

Treasurer's report – For February 2021

Bank Reconciliation

- Three checks not cleared –December Landscaping \$2948.50, Hayden Isl. Business Park \$724, and Gerry Abrams \$299
- Unpaid Items – February Water, January and February Landscaping, and all months Phone/Gate

Reserves Account

- Cash Balance \$68,551.89
- \$310,000 invested in CD's with various maturities through December 2021
- Transfers to reserves:
 - \$500 monthly payback of Solar Panel Loan
 - \$1,665 monthly to reserves
- CD Matures in MARCH: Sunwest Bank 0.65% 03/19/21 \$50,000

Balance Sheet:

- Vendor payables \$11,540:
 - November 2019 – February 2021 telephone (gate) accrued per budget \$1,340
 - January & February Landscaping \$4,200 accrued per budget
 - February Water \$6,000 accrued per budget

P&L:

- February HOA payments are current
- YTD Total Expense through February is 97.9% of budget
- Net Operating Income YTD thru February \$16,130.27
- Net Other Income YTD thru February (Reserves) \$4,763.28

PGE Account Recap:

- Excess generation 1,558kWh less usage 2,838 = net excess generation 0 kWh.
- Total carryover for this year's annual billing cycle is 6,466 kWh.

West Hayden Island Moorage Owners Association

Reconciliation Detail

1145 · US Bank, Period Ending 02/28/2021

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						32,463.29
Cleared Transactions						
Checks and Payments - 13 items						
Check	12/21/2020		American Landscapi...	X	-6,755.00	-6,755.00
Check	01/25/2021		Gerry Abrams	X	-83.77	-6,838.77
Check	02/10/2021		Portland Water Bure...	X	-5,792.77	-12,631.54
Check	02/12/2021		Portland Disposal & ...	X	-418.00	-13,049.54
Check	02/12/2021		US Bank	X	-111.75	-13,161.29
Check	02/12/2021	1491	Chris Taylor	X	-104.25	-13,265.54
Deposit	02/23/2021		Charles Schwab	X	-1,665.00	-14,930.54
Deposit	02/23/2021		Charles Schwab	X	-1,163.88	-16,094.42
Check	02/23/2021		US Bank	X	-500.00	-16,594.42
Check	02/23/2021		PGE	X	-21.02	-16,615.44
Check	02/23/2021		PGE	X	-21.02	-16,636.46
Check	02/23/2021		PGE	X	-21.02	-16,657.48
Check	02/23/2021	1492	Chris Taylor	X	-10.45	-16,667.93
Total Checks and Payments					-16,667.93	-16,667.93
Deposits and Credits - 3 items						
Deposit	02/08/2021			X	1,400.00	1,400.00
Deposit	02/16/2021			X	17,850.00	19,250.00
Deposit	02/17/2021			X	350.00	19,600.00
Total Deposits and Credits					19,600.00	19,600.00
Total Cleared Transactions					2,932.07	2,932.07
Cleared Balance					2,932.07	35,395.36
Uncleared Transactions						
Checks and Payments - 3 items						
Check	01/15/2021		Hayden Island Busin...		-724.00	-724.00
Check	01/25/2021		American Landscapi...		-2,948.50	-3,672.50
Check	02/26/2021		Gerry Abrams		-299.00	-3,971.50
Total Checks and Payments					-3,971.50	-3,971.50
Total Uncleared Transactions					-3,971.50	-3,971.50
Register Balance as of 02/28/2021					-1,039.43	31,423.86
Ending Balance					-1,039.43	31,423.86

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

2021

Reserves	
	383,788.61
Return Bottle Drop Revenue to Operating to cover 2020 loss	(1,946.00)
Return Owner Fines to Operating to cover 2020 loss	(670.00)
Transfer to operating to cover most of 2020 loss	(7,384.00)
January Earnings / Income	194.65
January Reserves	1,665.00
January 2021 Transfer for Solar Panel - year 3 repayment	544.00
ERROR Transfer from Reserves - LED light repairs - transfer back in FEB	(1,163.88)
	375,028.38
February Earnings / Income	194.63
February Reserves	1,665.00
February 2021 Transfer for Solar Panel - year 3 repayment	500.00
CORRECT JAN ERROR Transfer back to Reserves - LED light repairs	1,163.88
	378,551.89

CD positions \$310,000.00:

Sunwest Bank 0.65% 03/19/21 (monthly) \$50,000
Wells Fargo & Co 2.45% 4/12/21 (monthly) \$80,000
Morgan Stanley 2.2% 06/28/21 (semi-annual) \$50,000
New York Community B 0.2% 07/01/2021 (at maturity) \$80,000
Bank Hapoalim BM, Ne 0.1% 12/14/2021 (at maturity) \$50,000

Cash: \$68,551.89

West Hayden Island Moorage Owners Association

02/28/21

Balance Sheet

Accrual Basis

As of February 28, 2021

	Feb 28, 21
ASSETS	
Current Assets	
Checking/Savings	
1145 · US Bank	31,423.86
1150 · Schwab	378,551.89
Total Checking/Savings	409,975.75
Total Current Assets	409,975.75
Fixed Assets	
2000 · Land and Bldgs	3,417,850.00
Total Fixed Assets	3,417,850.00
TOTAL ASSETS	3,827,825.75
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2300 · Vendor payables	11,540.00
Total Accounts Payable	11,540.00
Total Current Liabilities	11,540.00
Total Liabilities	11,540.00
Equity	
3200 · Reserves fund balance	299,739.58
3400 · Contribution to capital	3,447,622.21
3500 · Retained Earnings	48,030.41
Net Income	20,893.55
Total Equity	3,816,285.75
TOTAL LIABILITIES & EQUITY	3,827,825.75

