

Treasurer's report – For July 2021

Bank Reconciliation

- Uncleared items – Stephanie Baum refund of HOA overpayment \$400
- Unpaid Items – July Water, January to July Landscaping, and all months Phone/Gate
- Ending balance (per bank reconciliation) \$82,027.73

Reserves Account

- Cash Balance \$209,479.34
- Transfers to reserves:
 - \$500 monthly payback of Solar Panel Loan
 - \$1,667 monthly to reserves
- Matured: New York Community B 0.2% 07/01/2021 \$80,000
- 180,000 invested in CD's with various maturities through December 2021

Balance Sheet:

- Current balance: \$82,027.73
- Current vendor payables \$23,718.18
 - November 2019 – July 2021 telephone (gate) \$1,755 accrued per budget
 - January to July Landscaping \$18,800 accrued per budget
 - July Water \$3,163.18 accrued per invoice (current balance \$8,710 less a \$5,547 credit November 2020 to March 2021)
- Upcoming *budgeted payables* \$106,450:
 - Submerged Land Lease \$10,950 due September
 - Insurance \$39,000 due September to December
 - Property Taxes \$56,500 due November

P&L:

- July HOA payments are current (refunded #55 for duplicate payment due from sale)
- YTD Total Expense through July is 109.4% of budget (over budget by \$7,319 primarily from water consumption)
- Net Operating Income YTD thru July \$54,556; budgeted income \$61,875
- Net Other Income YTD thru July (Reserves) \$15,691; budgeted income \$16,659

PGE Account Recap:

- July Excess generation 5,909kWh less usage 2,970 = net excess generation 2,939 kWh.
- Total carryover for this year's annual billing cycle is 11,199 kWh.

West Hayden Island Moorage Owners Association

Reconciliation Detail

1145 · US Bank, Period Ending 07/31/2021

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						73,705.52
Cleared Transactions						
Checks and Payments - 16 items						
Check	06/11/2021		Carl Coffman	X	-740.25	-740.25
Check	06/30/2021		ABC Fire Extinguish...	X	-761.00	-1,501.25
Check	06/30/2021		Basic Fire Protection	X	-272.30	-1,773.55
Check	06/30/2021		Carl Coffman	X	-121.06	-1,894.61
Check	06/30/2021		ABC Fire Extinguish...	X	-90.00	-1,984.61
Check	07/12/2021		US Bank	X	-127.85	-2,112.46
Check	07/12/2021		National Tenant	X	-44.00	-2,156.46
Check	07/13/2021		Portland Disposal & ...	X	-418.00	-2,574.46
Check	07/19/2021		Portland Water Bure...	X	-7,890.08	-10,464.54
Check	07/19/2021		Gerry Abrams	X	-445.59	-10,910.13
Check	07/19/2021		Clay Funkhouser	X	-58.55	-10,968.68
Check	07/19/2021		Skip Nitchie	X	-12.96	-10,981.64
Check	07/22/2021		PGE	X	-63.15	-11,044.79
Deposit	07/23/2021		Charles Schwab	X	-1,667.00	-12,711.79
Check	07/23/2021		West-Meyer Fence I...	X	-960.00	-13,671.79
Check	07/23/2021		Charles Schwab	X	-500.00	-14,171.79
Total Checks and Payments					-14,171.79	-14,171.79
Deposits and Credits - 6 items						
Deposit	07/06/2021			X	3,200.00	3,200.00
Deposit	07/06/2021			X	18,800.00	22,000.00
Deposit	07/09/2021		US Bank	X	50.00	22,050.00
Deposit	07/12/2021		US Bank	X	44.00	22,094.00
Deposit	07/12/2021			X	400.00	22,494.00
Deposit	07/13/2021		US Bank	X	400.00	22,894.00
Total Deposits and Credits					22,894.00	22,894.00
Total Cleared Transactions					8,722.21	8,722.21
Cleared Balance					8,722.21	82,427.73
Uncleared Transactions						
Checks and Payments - 1 item						
Check	07/22/2021		Stephanie Baum		-400.00	-400.00
Total Checks and Payments					-400.00	-400.00
Total Uncleared Transactions					-400.00	-400.00
Register Balance as of 07/31/2021					8,322.21	82,027.73
Ending Balance					8,322.21	82,027.73

