

## Treasurer's report – For March 2021

### Bank Reconciliation

- Four Uncashed items \$4,260.05: Hayden Isl. Bus. Park, Jan American Landscape, Skip Nitche, and March Fireline Water.
- Unpaid Items – March Water, January to March Landscaping, and all months Phone/Gate

### Reserves Account

- Cash Balance \$118,426.32
- 260,000 invested in CD's with various maturities through December 2021
- Transfers to reserves:
  - \$500 monthly payback of Solar Panel Loan
  - \$1,667 monthly to reserves
  - (\$2,467.74) From Reserves to pay for Pipe Repairs – Reserve Study Item
- CD Matured in March: Sunwest Bank 0.65% 03/19/21 \$50,000

### Balance Sheet:

- Vendor payables \$18,685.14
  - November 2019 – March 2021 telephone (gate) accrued per budget \$1,423
  - January to March Landscaping \$7,000 accrued per budget
  - March Water \$10,262.14 accrued per budget

### P&L:

- March HOA payments are current – Increase to \$400 per household
- YTD Total Expense through March is 117.8% of budget – Water \$5.8K over budget for the year
- Net Operating Income YTD thru March \$19,360.15
- Net Other Income YTD thru March (Reserves) \$4,637.71

### PGE Account Recap:

- Annual 2020/ 2021 Net Metering billing Cycle ended:
  - Ttl accumulated excess 6,440 kWh x \$0.0281 = \$180.96 transferred to low-income assistance programs according to Oregon Public utility Commission.
- Current statement excess generation was applied to the above calculation.
- 2021/2022 annual billing cycle begins in April.

## West Hayden Island Moorage Owners Association

## Reconciliation Detail

1145 · US Bank, Period Ending 03/31/2021

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						35,395.36
<b>Cleared Transactions</b>						
<b>Checks and Payments - 14 items</b>						
Check	02/26/2021		Gerry Abrams	X	-299.00	-299.00
Check	03/08/2021		Portland Disposal & ...	X	-418.00	-717.00
Check	03/12/2021		Portland Water Bure...	X	-7,281.82	-7,998.82
Check	03/12/2021		US Bank	X	-160.55	-8,159.37
Check	03/15/2021		CN Surety	X	-257.00	-8,416.37
Check	03/23/2021		PGE	X	-63.06	-8,479.43
Deposit	03/26/2021		Charles Schwab	X	-1,667.00	-10,146.43
Check	03/26/2021		East - West Plumbin...	X	-1,239.97	-11,386.40
Check	03/26/2021		Fisher Managment L...	X	-620.54	-12,006.94
Check	03/26/2021		Relevant Building C...	X	-607.23	-12,614.17
Check	03/26/2021		Metro Overhead Door	X	-530.00	-13,144.17
Check	03/26/2021		Charles Schwab	X	-500.00	-13,644.17
Check	03/26/2021		Schwindt & Co.	X	-300.00	-13,944.17
Check	03/26/2021		Metro Overhead Door	X	-260.00	-14,204.17
Total Checks and Payments					-14,204.17	-14,204.17
<b>Deposits and Credits - 4 items</b>						
Deposit	03/04/2021			X	400.00	400.00
Deposit	03/08/2021			X	1,600.00	2,000.00
Deposit	03/08/2021			X	20,400.00	22,400.00
Check	03/26/2021		Charles Schwab	X	2,467.74	24,867.74
Total Deposits and Credits					24,867.74	24,867.74
Total Cleared Transactions					10,663.57	10,663.57
Cleared Balance					10,663.57	46,058.93
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 4 items</b>						
Check	01/15/2021		Hayden Island Busin...		-724.00	-724.00
Check	01/25/2021		American Landscapi...		-2,948.50	-3,672.50
Check	03/15/2021		Skip Nitchie		-119.81	-3,792.31
Check	03/31/2021		Portland Water Bure...		-467.74	-4,260.05
Total Checks and Payments					-4,260.05	-4,260.05
Total Uncleared Transactions					-4,260.05	-4,260.05
Register Balance as of 03/31/2021					6,403.52	41,798.88
<b>Ending Balance</b>					<b>6,403.52</b>	<b>41,798.88</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

