3,120 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 1,130 plus 14,558 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 14,930 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