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
March Earnings / Income	175.17
Repair to Main Pipe along walkway - paid from Reserves	(2,467.74)
March Reserves	1,667.00
March 2021 Transfer for Solar Panel - year 3 repayment	500.00
	378,426.32
April Earnings / Income	167.81
April Reserves	1,667.00
April 2021 Transfer for Solar Panel - year 3 repayment	500.00
	380,761.13
May Earnings / Income	1.68
May Reserves	1,667.00
May 2021 Transfer for Solar Panel - year 3 repayment	500.00
May ARC Fine - Slip 16	1,500.00
	384,429.81
June Earnings / Income	553.50
June Reserves	1,667.00
June 2021 Transfer for Solar Panel - year 3 repayment	500.00
	387,150.31
July Earnings / Income	162.03
July Reserves	1,667.00
July 2021 Transfer for Solar Panel - year 3 repayment	500.00
	389,479.34

CD positions \$180,000:

Bank Hapoalim BM, Ne 0.1% 12/14/2021 (at maturity) \$50,000
UBS Bank USA UT 0.25% CD 07/10/2023 @ 130,000

Cash: \$209,479.34

West Hayden Island Moorage Owners Association

08/03/21

Balance Sheet

Accrual Basis

As of July 31, 2021

	Jul 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1145 · US Bank	82,027.73
1150 · Schwab	389,479.34
Total Checking/Savings	471,507.07
Total Current Assets	471,507.07
Fixed Assets	
2000 · Land and Bldgs	3,417,850.00
Total Fixed Assets	3,417,850.00
TOTAL ASSETS	3,889,357.07
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2300 · Vendor payables	23,718.18
Total Accounts Payable	23,718.18
Total Current Liabilities	23,718.18
Total Liabilities	23,718.18
Equity	
3200 · Reserves fund balance	299,739.58
3400 · Contribution to capital	3,447,622.21
3500 · Retained Earnings	48,030.41
Net Income	70,246.69
Total Equity	3,865,638.89
TOTAL LIABILITIES & EQUITY	3,889,357.07

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

July 2021

	Jul 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 · Operating assessments	20,733.00	20,733.00	0.00	100.0%
Total Income	20,733.00	20,733.00	0.00	100.0%
Gross Profit	20,733.00	20,733.00	0.00	100.0%
Expense				
6100 · Operating				
6110 · Electricity	63.15	63.06	0.09	100.1%
6115 · Electricity - Solar Loan	500.00	500.00	0.00	100.0%
6120 · Garbage	418.00	450.00	-32.00	92.9%
6130 · Telephone	83.00	83.00	0.00	100.0%
6140 · Water	3,163.18	6,000.00	-2,836.82	52.7%
Total 6100 · Operating	4,227.33	7,096.06	-2,868.73	59.6%
6200 · Repairs & Maint				
6210 · Landscaping				
6211 · Landscape extras	0.00	0.00	0.00	0.0%
6210 · Landscaping - Other	2,000.00	2,000.00	0.00	100.0%
Total 6210 · Landscaping	2,000.00	2,000.00	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	41.79	50.00	-8.21	83.6%
6242 · Work party	475.31	475.00	0.31	100.1%
6245 · Security				
6247 · Fire prevention maintenance	0.00	0.00	0.00	0.0%
6248 · Fence repair	960.00			
6249 · Security - Other	0.00	0.00	0.00	0.0%
Total 6245 · Security	960.00	0.00	960.00	100.0%
Total 6200 · Repairs & Maint	3,427.10	2,525.00	902.10	135.7%
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	127.85	125.00	2.85	102.3%
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	127.85	125.00	2.85	102.3%
Total Expense	7,782.28	9,746.06	-1,963.78	79.9%
Net Ordinary Income	12,950.72	10,986.94	1,963.78	117.9%
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	500.00	500.00	0.00	100.0%
5300 · Reserves bank interest	162.03	160.00	2.03	101.3%
Total 5000 · Reserves Income	2,329.03	2,327.00	2.03	100.1%
Total Other Income	2,329.03	2,327.00	2.03	100.1%
Net Other Income	2,329.03	2,327.00	2.03	100.1%
Net Income	15,279.75	13,313.94	1,965.81	114.8%