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>

**CD positions \$260,000.00:**

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: \$118,426.32**

## West Hayden Island Moorage Owners Association

04/06/21

## Balance Sheet

Accrual Basis

As of March 31, 2021

	Mar 31, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1145 · US Bank	41,798.88
1150 · Schwab	378,426.32
Total Checking/Savings	420,225.20
Total Current Assets	420,225.20
Fixed Assets	
2000 · Land and Bldgs	3,417,850.00
Total Fixed Assets	3,417,850.00
<b>TOTAL ASSETS</b>	<b>3,838,075.20</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2300 · Vendor payables	18,685.14
Total Accounts Payable	18,685.14
Total Current Liabilities	18,685.14
Total Liabilities	18,685.14
Equity	
3200 · Reserves fund balance	299,739.58
3400 · Contribution to capital	3,447,622.21
3500 · Retained Earnings	48,030.41
Net Income	23,997.86
Total Equity	3,819,390.06
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,838,075.20</b>

## West Hayden Island Moorage Owners Association

## Profit &amp; Loss Budget vs. Actual

04/06/21

Accrual Basis

March 2021

	Mar 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>4100 · Operating assessments</b>	20,733.00	20,733.00	0.00	100.0%
<b>Total Income</b>	20,733.00	20,733.00	0.00	100.0%
<b>Gross Profit</b>	20,733.00	20,733.00	0.00	100.0%
<b>Expense</b>				
<b>6100 · Operating</b>				
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	12,011.70	6,000.00	6,011.70	200.2%
<b>Total 6100 · Operating</b>	13,075.76	7,064.06	6,011.70	185.1%
<b>6200 · Repairs &amp; Maint</b>				
6210 · Landscaping				
6211 · Landscape extras	800.00	800.00	0.00	100.0%
6210 · Landscaping - Other	2,000.00	2,000.00	0.00	100.0%
<b>Total 6210 · Landscaping</b>	2,800.00	2,800.00	0.00	100.0%
6215 · Beautification Committee	0.00	0.00	0.00	0.0%
6220 · Gate Maintenance	790.00	790.00	0.00	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	119.81	120.00	-0.19	99.8%
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%
<b>Total 6245 · Security</b>	0.00	0.00	0.00	0.0%
<b>Total 6200 · Repairs &amp; Maint</b>	3,709.81	3,710.00	-0.19	100.0%
<b>6300 · Administrative</b>				
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	160.55	125.00	35.55	128.4%
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	257.00	257.00	0.00	100.0%
6360 · Supplies & Postage	0.00	0.00	0.00	0.0%
6380 · Accounting Services	300.00	300.00	0.00	100.0%
<b>Total 6300 · Administrative</b>	717.55	682.00	35.55	105.2%
<b>Total Expense</b>	17,503.12	11,456.06	6,047.06	152.8%
<b>Net Ordinary Income</b>	3,229.88	9,276.94	-6,047.06	34.8%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>5000 · Reserves Income</b>				
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	175.17	175.00	0.17	100.1%
<b>Total 5000 · Reserves Income</b>	2,342.17	2,342.00	0.17	100.0%
<b>Total Other Income</b>	2,342.17	2,342.00	0.17	100.0%

West Hayden Island Moorage Owners Association  
Profit & Loss Budget vs. Actual  
March 2021

	Mar 21	Budget	\$ Over Budget	% of Budget
Other Expense				
7000 · Reserve expenses				
7550 · Piping Repair & Replace	2,467.74			
Total 7000 · Reserve expenses	2,467.74			
Total Other Expense	2,467.74			
Net Other Income	-125.57	2,342.00	-2,467.57	-5.4%
Net Income	3,104.31	11,618.94	-8,514.63	26.7%