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

February 2021

	Feb 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 · Operating assessments	17,935.00	17,935.00	0.00	100.0%
Total Income	17,935.00	17,935.00	0.00	100.0%
Gross Profit	17,935.00	17,935.00	0.00	100.0%
Expense				
6100 · Operating				
6110 · Electricity	63.06	63.06	0.00	100.0%
6115 · Electricity - Solar Loan	500.00	500.00	0.00	100.0%
6120 · Garbage	418.00	418.00	0.00	100.0%
6130 · Telephone	83.00	83.00	0.00	100.0%
6140 · Water	5,792.77	6,000.00	-207.23	96.5%
Total 6100 · Operating	6,856.83	7,064.06	-207.23	97.1%
6200 · Repairs & Maint				
6210 · Landscaping				
6211 · Landscape extras	0.00	0.00	0.00	0.0%
6210 · Landscaping - Other	3,800.00	3,800.00	0.00	100.0%
Total 6210 · Landscaping	3,800.00	3,800.00	0.00	100.0%
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	413.70	500.00	-86.30	82.7%
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	4,213.70	4,300.00	-86.30	98.0%
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	111.75	125.00	-13.25	89.4%
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%
Total 6300 · Administrative	111.75	125.00	-13.25	89.4%
Total Expense	11,182.28	11,489.06	-306.78	97.3%
Net Ordinary Income	6,752.72	6,445.94	306.78	104.8%
Other Income/Expense				
Other Income				
5000 · Reserves Income				
5100 · Reserves assessments	1,665.00	1,665.00	0.00	100.0%
5200 · Reserves - Reimb Solar Panel	500.00	500.00	0.00	100.0%
5300 · Reserves bank interest	194.63	195.00	-0.37	99.8%
Total 5000 · Reserves Income	2,359.63	2,360.00	-0.37	100.0%
Total Other Income	2,359.63	2,360.00	-0.37	100.0%
Net Other Income	2,359.63	2,360.00	-0.37	100.0%
Net Income	9,112.35	8,805.94	306.41	103.5%

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

January through February 2021

	Jan - Feb 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 · Operating assessments	35,870.00	35,870.00	0.00	100.0%
Total Income	35,870.00	35,870.00	0.00	100.0%
Gross Profit	35,870.00	35,870.00	0.00	100.0%
Expense				
6100 · Operating				
6110 · Electricity	126.12	126.12	0.00	100.0%
6115 · Electricity - Solar Loan	1,044.00	1,044.00	0.00	100.0%
6120 · Garbage	836.00	836.00	0.00	100.0%
6130 · Telephone	170.00	170.00	0.00	100.0%
6140 · Water	11,792.77	12,000.00	-207.23	98.3%
Total 6100 · Operating	13,968.89	14,176.12	-207.23	98.5%
6200 · Repairs & Maint				
6210 · Landscaping				
6211 · Landscape extras	0.00	0.00	0.00	0.0%
6210 · Landscaping - Other	4,200.00	4,200.00	0.00	100.0%
Total 6210 · Landscaping	4,200.00	4,200.00	0.00	100.0%
6215 · Beautification Committee	0.00	0.00	0.00	0.0%
6220 · Gate Maintenance	-50.00	0.00	-50.00	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	497.47	600.00	-102.53	82.9%
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	155.88	200.00	-44.12	77.9%
Total 6245 · Security	155.88	200.00	-44.12	77.9%
Total 6200 · Repairs & Maint	4,803.35	5,000.00	-196.65	96.1%
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	223.50	250.00	-26.50	89.4%
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	0.00	0.00	0.00	0.0%
6360 · Supplies & Postage	19.99	20.00	-0.01	100.0%
6380 · Accounting Services	0.00	0.00	0.00	0.0%
Total 6300 · Administrative	967.49	994.00	-26.51	97.3%
Total Expense	19,739.73	20,170.12	-430.39	97.9%
Net Ordinary Income	16,130.27	15,699.88	430.39	102.7%
Other Income/Expense				
Other Income				
5000 · Reserves Income				
5100 · Reserves assessments	3,330.00	3,330.00	0.00	100.0%
5200 · Reserves - Reimb Solar Panel	1,044.00	1,044.00	0.00	100.0%
5300 · Reserves bank interest	389.28	390.00	-0.72	99.8%
Total 5000 · Reserves Income	4,763.28	4,764.00	-0.72	100.0%
Total Other Income	4,763.28	4,764.00	-0.72	100.0%
Net Other Income	4,763.28	4,764.00	-0.72	100.0%
Net Income	20,893.55	20,463.88	429.67	102.1%



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

February 16, 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
2/15/2021	51696
1/14/2021	50138
	<hr/>
	01558 kWh

Energy Consumed (Net Meter Service Account ID: 392882000)

Service Period	Meter Readings	Excess Generation	
2/15/2021	93543	Applied	
1/14/2021	90705		
	<hr/>		
	02838 kWh	2838	0 Net kWh Billed

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

Service Period	Meter Readings	Excess Generation	
2/15/2021	70549	Applied	
1/14/2021	69845		
	<hr/>		
	00704 kWh	704	0 Net kWh Billed

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

Service Period	Meter Readings	Excess Generation	
2/15/2021	64099	Applied	
1/14/2021	63598		
	<hr/>		
	00501 kWh	501	0 Net kWh Billed

Your excess generation for this bill period is 1,558 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 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 6,466 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