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

January through July 2021

	Jan - Jul 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 · Operating assessments	139,535.00	139,535.00	0.00	100.0%
Total Income	139,535.00	139,535.00	0.00	100.0%
Gross Profit	139,535.00	139,535.00	0.00	100.0%
Expense				
6100 · Operating				
6110 · Electricity	441.72	441.42	0.30	100.1%
6115 · Electricity - Solar Loan	3,544.00	3,544.00	0.00	100.0%
6120 · Garbage	2,926.00	3,054.00	-128.00	95.8%
6130 · Telephone	585.00	585.00	0.00	100.0%
6140 · Water	48,022.52	42,000.00	6,022.52	114.3%
Total 6100 · Operating	55,519.24	49,624.42	5,894.82	111.9%
6200 · Repairs & Maint				
6210 · Landscaping				
6211 · Landscape extras	1,500.00	1,500.00	0.00	100.0%
6210 · Landscaping - Other	17,300.00	17,300.00	0.00	100.0%
Total 6210 · Landscaping	18,800.00	18,800.00	0.00	100.0%
6215 · Beautification Committee	509.41	700.00	-190.59	72.8%
6220 · Gate Maintenance	640.00	790.00	-150.00	81.0%
6230 · Pipes Maintenance	740.25	500.00	240.25	148.1%
6235 · Pump Repair	0.00	0.00	0.00	0.0%
6240 · General maintenance	929.18	995.00	-65.82	93.4%
6242 · Work party	475.31	475.00	0.31	100.1%
6245 · Security				
6247 · Fire prevention maintenance	1,590.10	1,550.00	40.10	102.6%
6248 · Fence repair	1,151.88			
6249 · Security - Other	155.88	200.00	-44.12	77.9%
Total 6245 · Security	2,897.86	1,750.00	1,147.86	165.6%
Total 6200 · Repairs & Maint	24,992.01	24,010.00	982.01	104.1%
6300 · Administrative				
6310 · Fees and Licenses	175.00	50.00	125.00	350.0%
6315 · Income Taxes	2,145.00	1,800.00	345.00	119.2%
6320 · Submerged Land Lease	0.00	0.00	0.00	0.0%
6325 · Bank fees	846.80	875.00	-28.20	96.8%
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%
6300 · Administrative - Other	0.00			
Total 6300 · Administrative	4,467.79	4,026.00	441.79	111.0%
Total Expense	84,979.04	77,660.42	7,318.62	109.4%
Net Ordinary Income	54,555.96	61,874.58	-7,318.62	88.2%
Other Income/Expense				
Other Income				
5000 · Reserves Income				
5100 · Reserves assessments	11,665.00	11,665.00	0.00	100.0%
5200 · Reserves - Reimb Solar Panel	3,544.00	3,544.00	0.00	100.0%
5300 · Reserves bank interest	1,449.47	1,450.00	-0.53	100.0%
5500 · Reserves - Owner Fines	1,500.00			
Total 5000 · Reserves Income	18,158.47	16,659.00	1,499.47	109.0%
Total Other Income	18,158.47	16,659.00	1,499.47	109.0%
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	15,690.73	16,659.00	-968.27	94.2%
Net Income	70,246.69	78,533.58	-8,286.89	89.4%



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

July 15, 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
7/14/2021	76360
6/14/2021	70451
	<hr/>
	05909 kWh

Energy Consumed (Net Meter Service Account ID: 392882000)

Service Period	Meter Readings	Excess Generation
7/14/2021	03516	Applied
6/14/2021	01108	
	<hr/>	
	02408 kWh	2408
		0 Net kWh Billed

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

Service Period	Meter Readings	Excess Generation
7/14/2021	72364	Applied
6/14/2021	72092	
	<hr/>	
	00272 kWh	272
		0 Net kWh Billed

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

Service Period	Meter Readings	Excess Generation
7/14/2021	65802	Applied
6/14/2021	65512	
	<hr/>	
	00290 kWh	290
		0 Net kWh Billed

Your excess generation for this bill period is 5,909 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 3,501 plus 8,260 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 11,199 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