## West Hayden Island Moorage Owners Association

04/06/21

## Profit &amp; Loss Budget vs. Actual

Accrual Basis

January through March 2021

	Jan - Mar 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4100 · Operating assessments	56,603.00	56,603.00	0.00	100.0%
<b>Total Income</b>	56,603.00	56,603.00	0.00	100.0%
<b>Gross Profit</b>	56,603.00	56,603.00	0.00	100.0%
<b>Expense</b>				
6100 · Operating				
6110 · Electricity	189.18	189.18	0.00	100.0%
6115 · Electricity - Solar Loan	1,544.00	1,544.00	0.00	100.0%
6120 · Garbage	1,254.00	1,254.00	0.00	100.0%
6130 · Telephone	253.00	253.00	0.00	100.0%
6140 · Water	23,804.47	18,000.00	5,804.47	132.2%
<b>Total 6100 · Operating</b>	27,044.65	21,240.18	5,804.47	127.3%
6200 · Repairs & Maint				
6210 · Landscaping				
6211 · Landscape extras	800.00	800.00	0.00	100.0%
6210 · Landscaping - Other	6,200.00	6,200.00	0.00	100.0%
<b>Total 6210 · Landscaping</b>	7,000.00	7,000.00	0.00	100.0%
6215 · Beautification Committee	0.00	0.00	0.00	0.0%
6220 · Gate Maintenance	740.00	790.00	-50.00	93.7%
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	617.28	720.00	-102.72	85.7%
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	155.88	200.00	-44.12	77.9%
<b>Total 6245 · Security</b>	155.88	200.00	-44.12	77.9%
<b>Total 6200 · Repairs &amp; Maint</b>	8,513.16	8,710.00	-196.84	97.7%
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	384.05	375.00	9.05	102.4%
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	257.00	257.00	0.00	100.0%
6360 · Supplies & Postage	19.99	20.00	-0.01	100.0%
6380 · Accounting Services	300.00	300.00	0.00	100.0%
<b>Total 6300 · Administrative</b>	1,685.04	1,676.00	9.04	100.5%
<b>Total Expense</b>	37,242.85	31,626.18	5,616.67	117.8%
<b>Net Ordinary Income</b>	19,360.15	24,976.82	-5,616.67	77.5%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
5000 · Reserves Income				
5100 · Reserves assessments	4,997.00	4,997.00	0.00	100.0%
5200 · Reserves - Reimb Solar Panel	1,544.00	1,544.00	0.00	100.0%
5300 · Reserves bank interest	564.45	565.00	-0.55	99.9%
<b>Total 5000 · Reserves Income</b>	7,105.45	7,106.00	-0.55	100.0%
<b>Total Other Income</b>	7,105.45	7,106.00	-0.55	100.0%

West Hayden Island Moorage Owners Association  
Profit & Loss Budget vs. Actual  
January through March 2021

	Jan - Mar 21	Budget	\$ Over Budget	% of Budget
Other Expense				
7000 · Reserve expenses				
7550 · Piping Repair & Replace	2,467.74			
Total 7000 · Reserve expenses	2,467.74			
Total Other Expense	2,467.74			
Net Other Income	4,637.71	7,106.00	-2,468.29	65.3%
Net Income	23,997.86	32,082.82	-8,084.96	74.8%





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

March 17, 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

Dear Customer,

PGE thanks you for your participation in the Net Metering program as we continue to work together to shape Oregon's energy future. This year you have made, and will continue to make, a positive difference in our community through your contributions to the power grid and Oregon's environment.

Your annual Net Metering billing cycle has officially ended with the enclosed March statement. This letter is a report of the generation your system has exported to PGE beyond what could be applied during annual billing cycle to your monthly energy bills.

Your total accumulated excess kilowatt-hours (kWh) for the 2020/2021 annual Net Metering billing cycle is 09. These excess kilowatt-hours will be valued at the avoided cost rate of \$0.0281 per kWh for a total amount of \$180.96. This amount will be transferred to low income assistance programs according to Oregon Public Utility Commission (OPUC) Net Metering Rules, which are available online at <https://secure.sos.state.or.us/oard/displayDivisionRules.action?selectedDivision=4053>.

Beginning with the new annual billing cycle in April, any excess generation credits will continue to roll-over to credit your next month's usage until the end of the 2021/2022 annual billing cycle in March 2022.

Here's a summary of your PGE energy used and the energy your generation system exported to PGE used to determine your enclosed March bill.

Your Energy use    Meter Reading

**Excess Energy Generated Back to PGE**

Service Period	Meter Readings	
3/16/2021	54782	
2/15/2021	51696	
	<hr/>	
	03086	kWh

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

Service Period	Meter Readings	Excess Generation
3/16/2021	95769	Applied
2/15/2021	93543	
	<hr/>	
	02226	kWh 2226

**0 Net kWh Billed**

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

Service Period	Meter Readings	Excess Generation
3/16/2021	71035	Applied
2/15/2021	70549	
	<hr/>	
	00486	kWh 486

**0 Net kWh Billed**

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

Service Period	Meter Readings	Excess Generation
3/16/2021	64499	Applied
2/15/2021	64099	
	<hr/>	
	00400	kWh 400

**0 Net kWh Billed**

Your net usage for this billing period is 1,112 kWh. We have offset this net usage with kWh from your annual excess generation, leaving 0 kWh. This is the amount used to calculate your bill. After applying these credits, you were left the previously quoted total excess generation of 6,440 kWh at the end of this year's annual billing cycle.

This Net Metering cover letter is not intended as a billing statement. This letter is provided courtesy of PGE Specialized Billing as additional information for your records.

Sincerely,

PGE Energy Experts  
1-800-722-9287